



BISHAMPTON ESTATE



Lapis

LOT 15 NEW LOGAN RD, LOGAN RESERVE

TOTAL PRICE

\$445,000*

- * Lowset Brick Home
- * Colorbond Roof
- * Rendered facade with pillars
- * Fixed Price Site Costs
- * Stone Benchtops to kitchen and bathrooms
- * Stainless Steel Appliances
- * Vertical Blinds
- * Barrier Screens to all windows excl front facade
- * Ceiling Fans
- * 3 coat paint system
- * 2 Air Conditioners
- * Timber Retaining Walls (as per plan)
- * Under Roof Alfresco
- * Exposed Aggregate Driveway, porch & alfresco
- * 1800mm high Timber Paling Fencing
- * Garden Bed, edging and plants
- * Rendered letterbox
- * Clothesline
- * 3 TV Points, 1 Phone Point, 1 Data Point (Fibre Optic)
- * Remote to garage with 3 handsets

HOUSE SIZE: 190.09m² LAND SIZE: 426m² REGISTRATION: YES



COLOUR SELECTION : Cloud

RENTAL ESTIMATE : \$420 - \$440

HOUSE PRICE \$230,000 inc GST

LAND PRICE \$215,000 inc GST

SIMONE CULLEN - (07)5593 5747 - 0433 803 166

Powell Constructions 3/5 Executive Drive, Burleigh Waters 4227

www.powellconstructions.com.au

CONCEPT SITING DRAWING.

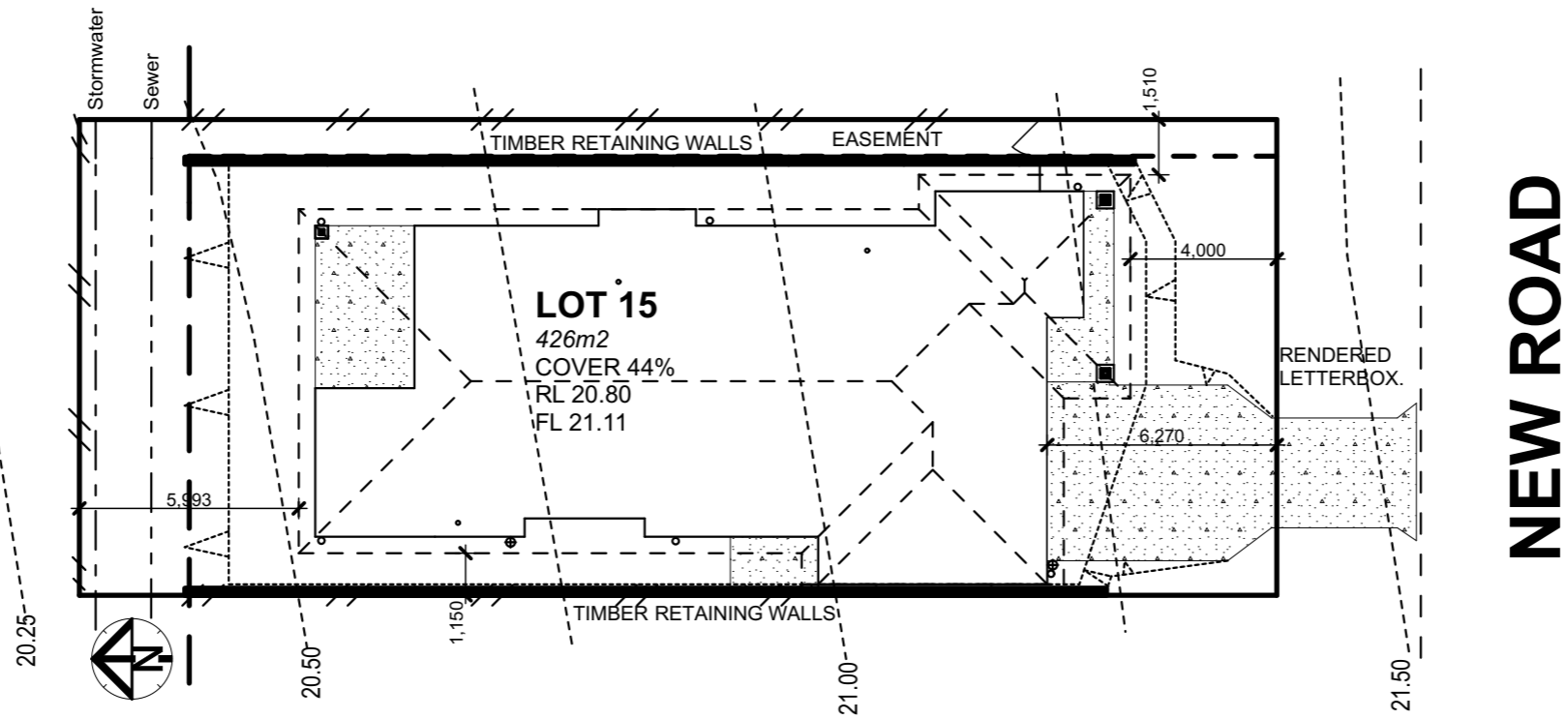
Date: 2.12.15 Variations: -

NOTE:
 SOIL CLASSIFICATION -
 WIND CLASSIFICATION -

RETAINING WALLS TO BE POSITIONED TO SUIT SITE CONDITIONS AT THE SITE SUPERVISORS DISCRETION.

