



## CHATSWORTH

*\* All illustrations & floor plans are artistic impressions & should only be used as a visual aid.*



**LOT** 128  
**SIZE** 400.00m<sup>2</sup>  
**PRICE** \$ 205,000



**DESIGN** CHATSWORTH  
**SIZE** 207.64m<sup>2</sup>  
**PRICE** \$ 270,950



**\$475,950**

*\*\*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.*

Lot 128  
Mia Street  
**FLINDERS VIEW**



House & Land Package



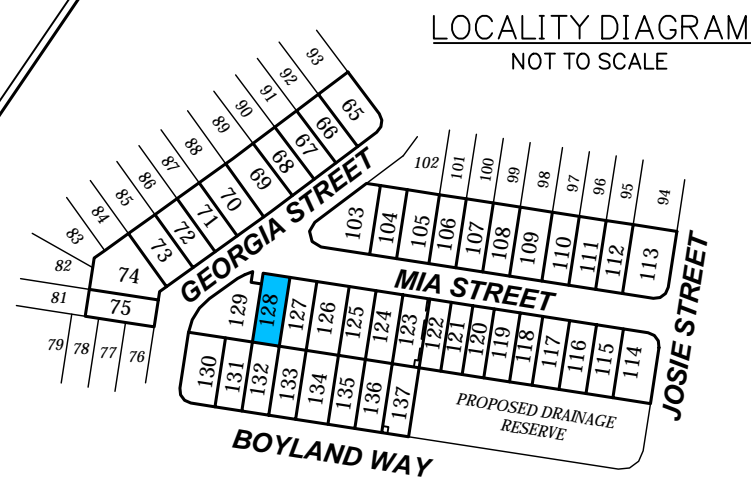
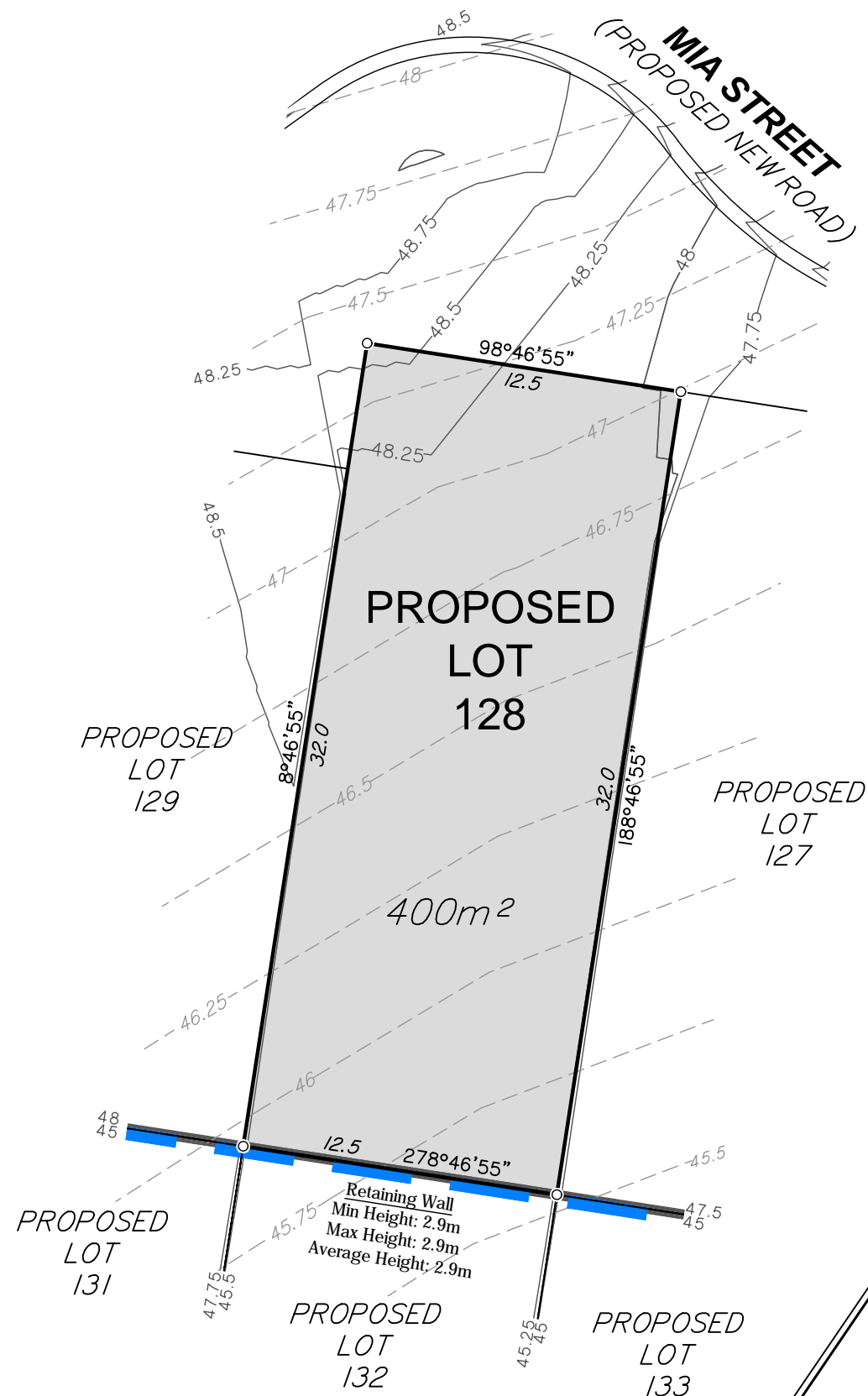


