

CRANE

Lot 601
Goulburn Street
PLAINLAND

LAND

Lot 601
Size 601m2
Price \$ 335,000

HOUSE

Design CRANE
Size 176.13m2
Price \$ 369,900

HOUSE & LAND PACKAGE PRICE

\$ 704,900

HOUSE & LAND PACKAGE



4 2 2 7

*Package price is subject to availability & subject to change without notice.Furniture shown is for illustrative purpose only and is not included in the purchase price. All Illustrations and floor plans are artistic impressions only and should only be used as a visual aid. The images and façade may feature some upgrade options which require additional costing or may not be supplied by Homecorp including but not limited to landscaping, planter boxes, pavers, edging, feature front door, external lighting and furniture. Refer to plans.
Homecorp Constructions ABN 27 169 928 205 | QBCC 1280580



5 STAR PROMISE



- ✓ Fixed Price Guarantee*
- ✓ 28 Day Start Guarantee*
- ✓ 25 Week Build Guarantee*
- ✓ 12 Month Rental Guarantee*
- ✓ Dedicated Customer Service

At Homecorp, we understand that embarking on a home-building journey is a significant investment, both emotionally and financially. That's why we go the extra mile to provide you with unparalleled confidence and peace of mind throughout the entire process.

Homecorp provides more than just a fixed price contract, we offer you a comprehensive package of assurances that includes a 28 day start guarantee, a 25 week build guarantee, and a 12 month rental guarantee. Our commitment to customer satisfaction doesn't end with guarantees; we take pride in our exceptional customer service.

Your dedicated customer service representative is on hand to ensure your investment journey is a smooth and effective one.

With Homecorp's 5 Star Promise, you can confidently embark on your investment journey, knowing that you are in reliable and capable hands every step of the way.

A stylized, handwritten signature in orange ink, belonging to Dan Hillier.

