

CRANE

Lot 602
Goulburn Street
PLAINLAND

LAND

Lot 602
Size 600m²
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

Homecorp®



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.

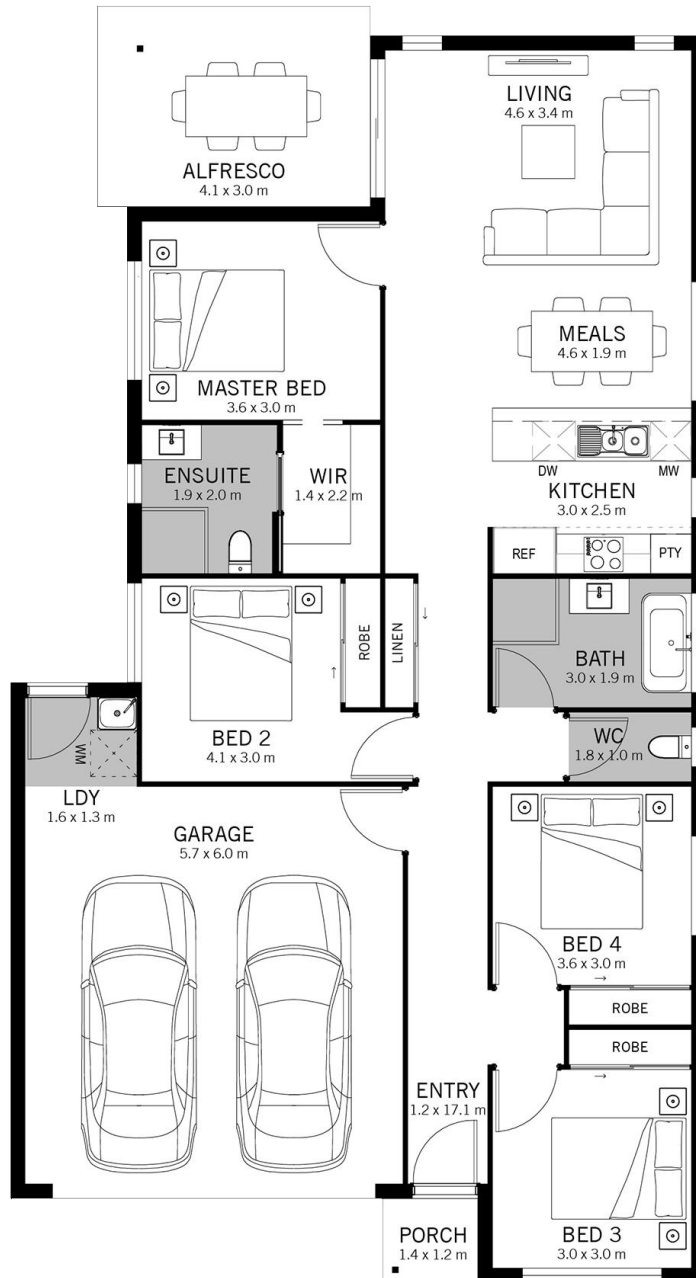
A stylized, handwritten signature in a dark brown or gold color, belonging to Dan Hillier.