## ITEMS INCLUDED IN THE CONTRACT PRICE

- Contract: Full Turnkey
- Roof: Colorbond Custom Orb
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Air conditioning: 2 Split Systems
- Outdoor Living Area: Under Roof
- Lighting/fan package: White downlights, ceiling fans, & 3 in 1 exhaust fans
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Hotwater: Electric Heat Pump 170L
- Security package: Barrier screens to all windows, sliding doors and entry door
- Hotplate: Stainless steel 60cm electric cooktop
- Internal doors: Corinthian Motive or Similar
- Wardrobes: Full Height Built-ins For Easy Storage
- Tapware: Flick Mixers
- External Concrete: Exposed Aggregate QLD (Covercrete alfresco)
- Window Cov: Roller Blinds To Windows & Vertical Blinds to Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Metal Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Standard landscaping package
- Fencing: Fencing sufficient to complete property

## WARRANTIES

- Full Internal and External Commercial quality clean on completion
- 6 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty



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

Where applicable,  
Easements are shown as:  Kerb lines are shown as: 

**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 the Easements may vary and are subject to final approval.


## DISCLOSURE PLAN FOR PROPOSED LOT 128


This plan shows:

Details of Proposed Lot 128 on the Reconfiguration Plan Drg No. BRSS6931.000-003 Revision J dated 14 March 2018 which accompanied a PDA Development Application for Reconfiguring a Lot with respect to land described as Lot 6 on RPI48846 at 125 Boyland Way, Flinders View. This PDA Development Permit was approved by Ipswich City Council on 30 April 2018, (Council Reference: 6672/2017/PDA).

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 purposes as the details shown on this plan may vary from final site conditions.

Design surface contours based on A.H.D datum at an interval of 0.25m, shown as:  48.5

Natural contours based on A.H.D datum at an interval of 0.25m, shown as:  48.5

Retaining Walls are shown as: 

The locations of the retaining walls shown are indicative from design and not drawn to scale.

Area of Fill shown as: 

Fill ranges in depth from 0.75m to 2.75m.

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

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Natural Resources, Mines and Energy.

Design surface contours, retaining wall height, fill areas and depth of fill values shown hereon have been plotted from data supplied by Motus Consulting 13 November 2018.

