
THE WILDWOOD 191



PRESENTED BY:

DTZ BUILDING DESIGN

2/22 CENTRAL COURT, HILLCREST QLD 4133

LOT 500 QUARTZ CRESCENT, COLLINGWOOD PARK (WOODLINKS)

SINGLE CONTRACT HOUSE & LAND PACKAGE

THE WILDWOOD



LOT 500 QUARTZ CRESCENT, COLLINGWOOD PARK (WOODLINKS ESTATE)

PACKAGE OVERVIEW - FULL TURN KEY, FIXED PRICE HOUSE & LAND

Address:	Lot 500 Quartz Crescent “Woodlinks Estate” Collingwood Park QLD 4301
House & Land Price:	\$458,500
House size:	190.857sqm
Land size:	375sqm
Registration due:	Registered
Bedrooms:	4 Bedrooms
Bathrooms:	2 (Main bathroom + Ensuite)
Garage:	Double lock up garage

PATRICULARS

NAME: WARLOW SCOTT LAWYERS

BSB: 084 391

ACCOUNT NUMBER: 476 727 045

REFERENCE NUMBER: PLEASE INSERT – BUYER NAME & LOT NUMBER

DISCLAIMER

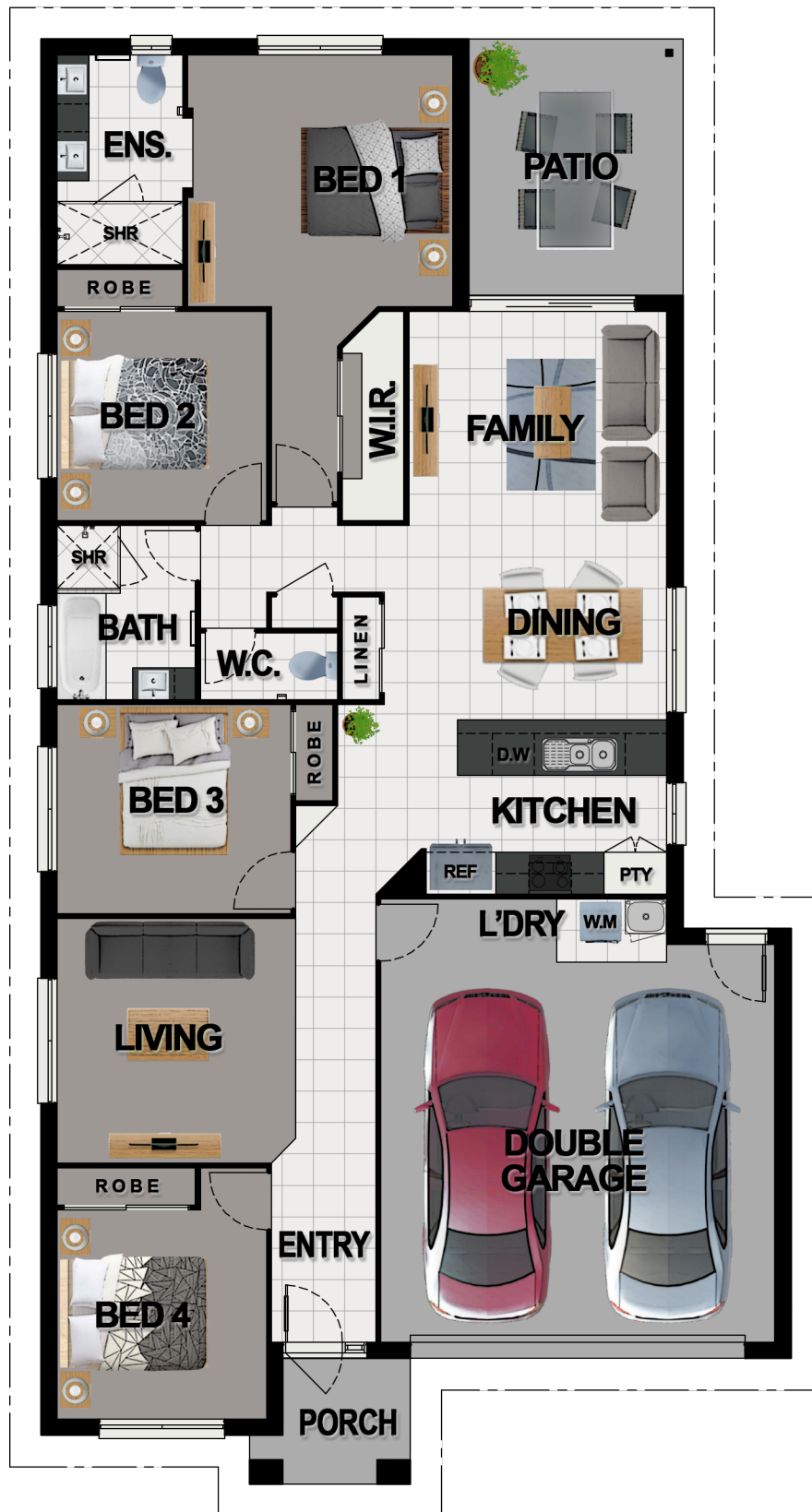
Façade, floor plan and furniture shown is for illustrative purpose – not included in purchase. Window location and sizes may change across styles.

LOT 500 QUARTZ CRESCENT, COLLINGWOOD PARK (WOODLINKS ESTATE)

CONTRACT INCLUSIONS:

- Ext Finish: Face Brick house with feature render to front
- Colorbond Metal Roof
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Beko Electric ceramic
- Kitchen Appliances: Beko Stainless Steel
- Dishwasher: Beko Stainless Steel
- Lighting/ Fan Package: LED Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 2 Split Systems (1x family / dining room & 1x Bedroom 1)
- Hot water: Rinnai 250L Electric
- Wardrobes: Full Height Built-ins for Easy Storage with WIR to master
- Stone bench tops to kitchen and vanities
- Tapware: Flick Mixers
- Entrance Door: Corinthian Panelcarve or similar
- Window Covers: Vertical Blinds to Windows and Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Readicote Flush Doors
- External Exposed Aggregate Concrete – to driveway, paths and alfresco area
- Internal Door Handles: Stainless Steel
- Architrave & Shirting: Splayed
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

THE WILDWOOD 191



LOT 500 QUARTZ CRESCENT, COLLINGWOOD PARK (WOODLINKS ESTATE)

NOTES:

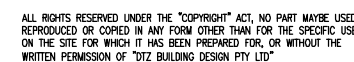
- ALL WINDOWS AND DOORS HAVE A JOINERY HEIGHT OF NOM. 2100mm UNLESS STATED OTHERWISE (NOM. 2400mm JOINERY HEIGHT FOR A 2700mm H. CEILING).
- PROVIDE NOGGING FOR TOWEL RAILS & CLOTHES DRYER.
- ALL BEAM SIZES TO BE DETERMINED BY FRAME & TRUSS MANUFACTURER.
- ALL MECHANICAL VENTS TO BE DUCTED TO OUTSIDE OF THE DWELLING.
- LANDSCAPING IS INDICATIVE ONLY – FINAL LAYOUT DESIGN BY LANDSCAPERS.
- CLOTHESLINE & LETTER BOX POSITIONS ARE INDICATIVE ONLY – FINAL POSITIONS DETERMINED ON-SITE.
- REFER TO AS-CONSTRUCTED DRAWINGS FOR ALL SERVICES LOCATIONS.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE.
- ALL DIMENSIONS ARE TO MEASURED TO THE WALL OF THE BUILDING UNLESS SPECIFIED OTHERWISE.
- REFER TO COLOUR SPEC. FOR INT. & EXT. MATERIALS & COLOURS.