Dan Hillier
NATIONAL SALES MANAGER

CRANE

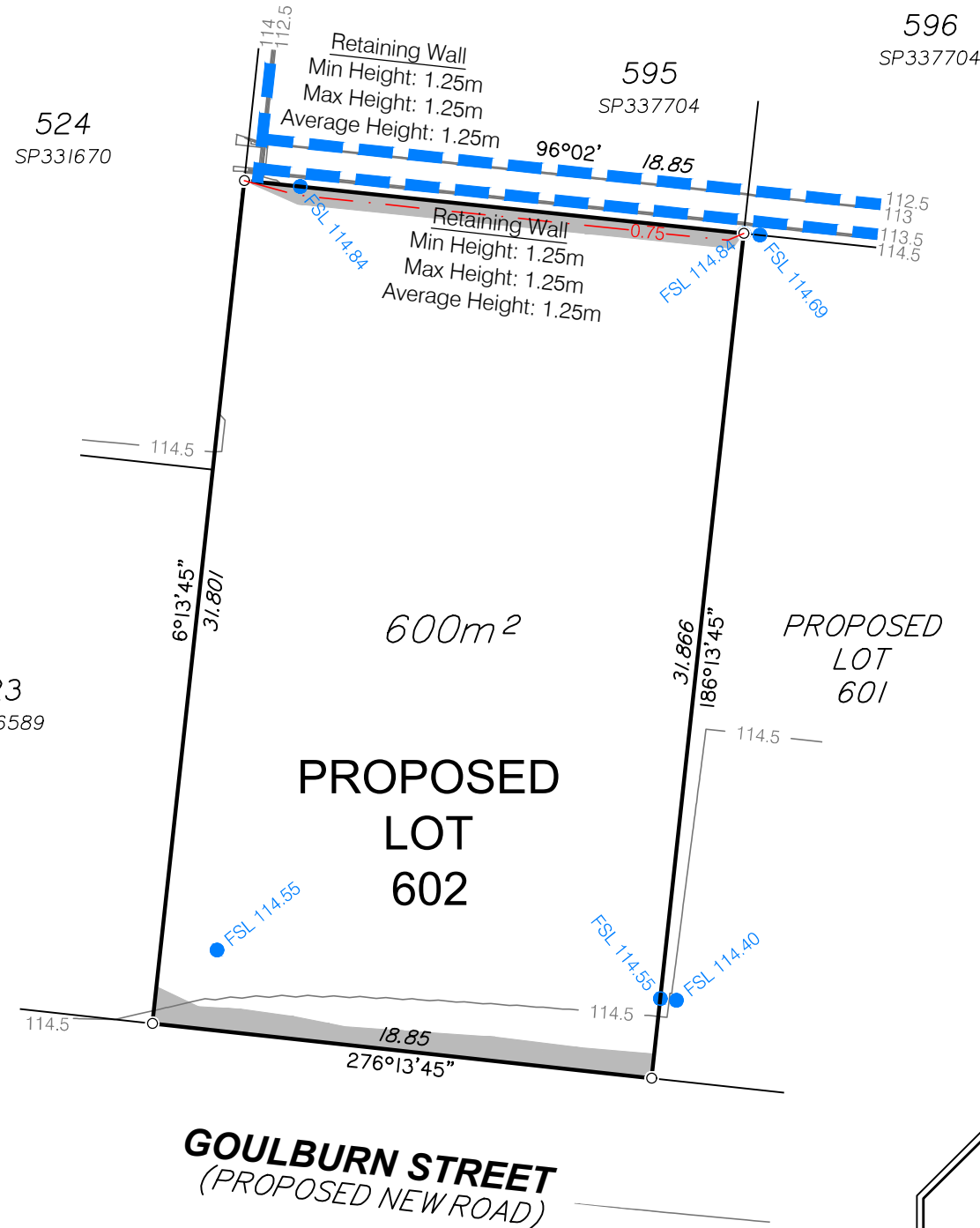
Lot 602
Goulburn Street
PLAINLAND

FLOOR PLAN

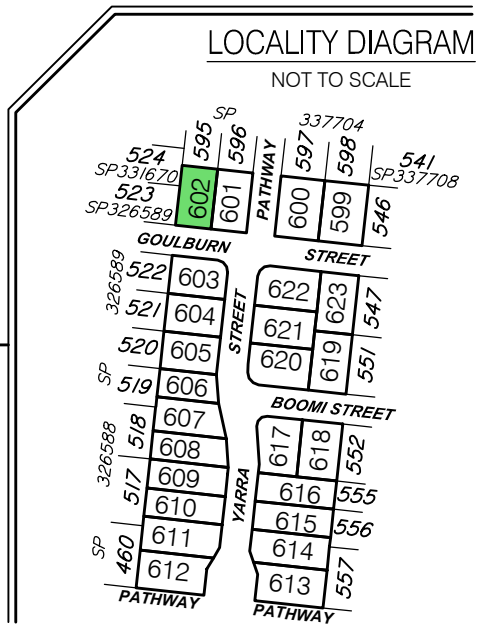


 Bedroom 4  Bathroom 2  Garage 2

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GOULBURN STREET
(PROPOSED NEW ROAD)



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.

DISCLOSURE PLAN FOR PROPOSED LOT 602

This plan shows:
Details of Proposed Lot 602 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 0.8m.

