


# GVHQ123

TORQUAY FACADE

 4.0  2.0  2.0

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HOUSE & LAND

**APLACE**  
BY GLENVILL

**GVHQ 123**  
TORQUAY FACADE

**\$492,900**







 **4.0**  **2.0**  **2.0**

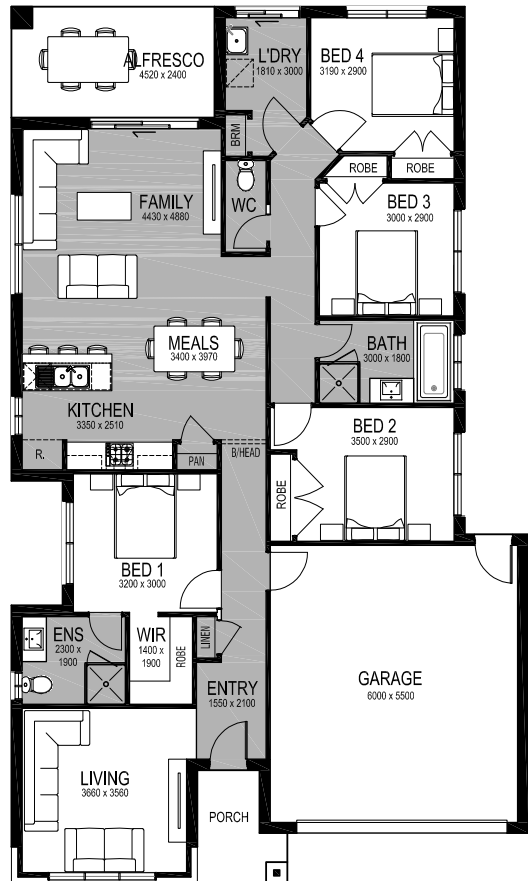


**LOT 114 PINNACLE PLACE,  
NAMBOUR**  
BURNSIDE HEIGHTS ESTATE

HOUSE AREA	193.40m <sup>2</sup>	HOUSE PRICE	\$260,400
LAND AREA	420m <sup>2</sup>	LAND PRICE	\$232,500
TITLE RELEASE	JUL 20	TOTAL PRICE	\$492,900

## TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs)
-  Split cycle cooling system to family room
-  Venetians and Holland blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Fully landscaped front and rear gardens, including coloured concrete driveway, path and rear outdoor living area, fences to sides and rear, clothesline and letterbox



NOTE: Minimum lot size may vary depending on the estate design guidelines and building envelopes.  
Floor plan areas may vary slightly in size depending on facade selection. Floor plans shown are not to scale.  
Floor plan may be mirrored to suit garage crossover location.  
House size is based on Torquay facade  
Price effective for 3 months from date of issue

# APLACE

BY GLENVILL

**MELBOURNE**  
480 CHURCH STREET,  
CREMORNE VIC 3121  
P (03) 9573 8393

**CONTACT**  
SALES@APLACE.COM.AU  
APLACEBYGLENVILL.COM.AU



**QUEENSLAND**

**EXTERNAL COLOUR SCHEMES**

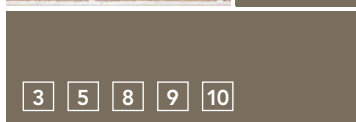
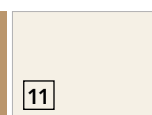
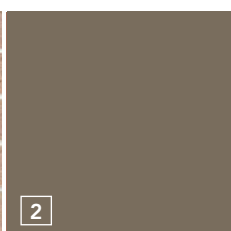
4 DISTINCTIVE COLOUR SCHEMES  
FOR YOU TO CHOOSE YOUR  
PERFECT STYLE.

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# EXTERNAL COLOUR SCHEMES

## CONCEPT 01



### HARD FINISHES

1. AUSTRAL EVERYDAY LIFE ENGAGE  
Brick
2. COLORBOND JASPER  
Roofing
3. COLORBOND JASPER  
Gutters  
Downpipes  
Wall Flashing  
Garage Door / Contemporary Profile
4. COLORBOND PAPERBARK  
Fascia
5. A&L JASPER  
Windows/Flyscreens/Barrier screens  
(where applicable)

### PAINT FINISHES

6. WATTYL COLORBOND PAPERBARK  
Render 1
7. WATTYL COLORBOND BEIGE 200%  
Render 2  
Front Verandah Post
8. WATTYL COLORBOND JASPER 100%  
Render 3 (where applicable)
9. WATTYL COLORBOND JASPER  
100% (GLOSS)  
Front Door
10. WATTYL COLORBOND JASPER 100%  
Timber Front Door Frame
11. WATTYL FLOKATI 100%  
Eaves & Soffits

### FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING  
STAIN—KEMPAS  
Front Windows & Door
13. BORAL CORAL STONE FOSSIL REEF  
Feature Stone Cladding

**NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.**

NOTE: External colours are subject to developers approval. Some colours may change as per developers request. Colours and finishes displayed are for illustration purposes only.