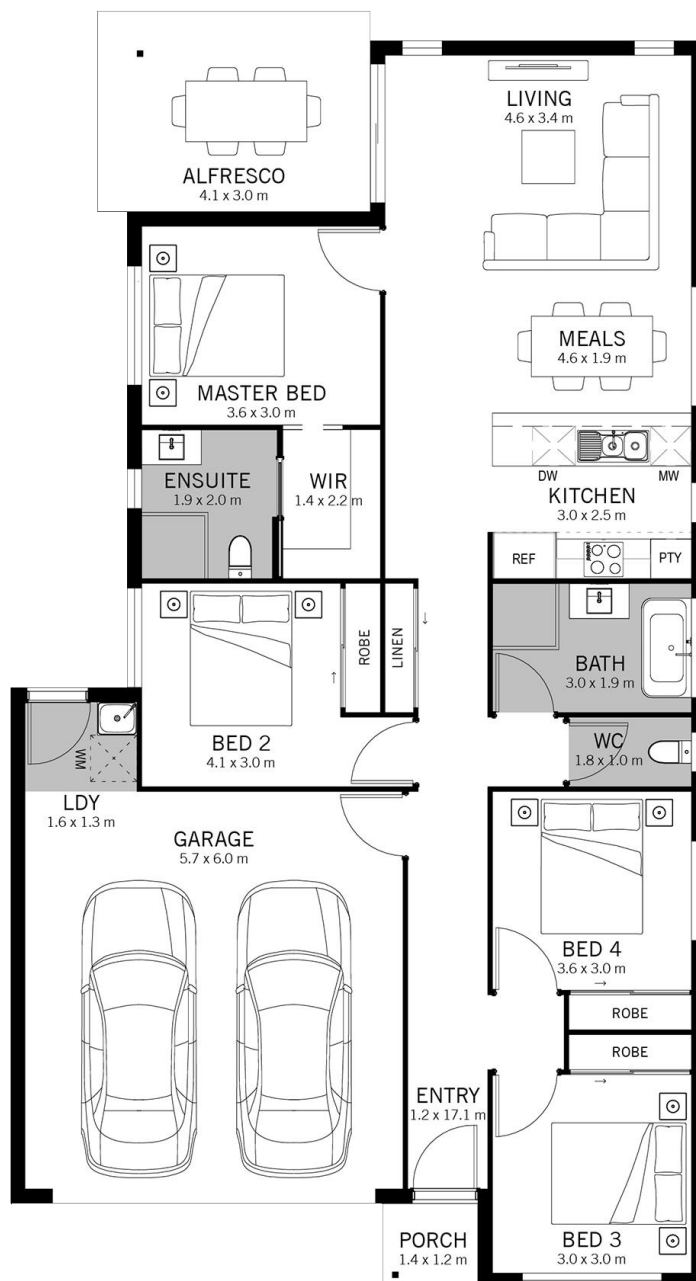
Dan Hillier

NATIONAL SALES MANAGER

CRANE

Lot 601
Goulburn Street
PLAINLAND

FLOOR PLAN



Bedroom 4



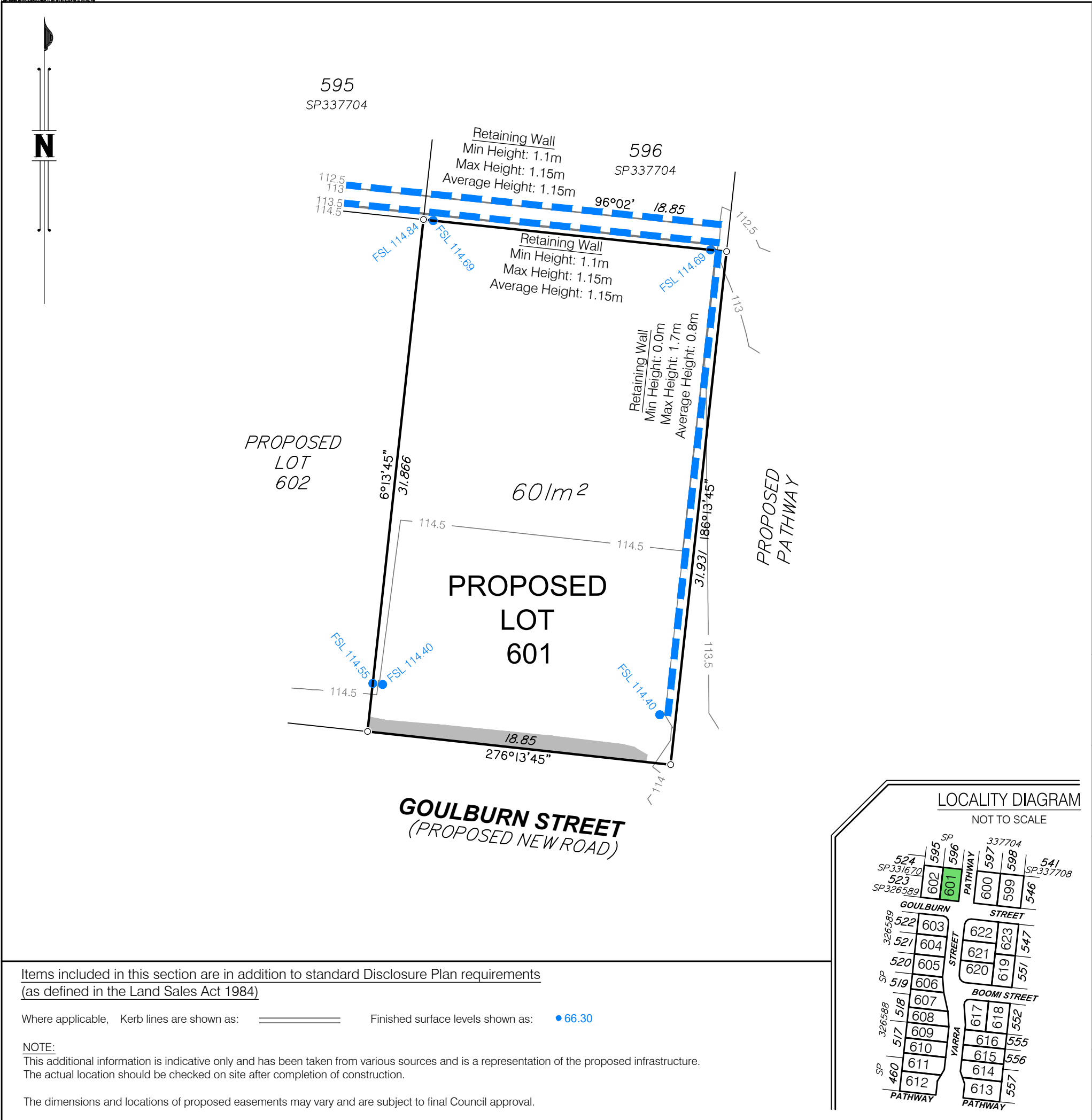
Bathroom 2



Garage 2

* All illustrations & floor plans are artistic impressions & should only be used as a visual aid.
** Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.

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DISCLOSURE PLAN FOR PROPOSED LOT 601

This plan shows:
Details of Proposed Lot 601 on the Reconfiguration Plan BRSS3620-PX2-79-6 dated 15/11/2022, which accompanied the development application for Preliminary Approval including a Variation Request and Reconfiguring of a Lot with respect to land described as Lot 13 & 14 on RP141940, at 14 & 16 Mountain View Drive, Plainland Qld, as approved by Lockyer Valley Regional Council (MC2022/0046 & RL2022/0027) on 15 March 2023 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design and/or construction purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Retaining walls shown are indicative from design and not drawn to scale.

For more detailed drawings of proposed retaining walls please refer to approved Civil Engineering Plans.

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.2m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Where applicable, contours of depth of fill at an interval of 0.25m shown as: 0.5