Owner 1 Initial Here

Owner 2 Initial Here



SITE PLAN

1:200

NOT FOR CONSTRUCTION.

Preliminary plans concept only subject to change upon receipt of contour survey & soil report.

 <p>QBCC LICENCE No. 1084951. POWELL Constructions Pty Ltd Building Quality Lifestyles UNIT 3/6 JOHN DUNCAN COURT VARSITY LAKES, QLD 4227 PH (07) 55935747 FAX (07) 55936575</p>	REV.	DATE	REVISION.	PROJECT	LAPIS	Project No.	-	FIGURED DIMENSIONS TO BE USED AT ALL TIMES. REFER ANY INQUIRIES TO POWELL CONSTRUCTIONS PTY LTD (QLD) ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND NCC. THIS DESIGN, IN PART OR WHOLE IS SUBJECT TO COPYRIGHT. POWELL CONSTRUCTIONS PTY LTD
	-	-	-	CLIENT	-	Drawn	Steve Buckett	
				JOB ADDRESS	LOT 15 NEW ROAD, LOGAN RESERVE.	Date	2.12.15	
						Drawing No.	1	

CONCEPT SITING DRAWING.

Date: 2.12.15 Variations: -

NOTE:
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WIND CLASSIFICATION -

TIMBER FRAME (EXCEPT BRACING & BEAMS) TO BE TREATED.

BUILDING AREAS:

LIVING	134.39m ²
PORCH	6.02m ²
ALFRESCO	12.03m ²
GARAGE	37.65m ²
TOTAL	190.09m²

GENERAL NOTES:
SEE ELEVATIONS FOR ARTICULATION JOINT POSITIONS.

BRICK DIMENSIONS MAY VARY ACCORDING TO BRICK SIZES OR DIMENSIONS OF OPENINGS.

230 BRICK VENEER EXTERNAL OR 70 TIMBER FRAME INTERNAL WALLS UNLESS INDICATED OTHER WISE.

ALL TIMBER FRAME MEMBERS TO BE SUPPLIED BY THE TIMBER FRAME SUPPLIER TO COMPLY WITH AS 1684.2-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

ARTICULATION JOINT POSITIONS TO BE CHECKED & APPROVED BY THE ENGINEER.

REFER TO TRUSS MANUFACTURERS ROOF LAYOUT FOR GIRDER POINT LOADS ON LINTELS & PLATES.

ALL WALL FRAMING & LINTELS TO BE ADJUSTED BY MANUFACTURER & SHALL BE CERTIFIED.

FRAMES TO BE SET AT 2100 UNLESS INDICATED OTHERWISE.

MECHANICAL VENTILATION TO INTERNAL WC'S TO BE PROVIDED TO EXTERNAL AIR VIA DUCTING IN ACCORDANCE WITH PROVISIONS OF BCA PART 3.8.5.0.

LIFT OFF HINGES TO WC DOORS.

TERMITE RISK MANAGEMENT - NCC PT. 3.1.3.