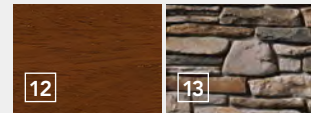
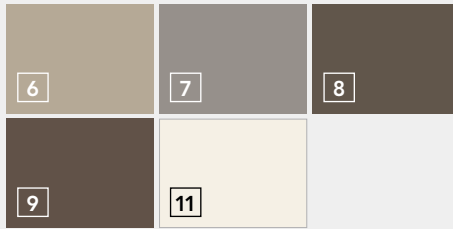
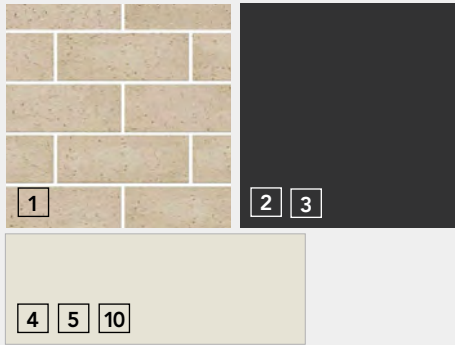
**APLACE**  
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**CONTACT**  
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# EXTERNAL COLOUR SCHEMES

## CONCEPT 02



### HARD FINISHES

1. AUSTRAL CHARACTER BRICKS BUFF  
Brick
2. COLORBOND MONUMENT  
Roofing
3. COLORBOND MONUMENT  
Gutters  
Downpipes  
Garage Door / Contemporary Profile  
Wall Flashings
4. COLORBOND SURFMIST  
Fascia
5. A&L SURFMIST  
Windows/Flyscreens/Barrier screens  
(where applicable)

### PAINT FINISHES

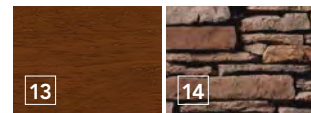
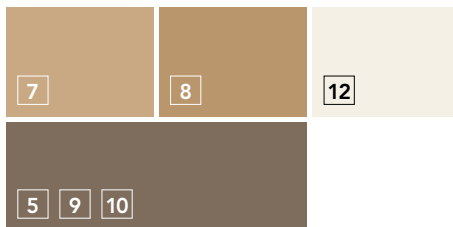
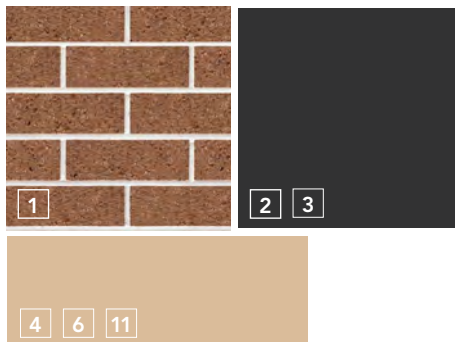
6. DULUX LINSEED 100%  
Render 1
7. DULUX MOLE GREY 200%  
Render 2  
Front Verandah Post
8. DULUX MOLE GREY 400%  
Render 3 (where applicable)
9. BRISTOL PEPPERCORN 100% (GLOSS)  
Front Door
10. WATTYL COLORBOND SURFMIST 100%  
Timber Front Door Frame
11. WATTYL FLOKATI 100%  
Eaves & Soffits

### FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING  
STAIN—BARK  
Front Windows & Door
13. BORAL PRO-FIT COUNTRY  
LEDGESTONE ASPEN  
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

## CONCEPT 03



### HARD FINISHES

1. AUSTRAL EVERYDAY LIFE UNWIND  
Brick
2. COLORBOND MONUMENT  
Roofing
3. COLORBOND MONUMENT  
Gutters  
Downpipes
4. COLORBOND PAPERBARK  
Fascia  
Wall Flashing
5. COLORBOND JASPER  
Garage Door / Contemporary Profile
6. A&L MERINO  
Windows/Flyscreens/Barrier screens  
(where applicable)

### PAINT FINISHES

7. WATTYL COLORBOND BEIGE 100%  
Render 1  
Front Verandah Post
8. WATTYL COLORBOND BEIGE 250%  
Render 2
9. WATTYL COLORBOND JASPER 100%  
Render 3 (where applicable)
10. WATTYL COLORBOND JASPER  
100% (GLOSS)  
Front Door
11. WATTYL COLORBOND MERINO 100%  
Timber Front Door Frame
12. WATTYL FLOKATI 100%  
Eaves & Soffits