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by Kehoe Myers on 05/09/2024.

Project: **PLAINLAND** **Crossing** **STAGE 18**

Client: **maddison ridge** Pty Ltd

 LANDPARTNERS surveyors and planners ISO 9001 Quality Management Systems CERTIFIED ISO 45001 Occupational Health and Safety Management Systems CERTIFIED CERTIFIED LOCATOR Brisbane Office Level 1 18 Little Cribb Street Milton QLD 4064 p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au PO Box 1399 Milton QLD 4064	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM66754 RL135.104
	COMPUTER FILE	BRSS3620-P18-5-1
	SCALE	1:250 @ A3
	DRAWN	KDM
 5 0 2 5 10m SCALE 1:250 @ A3	DATE	16/09/2024
	CHECKED	MEA
	DATE	16/09/2024
	APPROVED	LHS
	DATE	16/09/2024
	UDN	BRSS3620-P18 - 008 - 1

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Kerb lines are shown as: Finished surface levels shown as: 66.30

NOTE:
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE:	GREY WATER:	ROOF MATERIAL:	GF CEILING:	FF CEILING:	BUILD TYPE:	CONSTRUCTION TYPE:
50%	450m²	176m²	39%		61%	N/A	N/A	N/A	N/A	N/A	NBN	UNDERGROUND	N/A	COLORBOND	2440	N/A	HOUSE	SINGLE STOREY

COLOR SCHEDULE

SEWER LINE
STORMWATER LINE
WATER LINE
GAS LINE
ELECTRICAL LINE

STRUCTURAL FOOTINGS DISCLAIMER

STRUCTURAL FOOTINGS ARE TO BE A MINIMUM 1200mm HORIZONTALLY FROM SEWER AND STORMWATER INFRASTRUCTURE INCLUDING HOUSE CONNECTION AND BE FOUNDED A MINIMUM 300mm BELOW THE ZONE OF INFLUENCE.

