

Corner truncation is required to be provided in accordance with the requirements of Condition 4(vi) - Subdivision Plan

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 8000/2019

Date: 31 March 2020

Signed: [Signature]

Stage 5 Lot Yield Statistics				
Residential Allotments			Lots	
26m-27m Deep Product				
Lot Type 1	14.5m-15m x 27m	405m ²	33	62%
Lot Type 2	16m x 27m	432m ²	5	9%
Lot Type 3	17m x 27m	459m ²	12	23%
Subtotal			50	94%
30m Deep Product				
Lot Type 4	14.5m x 30m	450m ²	3	6%
Lot Type 5	16m x 30m	480m ²	0	0%
Lot Type 6	17m x 30m	510m ²	0	0%
Dual Occupancy Allotment	20m x 40m	800m ²	0	0%
Subtotal			3	6%
Total Residential Allotments			53	100%

Proposed Lot 806 does not form part of this approval

- LEGEND
- Stage Boundary
 - Fault Line D Surrounding Area (New Road Reserve)
 - Preferred Driveway Location
 - Nominated siting of auxiliary unit



Subdivision Proposal Plan - Stage 5
Six Mile Creek Estate, Collingwood Park

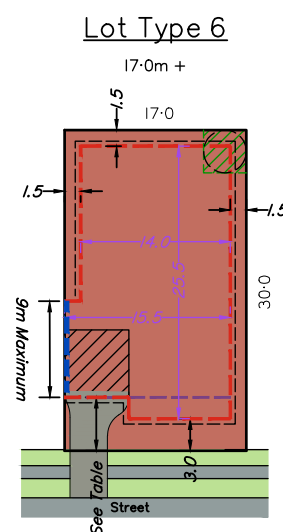
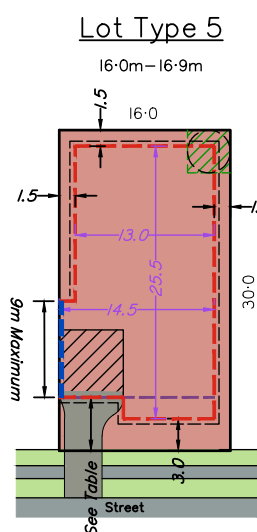
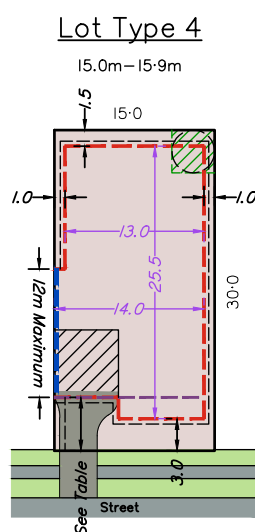
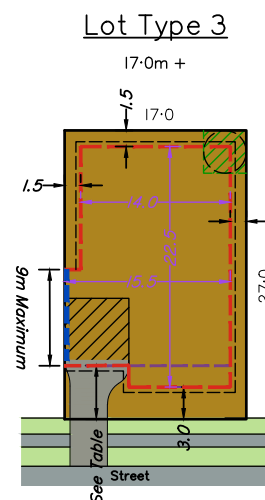
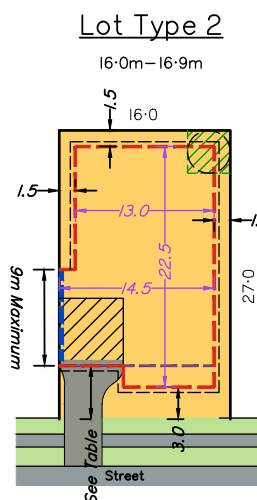
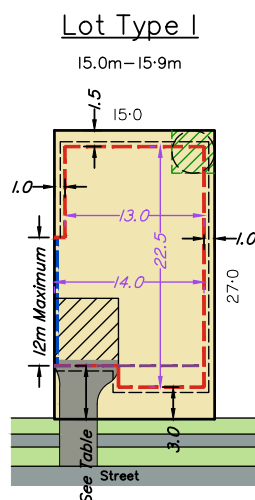
Issue	Revision	Int	Date
K	Added aux dwellings	AV	24/10/19
L	Subtagging	AV	25/11/19
M	Cul-de-sacs, roads 2 & 3 width, lot widths	AV	5/3/19
N	Alternate cul-de-sac layout	AV	10/03/19
O	Rev M, added Lot 806	AV	17/03/19
P	Driveway locations 641, 638, 620	AV	24/03/19

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This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS. The contours shown on this plan have been derived from aerial survey.