### FEATURE UPGRADES

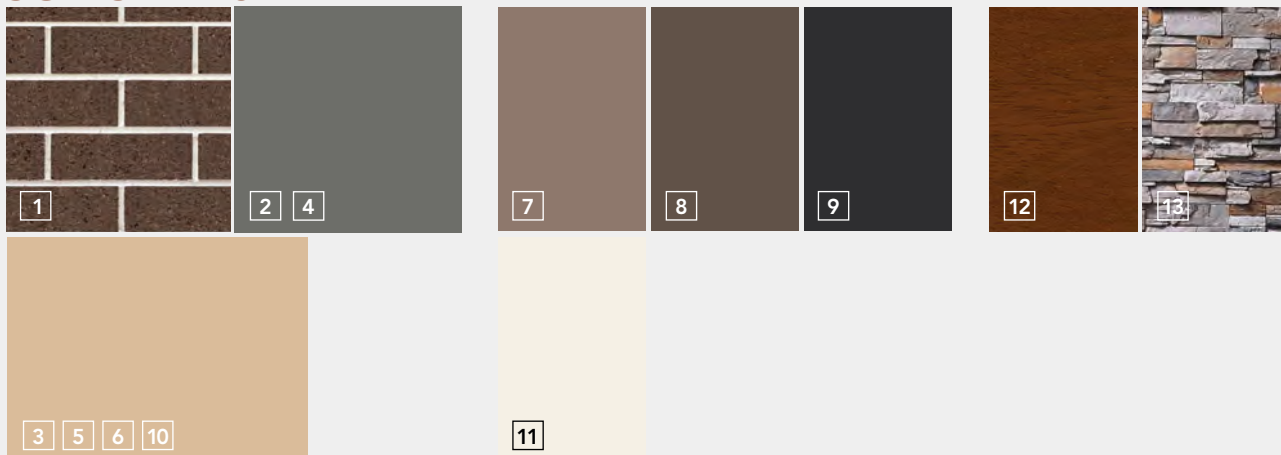
13. WATTYL WEATHERGUARD DECKING  
STAIN—BARK  
Front Windows & Door
14. BORAL PRO-FIT ALPINE LEDGESTONE  
CHARDONNAY  
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

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# EXTERNAL COLOUR SCHEMES

## CONCEPT 04



### HARD FINISHES

1. AUSTRAL EVERYDAY LIFE FREEDOM  
Brick
2. **COLORBOND BASALT**  
Roofing
3. COLORBOND PAPERBARK  
Fascia  
Garage Door / Contemporary Profile
4. COLORBOND BASALT  
Gutters  
Downpipes  
Wall Flashing
5. **A&L MERINO**  
Windows/Flyscreens/Barrier screens  
(where applicable)

### PAINT FINISHES

6. WATTYL COLORBOND PAPERBARK 100%  
Render 1  
Front Verandah Post
7. WATTYL COLORBOND PAPERBARK 250%  
Render 2
8. BRISTOL PEPPERCORN 100%  
Render 3 (where applicable)
9. WATTYL COLORBOND MONUMENT  
100% (GLOSS)  
Front Door
10. WATTYL COLORBOND PAPERBARK 100%  
Timber Front Door Frame
11. WATTYL FLOKATI 100%  
Eaves & Soffits

### FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING  
STAIN—BARK  
Front Windows & Door
13. BORAL PRO-FIT LEDGESTONE PLATINUM  
Feature Stone Cladding

**NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.**

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QUEENSLAND

**INTERNAL COLOUR SCHEMES**

CREATE YOUR PERFECT HOME  
WITH OUR 4 DISTINCTIVE  
INTERNAL COLOUR SCHEMES  
TO CHOOSE FROM.