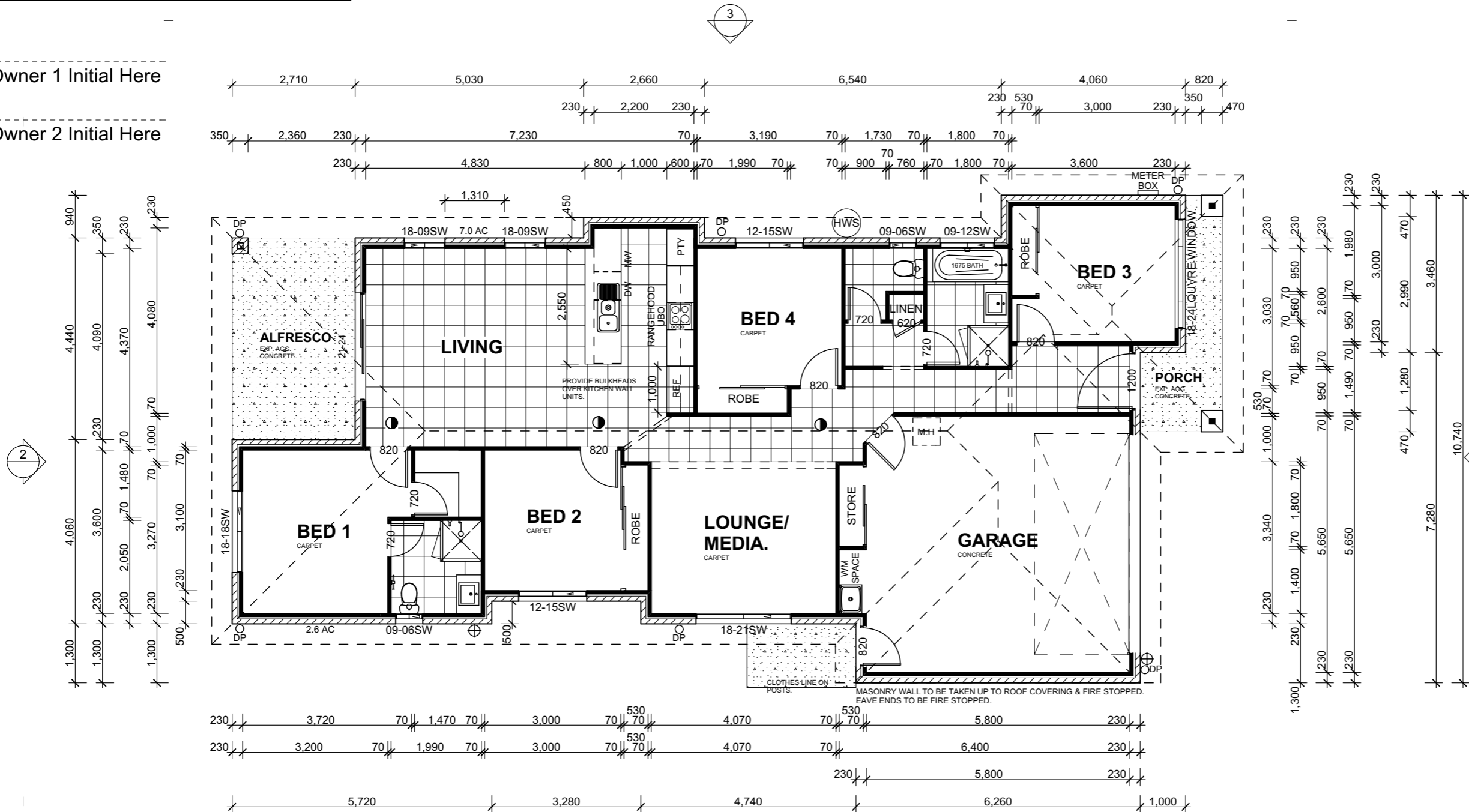
- LEGEND:**
- REF FRIDGE POSITION
 - WO WALL OVEN TOWER
 - UBO UNDER BENCH OVEN
 - DW DISHWASHER
 - WM WASHING MACHINE POSITION
 - SHR SHOWER
 - MH MANHOLE
 - DP DOWNPIPE
 - FG FIXED GLASS WINDOW
 - DH DOUBLE HUNG WINDOW
 - CSD CAVITY SLIDING DOOR
 - AJ ARTICULATION JOINT

- ⊕ EXTERNAL TAP
- SMOKE DETECTOR (MAINS WIRED & INTERCONNECTED).

WINDOWS & EXTERNAL GLAZED DOORS TO AS2047 2014.

Owner 1 Initial Here

Owner 2 Initial Here



GROUND FLOOR PLAN LAYOUT

1:100

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QBCC LICENCE No. 1084951.

POWELL
Constructions Pty Ltd
Building Quality Lifestyles
UNIT 3/6 JOHN DUNCAN COURT
VARSITY LAKES, QLD 4227
PH (07) 55935747 FAX (07) 55936575

REV.	DATE	REVISION.
-	-	-

PROJECT	LAPIS
CLIENT	-
JOB ADDRESS	LOT 15 NEW ROAD, LOGAN RESERVE.

Project No.	-
Drawn	Steve Buckett
Date	2.12.15
Drawing No.	2

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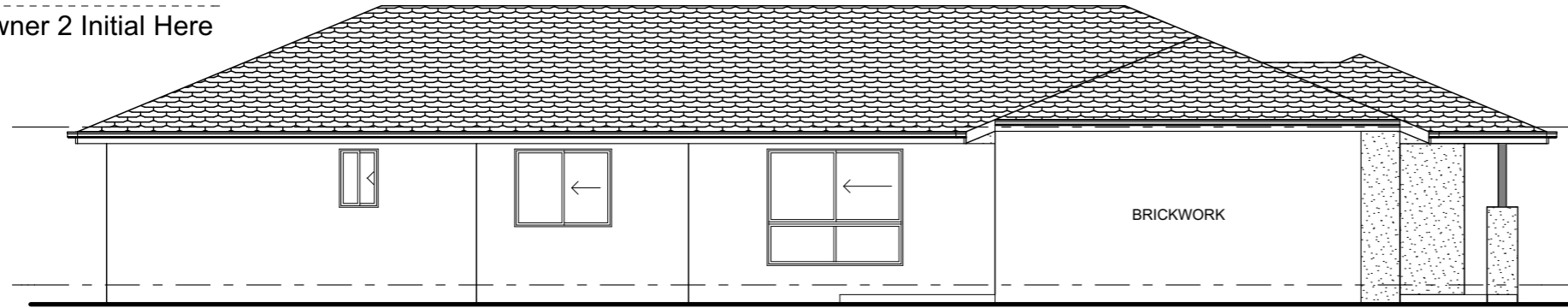
CONCEPT SITING DRAWING.