FLOOR LEVELS

ALL FLOOR LEVELS AND OTHER SITE SPECIFIC DETAILS ARE DESIGN DETAILS ONLY AND ARE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES AND SITE VARIABLES.

NBN ESTATE

NBN ESTATE - NATIONAL BROADBAND NETWORK. PLEASE SEE THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS IMPLEMENTED.

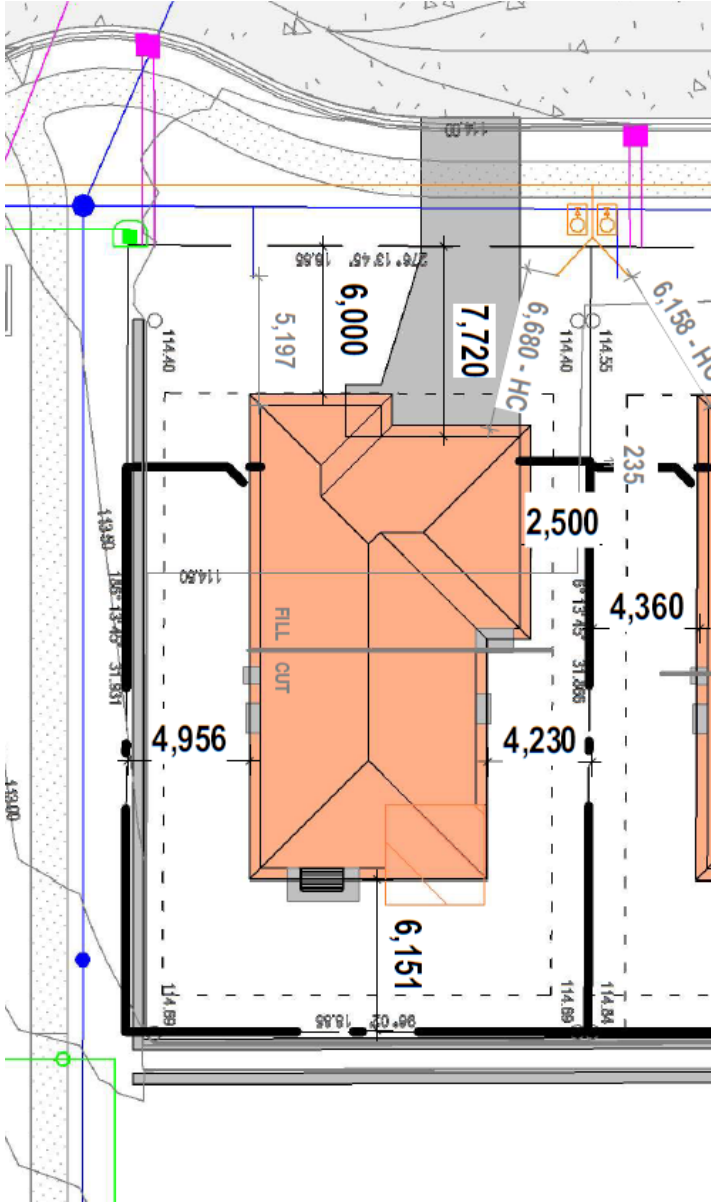
ROOFWATER DRAINAGE

ALL ROOFWATER SHALL BE CONVEYED TO THE KERB AND CHANNEL OR INTER-ALLOTMENT DRAINAGE SYSTEM IN ACCORDANCE WITH THE LOCAL COUNCIL'S STORMWATER POLICY AND THE NCC VOLUME TWO.

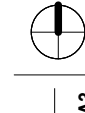
EXTERNAL CONCRETE CONTROL JOINTS

EXTERNAL CONCRETE PLEASE PROVIDE CONTROL JOINTS IN ACCORDANCE WITH AUSTRALIAN STANDARDS. ALL CONTROL JOINTS TO BE CUT IN WITHIN 24HRS OF THE POUR.