SERVICES LEGEND	
—SW---	STORMWATER
--S----	SEWER
- W - - -	WATER
—E---	ELECTRICAL
—T---	TELECOMM.
—G---	NATURAL GAS



Estate WOODLINKS VILLAGE
Suburb COLLINGWOOD PAR
Local Auth. IPSWICH CITY COUNCIL
SP 317646 *Area* 375m²
Cnt/Par STANLEY / GOODNA

<i>Electricity</i>	Underground
<i>Water</i>	Yes
<i>Sewer</i>	Yes
<i>Road</i>	Bitumen
<i>Telecom.</i>	Yes
<i>Stormwater</i>	Road
<i>Footpath</i>	Yes
<i>Kerb</i>	Mountable
<i>Flood Aff.</i>	—



Drawing Issue		
A	DRAWING ISSUE	03/12/20

Drawing		
SITE PLAN		
DATE: 03/12/20	DWG No.	AMND.
SCALE: 1:200	BA-A3-1.1	A
DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 20298	
CAD REF: C:\SITES\LOT WOODLINKS - S.17		



INITIAL: _____

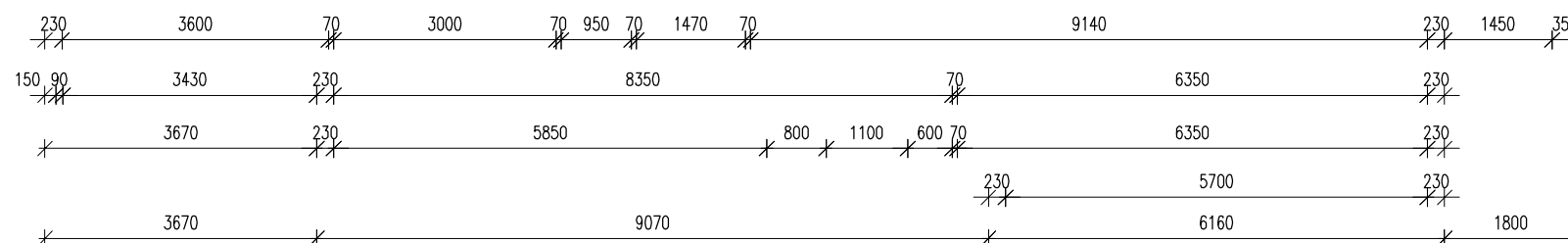
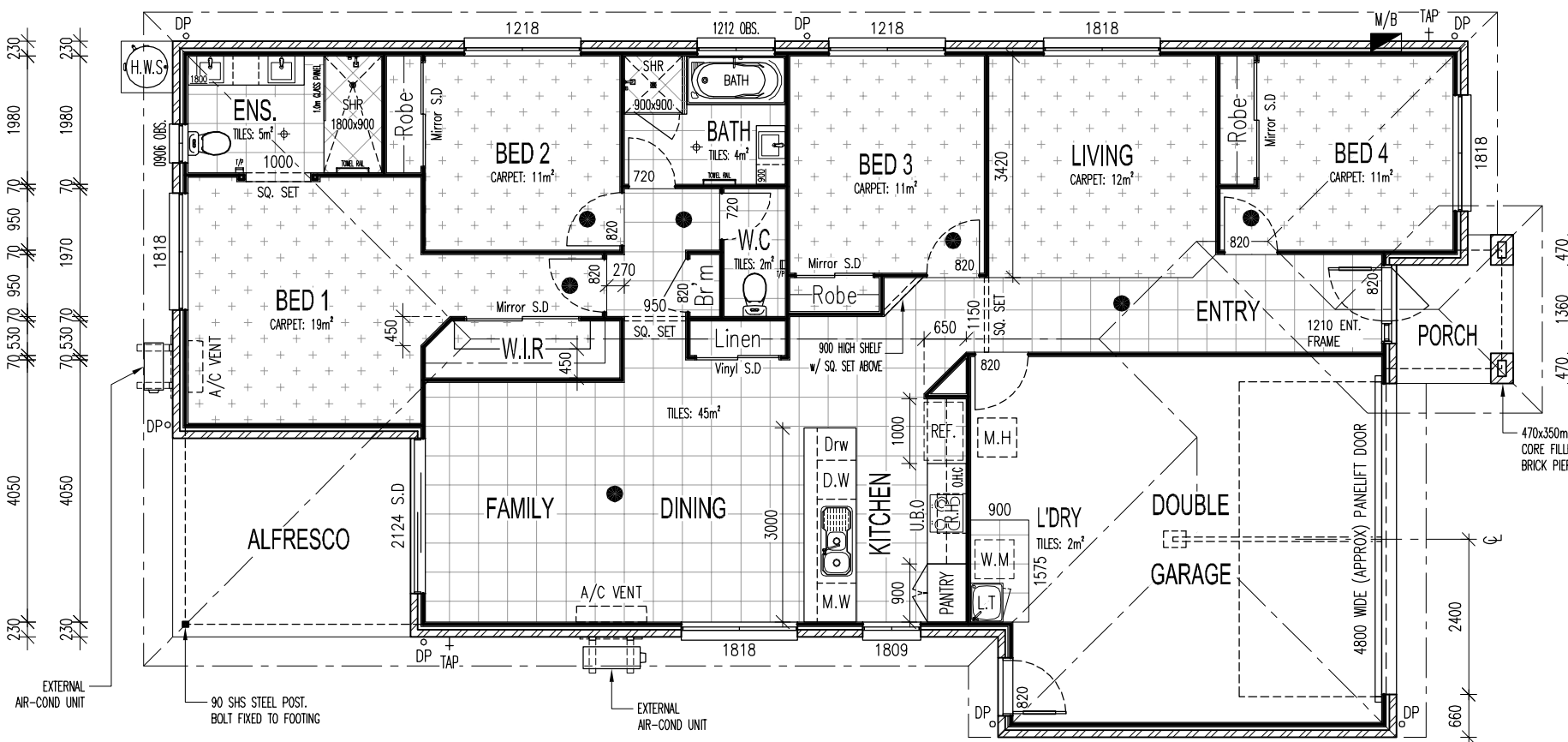
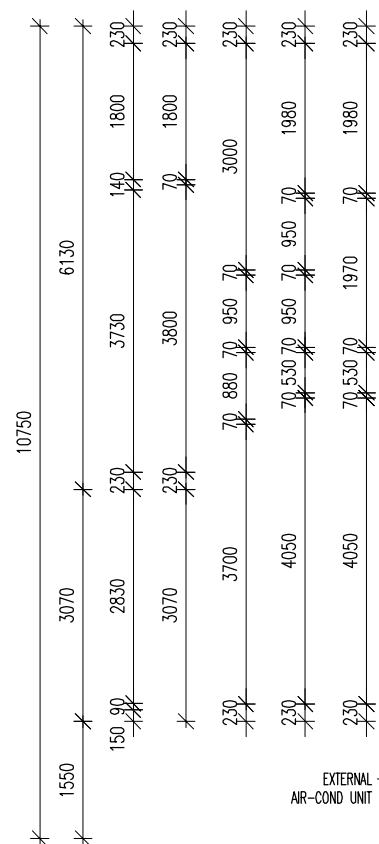
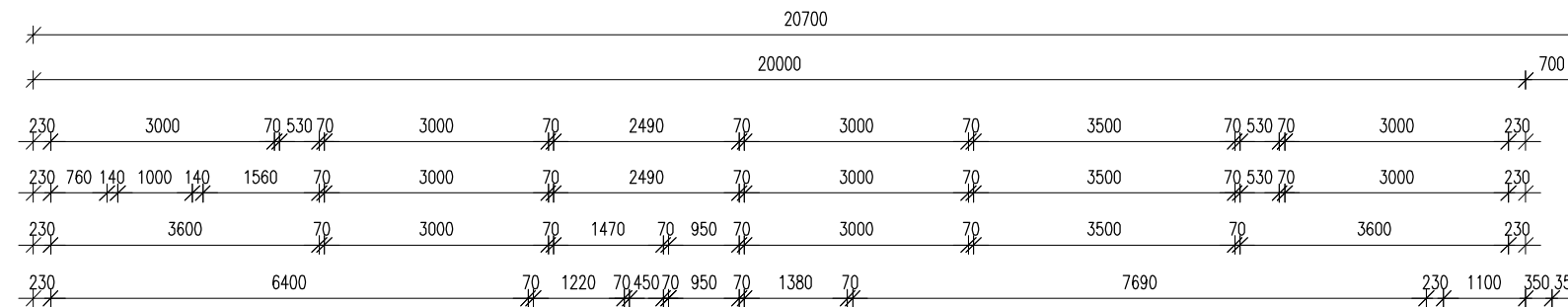
DATE: _____