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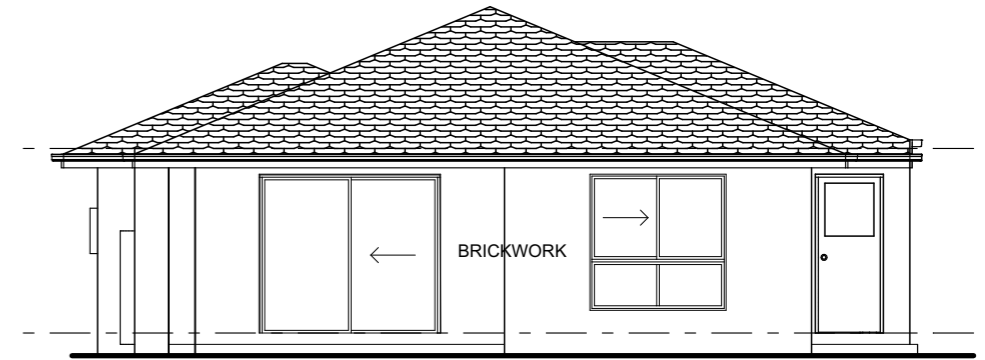
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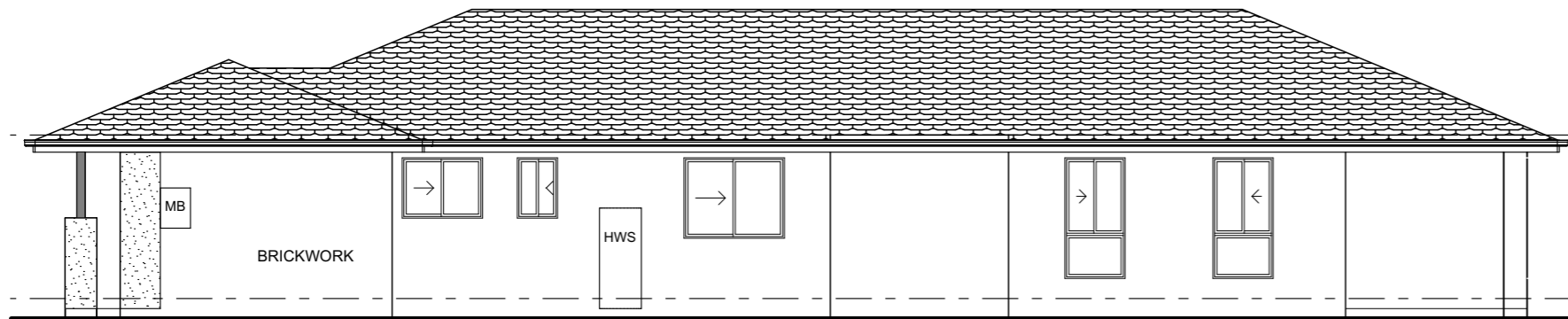
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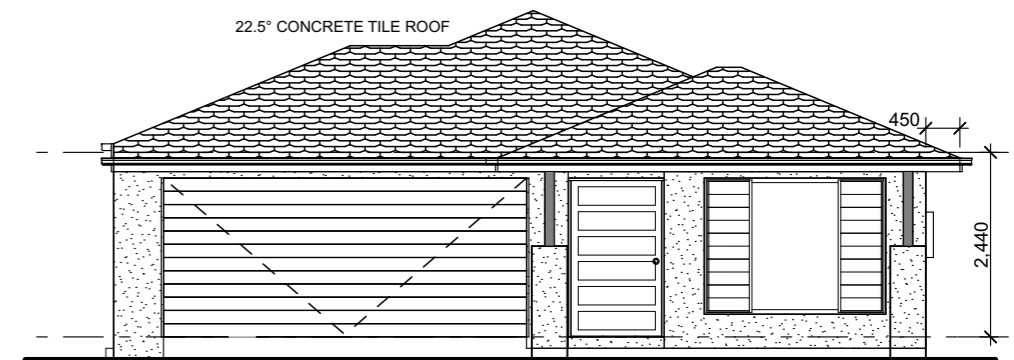
1 Elevation 1:100



2 Elevation 1:100



3 Elevation 1:100



SECTIONAL GARAGE DOOR & FEATURE ENTRANCE DOOR (DOOR INDICATIVE ONLY).
RENDER FINISH ON BRICK TO FRONT ELEVATION.
FEATURE BRICK TO PORCH PIERS.
BRICKWORK TO SIDE & REAR ELEVATIONS
NO BARRIER SCREENS TO FRONT ELEVATION
(FLY SCREENS ONLY TO FACADE).

4 Elevation 1:100

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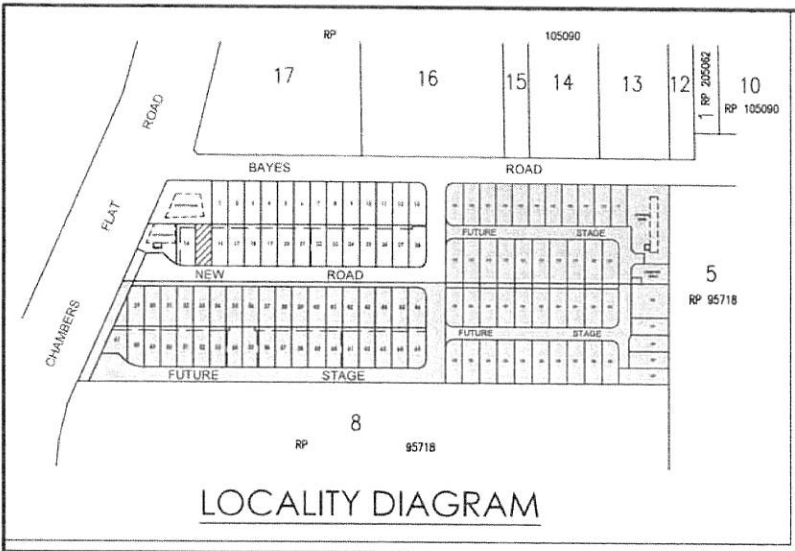
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NOTES