Lot 601 Goulburn Street . PLAINLAND . QLD . 4341 (JobNo: 159809)



SITE



CLIENT:

PROJECT:
STANDARD
HOUSE DESIGN

JOB NO: 157907 WD.GS VER.: 1.0

SPID/IPS:
DESIGN: CRANE
FACADE: H1
SCALE: As indicated

REVISIONS:

DATE: 22/06/2024
ISSUE: PRELIM DRAWINGS

INSPIRE 3.0

NCC LIVABLE
COMPLIANT

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE:	GREYWATER:	ROOF MATERIAL:	GF CEILING:	FF CEILING:	BUILD TYPE:	CONSTRUCTION TYPE
50%	450m²	176m²	39%		61%	N/A	N/A	N/A	N/A	N/A	NBN	UNDERGROUND	N/A	COLORBOND	2440	N/A	HOUSE	SINGLE STOREY
☐ CARPET		LIVABLE HOUSING DESIGN STANDARD: INTERNAL GROUND LEVEL HABITABLE ROOMS, LAUNDRY, SANITARY, AND BATHROOM WITH SHOWER TO MAINTAIN ZERO THRESHOLDS AS PER PART 3.2 LIVABLE HOUSING DESIGN STANDARD.																
☐ CONCRETE		HOBLESS AND STEP-FREE ENTRY TO SHOWER DESIGN AS PER PART 5.2 LIVABLE HOUSING DESIGN STANDARD.																
☒ COVERCRETE																		
☐ EXPOSED AGGREGATE																		
☐ TILES		BLOCKING LOCATIONS TO BE DESIGNED AND																
EST FLOOR AREAS																		
Names																		
Area m2																		
GF LIVING																		
122.03																		
GARAGE																		
3879																		
ALFRESCO																		
12.48																		
PORCH																		
183																		
176.13																		
18,820																		

CONSTRUCTED IN ACCORDANCE WITH PART 5.1 LIVABLE HOUSING DESIGN STANDARD.												
WET AREA												
CENTER WINDOW UNLESS DIMENSIONED ALL WINDOWS ARE TO BE CENTERED TO THE ROOM IN WHICH THEY ARE LOCATED. IF A WINDOW IS NOT CENTERED OR DIMENSIONED - ASK THE JOB SUPERVISOR												
								</				

DOOR HINGES
LIFT OFF DOOR HINGES TO WIC DOOR/S
TO COMPLY WITH 10.4.2 OF THE
ABC/B HOUSING PROVISIONS STANDARD
2022.