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# INTERNAL COLOUR SCHEMES

## CONCEPT 01



### PAINT FINISHES

1. WATTYL FLOKATI 50%  
Ceilings
2. WATTYL FLOKATI 100%  
Walls, Architraves, Skirtings & Doors (Gloss)



### CARPETS

3. ROYAL PARADE CEREMONY  
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550  
Carpet / Double Storey Only



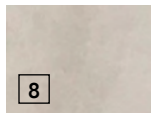
### BENCH TOPS

5. CEASERSTONE LINEN  
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



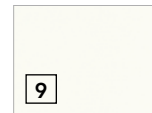
### CABINETS

6. FORMICA WARM WHITE  
Base Cabinets in Kitchen
7. LAMINEX AVIGNON WALNUT 006  
NATURAL FINISH  
Overhead Cabinets in Kitchen – Cabinets in Bathroom, Ensuite, Laundry & Powder Room



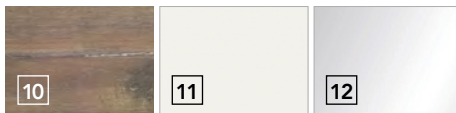
### FLOOR TILES

8. BEAUMONT BELGA IVORY 450X450  
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and Powder Room



### OPTIONAL UPGRADES

10. CLASSIC QSM058  
Timber Look Laminated Flooring
11. WATTYL FLOKATI 100% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORRED FINISH  
Kitchen Glass Splashback

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**APLACE**  
BY GLENVILL

MELBOURNE  
480 CHURCH STREET,  
CREMORNE VIC 3121  
P (03) 9573 8393

CONTACT  
SALES@APLACE.COM.AU  
APLACEBYGLENVILL.COM.AU



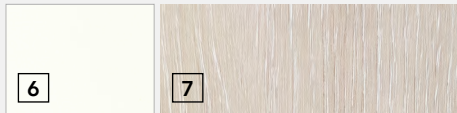
# INTERNAL COLOUR SCHEMES

## CONCEPT 02



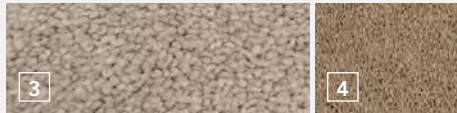
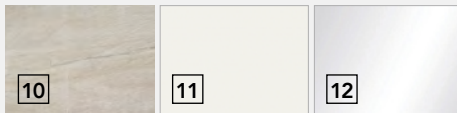
### PAINT FINISHES

1. WATTYL FLOKATI 50%  
Ceilings
2. WATTYL FLOKATI 100%  
Walls, Architraves, Skirtings & Doors (Gloss)



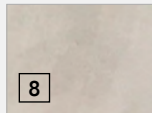
### CABINETS

6. FORMICA WARM WHITE  
Base Cabinets in Kitchen
7. LAMINEX WHITE WASHED OAK 041  
NATURAL FINISH  
Overhead Cabinets in Kitchen – Cabinets in Bathroom, Ensuite, Laundry & Powder Room



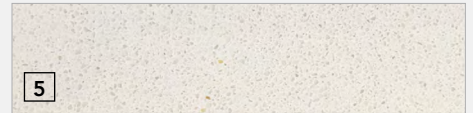
### CARPETS

3. ROYAL PARADE SHOW  
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550  
Carpet / Double Storey Only



### FLOOR TILES

8. BEAUMONT BELGA IVORY 450X450  
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



### BENCH TOPS

5. CEASERSTONE OSPREY  
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and Powder Room

### OPTIONAL UPGRADES

10. CLASSIC QSM073  
Timber Look Laminated Flooring

11. WATTYL FLOKATI 100% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORRED FINISH  
Kitchen Glass Splashback

## CONCEPT 03



### PAINT FINISHES

1. WATTYL ALABASTER 25%  
Ceilings
2. WATTYL ALABASTER 50%  
Walls, Architraves, Skirtings & Doors (Gloss)



### CABINETS

6. FORMICA WARM WHITE  
Base Cabinets in Kitchen
7. LAMINEX JERICO 039  
NATURAL FINISH  
Overhead Cabinets in Kitchen – Cabinets in Bathroom, Ensuite, Laundry & Powder Room



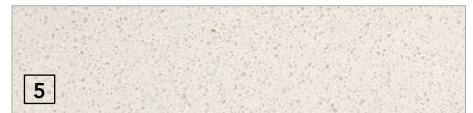
### CARPETS

3. ROYAL PARADE MARCH  
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 580  
Carpet / Double Storey Only



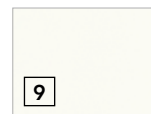
### FLOOR TILES

6. BEAUMONT BELGA TAUPE 450X450  
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



### BENCH TOPS

5. CEASERSTONE OSPREY  
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and Powder Room

### OPTIONAL UPGRADES

10. CLASSIC QSM034  
Timber Look Laminated Flooring

11. WATTYL ALABASTER 50% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORRED FINISH  
Kitchen Glass Splashback

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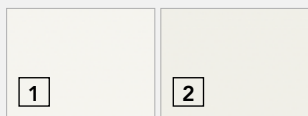
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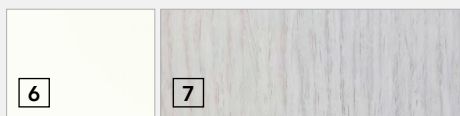
# INTERNAL COLOUR SCHEMES