1.8m high trees – 25L (300mm) pot
1.0m high plants (evergreen) – 140ml pot
0.5m high plants (ground cover) – 140ml pot
50/50 ratio of shrubs & ground cover
(or similar – Refer Notes)

SITE PLAN LAYOUT - *Wildwood 191*

INITIAL: _____

DATE: _____

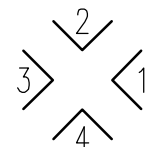


SQ. SET	SQUARE SET HEIGHT @ 2170mm AFFL.
R.H.	RANGEHOOD
O.H.C	OVERHEAD CUPBOARDS
REF.	FRIDGE PROVISION
M.W	MICROWAVE PROVISION
D.W	DISHWASHER PROVISION
W.O	WALL OVEN
U.B.O	UNDER BENCH OVEN
M.H	600 x 600mm CEILING MANHOLE
W.M	WASHING MACHINE PROVISION
L.T	45L LAUNDRY TUB
C.S.D	CAVITY SLIDING DOOR
DP	DOWNPIPE
M/B	METER BOX
+	FLOOR WASTE
SHR	SHOWER - FLOOR AREA NOTED
	SHOWER TAP @ 1150 ABOVE
+	SHOWER BASE TO ♀ COMBINATIONS
	SHOWER ROSE @ 1800 ABOVE
	SHOWER BASE
	SMOKE ALARMS TO COMPLY WITH BCA
	PART 3.7.2 & WITH AS-3786

WRITTEN DIMENSIONS SHALL TAKE
PRECEDENCE OVER DRAWING SCALE

ALL BUILDING CONSTRUCTION TO COMPLY
WITH THE LOCAL AUTHORITY BY-LAWS AND
THE BCA/AS-1684 1999

PROVIDE TERMITE TREATMENT IN ACCORDANCE
WITH AUSTRALIAN STANDARD 3660.1



● - LOCATION OF SMOKE ALARM.
SMOKE ALARMS TO COMPLY WITH
BCA CLASS 1 & 10 PART 3.7.2
& WITH AS-3786



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Drawing Issue		
A	DRAWING ISSUE	03/12/20

Project
PROPOSED DETACHED HOUSE at
LOT 500 QUARTZ CRESCENT,
COLLINGWOOD PARK

Drawing

FLOOR PLAN LAYOUT

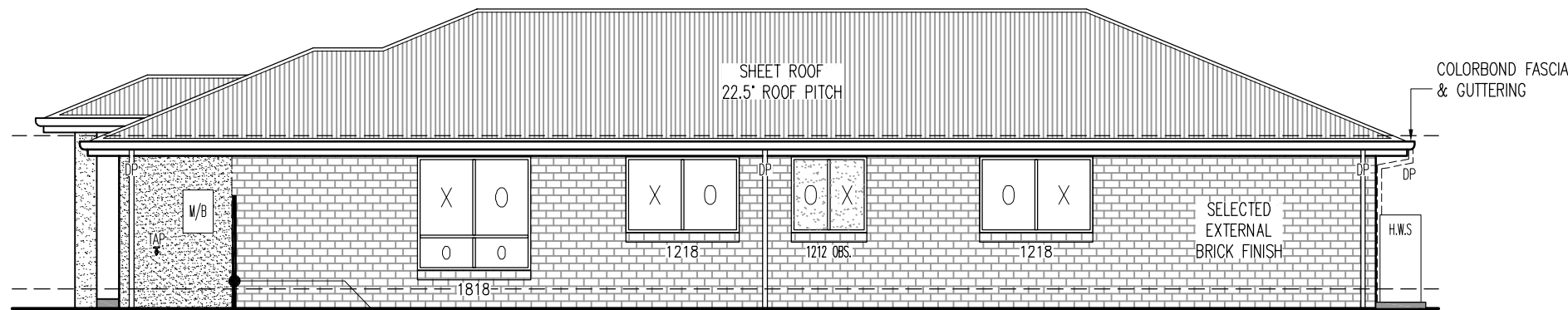
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DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 20298	
CAD REF: C:\SITES\LOT WOODLINKS - S.17		

BUILDING AREAS	
LIVING AREA	137.159 m
GARAGE AREA	38.808 m
ALFRESCO AREA	11.267 m
PORCH AREA	3.623 m
TOTAL AREA	190.857 m
PERIM. LENGTH	62.900 m