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

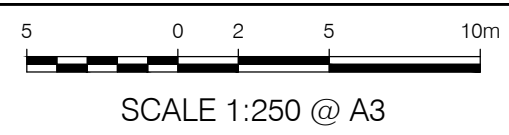
Where applicable, contours of depth of fill at an interval of 0.25m shown as: 0.5

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: **STAGE 18**

Client:

 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	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM66754 RL135.104
COMPUTER FILE	BRSS3620-P18-5-1	
SCALE	1:250 @ A3	
DRAWN	KDM	DATE 16/09/2024
CHECKED	MEA	DATE 16/09/2024
APPROVED	LHS	DATE 16/09/2024
UDN	BRSS3620-P18 - 009 - 1	



MAX SITE COVER:	50%	SITE AREA:	450m ²	BUILDING AREA:	176m ²	SITE COVER ACHIEVED:	39%	LOCAL AUTHORITY:		PERMEABILITY:	61%	WIND RATING:	N/A	NOISE CAT:	N/A	BAL RATING:	N/A	SOIL CLASS:	N/A	GAS SOURCE:	N/A	INTERNET:	NBN	POWERLINE:	UNDERGROUND	GREYWATER:	N/A	ROOF MATERIAL:	COLORBOND	GF CEILING:	2440	FF CEILING:	N/A	BUILD TYPE:	HOUSE	CONSTRUCTION TYPE:	SINGLE STOREY
COLOR SCHEDULE																																					
SEWERLINE																																					
STORMWATER LINE																																					
WATER LINE																																					
GAS LINE																																					
ELECTRICAL LINE																																					

Lot 602 Goulburn Street . PLAINLAND . QLD . 4341 (JobNo: 159810)

STRUCTURAL FOOTINGS DISCLAIMER

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.

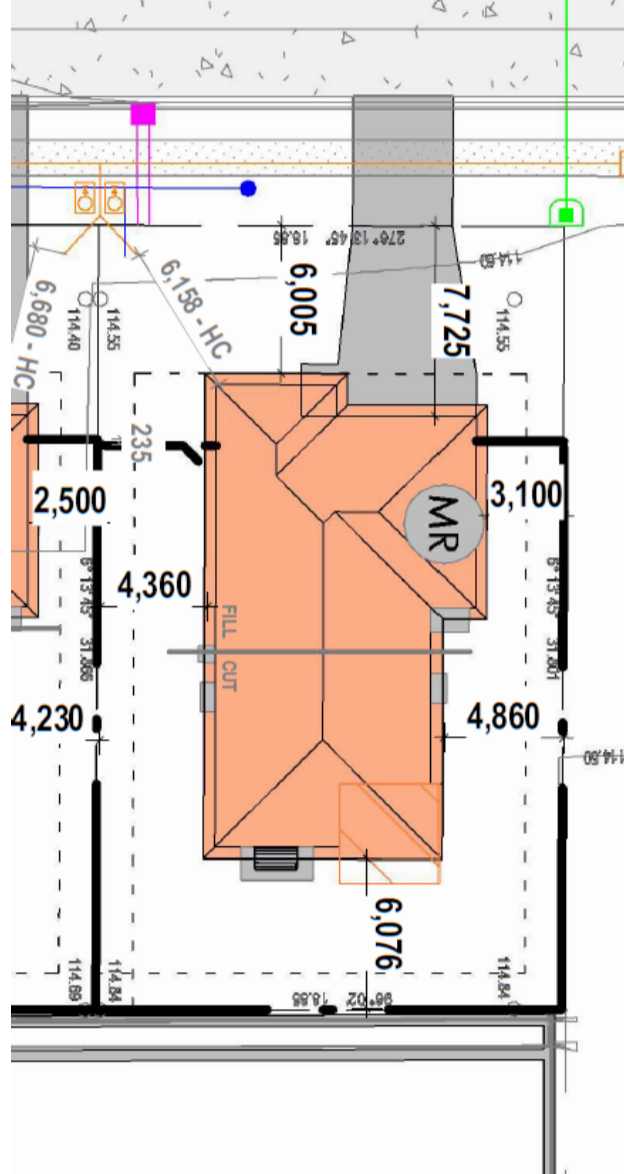
EXTERNAL CONCRETE CONTROL JOINTS
EXTERNAL CONCRETE PLEASE PROVIDE CONTROL JOINTS IN ACCORDANCE WITH AUSTRALIAN STANDARDS. ALL CONTROL JOINTS TO BE CUT IN WITHIN 24HRS OF THE POUR.

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 ESTIMATE
NBN ESTIMATE - 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.