## CONCEPT 04



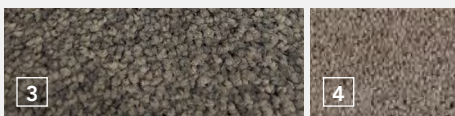
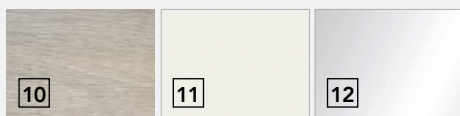
### PAINT FINISHES

1. WATTYL ALABASTER 25%  
Ceilings
2. WATTYL ALABASTER 50%  
Walls, Architraves, Skirtings & Doors (Gloss)



### CABINETS

6. FORMICA WARM WHITE  
Base Cabinets in Kitchen
7. LAMINEX ALASKAN 2952  
NATURAL FINISH  
Overhead Cabinets in Kitchen – Cabinets in  
Bathroom, Ensuite, Laundry & Powder Room



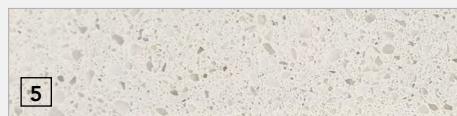
### CARPETS

3. ROYAL PARADE URBAN GREY  
Carpets / Single Storey Only
5. GODFREY HIRST BALLANTYNE 580  
Carpet / Double Storey Only



### FLOOR TILES

8. BEAUMONT BELGA GREY 450X450  
Laid Stack Bond  
Laundry, Bathroom, Ensuite & Powder  
Room, Entry, Kitchen, Meals & Family



### BENCH TOPS

5. CEASERSTONE ICE SNOW  
Kitchen, Bathroom, Ensuite, Laundry &  
Powder Room



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and  
Powder Room

### OPTIONAL UPGRADES

10. CLASSIC QSM076  
Timber Look Laminated Flooring

11. WATTYL ALABASTER 50% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH  
Kitchen Glass Splashback

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**QUEENSLAND**

**TURNKEY INCLUSIONS**

A HOME IS A HOUSE MADE FOR  
YOU—WITH OUR EXPANSIVE  
TURNKEY INCLUSIONS **APLACE**  
**BY GLENVILL** ENSURES YOU HAVE  
EVERYTHING YOU NEED  
IN OUR MOVE-IN READY HOMES.

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# TURNKEY INCLUSIONS

## HOME AND LAND

### GENERAL

Member of MBA & HIA  
Member of Glenvill Group of Companies  
Insurance with home owners warranty  
6 year structural guarantee

### PRELIMINARIES

6 star energy rating report  
Plans & specifications  
Engineering drawings & building permit  
Covenant & developer approvals  
Bushfire compliance upgrade (where applicable)

### SITE WORKS

Up to Class H waffle slab & pump allowance  
Allowance for balanced cut / fill up to 300mm  
Termite treatment (Part A & B)  
Temporary fencing  
Roof guard rail/fall protection  
Crushed rock access drive

### CONNECTIONS

Stormwater, sewer & underground power included  
Telephone & electricity standard connection fees by owner

### FRAMING

Prefabricated pine wall frames  
Prefabricated pine roof trusses

### CEILING HEIGHT

2440mm (8") high to all single storey & first floor of double storey  
2590mm high to ground floor on all double storey

### PLUMBING

Concealed plumbing  
Colorbond fascias, gutters & downpipes

### BRICKWORK

Bricks from builders' standard range with rendered features to front elevation

### ROOFING

Colorbond roof from builders' standard range

### WINDOWS

Feature windows to front of home & aluminum sliding windows to balance  
Window seals  
Locks to all openable windows  
Flyscreens to all openable windows

### WINDOW COVERINGS

Holland blinds to all windows & sliding doors (excluding front door sidelights)  
Venetians to bathrooms

### INSULATION

Sisilation to external walls  
R3.5 batts to roof space (excluding garage)

### HOT WATER SERVICE

20 Litre continuous flow hot water unit

### HEATING AND COOLING

Split cycle cooling unit to family & bedroom 1

### PLASTERWORK

75mm cove cornice throughout

### ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings  
67mm MDF architraves

### CUPBOARDS

Robes with melamine shelf & hanging rail  
Linen cupboard with 4 melamine shelves  
Broom cupboard with melamine shelf  
Coat cupboard with melamine shelf & hanging rail (house specific)