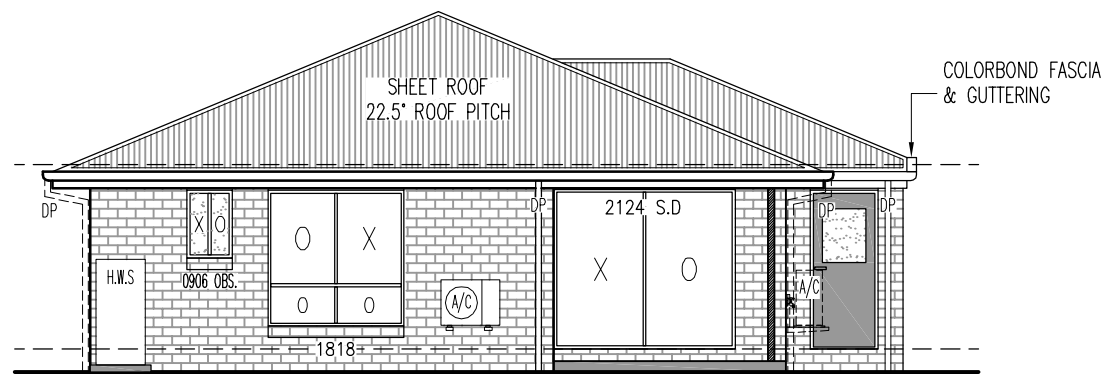
FLOOR PLAN LAYOUT - *Wildwood 191*



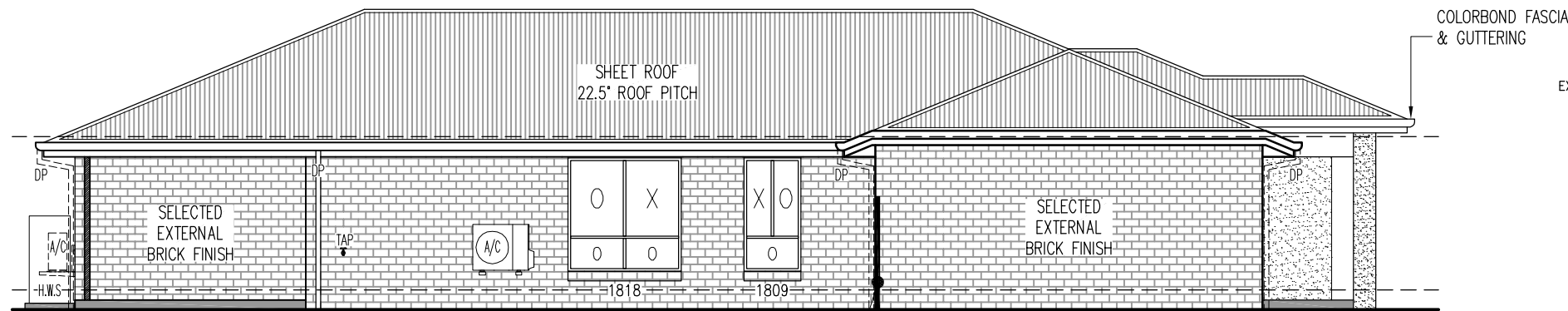
ELEVATION 1



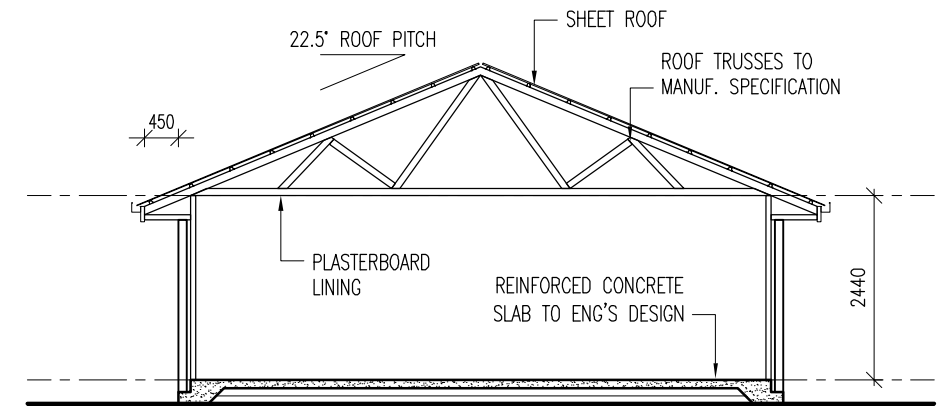
ELEVATION 2
DENOTES FENCE RETURNS



ELEVATION 3



ELEVATION 4



SECTION

CLIENT APPROVED FOR CONSTRUCTION

INITIAL: _____

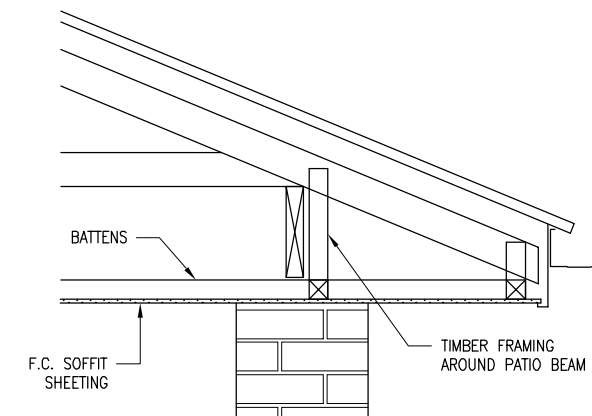
DATE: _____

NOTES:

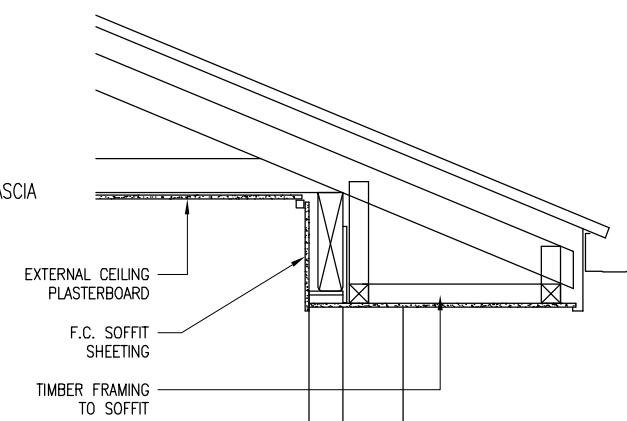
ALL INTERNAL DIMENSIONS STATED ARE FRAME SIZES - EXCLUDING LININGS.

ALL WINDOWS TO BE SLIDING U.N.O.

CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.