EARTHWORKS (GENERAL)

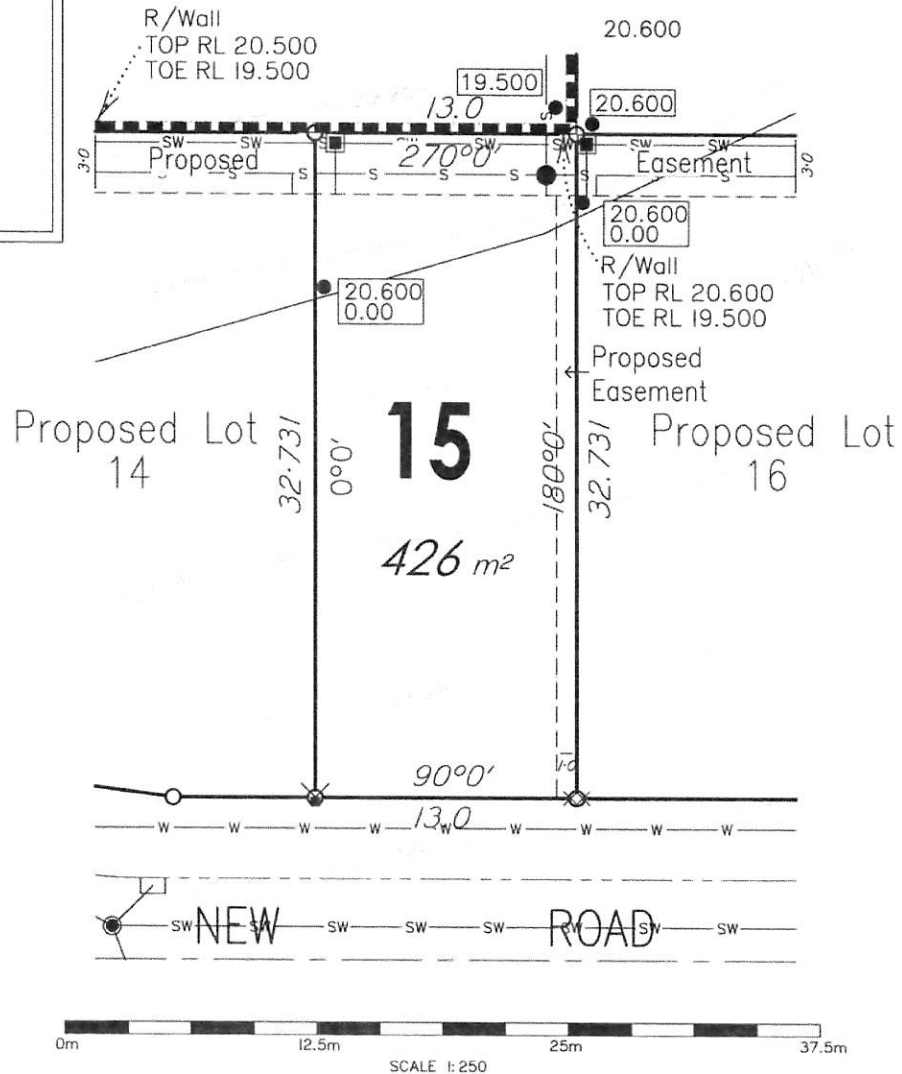
All fill material placed shall be compacted and trimmed to final earthworks levels and profiles shown on the contract drawings and tested in accordance with the project specification.

COMPACTION STANDARDS

The filling of lots will be compacted in accordance with AS 3798 Guidelines on earthworks for commercial and residential developments under Level 1 supervision.

Compaction, level of inspection and testing: refer to HCE Engineers Project Drawing No. 6921. All fill material placed under this contract shall be compacted in accordance with the Logan City Council Standard Specification, and condition 5.35 and 5.36 of RL/87/2014 which refer to AS3798-2007 and table 8.1 of AS 3798-2007.

Depth of fill can be extrapolated using original and proposed surface levels shown.



DISCLOSURE PLAN

For Lot 15 (on SP280876)

The BISHAMPTON ESTATES
296-304 CHAMBERS FLAT ROAD
LOGAN RESERVE, QLD, 4133

Described as Part of
Lots 6 on RP95178
Parish of Mackenzie County of Stanley

Local Authority: Logan CC

**BISHAMPTON
ESTATES**

NOTES:

This plan has been prepared for, LEDA DEVELOPMENTS Pty Ltd, for the purpose of A DISCLOSURE PLAN UNDER THE LAND SALES ACT 1984.

It is not to be used by any other person or corporation for any other purposes & is subject to the following limitations:

Areas and Dimensions are subject to plan registration and any requirements from council and any other authority which may have requirements under any relevant legislation.