### DOORS

Feature solid door to front entry  
Glazed sliding external door to laundry, family & rumpus (house specific)  
Flush panel internal doors  
Flyscreen doors to laundry, family & rumpus (house specific)



# TURNKEY INCLUSIONS

## HOME AND LAND

### DOOR FURNITURE

Chrome entrance set to front door & rear garage door  
Deadbolt to front door & garage internal access door  
Chrome levers to room doors  
Chrome bar pulls to all cupboard doors  
Weatherstrip to front door & internal access door to garage door stops

### TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite, laundry and bedroom passage.

Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

### CARPETS

Carpet from builders' standard range to all bedrooms, robes, living & rumpus (house specific)

### PAINTS

Solagard low sheen to exterior garage timber door (2 coats)  
Gloss enamel to front door (2 coats)  
Low sheen acrylic to interior walls & ceiling (2 coats)  
Gloss enamel to interior woodwork & doors (2 coats)

### ELECTRICAL

Double power points throughout  
LED downlights throughout (batten point to garage)  
External parafloods (x2)  
TV point to family room, bedroom 1 & living (if applicable)  
UHF/VHF digital ready TV antenna  
Telephone point to kitchen & bedroom 1  
Self closing exhaust fans above showers (x2)  
Safety switches (residual current devices)  
Smoke detectors (direct wired with battery back up)

### KITCHEN

Reconstituted stone benchtops with 20mm square edge  
Pantry with 4 melamine shelves  
600mm multifunction electric oven (stainless steel)  
600mm electric cooktop (stainless steel)  
600mm canopy rangehood (stainless steel)  
Dishwasher (stainless steel)  
Double bowl sink & drainer  
Gooseneck chrome mixer tap

### LAUNDRY

Stainless steel trough & white acrylic cabinet  
Hot & cold washing machine connections  
Gooseneck chrome mixer tap

### BATHROOM AND ENSUITE

Reconstituted stone benchtops with 20mm square edge  
Polished edge mirror to full width of vanities  
Square feature basins (white with chrome waste & overflow) Toilet suites (white with chrome flush button)  
1675mm bath (white) to bathroom  
Tiled shower base & semi framed glass pivot door with polished silver frame  
Floor wastes  
Chrome mixer taps  
Double towel rail, toilet roll holder & soap dish

### GARAGE

Concrete waffle slab floor  
Plaster lined ceiling & walls with cornice  
Colorbond panel lift door with brickwork over  
Remote control to garage door (includes 2 no. handsets)  
Internal access door  
Single weather proof ply rear door

### PORCH / ALFRESCO

Exposed aggregate paving, lined ceiling, brick piers, tiled roof & downlights

### LANDSCAPING

Drought resistant garden & plants to front & rear instant lawn to front & rear

### FENCING

Timber paling/Colorbond fence (1/2 share) including wing fence & gate to suit estate design guidelines

### PAVING

Exposed aggregate concrete to driveway, front path & rear outdoor living area

### LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours  
Colorbond fold out clothesline to rear yard

NOTE: Aplace by Glenvill reserves the right to vary or substitute items or brand names according to availability.

**APLACE**  
BY GLENVILL

**MELBOURNE**  
480 CHURCH STREET,  
CREMORNE VIC 3121  
P (03) 9573 8393

**BRISBANE**  
SUITE 2.14, LEVEL 1 (BUSINESS & TECHNOLOGY PRECINCTS)  
7 CLUNIES ROSS COURT, EIGHT MILE PLAINS QLD 4113  
P (03) 9573 8393