6,600

3,000

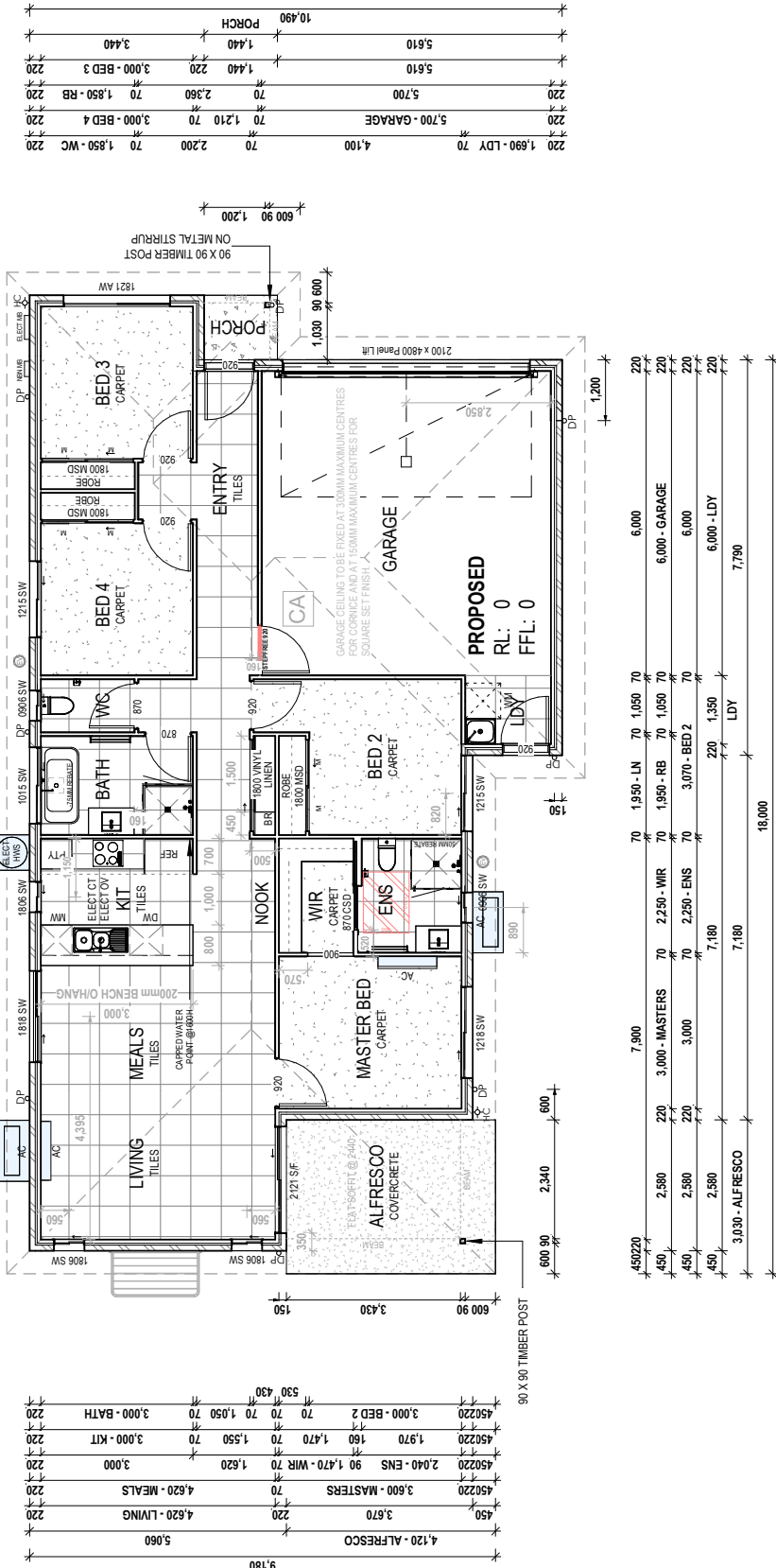
2,000

1,200

DISPLAY

GARAGE DOOR
GARAGE DOORS TO COMPLY WITH 2.2.4
OF THE ABGB HOUSING PROVISIONS
STANDARD 2022.

NOTE:
NON-COMBUSTIBLE VERTICAL LINING TO BE
INSTALLED IN COMMON ENVES AS PER 3.1.1 OF THE
ABC BUILDING STANDARDS STANDARD 2022.

[illegible]

Homecorp®

CONSTRUCTIONS

Royal Pines Marina
Ross Street, Benowa
QLD 4217
Ph: (07) 3518 8881
QBCC License: 1280580

GROUND FLOOR

SHEET NO: 06

A3

CLIENT:

PROJECT:
STANDARD
HOUSE DESIGN

JOB NO: 157907 | W.D.GS VER.: 1.0

SP/D/P/S:
DESIGN:
FACADE:
SCALE:

CRANE
H1
1 : 100

REVISONS:

DATE:
ISSUE:

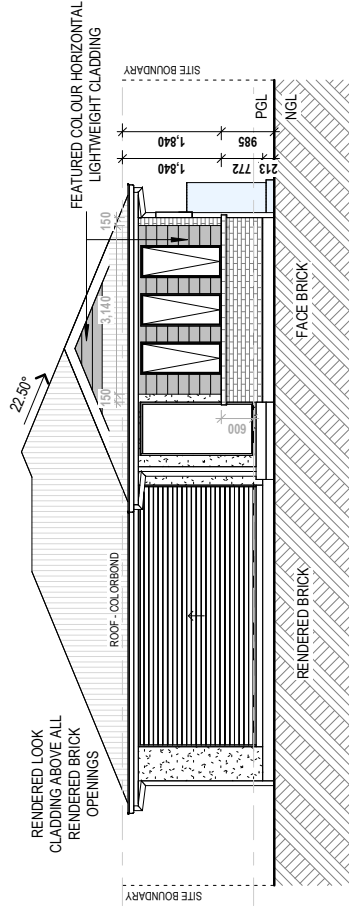
INSPIRE 3.0

NCC LIVABLE

COMPLIANT

EST FLOOR AREAS - DG

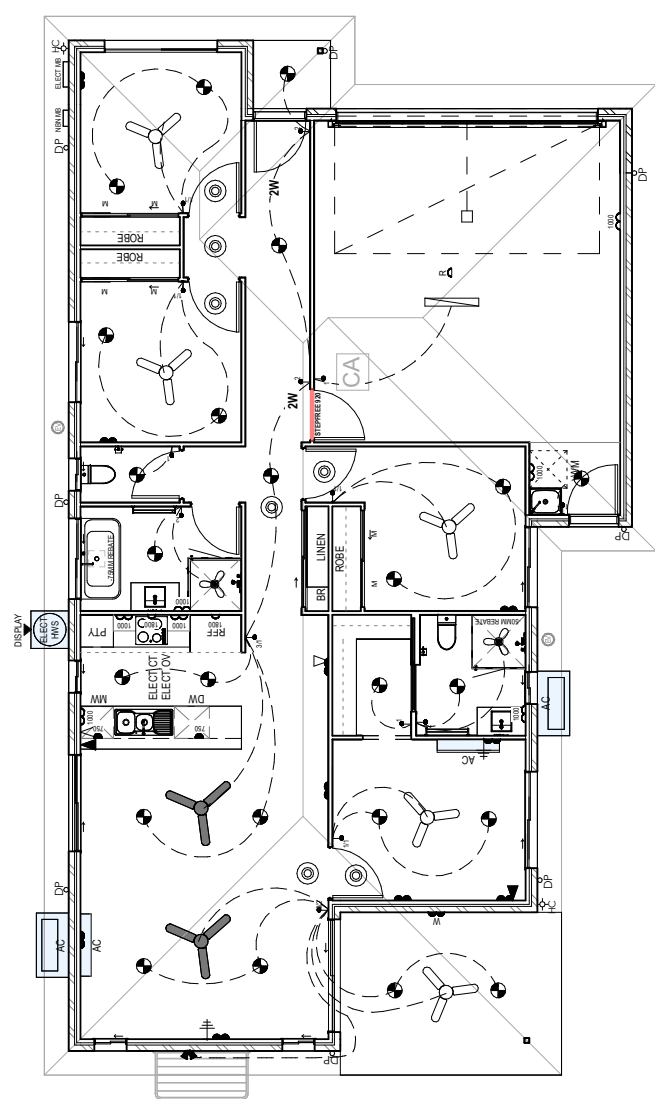
Names	Area m ²
GF LIVING	122.03
GARAGE	39.79
ALFRESCO	12.48
PORCH	1.83
	176.13