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Homecorp CONSTRUCTIONS		Royal Pines Marina Ress Street, Benowa QLD 4217 Ph: (07) 5518 8881 QBCC License: 1280580	
SITE		CLIENT:	
SHEET NO: 03		A3	
PROJECT: STANDARD HOUSE DESIGN		SPID/PIPS: DESIGN: CRANE FACADE: H1 SCALE: As indicated	
JOB NO: 157907 WD.GS VER.: 1.0		REVISIONS:	
		DATE: 22/06/2024	
		ISSUE: PRELIM DRAWINGS	
		INSPIRE 3.0	
		NCC LIVABLE COMPLIANT	

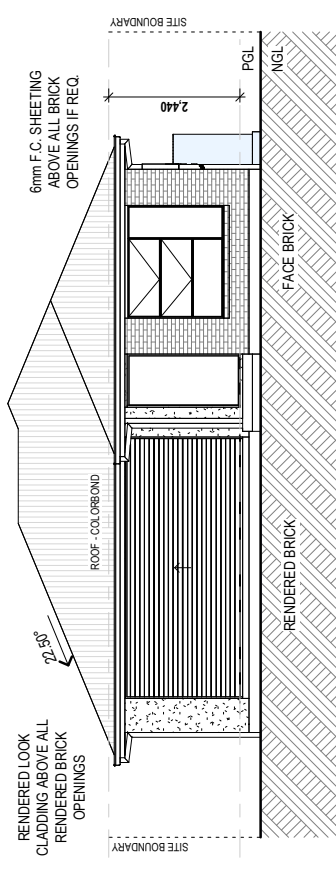
MAX SITE COVER:	50%	SITE AREA:	450m ²	BUILDING AREA:	176m ²	SITE COVER ACHIEVED:	39%	LOCAL AUTHORITY:	PERMEABILITY:	61%	WIND RATING:	N/A	NOISE CAT:	N/A	BAL RATING:	N/A	SOIL CLASS:	N/A	GAS SOURCE:	N/A	INTERNET:	NBN	POWERLINE:	UNDERGROUND	GREY WATER:	N/A	ROOF MATERIAL:	COLORBOND	GF CEILING:	2440	FF CEILING:	N/A	BUILD TYPE:	HOUSE	CONSTRUCTION TYPE:	SINGLE STOREY
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TERMITE MANAGEMENT SYSTEM - ELEVATIONS
 SLAB PENETRATIONS SMARTFIL MITERFANGE - PERIMETER SMARTFILM (UNLESS UPGRADE TO TERMIMESH) TERMITE MANAGEMENT TO COMPLY WITH QLD 3.4.2 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 AND AS3660.1:2011.

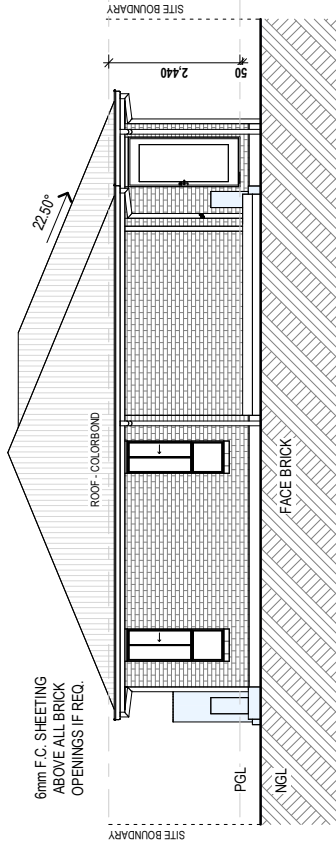
METERS GENERAL RULES
 - GAS METER MUST BE AT LEAST 300MM ABOVE GROUND LEVEL
 - GAS METER MUST BE AT LEAST 1000MM FROM AN OPENING
 - ELECTRICAL BOX MUST BE AT LEAST 500MM ABOVE GAS BOX
 - EARTH STAKE MUST BE MINIMUM 1000MM FROM GAS METER
 - GAS METER MUST HAVE MINIMUM 500MM ABOVE GROUND LEVEL
 - GAS METER MUST HAVE MINIMUM 1000MM FROM ELECTROCOMMUNICATIONS BOX AND 100MM FOR DOWNPIPE CLEARANCE
 - ELECTRICAL AND IN BOX TO BE 100MM ABOVE FINISH GROUND LINE
 - GAS METER TO BE MAX. 1M FROM FRONT OF HOUSE