**CONTACT**  
APLACESALES@GLENVILL.COM.AU  
APLACEBYGLENVILL.COM.AU

# LAND INFORMATION

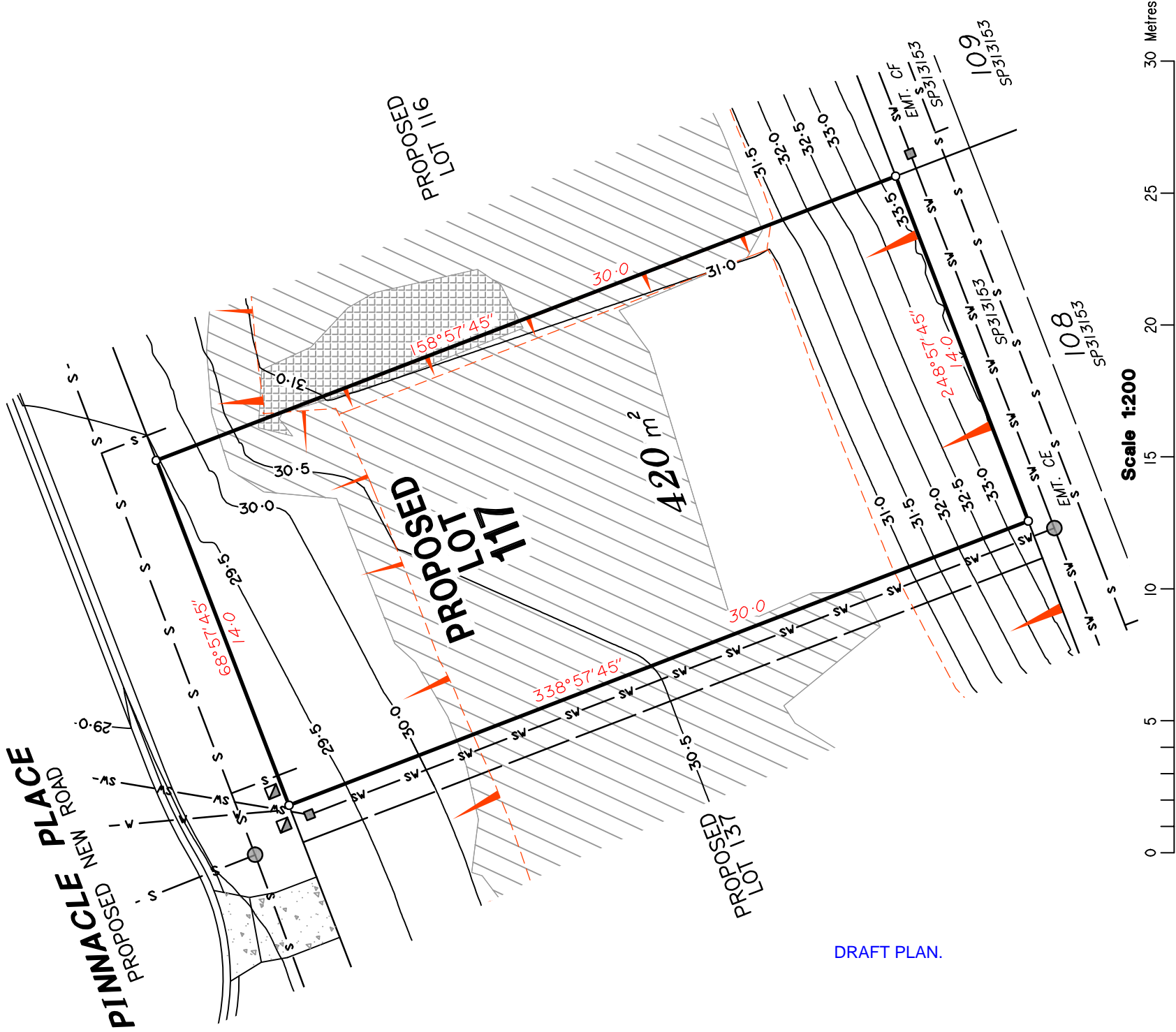
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HOUSE & LAND

**APLACE**  
BY GLENVILL



PINNACLE PLACE  
PROPOSED NEW ROAD



DRAFT PLAN.