Proposed location of: services; retaining walls and lot contours have been obtained through the digital data provided by HCE Engineers on the 15/05/2015: Project Number: 6921, prior to the obtaining of the operational works permit for civil and electrical works.

AUTHORISATION:

[Signature] 9/11/15
Date: 9/11/15
Ray Arthur SOMERVILLE
Cadastral Surveyor

DATE : 06/11/2015	SCALE : 1:250
SURVEYED BY :	DRAWN RA
Level Datum :	CHECKED RAS

SOMERVILLE CONSULTANTS

ABN 41 731 627 282 ACN 165 966 629

Licensed Surveyors & Development Consultants



P.O. Box 1198 Springfield QLD 4127
Tel: 07 34220060 Fax: 07 34220077
Email: admin@spys.com.au

DRAWING NO : 4210-DP15-B

LEGEND

	BATTER
	STORMWATER
	STORMWATER MANHOLE
	STORMWATER HOUSE CONNECTION
	STORMWATER PIT
	SEWER
	WATER
	SEWER MANHOLE
	SEWER HOUSE CONNECTION
	WATER METER
	RETAINING WALL
	ELECTRICAL HOUSE CONNECTION
	UNDERGROUND ELECTRICITY
	OVERHEAD ELECTRICITY
	KERB
	ROAD CENTRELINE
	EARTHWORKS FILL
	FILL CONTOUR DESIGN
	CONTOUR EXISTING MAJOR
	CONTOUR EXISTING MINOR
	CONTOUR EXISTING LABEL
	KERB ADAPTER
	PROPOSED FINISHED LEVEL
	PROPOSED FILL DEPTH

PRELIMINARY BUILDING ITEMS

HIA Fixed Price Contract
Engineer soil test, slab & footing design
Contour Survey Plan
Drafting of House Plans (variations will incur additional cost)
Covenant Lodgement
Standard council building application lodgement
Colour Selection & Landscape selection

CONSTRUCTION

Complete site works to construct home
Cut & Fill Excavation
Up to a H1 Class Concrete slab, footings & piers
Termiglass termite treatment
Sewer & Stormwater connections to existing serviceable connection points with a standard 6 meter setback from front boundary
Single phase underground power connection from kerb to house with safety switch
Up to N3 Wind Rating (W41)

EXTERNAL CONSTRUCTION

Builders range of bricks to side & rear
Facade as per plan
Natural mortar to suit brick type
Roof pitch as per plan
Roof tiles - selected from builders standard range
Colorbond fascia & quad gutter from standard builders range
Aluminium windows selected from standard builders range
Frosted obscure glass to bathroom, WC & ensuite
Auto sectional overhead garage door with 3 handsets
Keyed window locks to all opening windows and sliding doors
Paint grade External or Sliding Door to Laundry (plan specific)
Two external taps
Site clean after construction
Internal & External builders clean

KITCHEN

600mm Stainless Steel Ceramic Electric Cooktop
600mm Stainless Steel Electric Fan Forced Oven
600mm Stainless Steel Slide out Rangehood
Stainless Steel Dishwasher
Stainless Steel 1 3/4 sink
Chrome Gooseneck Sink Mixer
Reconstituted Stone Benchtop & laminate cabinets & drawers in standard builders range of colours
Brushed nickel rail handles to cabinetry
Tiled Splashback

ELECTRICAL

Smoke detectors
3 Television Points
1 Phone Point
7kW Split System Air conditioner to Living area
2.6kW Split System Air conditioner to Bedroom 1
2 Double Power points to main bed, living & media
1 Double Power point to other rooms
Brushed Stainless steel look fans to all bedrooms
150mm Downlights (excluding garage & kitchen)
240V fluroscent tube to garage
Round Fluroscent light to kitchen
3 External Lights (Entry, Laundry & Alfresco) & 1 External GPO

SUSTAINABLE ENERGY

R2.5 Ceiling Insulation (excluding garage, porch & alfresco)
Insulation wrap to external walls
80% Compact Fluroscent lighting

INTERNAL CONSTRUCTION

2400mm nominal Ceiling Height
Stain grade Front Entry door with lever entry set & deadlock
Paint grade decorative internal passage doors with lever door furniture
Mirrored Sliders internal robe doors to bedrooms
90mm coved cornice
Finger jointed pine architraves and skirting
3 coat paint system, low sheen to walls & gloss to doors and trim
Vinyl linen robes with 4 shelves
Carpet to all bedrooms (plan specific)
Main floor tiles to all other internal areas (excluding garage)

BATHROOM, ENSUITE & LAUNDRY

Reconstituted Stone Benchtop & laminate cabinets in standard builders range of colours
Brushed nickel rail handles to cabinetry
Polished Silver Framed shower screen
White Acrylic bath (plan specific)
Frameless mirrors to width of vanity
Vitreous China vanity basin
Vitreous China close coupled toilet suite
Shower on Rail
Mixers to bath, vanity basin, shower & laundry
Builders range wall outlet to bath
Tile layout as per colour scheme
Chrome towel rail and toilet roll holder
45L Stainless Steel laundry tub & white cabinet
250 Litre Electric Hot Water System