Natural surface contours shown on this plan have been plotted from survey completed by LandPartners Pty Ltd 13 August 2018.

Project:

**125 BOYLAND WAY, FLINDERS VIEW  
STAGE 1**

Client:

**FLINDERS GRANGE PTY LTD**



Brisbane Office  
Level 1  
18 Little Cribb Street, p: (07) 3842 1000  
Milton Qld 4064 f: (07) 3842 1001  
PO Box 1399 e: info@landpartners.com.au  
Milton Qld 4064 w: www.landpartners.com.au



LEVEL DATUM	AHD		
LEVEL ORIGIN	PM44691 RL97.207		
COMPUTER FILE	BRSS6931-0A1-2-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	16/11/2018
CHECKED	LFB	DATE	18/11/2018
APPROVED	SRS	DATE	18/11/2018



SCALE 1:250 @ A3

PLAN NUMBER  
**BRSS6931-0A1-040-2**

Structural footings are to be a minimum 1200mm horizontally from sewer and stormwater infrastructure, including house connections. AND be founded a minimum 300mm below the zone of influence.

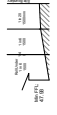
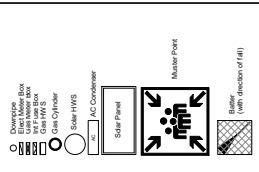
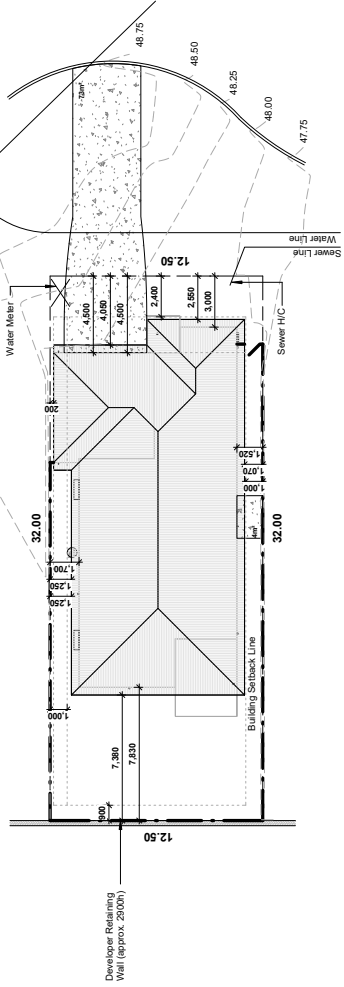
All floor levels and other site specific details are design details only and are subject to change due to construction tolerances and site variables.

**IMPORTANT NOTE:**  
High Voltage Gas Broadband Network. Please see the site plan for the location and the extent of the installation is implemented.

**IMPORTANT NOTE:**  
Ipswich Council requires footpaths to be cut out for driveway.



Proposed  
RL: 48.15  
FFL: 48.51



1 (1) Site Plan  
1 : 200

All Required Fencing to be Timber Rail & Paling  
1800H with access gates as shown.

		SITE ADDRESS Lot 128 Mia Street, FLINDERS VIEW, QLD, 4305		CLIENT SIGN: _____ DATE: ____/____/____	
DRAWING PROPOSITION DETAILS		REFERENCE Parish: Chatsworth County: 2440 Map Ref: 2440 Calling SF: 26.89 Area of Land: 40.0m <sup>2</sup> Zoning: R14 Sub Number: 14 2203 Issue Date: 17/05/2019		CONSTRUCTION DET DESIGN: Chatsworth 2440 Calling SF: 26.89 Roof Material: Colobond Eave Offset: 450	
02 SITE		1 : 200		AMENMENTS	
DATE DESCRIPTION		AMENMENTS		SIGN: _____ DATE: ____/____/____	
This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd					