NOTE: ADDITIONAL SHEET CAN BE ADDED IF REQUIRED/NOT FIT

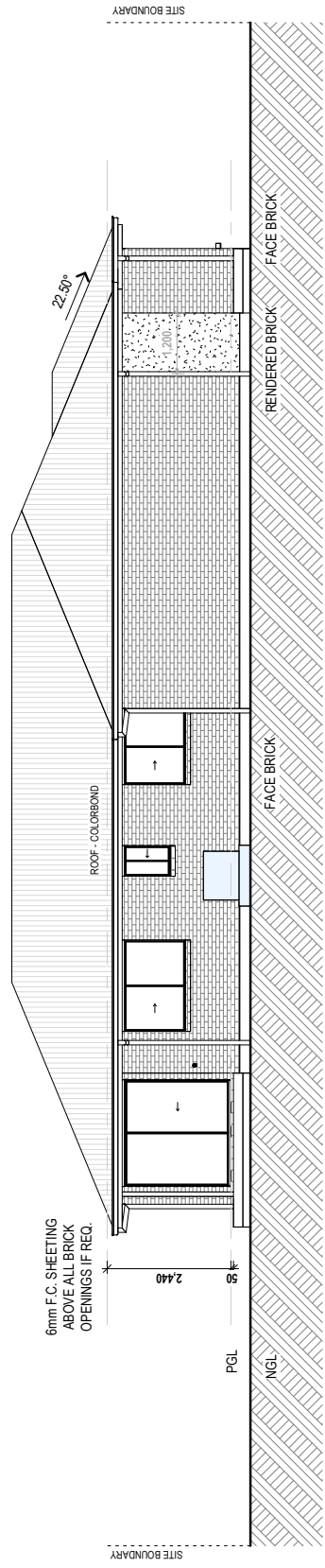
Elevation A 1 : 100



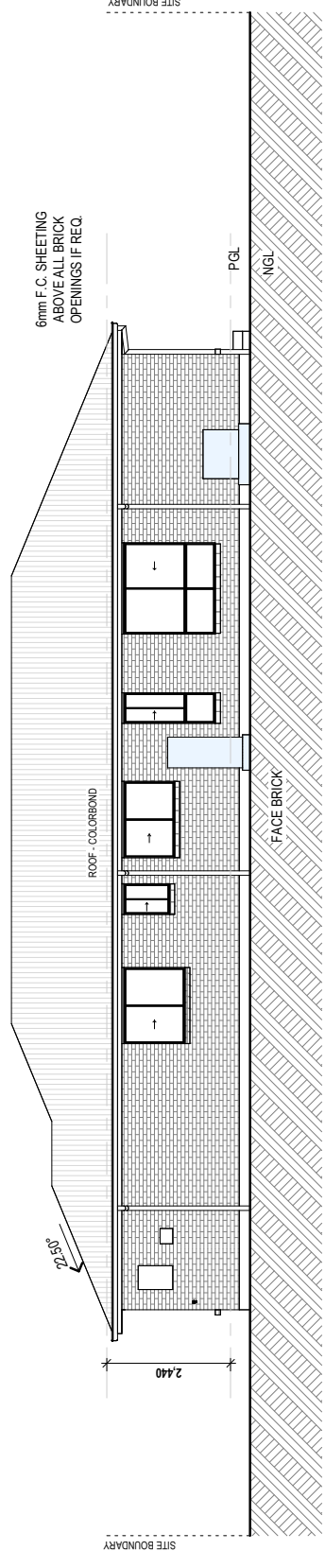
Elevation C 1 : 100



Elevation B 1 : 100



Elevation D 1 : 100



Homecorp
CONSTRUCTIONS

Royal Pines Marina
Ross Street, Benowa
QLD 4217
Ph: (07) 5518 8881
QBCC License: 1280580

ELEVATION 1

SHEET NO: 07 A3

PROJECT:
STANDARD HOUSE DESIGN

SPID/IPS:
DESIGN: CRANE
FAÇADE: H1
SCALE: 1 : 100

REVISIONS:
DATE: 22/06/2024
ISSUE: PRELIM DRAWINGS

INSPIRE 3.0
NCC LIVABLE COMPLIANT

MAX SITE COVER: 50%	SITE AREA: 450m ²	BUILDING AREA: 176m ²	SITE COVER ACHIEVED: 39%	LOCAL AUTHORITY:	PERMEABILITY: 61%	WIND RATING: N/A	NOISE CAT: N/A	BAL RATING: N/A	SOIL CLASS: N/A	GAS SOURCE: N/A	INTERNET: NBN	POWERLINE: UNDERGROUND	GREYWATER: N/A	ROOF MATERIAL: COLORBOND	GF CEILING: 2440	FF CEILING: N/A	BUILD TYPE: HOUSE	CONSTRUCTION TYPE: 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 - AB	10																
⌚	dGPO - Waterproof	7																
⌚	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																