Project: BNE130181
File: A06350SK25.dwg
Date: 24/03/2020
Revision: P
Sheet: 1 of 1

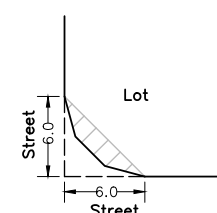


Plan of Development Table

Plan of Development Table				
	Lot Types 1 & 4		Lot Types 2, 3, 5 & 6	
	Ground	First	Ground	First
Front Setback				
Living	3.0m			
Garage (Lots ≤450m²)	5.0m	N/A	5.0m	N/A
Garage (Lots >450m²)	5.5m	N/A	5.5m	N/A
Corner Allotments				
Secondary Frontage	2.5m			
Rear Setback				
Rear	1.5m	2.0m	1.5m	2.0m
Side Setbacks				
Built to Boundary	Optional wall up to 12m long		Optional wall up to 9m long	
Non Built to Boundary	1.0m	1.0m	1.5m	2.0m
Garage Location	Garages are to be located along the built to boundary wall			
On Site Parking Requirements (Minimum)	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered and enclosed. Single, tandem or double garage acceptable.			
Site Coverage (Maximum)	60% (Lots ≤600m²) & 50% (Lots >600m²)			

- * Rear setbacks are measured to nominated setback line as shown on the proposal plan or to the rear property boundary where no nominated setback line is shown.
- * Building Envelope diagrams represent single storey dwellings.
- * Building setback dimensions are measured to wall
- * Eaves can protrude up to 450mm
- * Where not altered by this Plan of Development, refer to Table 12.6.1 and 12.6.2 of the Residential Code
- * Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- * Where a maximum built-to-boundary wall length is not proposed, side setbacks apply as per Plan of Development Table
- * A maximum of one driveway per dwelling is permitted.
- * The maximum width of a driveway where crossing the verge:
 - shall be 3.5m for single garages; and
 - 4.8m for double garages
- * Site Cover – the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes overhangs.

Special siting requirements for corner allotments



NOTE:
Structures in shaded area shall not exceed 2.0m in height

Legend

- Maximum Building Envelope
- Garage setback to front boundary
- Optional built to boundary wall
- Setback to outer most projection
- Building setback dimensions
- Garage Location
- Preferred Private Open Space (16m² Min) with min dimension of 4m
- Nominated 30m Setback line
- Building envelope dimensions

Issue	Revision	Int	Date
A	Original issue	AV	10/09/19

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STAGE 5B

AREA 2A

AREA 2B

AREA 3

AREA 4

CAIRNS STREET

COLLINGWOOD DRIVE

WILLIAMS STREET

NEW ROAD

FAULT LINE D

LEGEND

- Access Street
- Collector Street
- 1.5m Footpath
- 2.0m Footpath

Stage 5 Lot Yield Statistics

Residential Allotments	Lots
26m-27m Deep Product	
Lot Type 1	33
Lot Type 2	5
Lot Type 3	12
Subtotal	50
30m Deep Product	
Lot Type 4	3
Lot Type 5	0
Lot Type 6	0
Dual Occupancy Allotment	0
Subtotal	3
Total Residential Allotments	53
Total Residential Allotments	100%

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

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806 35 m²

803 2.718 ha (Bal.)