PORCH BULKHEAD DETAIL
SCALE 1:5



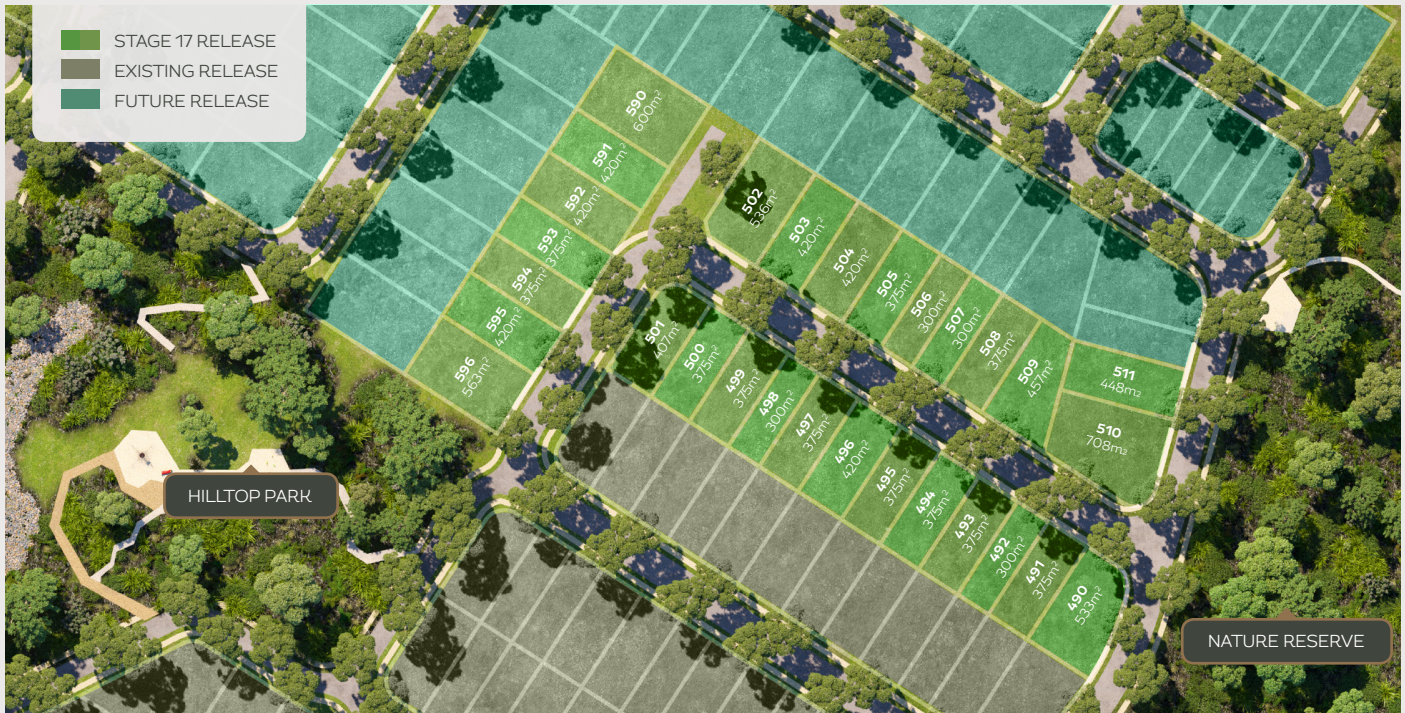
PATIO BULKHEAD DETAIL
SCALE 1:5

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Drawing Issue		
A	DRAWING ISSUE	03/12/20
Project		
PROPOSED DETACHED HOUSE at LOT 500 QUARTZ CRESCENT, COLLINGWOOD PARK		
Drawing		
EXTERNAL ELEVATIONS		
DATE: 03/12/20	DWG No.	AMND.
SCALE: 1:100	BA-A3-3.1	A
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CAD REF: C:\SITES\LOT WOODLINKS - S.17		

Stage 17

Reserve Release



Nestled alongside the Goodna Creek Nature Reserve, Woodlinks residents enjoy a haven of leafy streetscapes, wide-open spaces and parks, in a safe and vibrant community.

Featuring perfectly sized, flat and easy to build on blocks, the Reserve Release offers elevated homesites just a stone's throw away from the new Adventure Park and a tranquil nature reserve.

Located within easy walking distance, Woodlinks residents have direct access to the Collingwood Park Woolworths Shopping Centre for everyday essentials. A short walk across the road you'll also find WoodLinks State School, one of the most sought after in the region.

With established shopping centres, schools, transport plus so much more on your doorstep, Woodlinks is the perfect community to call home.



Plans are subject to development and building approval and are subject to change without notice. Information contained herein has been provided as a guide only and is not guaranteed or part of a legally binding contract. June 2020.





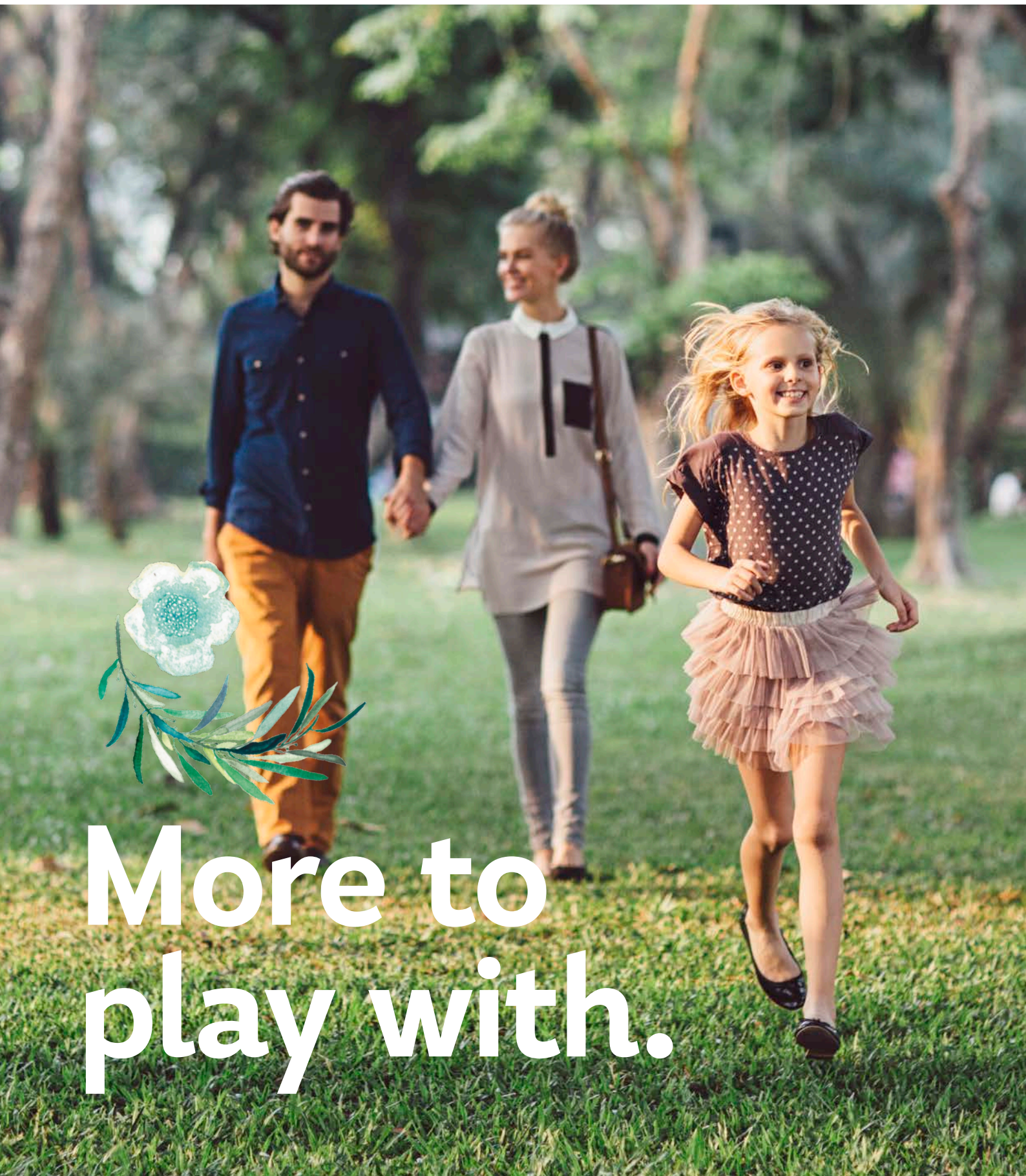
Established in 1998, The Village Building Company is one of Australia's most experienced developers – having delivered more than 40 projects across the Australian Capital Territory, Queensland, New South Wales and Victoria.

We place great emphasis on the environments we create and don't just focus on the 'bricks and mortar'. We develop lively, sustainable and attractive communities not only for today, but also for the enjoyment of future generations.