FINISHING ITEMS

Vertical blinds to all windows & sliding doors (excluding obscure glass windows and laundry door)
Diamond grill screens to all windows and sliding doors (excluding facade windows & entry door). Flyscreens to front facade.
Exposed Aggregate driveway, path, porch and alfresco selected from builders range of exposed aggregate
1800mm high treated timber butted paling fencing
Side returns and one single pedestrian gate
Fold-down powder coated clothesline
Exposed aggregate concrete under clothesline
TV Antenna
Letterbox in keeping with streetscape
Pebbles as per landscaping plan
Turf to front and rear yard, as per landscaping plan
Landscaped garden bed including, mulch, edging, and plants
12 months maintenance period
Statutory structural guarantee period

Powell Constructions reserve the right to change products specifications and suppliers at any time without notice.

Client: _____

Builder: _____ Date: _____

BISHAMPTON ESTATES



Realising dreams

LOGAN – FAST FACTS

Logan is a young city with over 50% of residents aged 30 or under

Logan is one of the largest and fastest growing cities in Australia

Logan has thriving commercial, retail and manufacturing precincts, as well as healthy service and wholesale industries

The population is increasing by **2%** each year and is projected to be 473,000 by 2031

19,490 businesses employing 72,745 people

A population of **305,110** from over 215 different cultures within the booming South East Queensland catchment of approximately three million

92.7% of the labour force is employed either full-time or part-time

A strong regional economy valued at **A\$18.89 billion**

Gross regional product: **\$9.6 billion**

Source: <http://www.logan.qld.gov.au/about-logan/living-in-logan/statistics-and-facts>



LOGAN CITY COMMUNITY FACILITIES

- ✓ Six aquatic centres
- ✓ Three indoor sports centres and 116 sporting facilities
- ✓ Four community venues
- ✓ Nine libraries
- ✓ One art gallery
- ✓ Six cultural facilities
- ✓ Two entertainment venues
- ✓ 55 community and neighbourhood centres
- ✓ Six cemeteries (Beenleigh, Eagleby, Parkhouse, Maclean, Chambers Flat and Logan Village) - we also maintain several historic cemeteries around the city
- ✓ Seven immunisation clinics



LOGAN CITY INFRASTRUCTURE

- ✓ 2,178 kilometres of roads (including 91 kilometres of unsealed roads)
- ✓ 171 kilometres of bikeways
- ✓ 1,027 kilometres of footpaths
- ✓ 1,119 kilometres of stormwater pipe and culvert network
- ✓ 2,083 kilometres of water mains, 32 water pump stations and 25 reservoir sites; 2,053 kilometres of sewer mains, 122 wastewater pump stations and four wastewater treatment plants
- ✓ 924 parks - total area is 7,070 hectares
- ✓ 207,194 tonnes of waste handled each year (54,420 tonnes is recycled, including 35,000 tonnes of green waste). The Browns Plains landfill also produces enough energy from its gas-powered cogeneration plant to power approximately 2,000 homes



LOGAN HYPERDOME

HYPERDOME is located in the Brisbane/Gold Coast growth corridor, just 20 minutes south of Brisbane.

With direct access from the M1 Motorway, Hyperdome and the neighbouring Hyperdome Home Centre, appeals to the whole family by offering a comprehensive shopping, restaurant, dining and family fun experience in a relaxed environment.

Enjoy wandering through the Centre then take time out to enjoy a coffee or meal at the Piazza, our alfresco entertainment and leisure precinct.

When it's time to shop you will be impressed by the retail selection on offer. Hyperdome's major retailers include

- ✓ Myer
- ✓ Big W
- ✓ Kmart
- ✓ Hyperplex Cinemas
- ✓ AMF Bowling

The Centre is also home to

- ✓ Coles
- ✓ BiLo
- ✓ Woolworths
- ✓ ALDI supermarkets and over 220 stores.

The Piazza offers stylish and affordable outdoor dining cafés and restaurants featuring many superb dining venues and is open for lunch and dinner, 7 days a week.

To complete the experience you can catch a movie at the 12 screen Hyperplex Cinemas, go bowling at AMF Bowling or let the children enjoy the Piazza's state of the art gaming arcade.



2018 COMMONWEALTH GAMES

LOGAN business owners have predicted the Commonwealth Games would boost business in the area, with Logan residents likely to get some of the 30,000 jobs set to be created by the sporting celebration.

LOGAN business owners have predicted the Commonwealth Games would boost business in the area, with Logan residents likely to get some of the 30,000 jobs set to be created by the sporting celebration.

Logan City Chamber of Commerce president Bill Richards said the 2018 games would have "a great impact" on Logan.

"Logan's right on the doorstep, so we'll definitely benefit," he said.

"When Brisbane hosted the games in '82, it just changed everything. It just brings a lot of wealth to the area. "It just creates a lot of employment."

Beenleigh-Yatala Chamber of Commerce president Lawrie Dore said the games would bring more tourists to Logan, with attractions like the soon-to-be-built Alma Park Zoo at Loganholme acting as drawcards.

"We think we'll act as a dormitory suburb for the Games ... providing accommodation for the people assisting with the Games," he said.