LEGEND

- Stage Boundary
- Fault Line D Surrounding Area (New Road Reserve)
- Preferred Driveway Location
- Nominated siting of auxiliary unit



RELAX - ENJOY - GROW

SIX MILE CREEK ESTATE



RELAX - ENJOY - GROW

SIX MILE CREEK ESTATE



SALES CENTRE OPEN SAT - WED 11AM - 4PM
Corner of Redbank Plains Road and Collingwood Drive

PH: 1300 037 876

www.SixMileCreekEstate.com.au



Larger Lot sizes

**Mix of Concrete sleeper
and Sandstone Retaining***

Wider Frontages

\$2M Planned District Park

Bushwalk trail to view of CBD



FREE
bike!*



19 ha of dedicated parklands

The Estate also includes:

• **Bicycle Tracks** • **Basketball Half Court** • **Exercise and Gym Equipment** • **More to be announced**



nbnTM
ready

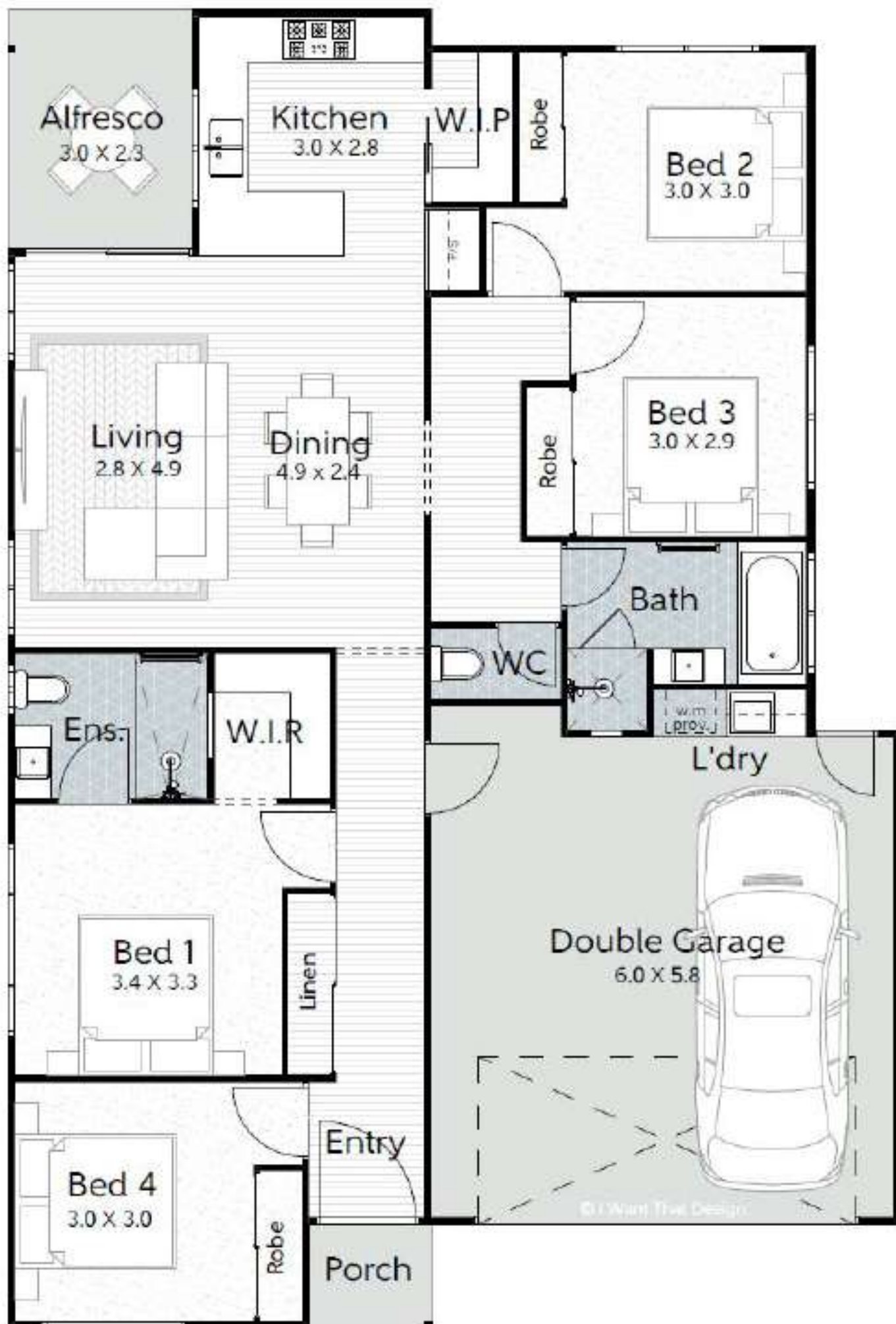


natural gas
(stage 3 onwards)



RELAX - ENJOY - GROW

SIX MILE CREEK ESTATE



LOT INFORMATION PLAN
PROPOSED LOT 292

1. These notes form an integral part of this plan. No part of this plan may be reproduced without these notes being included.
2. All dimensions and areas shown are subject to final survey and relevant local authority approval.
3. This plan has been prepared for issue to a buyer to provide information on the as constructed services and surface of the proposed lot. It is not to be used for any other purpose.
4. Levels and contours shown on this plan are not to be used for building design or construction; a topographical survey of the site is required.
5. Any engineering detail (retaining walls, etc.) shown on this plan is indicative only.
6. For further detail regarding services, facilities and features which may have relevance to the proposed lot, reference should be made to the Development Application approval conditions, the approved operational works drawings, the current engineering drawings and the as constructed drawings.

Contour Interval – 0.25 metre

— 32.0 — As Constructed Contours

Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)