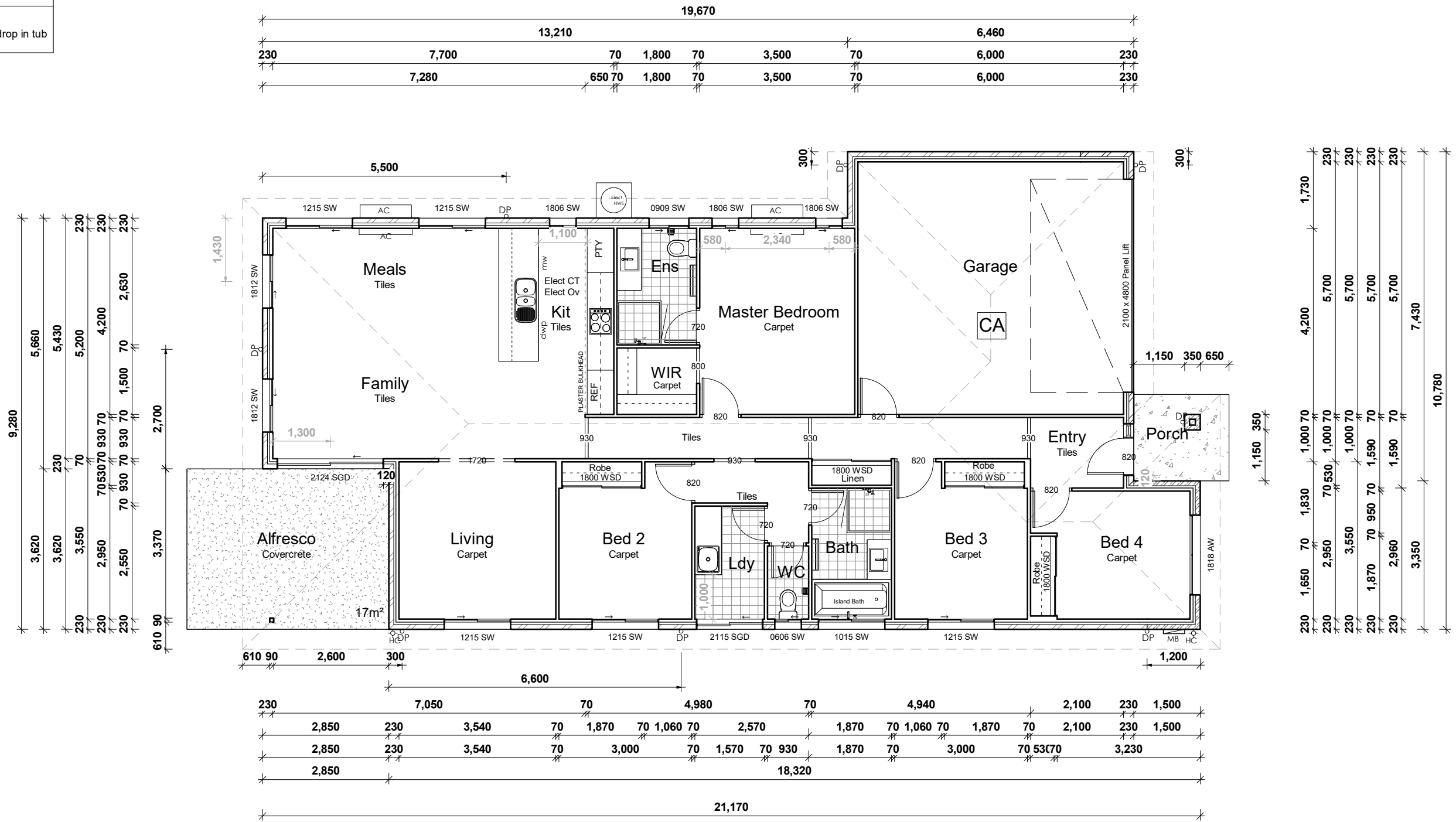
**WINDOWS**

Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

**Upgrades**

- Add water tap to fridge space
- Add laminate laundry bench with drop in tub

Floor Areas	
GF Living	149.65 m <sup>2</sup>
Garage	37.29 m <sup>2</sup>
Alfresco	16.51 m <sup>2</sup>
Porch	4.19 m <sup>2</sup>
207.64 m <sup>2</sup>	