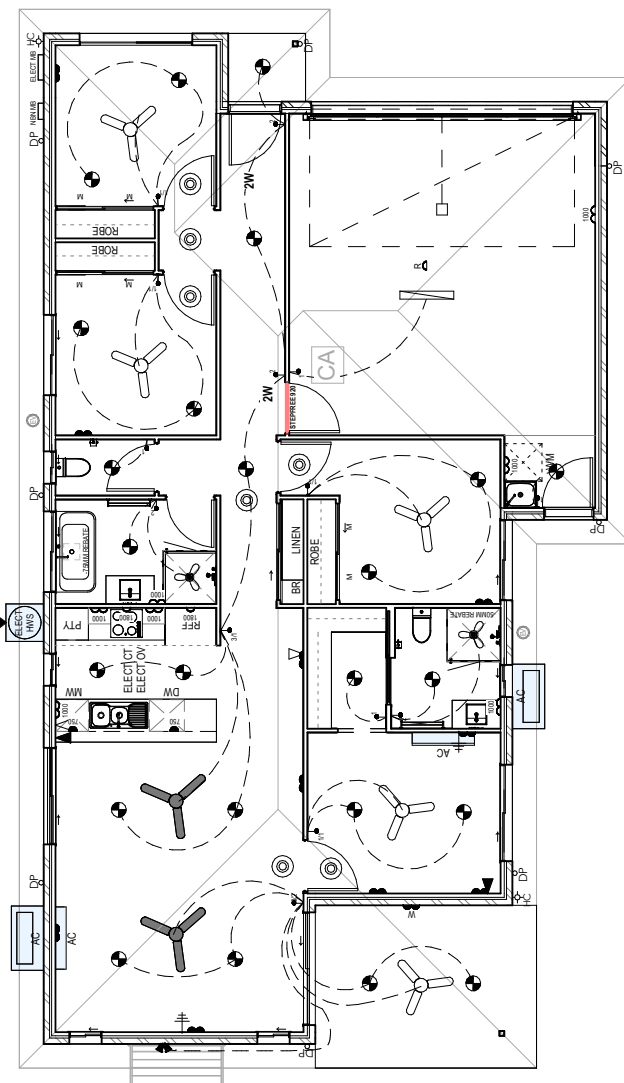
EST APPLIANCES		
Count	Family	Type
1	Dishwasher 60cm	Dishwasher 60cm - Standard
1	Electric Cooktop 60cm	Electric Cooktop 60cm - Standard
1	Over 60cm	Over 60cm - Standard
1	Rangehood 60cm	Slideout Rangehood 60cm - Standard

ENERGY EFFICIENCY REPORT
REQUIREMENTS OF ENERGY EFFICIENCY REPORT FOR THIS DEVELOPMENT MUST BE CARRIED OUT AS PART OF THE PROPOSED DEVELOPMENT TO COMPLY WITH QDC 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.

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

REQUIREMENTS FOR SMOKE ALARMS LEGISLATION
ALL SMOKE ALARMS MUST COMPLY WITH PART 9.5 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 FORM 43 - ASPECT CERTIFICATE.
SMOKE ALARMS MUST BE PHOTO-ELECTRIC TYPE.
SMOKE ALARMS ARE TO BE HARDWIRED AND HAVE A BATTERY BACK-UP POWER SUPPLY.
SMOKE ALARMS LOCATION - MUST BE INSTALLED IN EVERY BEDROOM CONTAINING BEDDING CONTAINING BEDROOMS & THE REMAINDER OF THE DWELLING & ON ANY OTHER STOREY NOT CONTAINING BEDROOMS.
- ALL SMOKE ALARMS ARE TO BE INTERCONNECTED.
PROVIDE A FORM 43 BY A LICENSED ELECTRICIAN ON THE FINAL INSPECTION.



Homecorp
CONSTRUCTIONS

Royal Pines Marina
Ross Street, Benowa
QLD 4217
Ph: (07) 5518 8881
QBCC License: 1280580

GROUND FLOOR ELECTRICAL

CLIENT:

PROJECT: STANDARD HOUSE DESIGN

SPID/IPS: CRANE

DESIGN: H1

DATE: 22/06/2024

ISSUE: PRELIM DRAWINGS

SCALE: 1 : 100

JOB NO: 157907 | **WD.GS VER.:** 1.0

REVISIONS:

INSPIRE 3.0
NCC LIVABLE
COMPLIANT

SHEET NO: 13 **A3**