Preferred Driveway Location

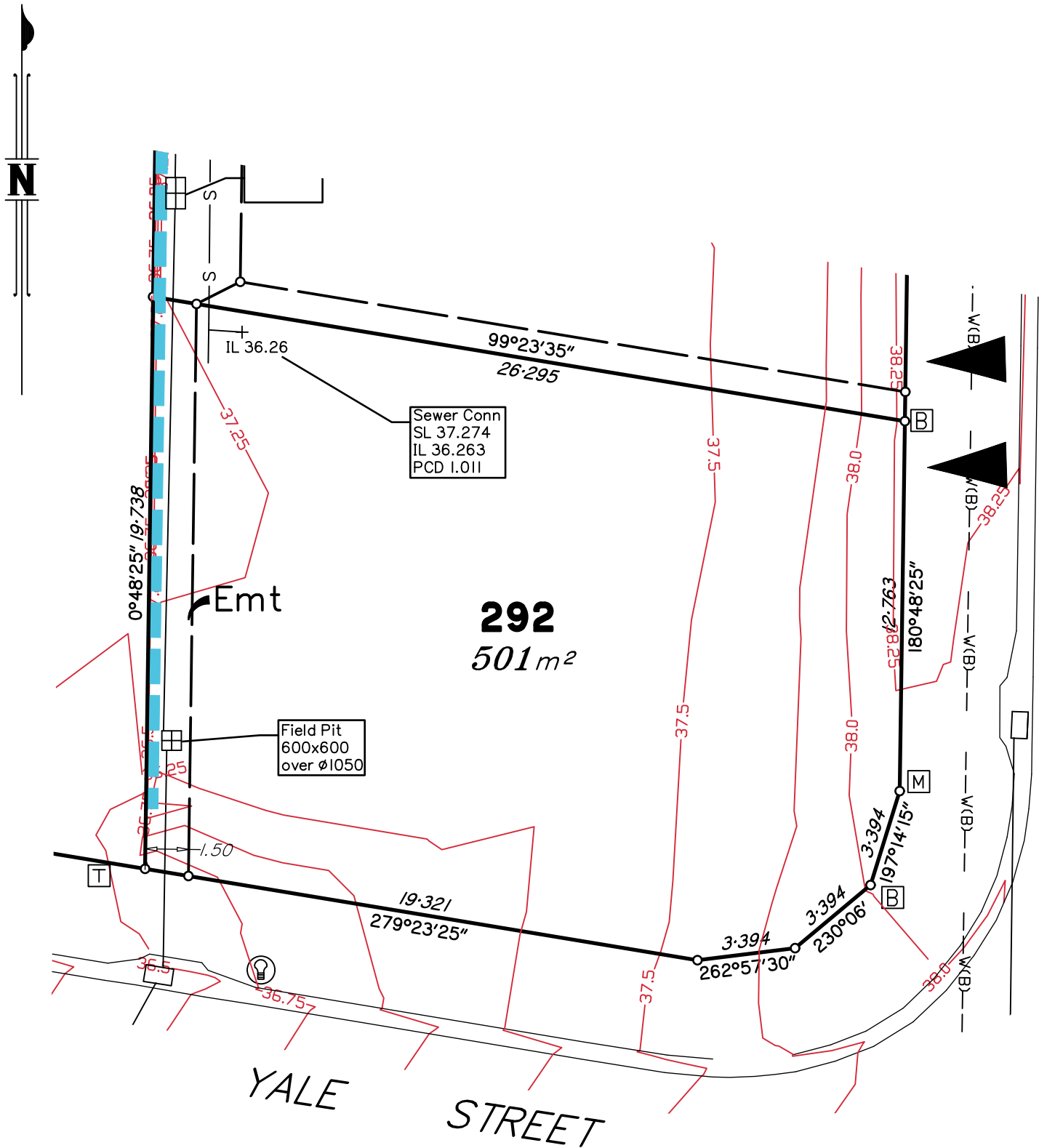
SERVICES

S Sewer Line
Sewer Manhole
SL Surface Level
IL Invert Level
PCD Property Connection Depth
Drainage Pit
SW Stormwater Line
KA Kerb Adaptor

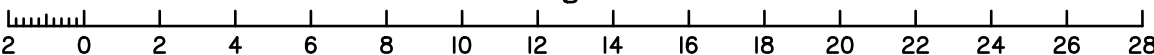
W Water Line
Water Meter

Telstra Pit
Electricity Box
Light Pole

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



LOCALITY MAP

A	ORIGINAL ISSUE	13/08/24	RM	LM
Issue	Details	Date	Drawn	Checked

LOT INFORMATION PLAN
SUNNYGOLD PROPERTIES
STAGE 6B "SIX MILE CREEK"
COLLINGWOOD DRIVE, COLLINGWOOD PARK

Dwg No:	A3-6875/292	Issue:	A
Project:	BNE130181		
File:	B130181Sk1.dwg		

12.5m Frontage - Single Storey

FAÇADE OPTIONS

Please select one

☐

COASTAL

☐

CONTEMPORARY

☐

HAMPTONS

☐

URBAN

Specification of works

VOLOS RANGE 2.1
LOT 292, SIX MILE CREEK ESTATE, COLLINGWOOD PARK

BETWEEN CLIENT

AND

Pre-constructed inclusions

- > Full working drawings including:
 - Site plan
 - Floor plan
 - Elevations
 - Slab detail
 - Bracing detail
 - Electrical layout
- > Sewerage, storm water, water and power connections
- > Council/Certifier Building approval to current legislation standards. Working Drawings may require minor modifications to gain building approval
- > Complete soil tests, engineers footing design and detailed report
- > QBCC insurance and QLeave
- > Energy efficiency compliance to National Construction Code
- > Covenant compliance approval/assessment/lodgement if required

Construction

- > Footings as per engineer detail
- > Concrete slab as per engineers detail
- > External wall as per attached plans

Insulation

- > R 2.5 ceiling batts to all living areas
- > R 2.5 ceilings batts to garage
- > R 2.0 wall batts to all external walls

Site requirements

- > Earthworks to enable level building platform
- > Full on-site insurance as required
- > Department of agriculture and fisheries fire ant check, if required
- > Termite treatment – perimeters and penetrations as per Australia standards

Frame

- > Constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- > Frame & trusses H2F blue treated pine
- > Frames constructed to achieve 2440mm ceiling height