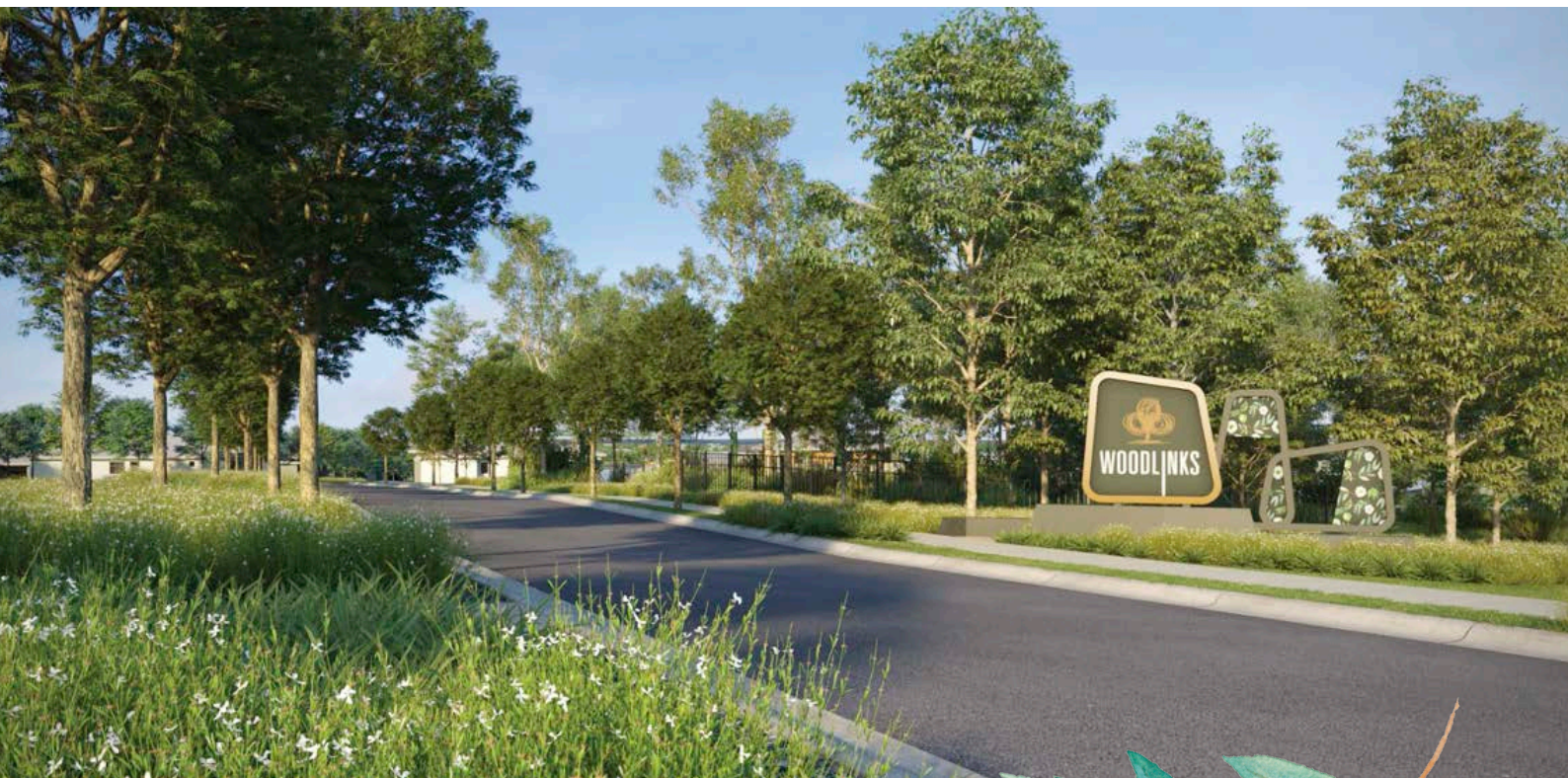
woodlinksvillage.com.au



More to play with.



More to play with.



More within your reach

**Located at the heart of the Ipswich growth corridor,
WoodLinks Village places so much more within your reach.**

- Within easy walking distance of the WoodLinks State School and Woolworths Marketplace
- Close to Redbank Plaza Shopping Centre, bus interchanges, and the train network within 30 kms of Brisbane's CBD
- 5,000 sqm community park with a playground, half size basketball court and shaded picnic areas
- Pedestrian walkways connecting green open spaces
- Cyclepaths along rehabilitated Goodna Creek
- Home sites to suit everyone's needs
- Total Lot # 781 master planned community, home to 2,250 population
- 12.6 kms to USQ university
- 10.7 kms to the heart of Springfield Central where you can enjoy retail therapy at Orion Shopping Centre and watch your kids play at the water park





More within your reach.



SHOPPING

- Woolworths Collingwood Park
- Springfield Town Centre
- Orion Shopping Centre

EDUCATION

- WoodLinks State School
- Collingwood Park Primary School - 1.9km
- University of Southern QLD - 12km

TRANSPORT

- Brisbane CBD - 30km
- Redbank Train Station - 3.4km
- Springfield Station

AMENITIES AND OTHER

- Parks and Recreation
- Picnic areas
- Brookwater Golf Resort and Spa - 9km
- Springfield Mater Private Hospital - 12km
- Ipswich Hospital
- Robelle Domain Water Park





More room to grow.

More to play with

Over 30% of the 78 hectare master planned community is reserved for open spaces. So you can be sure the carefree family lifestyle and the special pockets of WoodLinks Village you buy into will stay that way.

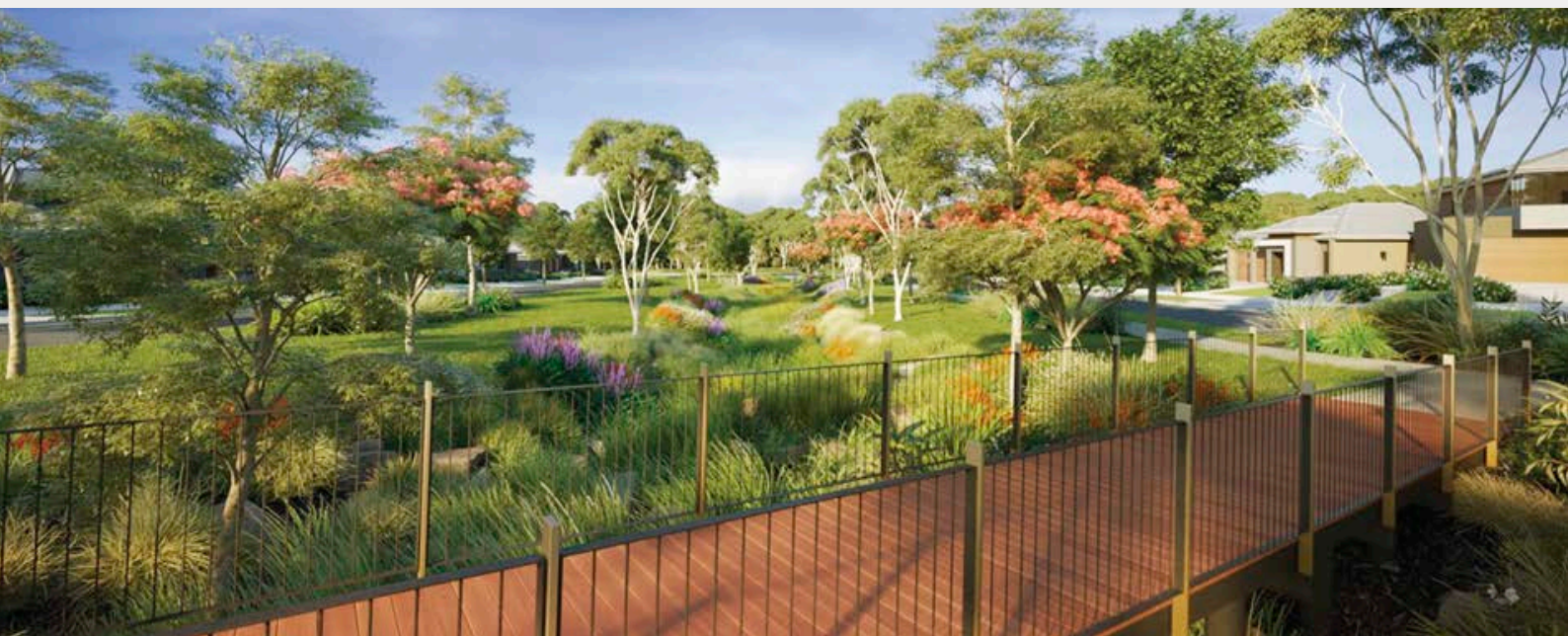


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Established in 1988, The Village Building Company is one of Australia's most experienced developers – having delivered more than 40 projects across the Australian Capital Territory, Queensland, New South Wales and Victoria.