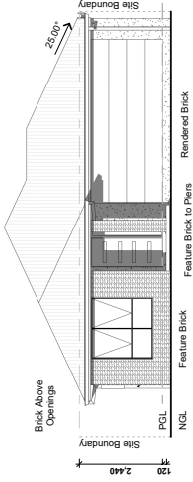
**1** Ground Floor Plan  
1 : 100

	CLIENT	Parish: _____ County: _____ Map Ref: _____ Local Authority: Ipswich City Council Wind Rating: _____ Area of Land: 400m <sup>2</sup> Site coverage: 52%	DESIGN: Chatsworth Ceiling GF: 2440 Ceiling FF: _____ Ceiling SF: _____ Roof Pitch: 25.00° Roof Material: Colorbond Eave O'hang: 450	03 GROUND FLOOR		1 : 100	CLIENT SIGN.	SIGN: _____																					
	SITE ADDRESS			Lot 128 Mia Street . FLINDERS VIEW . QLD . 4305  SP	Job Number: 141203 Issue: Prelim Plans Date: 17/05/2019		AMENDMENTS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	DESCRIPTION																		
#	DATE	DESCRIPTION																											
This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.																													

# Elevation A

1 : 100

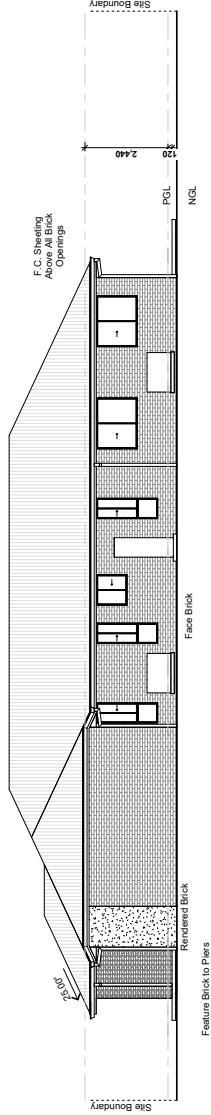
1



# Elevation B

1 : 100

2



CLIENT ADDRESS SITE ADDRESS  
 Lot 128 Mils Street , FLINDERS VIEW , QLD , 4305

DRIVING PROPERTIES  
 Parish: Ipswich  
 County: Ipswich City Council  
 Map Ref: 40/01/2  
 Area of Land: 14.203  
 Job Number: 17/05/2019  
 Issue Date: 17/05/2019

CONSTRUCTION DETAIL  
 DESIGN: Chatsworth  
 Name: 2440  
 Ceiling SF: 26.00  
 Roof Material: Colobond  
 Eave Offset: 450

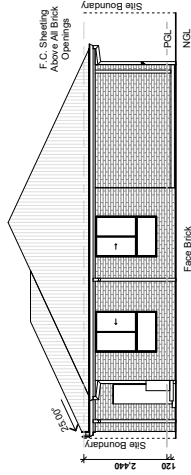
AMENITIES	DATE	DESCRIPTION

CLIENT SIGN	1 : 100	SIGN

This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd  
 © Copyright 2014 Impact Homes Pty Ltd