External

- > Colorbond metal footing as per AS 1562.1-2018
- > Builders range sarking to roof
- > Metal fascia and guttering
- > Colorbond automatic wide garage door with 2 remotes
- > PVC downpipes
- > Roofline features such as gables
 - Where indicated on plan
- > Under roof alfresco
- > Exposed aggregate concrete driveway
- > Exposed aggregate concrete front porch
- > Kerb cut to driveway
- > 2 outside taps
 - Servicing both front and rear yards
- > Wall or fence mounted clothesline

Cladding/Brick

- > Type as specified

Specification of works

VOLOS RANGE 2.1
LOT 292, SIX MILE CREEK ESTATE, COLLINGWOOD PARK

Electrical

- > Provisioning for NBN connection or Opticomm connection
- > Connection to power supply and meter box
- > Return current device (RCD) safety switch
- > Three phase power
- > Double power points to:
 - Dining / living (1 each)
 - Laundry (1)
 - Bathroom (1)
 - Lounge room (1 or as per electrical plan)
 - Kitchen (2)
 - Main bedroom (2 or as per electrical plan)
 - Ensuite (1)
 - Bedrooms (1)
 - Garage (1)
- > Fittings:
 - Ceiling fan and 2x LED downlights to bedrooms
 - Ceiling fan and LED downlights to living areas
 - Ceiling fan to and LED downlights to Alfresco area
 - LED downlight to bathroom and ensuite
 - Excel Life Original Light switches, gloss finish
 - Pendant light/s above kitchen island bench from builders standard range
 - LED 1200mm batten fitting lighting to garage
 - Exhaust and heat lamp to bathroom and ensuite
 - 2x telephone / data points
 - TV Antenna
 - 2x TV points
 - Hardwired smoke detectors to Australian standard
 - European designed and Engineered 200L Ariston Heat Pump Hot Water System
 - 2x split system reverse cycle air conditioners (1x to living and 1x to main bedroom)
 - Remote control sectional garage door

Internal living

- > 10mm plasterboard to ceiling and walls.
- > Painted plasterboard lining to garage
- > 42x12mm paint grade architraves
- > Skirting boards - paint grade
- > Cornices - paint grade

Windows

- > Diamond barrier grille screens on all opening windows
- > Deluxe single blackout roller blinds to all windows excluding bathroom and toilet
- > Kitchen Window to have roller blinds where clear of Cooktop or Oven.

Doors

- > Digital touchpad door lock to front door
- > Provide 1200mm wide hinged front entry door
- > Sliding glass door/hinged weather proof 1/3 glass to laundry entrance as per plan
- > Designer accent panel internal doors with door stops
- > Diamond barrier grille screens on all sliding and hinge doors (excluded front entry door)
- > Privacy locks to WC, bathroom, ensuite and bedrooms

Storage

- > Wardrobes as per plan, fitted with melamine overhead shelf, hanging rail and mirrored sliding doors
- > Walk-in pantry shelving
- > Linen cupboards as per plan fitted with four melamine shelves and hinged / vinyl sliding doors
- > Broom cupboard, if applicable, as per plan fitted with top shelf and hinged door/s

Specification of works

VOLOS RANGE 2.1
LOT 292, SIX MILE CREEK ESTATE, COLLINGWOOD PARK

Paintwork

- > Walls:
 - 3 Coat paint system (1 coat of sealer and 2 coats of low sheen)
- > Internal ceiling:
 - 2 Coats of ceiling white
- > Internal mouldings and doors:
 - 3 Coat paint system (1 coat acrylic sealer and 2 coats acrylic high gloss)
- > External eaves, porch and alfresco ceiling:
 - 2 Coats solashield in a matt finish
- > External walls (fibre cement):
 - 3 Coat external paint system (1 coat prepcoat and 2 coats solashield in a matt finish)
- > External walls (cement render):
 - 3 Coat external paint system (1 coat rendertex and 2 coats solashield in a matt finish)