We place great emphasis on the environments we create and don't just focus on the 'bricks and mortar'. We develop lively, sustainable and attractive communities not only for today, but also for the enjoyment of future generations.





The *Deluxe* Package



HIA members
the best in the business

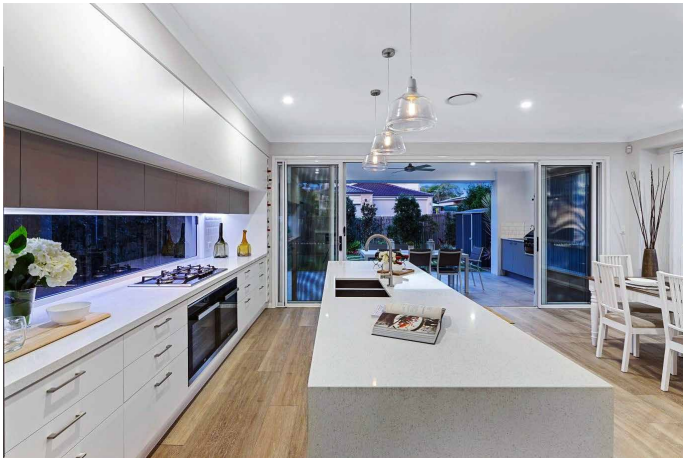




The *Deluxe* Package

FIXED PRICE HOME PACKAGE INCLUSIONS AT A GLANCE:

- All site costs – guaranteed with no extra charges!!
- 2440mm high ceilings
- Quality gloss floor tiles
- Modern style carpets
- Mirror sliders to all robes
- LED downlights
- Ceiling fans to all bedrooms & separate living room
- Split-system Air Cond. to Living & Bedroom 1
- Security screens to all windows & sliding glass doors
- Roller blinds
- Modern style kitchen & vanities with stone benchtops
- Bulkheads above kitchen overhead cupboards
- Phone & data points
- Internal & external painting
- 1x Double power point per room plus 3 extras
- Exhaust to bathroom & ensuite
- InAlto stainless steel appliances, ceramic cooktop & dishwasher
- Chrome mixer taps to kitchen, bathroom, ensuite & laundry
- Locks to all windows & sliding glass doors
- Garage door with 2x handsets & 1x wall remote
- Timber fencing & metal framed gates
- Exposed aggregate driveway & path
- Electric Hot Water System
- Wall sarking & ceiling insulation
- Fully landscaped & turfed
- Wall mounted clothesline
- Common letterbox
- 6-Star energy rating



The *Deluxe* Package

Fixed price home package includes the following carefully selected fixtures and fittings.

SERVICES, DOCUMENTATION & FEES

- Fixed Price Contract
- Building Plans and specifications
- Engineers Soil Test Report, contour survey & engineered ground slab design
- Local Council building, application and QBCC fees
- All insurances required

STRUCTURAL & EXTERNAL INCLUSIONS

SITE WORKS, FOOTINGS & SLABS

- All site works to encompassing area of building platform
- Concrete slab: Engineered waffle pod & concrete slab system with reinforcing and thickened at slab perimeter (AS 2870-2011, includes piers)
- Stormwater and sewer connections to residential sites
- Underground water & 6m electrical mains connection (overhead or underground)
- Termite protection to Australian standards (AS 3660.1-2000)

STRUCTURAL

- 2440mm high ground floor ceiling height (2440mm high upper floor ceiling for high-set designs)
- Timber wall frames & trusses to engineered design and specifications – constructed to N2 wind rating.
- 'PGH' face & feature bricks from builder's range with off-white mortar joints
- Colorbond® steel roof sheeting, gutters & fascia from builder's range – PVC downpipes
- Rendered & painted facade (as per elevations)

OUTDOORS & LANDSCAPING

- Façade feature options: Rendered & painted, feature bricks & partial cladding
- 2x external water taps
- Wall mounted Clothesline
- Exposed aggregate driveway and path to front door including porch
- Concrete to alfresco area and where applicable
- Landscaping including feild drains, planted & mulched garden beds and turf where applicable
- Treated timber butted paling fencing to boundary sides & rear with metal-framed lockable gate
- Common letterbox
- Full site clean and removal of builder's rubbish

INTERNAL INCLUSIONS

WINDOWS, DOORS & FURNITURE

- Sectional overhead garage door from standard builder's range with 2x handsets & 1x wall remote
- Flush-panel internal doors with chrome lever-set handles and door stops
- Privacy locks to bathroom, toilet & ensuite – lift-off hinges
- Entrance locksets to entry doors – deadbolt lock to front entry door
- 'Special feature' front entry door with sidelight/feature glass panel
- Rear door with 1/3 glass panel (design specific)
- Aluminium framed windows and sliding glass doors from standard builder's range with keyed locks
- Security grille screens (including flyscreen) to all exterior doors, sliding glass doors, and window openings
- Roller blinds to all windows & sliding glass doors in bedroom & living areas

ELECTRICAL

- LED downlights from standard builder's range to meet energy efficiency regulations
- Ceiling fan lights to all bedrooms (one in separate living room – design specific)
- External lighting from standard builder's range to rear door, porch and alfresco areas.
- ONE double power point (GPO) per room plus 3 additional GPO's to dwelling.
- TV points to living area and main bedroom (with cable), phone & data points.
- Photoelectric smoke alarms (hard-wired to 240v power supply, battery backup)
- Earth leakage system (safety switch)
- High-speed internet (NBN) ready (provision allowed)
- Split-system air conditioner to living area (approx. 5.2kW reverse cycle unit) & Bedroom 1 (approx. 2.5kW reverse cycle unit)
- Electric Hot Water System (storage system, 250L capacity)
- Exhaust fans from standard builder's range to bathroom & ensuite (and W.C. – design specific)

The *Deluxe* Package

Fixed price home package includes the following carefully selected fixtures and fittings.

PLUMBING (BATHROOM, ENSUITE & TOILET)

- Laminated clear glass shower screens with pivot door, wall mounted chrome shower mixer tap & water efficient shower rose
- White acrylic inset bath with wall mounted chrome bath mixer tap & spout
- Dual flush toilet suite
- Designer laminated vanities with stone benchtop (20mm), full vanity width mirror, and basin with chrome mounted mixer tap
- Chrome towel rails & toilet roll holders
- Chrome plated floor wastes

PLUMBING (LAUNDRY)

- 45L free-standing stainless-steel laundry tub with chrome mixer tap.
- Hot & Cold chrome washing machine taps

KITCHEN

- Designer laminated quality kitchen cabinetry with stone benchtops (20mm) – dishwasher provision, microwave provision & cutlery drawers – colours from standard builder's range
- Built-in pantry with shelving
- Overhead cupboards with bulkhead above
- Refrigerator provision
- InAlto stainless steel multi-function, fan-forced electric oven, slide-out range hood and electric ceramic 4-zone cooktop from standard builder's range (600mm)
- InAlto stainless-steel multi-function dishwasher (600mm)
- 1 & ¾ bowl stainless steel sink with drainer & chrome sink mixer tap