"It's going to give us a lot of exposure."

Slacks Creek construction safety equipment provider SafetyQuip's Phil Jardie said he hoped all the infrastructure associated with the games would have a flow-on effect to his business.

Mr Jardie said it was likely local companies would be subcontracted to help with construction and would in turn buy equipment from his business.

Maxima Group Queensland Operations manager Michael Franzman said there may be some short term benefits for employment in Logan.

"I think Logan will pick up some of the flow off of the tourists from the Gold Coast," he said.

Logan City Council Mayor Pam Parker she would approach the appointed minister of the games to see how Logan could assist with the event.

"We're right on the doorstep. It makes sense (to use our facilities)," she said.

"We'll be putting proposals forward."



LOGAN HOSPITAL

ABOUT LOGAN HOSPITAL

Logan Hospital has grown from a 48-bed community hospital in 1990 to a 316-bed hospital today, mirroring the rapid growth in population in the Logan region.

The hospital provides acute medical, surgical, rehabilitation, maternity and other specialty services for children and adults.

The multi-million dollar [Logan Hospital Expansion Project](#) will ensure that we continue to grow with our community.

Logan hospital is committed to providing the best possible facilities and medical technology, as well as the services of an efficient and caring staff who share a common goal – excellence in health care.

As a teaching hospital, we help train future health care professionals and participate in research through strong partnerships with Queensland's leading tertiary institutions.

Logan Hospital is part of [Metro South Health](#), a major provider of public health services in south east Queensland.



GRIFFITH UNIVERSITY

GRIFFITH UNIVERSITY – LOGAN CAMPUS

This community focused campus is renowned as a national showcase of social inclusion in higher education, having achieved this through innovative partnerships, industry engagement and program pathways, with a strong focus on [community health](#) and [education](#).

Home to more than 2,500 students, this campus is based in one of Australia's most rapidly developing regions, between Brisbane and the Gold Coast.

Griffith University's Logan campus offers all of the resources and expertise you'd expect to find at one of Australia's top universities, including flexible learning options and accelerated degree programs in [Business](#) and, [Information and Communication Technology](#).

Students also have access to a bookshop, café/bar, a general store, a community lounge and sporting facilities, plus welfare, counselling and other support services.

Privately owned student accommodation, adjacent to the University, provides the ideal environment for study and living.

Assistance can also be provided with other accommodation arrangements.



THEME PARKS

All the major Gold Coast theme parks are located within a short distance of Bishampton at Logan Reserve.

25 minutes South East of the estate

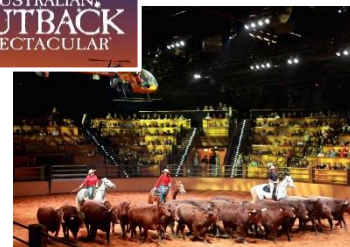
- Dreamworld
- White Water World

30 – 35 minutes South you can find

- Movie World
- Wet'n'Wild
- Australian Outback Spectacular

Located just 40 minutes south-east you will find Seaworld and all of its associated adventures including:-

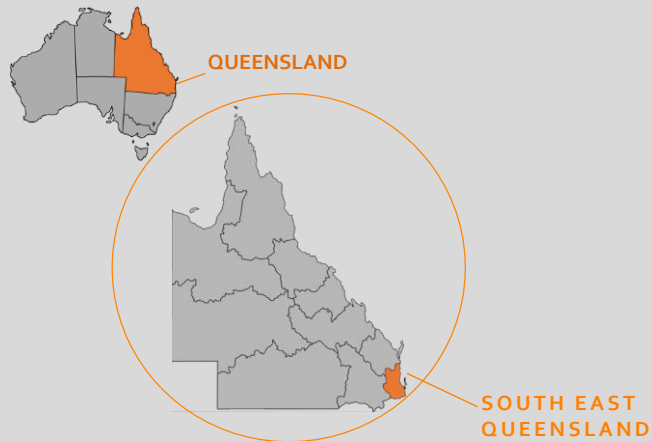
- Swimming with the Dolphins
- Whale Watching
- Helicopter Flights



LOGAN LOCATION

Logan is ideally located between Brisbane, Ipswich and the Gold Coast, and has easy access to the national highway and rail networks.

It has thriving light industrial precincts at Marsden, Crestmead, Slacks Creek and Loganholme, which are continuing to expand to meet the demand of quality, responsible industry.



BISHAMPTON LOCATION

Logan Reserve represents an area of significant future growth both economically and by population

Bishampton Estates benefits from an address that is conveniently situated close to local shops, schools, transport and amenities.

- 18 minutes to Logan Hyperdome Shopping Centre
- 3 minutes to Marsden State High School
- 8 minutes to a Mediprac Medical Centre
- 4 minutes to shops (including Coles and Aldi)
- 10 minutes to train station
- 11 minutes to Logan Hospital
- 12 minutes to Griffith University (Logan campus)
- 15 minutes to the M1 Motorway

Perfectly positioned
between Brisbane
& the Gold Coast



BISHAMPTON MASTERPLAN



BISHAMPTON ESTATES

BISHAMPTON ESTATES
Corner Chambers Flat Road & Bayers Road
Logan Reserve Qld 4133