Elevation A - DG
1 : 100

Ground Floor Plan - DG
1 : 100



50%		450m²		176m²		39%		NBN ESTATE		LOCAL AUTHORITY:		PERMEABILITY:		WIND RATING:		NOISE CAT:		BAL RATING:		SOIL CLASS:		GAS SOURCE:		INTERNET:		POWERLINE:		GREY WATER:		ROOF MATERIAL:		GF CEILING:		FF CEILING:		BUILD TYPE:		CONSTRUCTION TYPE:	
								JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS IMPLEMENTED.				61%		N/A		N/A		N/A		N/A		N/A		NBN		UNDERGROUND		N/A		COLORBOND		2440		N/A		HOUSE		SINGLE STOREY	
EST ELECTRICAL FIXTURES																																							
LEGEND		TYPE		COUNT																																			
		1 Light 1 Fan Switch		4																																			
		1 Switches		4																																			
		2 Switches		4																																			
		3 Light 1 Fan Switch		1																																			
		3 Light 2 Fan Switch		1																																			
		Ceiling Fan - 1200mm		5																																			
		Ceiling Fan - 1400mm		2																																			
		Data Point		2																																			
		dGPO		10																																			
		dGPO - AB		7																																			
		dGPO-Waterproof		1																																			
		Double Paraflood Light		1																																			
		Downlight		24																																			
		Exhaust Fan		2																																			
		Fluro Single Tube 18W		1																																			
		Phone Point		2																																			
		sGPO-Custom H		2																																			
		sGPO-Roof		1																																			
		sGPO-Under Bench		2																																			
		Smoke Detector		7																																			
		TV Point		2																																			
		Two Way Switch		2																																			
				87																																			
EST APPLIANCES																																							
Count		Family		Type																																			
1		Dishwasher 60cm		Dishwasher 60cm - Standard																																			
1		Electric Cooktop 60cm		Electric Cooktop 60cm - Standard																																			
1		Oven 60cm		Oven 60cm - Standard																																			
1		Rangehood 60cm		Sidecut Rangehood 60cm - Standard																																			
ENERGY EFFICIENCY REPORT																																							
REQUIREMENTS OF ENERGY EFFICIENCY REPORT FOR THIS DEVELOPMENT MUST BE CARRIED OUT AS PART OF THE PROPOSED DEVELOPMENT TO COMPLY WITH QCC MP 4.1 AND PART 13.1 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 FORM 43 - ASPECT CERTIFICATE TO CONFIRM COMPLIANCE WITH THE ENERGY REQUIREMENTS IS TO BE PROVIDED AT FINAL INSPECTION. REFER TO THE APPROVED ENERGY REPORT.																																							
REQUIREMENTS FOR SMOKE ALARMS LOCATIONS																																							
WHERE PRACTICABLE SMOKE ALARMS MUST BE PLACED ON THE CEILING. SMOKE ALARMS MUST NOT BE PLACED:																																							
i) WITHIN 300mm OF A CORNER OF A CEILING AND A WALL;																																							
ii) WITHIN 300mm OF A LIGHT FITTING;																																							
iii) WITHIN 400mm OF AN AIR-CONDITIONING VENT;																																							
iv) WITHIN 400mm OF THE BLADES OF A CEILING FAN.																																							
REQUIREMENTS FOR SMOKE ALARMS LEGISLATION																																							
SMOKE ALARMS MUST BE INSTALLED IN A CLASS A TO COMPLY WITH PART 9.5 OF THE ABCB HOUSING PROVISIONS STANDARD 2022, PART 5A OF THE BUILDING FIRE SAFETY REGULATION 2008.																																							
SMOKE ALARMS MUST BE PHOTOELECTRIC TYPE.																																							
SMOKE ALARMS ARE TO BE HARD-WIRED AND HAVE A BATTERY BACK-UP. POWER SUPPLY.																																							
SMOKE ALARM LOCATION - MUST BE INSTALLED IN ANY STOREY CONTAINING BEDROOMS & IN EVERY BEDROOM, BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS.																																							
OTHER STOREY NOT CONTAINING BEDROOMS.																																							
• ALL SMOKE ALARMS ARE TO BE INTERCONNECTED.																																							
PROVIDE A FORM 43 BY A LICENSED ELECTRICIAN ON THE FINAL INSPECTION.																																							
																																							
GROUND FLOOR ELECTRICAL																																							
CLIENT:																																							
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