JOINERY, LINING & PAINTING

- 68x12mm splayed skirting and 42x12mm splayed architraves
- Built-in robes to all bedrooms with shelf & hanging rail
- Linen cupboard as per plans with 4 shelves
- Mirror sliding doors to all robes
- Vinyl sliding door or flush panel door to linen cupboard (design specific)
- 10mm plasterboard to walls & ceiling
- Water resilient plasterboard & Villaboard sheeting to wet areas where applicable
- 90mm plasterboard cove cornice
- Sisalation foil wrap to external stud walls & R2.5 insulation batts to ceiling of living areas under main roof
- Internal painting to walls, doors, architraves, skirting, ceiling & cornice.
- External painting to downpipes, rendered surfaces, cladding & soffit (design specific)
- Timber framed stairs with carpet, balustrade & handrail (high-set design specific)

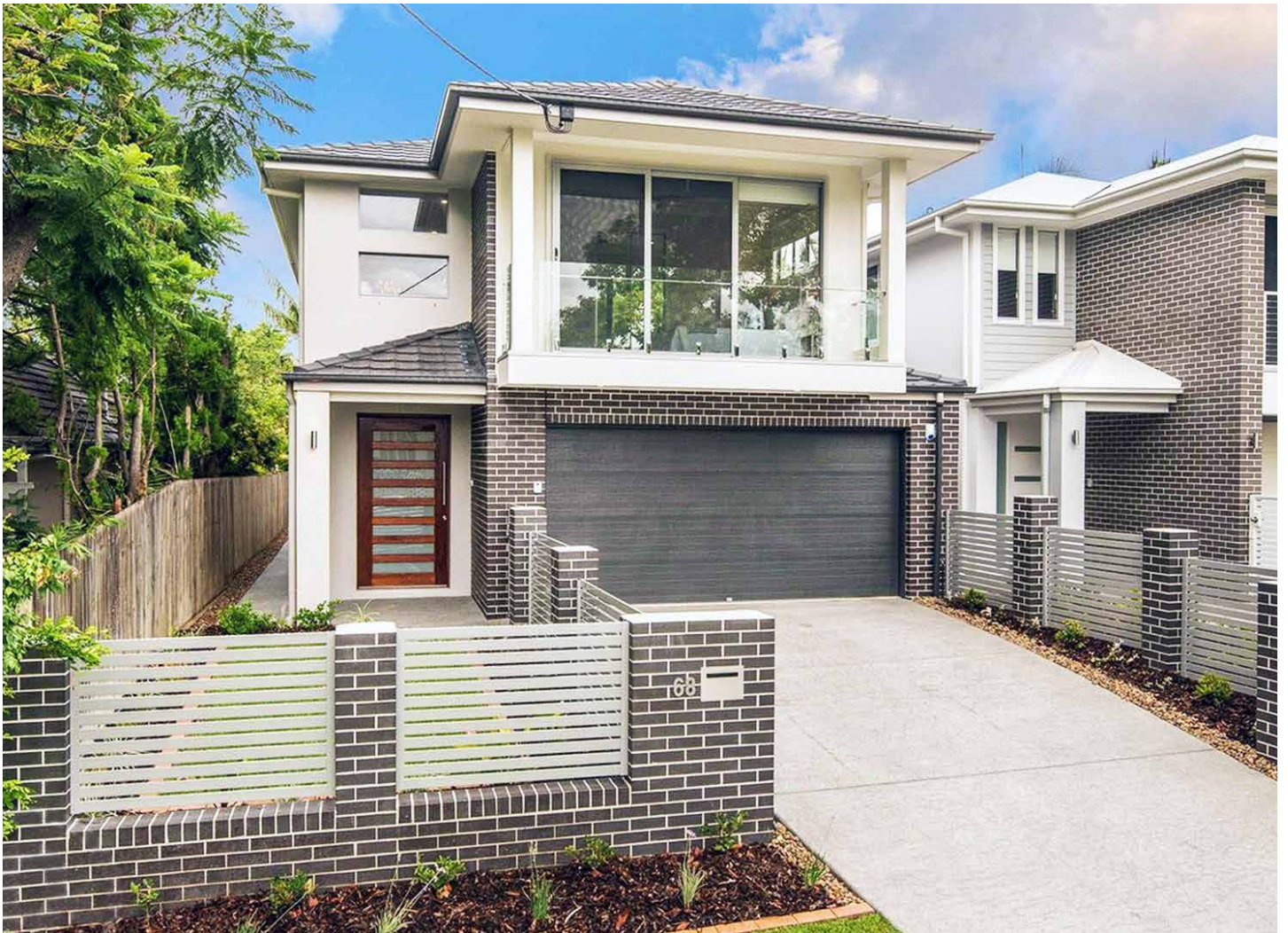
TILING & CARPETS

- Quality ceramic tiles to living & wet areas from standard builder's range
- Wall tiles to shower area (2100mm high) & above bath
- Skirting tiles to bathrooms, laundry & W.C
- Tiles to kitchen splashback
- Designer modern carpet & underlay to all bedrooms, robes, stairs & separate living area (design specific)

SPECIAL WARRANTIES

- Warranties and guarantees supplied by the builder at handover
- 6-Year structural warranty
- 12-Month maintenance warranty

Please note: Inclusion styles / brands may vary dependant on supply or builder's choice; where there is any substitution, the replacement will be of equivalent or superior quality. The schedule and finishes are those that are set-out in the residential building contract.



Building quality homes

DTZ BUILDING DESIGN

Comfortable homes with quality inclusions at affordable prices.

DTZ Building Design have been building residential houses and units complexes across Brisbane and the Gold Coast since 2006. We specialise in 'turn key' homes.

Established on Brisbane's southside by brothers, Dylan and Nathan Zeiher; both brothers are licenced low-rise house builders, with Dylan being a licenced Building Designer and Nathan holding his Plumbing, Drainage & Gas-fitting licences.

The DTZ Team are heavily involved with every house we build, through design to construction and hand-over of your new home or investment property.

Together with our growing team, we bring over 40 years of experience in the residential housing and construction industry. DTZ has a proven track record of success, and a strong reputation for exceptional service and superior quality. This brings with it, a solid referral network and connections to the best tradespeople to deliver top-quality, long-lasting workmanship.

We strive to provide an environment where our tradespeople want to do their best, so they, in turn, strive to do an exceptional job for you. We have a passion for providing quality, affordable homes for our clients.

The future holds exciting times for DTZ Building Design as we continue to expand into new areas, staying on the cutting edge of new designs, as well as utilising revolutionary management and operational processes to provide our clients with a complete hassle-free package of services from start to finish.

When it comes to deadlines, we are conservative with our promises and assertive with our work schedule, that's why our record of on-time delivery is unrivalled in the industry. Which means, our customers can make their personal and financial plans with certainty and peace of mind.



*"Our homes are comfortable and casual,
making it **perfect** for everyday living..."*



QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION
Licence Number: 1093553



Member: 992433

The background is a grayscale architectural floor plan. It shows various rooms and structural elements. Labels include 'DOUBLE GARAGE' at the top right, 'ENTRY' below it, 'LIVING' in the center, 'BED 3' on the left, and 'Robe' (closets) in several locations. There are also technical notes like '900 HIGH SHELF w/ SQ. SET ABOVE' and 'D.W. Drw'. Dimensions such as '1818' and '7690' are visible at the bottom. The plan uses standard architectural symbols for walls, doors, and furniture.

DTZ

BUILDING DESIGN