Tiling and carpet

- > Ensuite and bathroom:
 - 600mm x 600mm ceramic pressed edge tile to floor
 - Skirting tiles to walls
 - Ceramic pressed edge tiles to shower walls
 - Tiled bath fascia
- > Toilets:
 - 600mm x 600mm ceramic pressed edge tile to floor
 - Skirting tiles to walls
- > Bedrooms:
 - Plush carpet (Universe range) with 10mm thick underlay to carpet areas
- > Kitchen:
 - 600mm x 600mm pressed edge ceramic floor tiles to kitchen, hallways, living and dining areas plan specific
- > Media / multi-purpose room, *if applicable*:
 - Plush carpet (Universe range) with 10mm thick underlay to carpet areas
- > Alfresco:
 - 600mm x 600mm ceramic pressed edge tiles

Kitchen

- > Soft close laminate finger pull cabinetry as per client selection, 20mm engineered stone bench tops
- > Designer tiled splashback
- > Double undermount stainless steel sink with blix flexible hose sink mixer
- > Bulkheads to kitchen above cabinets
- > European stainless steel appliances from builders range including:
 - 900mm Haier oven
HWO90S10EX2
 - 900mm Haier Induction Cooktop (Black)
HWO90S10EX2
 - 900mm Haier Undermount Rangehood
HPH90ILX2
 - 600mm Haier Freestanding Dishwasher
HDW13V1S1
- > Chrome ¼ turn tap provided in fridge cavity for fridge ice-maker

Bathroom and ensuite

- > 1525mm Caroma bath with builders range tiled fascia (to bathroom only)
- > Vanity - modern finish finger pull cabinets including soft close with kickboard and 20mm engineered stone benchtops to match the Kitchen
- > Bank of 3 drawers including soft close to bathroom and ensuite vanity
- > Basin Caroma Liano 400mm round (above basin)
- > Caroma Stylus Origin Rimless Back to Wall Toilet
- > Phoenix Vivid Slimline shower Rail
- > Separate shower 2100mm high with aluminum screens with clear glass
- > Mirror to width of vanity and the height of the shower screen
- > Chrome Phoenix branded tapware, towel rails and toilet roll holders
- > 400mm finished height wall to wall shower niche to bathroom and ensuite

Specification of works

VOLOS RANGE 2.1
LOT 292, SIX MILE CREEK ESTATE, COLLINGWOOD PARK

Laundry

- > 20mm engineered stone benchtop with drop-in Phoenix 1000 laundry tub
- > Modern finish finger pull cabinets including soft close with kickboards and overhead cabinetry
- > Bulkheads to laundry above cabinets
- > Designer tiled splashback
- > Phoenix Pina sidelever chrome gooseneck sink mixer

Colour Selection

- > Selection of one stone colour to be used throughout entire house (kitchen, bathrooms and laundry bench)
- > Selection of up two cabinetry colours to be used throughout entire house (kitchen, laundry and bathrooms)
- > Selection of one paint colour for all internal walls
- > Selection of one paint colour skirtings/architraves/doors
- > Selection of one paint colour per external material

Landscaping/Exterior

- > Front garden bed with feature trees & assorted plants with concrete edging for lots up to 800m2
- > Turf/pebble stones as per landscaping plan for lots up to 800m2
- > Builders standard range paling fencing to rear and sides including returns and 1x single gate for lots up to 800m2
- > Letterbox

Post construction

- > Professional photos of each construction stage and final photo brochure
- > Professional internal and external clean prior to handover

Warranties

- > 12 month guarantee on materials and workmanship
- > 50 year termite warranty
- > 6 years, 6 months QBCC New Homes Warranty
- > 25 year structural guarantee

Trusted suppliers

Harvey Norman
COMMERCIAL DIVISION

carpetCALL
FLOOR CENTRE

Colorbond® FISHER & PAYKEL

Haymes
PAINT

CORINTHIAN
DOORS

national
tiles

JamesHardie®

Hardings
SINCE 1938

legrand® **Panasonic** **GYPROCK** **stone ambassador** **Laminex®**



RENTAL APPRAISAL

Date: 20/01/2025

Property Address: Lot 133, South Place, Deebing Heights QLD 4306

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

The recommended rent would be as below:

4		2		2		Recommended Rent: \$ 600 - \$ 620 p/w
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The rent achieved for this property will be influenced by the following factors:

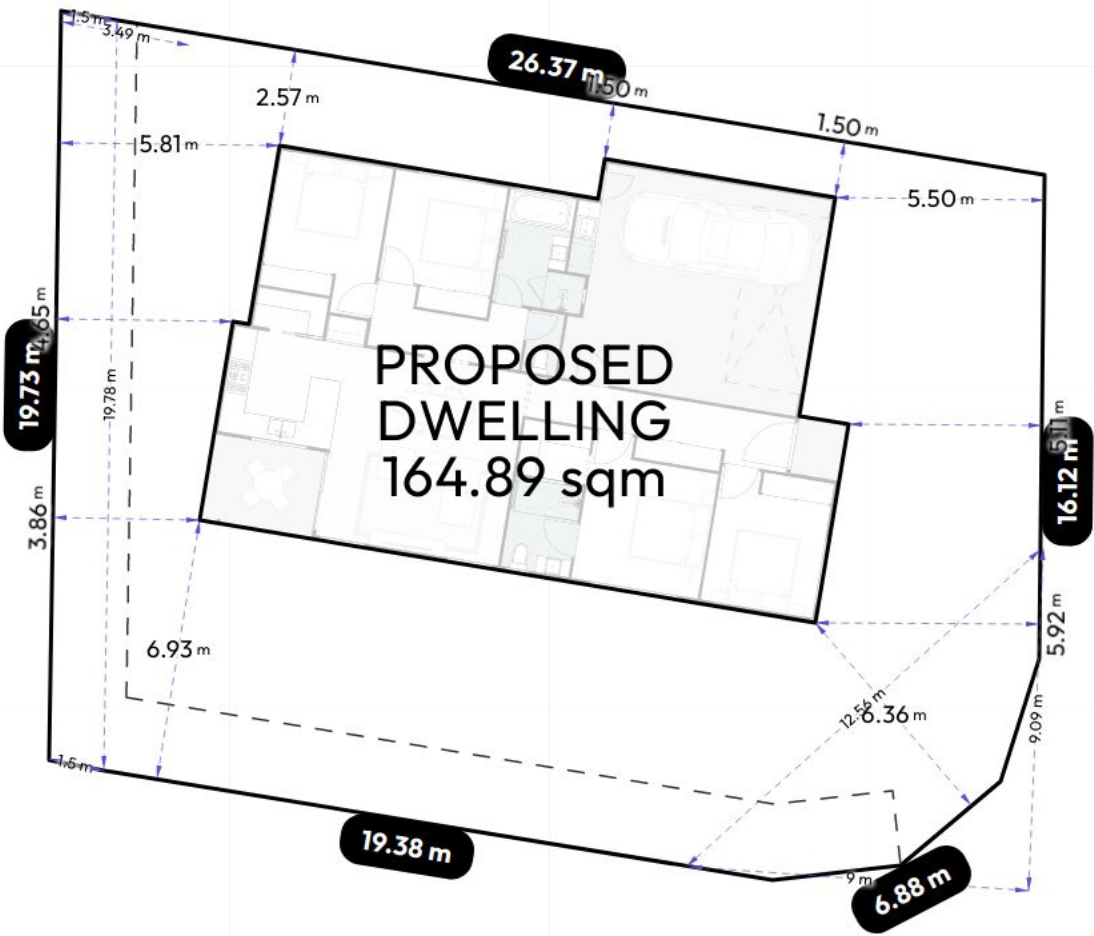
- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY
p 1300 739 804

Site Calculations	
SITE AREA	502.57m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	164.89m ²



Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
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				Version # 1			
				1st version date: 16/12/2024			
				Current version date: 16/12/2024			

Property Details
Lot 292 Six Mile Creek Estate, Collingwood Park
Lot/DP: 537/SL8587



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