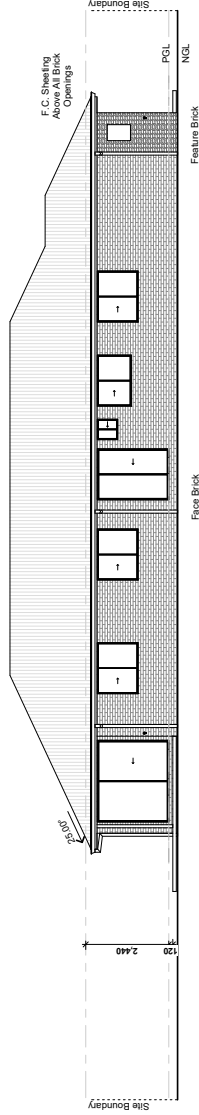
### 1 Elevation C

1 : 100



### 2 Elevation D

1 : 100



SITE ADDRESS

Lot 128 Mia Street . . FLINDERS  
VIEW . QLD . 4305

CLIENT

DRIVING  
DETAILS

Region: Queensland  
County: Ipswich City Council  
Map Ref: 400m2  
Area of Land: 14.203  
Job Number: 171652019  
Issue Date:

DESIGN: Chatsworth  
2440  
Ceiling SF: 26.99'  
Roof Material: Colocomb  
Eave Offset: 450

CONSTRUCTION DET  
AMENMENTS

DATE	DESCRIPTION

### 04a ELEVATION 2

1 : 100

CLIENT SIGN: \_\_\_\_\_  
SIGN: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd  
© Copyright 2014 Impact Homes Pty Ltd

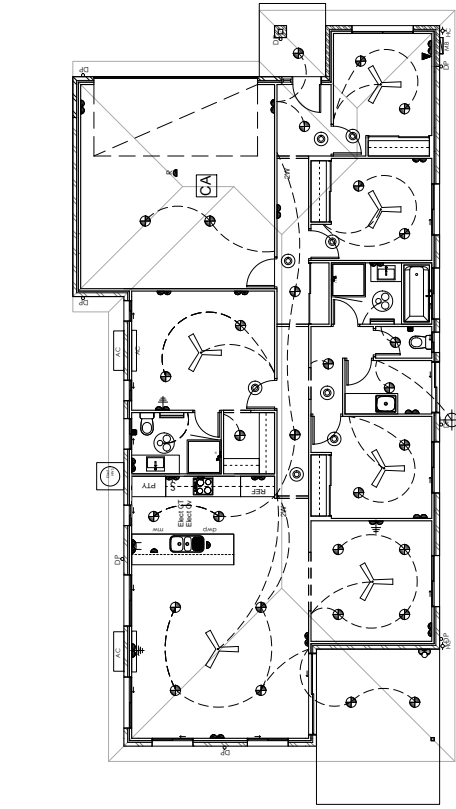


# Electrical Legend

- Meter Box
- Gas Meter Box
- Fuses Box (Hi)
- Fuses Box (Lo)
- Solar MHS
- Solar MHS Controller
- AC Head Unit
- Gas Cylinder
- Solar Panel
- Ceiling Fan
- Ceiling Fanlight (Fluoro)
- Switch 3 in 1
- Exhaust Fan
- Exhaust Fanlight
- Smoke Alarm
- Sg/Fire Tube Bk
- Sg/Fire Tube Rk
- Sg/Fire Tube Other
- 20/Choke Fluoro Opener
- Downlight 20V Low Voltage
- Downlight 12V Pendant
- Downlight Low V Fluor
- Eyeball Light
- Wall Light
- Batten Light (External)
- Flood Light (Exve)
- Flood Light (Wall)
- Sensor
- Sensor Flood Light
- Batten Holder
- Single GPO
- Flood Single GPO
- Waterproof Single GPO
- Waterproof Double GPO
- Gas Outlet
- TV Point
- Pay TV Point
- Phone Point
- Data Point
- Door Chime/Bellon
- Door Chime/Speaker
- Door Bell/Chime
- Isolation Switch

Electrical points positions subject to construction constraints.

**IMPORTANT NOTE:**  
NBN estate - National Broadband Network. Please see the NBN Co website for further information. NBN installation is implemented.