LEGEND

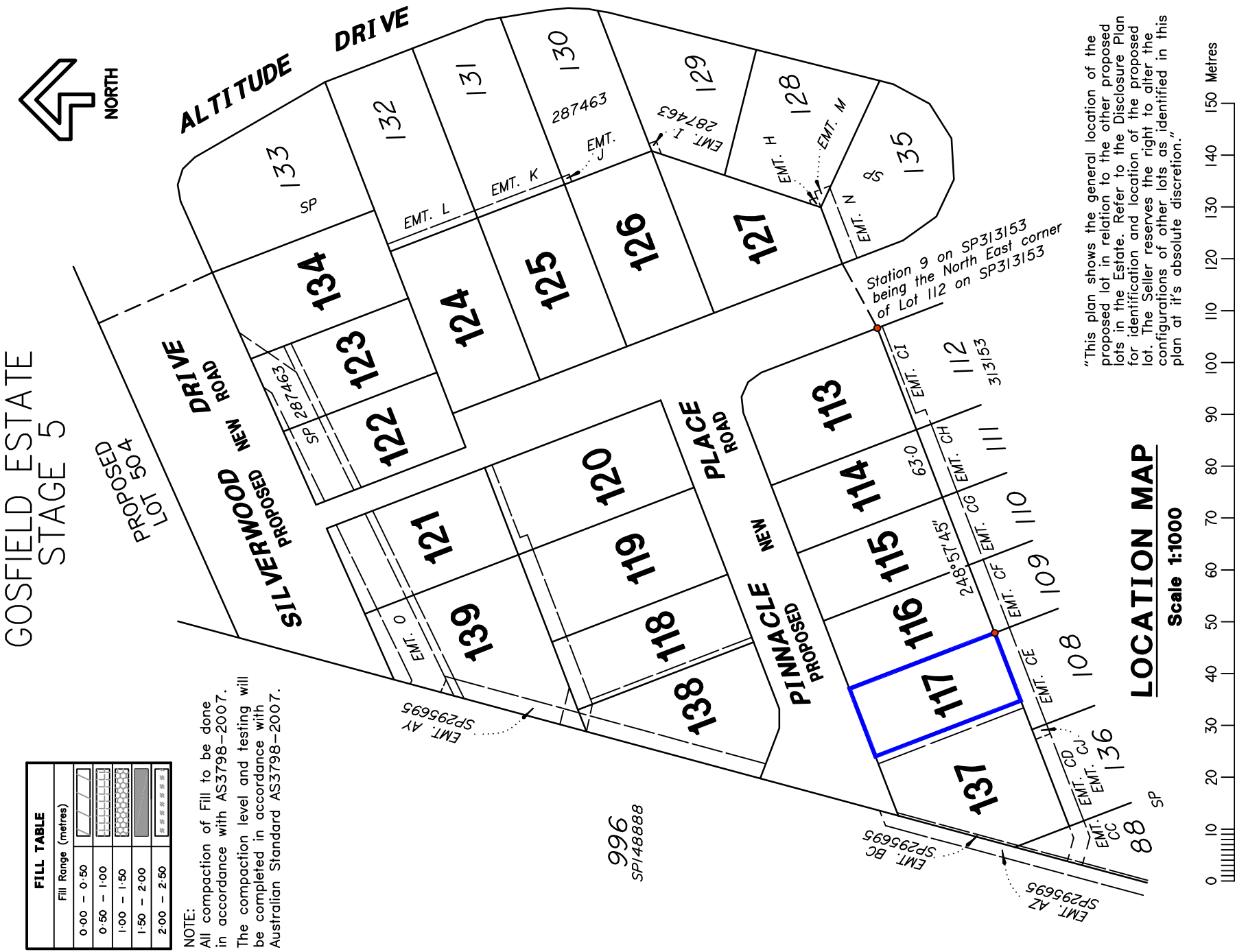
- 22.0 — Design Contours
- 22.0 — Existing Contours
- Top of Retaining Wall Level
- Concrete Retaining Wall
- Top of Slope
- Existing Fence

- S — Sewer Main
- S — Sewer Manhole
- SV — Stormwater Main
- SV — Stormwater Manhole
- SV — Stormwater Gully Pit
- RV — Roofwater Line
- RV — Roofwater Pit
- V — Water Line (Meter, Fire Hydrant & Valve)
- — Existing Fence

- ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THE DEPTH MAY OCCUR.
- IT IS THE PURCHASER'S RESPONSIBILITY TO ARRANGE THEIR OWN INDEPENDENT GEOTECHNICAL TESTING ON A FILLED OR ANY ALLOTMENT TO DETERMINE FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION.
- IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.
- THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF NATURAL RESOURCES, MINES & ENERGY.

FILL TABLE	
Fill Range (metres)	
0.00 - 0.50	
0.50 - 1.00	
1.00 - 1.50	
1.50 - 2.00	
2.00 - 2.50	

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007. The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at it's absolute discretion."

LOCATION MAP

Scale 1:1000

NOTE:

PLAN PREPARED BY:  
SOUTH BURNETT SURVEYS PTY. LTD.  
(1/a ONF Surveyors)

The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

Contour Interval 0.5 Metres.

This note is an integral part of this plan.

DISCLOSURE PLAN

Description  
**PROPOSED LOT 117**  
**BEING PART OF LOT 503 ON SP313153**  
LAND AT 11 BURNSIDE ROAD  
BURNSIDE

Scale in Metres: **1:200 at A3**



Brisbane & Sunshine Coast - Ph. 5422 0200  
South Burnett & Western Downs - Ph. 4162 2647  
admin@onfsurveyors.com.au

COMP FILE: **8455 DP.DWG** Issue: **B**

Date: **17/2/2020** Ref: **8455 DP-117**

# **APLACE**

BY GLENVILL

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**MELBOURNE - HEAD OFFICE**

480 CHURCH STREET  
CREMORNE, VICTORIA 3121

(03) 9573 8393

[SALES@APLACE.COM.AU](mailto:SALES@APLACE.COM.AU)

[APLACEBYGLENVILL.COM.AU](https://APLACEBYGLENVILL.COM.AU)

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