## 1 GF Electrical Plan

1 : 100

Electrical Fixture Schedule		
Count	Family	Type
30	Light Downlight	240V
6	Fan	Ceiling Fan
1	Fan	Exhaust Fan
3	Service Point	Data
1	Service Point	Phone
2	Fan	Exhaust 3 in 1
1	Isolation Switch	Isolation Switch
3	GPO	Single
1	GPO	Double
1	Service Point	Smoke Detector
1	Service Point	TV Point
1	Service Point	Light Point
1	GPO	Waterproof Double
78		

SIGN:		SIGN: _____	
DATE: _____		DATE: _____	

This plan may not be copied in part or in whole without the written permission of the author.  
© Copyright 2014 Impact Home Pty Ltd

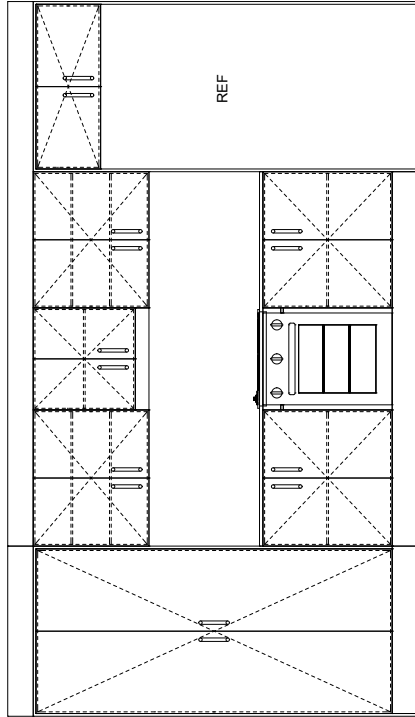
08	GF ELECTRICAL	1 : 100	
DATE	DESCRIPTION		

DESIGN: Chatsworth	2440
Living SF	26.69*
Bedroom SF	36.25*
Coloomb	450
Eave O'Hang	450

Project:	Chatsworth
County:	2440
Map Ref:	Ipwich City Council
Ward:	40/012
Area of Land:	14.2203
Job Number:	17/05/2019
Issue:	
Date:	

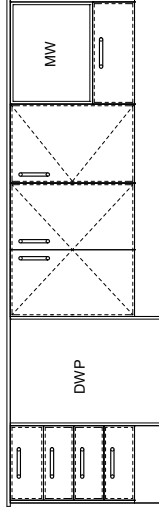
DRAWING	DETAILS	PROPERTY	CONSTRUCTION DET
Lot 128 Mib Street - FLINDERS	VIEW - QLD - 4305		
CLIENT	SITE ADDRESS		

**Cabinetry Details are drawn for illustration purposes only. layout is subject to cabinet makers discretion. For construction details please see the Site Supervisor.**



**Kitchen**

1 1 : 20



**Island Bench**

2 1 : 20

	SITE ADDRESS	Lot 128 Mia Street - FLINDERS VIEW , QLD - 4305	CLIENT		
	SP				
DRAWING DETAILS		Draft: <b>PROPERT</b> Issue: <b>PROPERT</b> Date: <b>17/05/2019</b>	Parish: <b>Spetch</b> County: <b>Spetch</b> Map Ref: <b>Spetch City Council</b> Zone: <b>400m2</b> Area of Land: <b>14.203</b> Sub Number: <b>14.203</b> Issue: <b>17/05/2019</b>	DESIGN: <b>Chairsworth</b> No: <b>2440</b> Ceiling SF: <b>26.00</b> Floor SF: <b>26.00</b> Roof Material: <b>Colebrook</b> Eave Offset: <b>450</b>	AMENITIES
DATE		11/05/2019	DESCRIPTION	11c CABINERY DETAILS 1	1 : 20
CLIENT SIGN:			CLIENT SIGN:		
SIGN:			DATE:	/ /	
This plan may not be used in part or in whole without the written permission of Impact Homes Pty Ltd © Copyright 2014 Impact Homes Pty Ltd					