



### 39 Herring Street Bongaree QLD

4 2 2

Offering the prized North East aspect to the outdoor entertaining area and spacious yard, this four bedroom plus study nook low set residence with two living areas and on a 600m<sup>2</sup> block with side access, allows for the large family requirements, or is ideal for the dual/shared living with a second lounge off the rear bedrooms.

The side access is a real winner for those buyers with a caravan or boat or looking for yard space for a pool. It has 3.6 metre gates and 140m<sup>2</sup> of yard space. All in all a very attractive proposition for the Bongaree buyer.

- \* Four bedrooms with two bathrooms
- \* Seperate Study room
- \* Two separate living areas
- \* Huge master bedroom with spacious ensuite and WIR
- \* Potential for dual/shared living with this floor plan

**Price** : \$ 695,000  
**Land Size** : 600 sqm  
**View** : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribe-caboolture/bongaree/residential/house/6396988>



**Keith Wilkins**  
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## Sheet 1 of 6

### LEGAL DESCRIPTION

39 Herring Street, Bongaree  
Lot : **35**  
SP : 278619  
Local Government : MBRC  
Locality : Bongaree  
Site Area : 600 sqm  
Site Levels : Contours as  
shown in AHD

### TOWN PLANNING REQUIREMENTS

Zone - General Residential - Next Generation Neighbourhood-DA approved setbacks

- New Single Dwelling = Permitted
- Building Height = 8.5m - 2 Storeys = OK
- Site Coverage (Excludes eaves) - New Dwelling = 259.7 % (SITE = 600 sqm) 259.7 % = 43% coverage (Max 50%)
- Front Wall Setback - 3.0m = OK
- Front Garden Setback - 5.4m = OK
- Side setbacks - 1.5 metres = OK
- Rear setback - 1.5 metres = OK

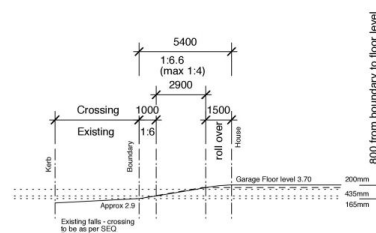
Note: Eaves can not overhang side and rear setbacks

- Sewer Stormwater Line Clearance = OK
- Overlays - Not available in PD online - My property look up has these:

- Acid Sulfate Soils
- Building Heights
- Bushfire Hazard
- Centre Walking Distances
- Coastal Hazard
- Flood Hazard
- Overland Flow Path
- Stormwater Catchments
- Flood Check - Development Report - Flood Hazard - Needs to be considered - Coastal Hazard - Needs to be considered-
- Overland Flow - Unaffected - Defined flood level 2.8AHD + 300 freeboard = Flood planning level **3.1 AHD**

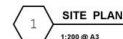
90mm dia or 100 x 50 downpipes - each drain max 35.00sqm roof area discharging into 100dia uPVC stormwater drainage pipes as shown to existing road kerb outlets - check on site. Min grade to be 1:100.

**PLATFORM LEVEL 3.40 AHD**  
**SLAB LEVEL 3.70 AHD**  
Approximate cut area of 0 to 100 and fill area of 0 to 200mm. Review on site with finish ground levels. Note: Contours from for design contours of Disclosure Plan & As constructed plans - check on site.



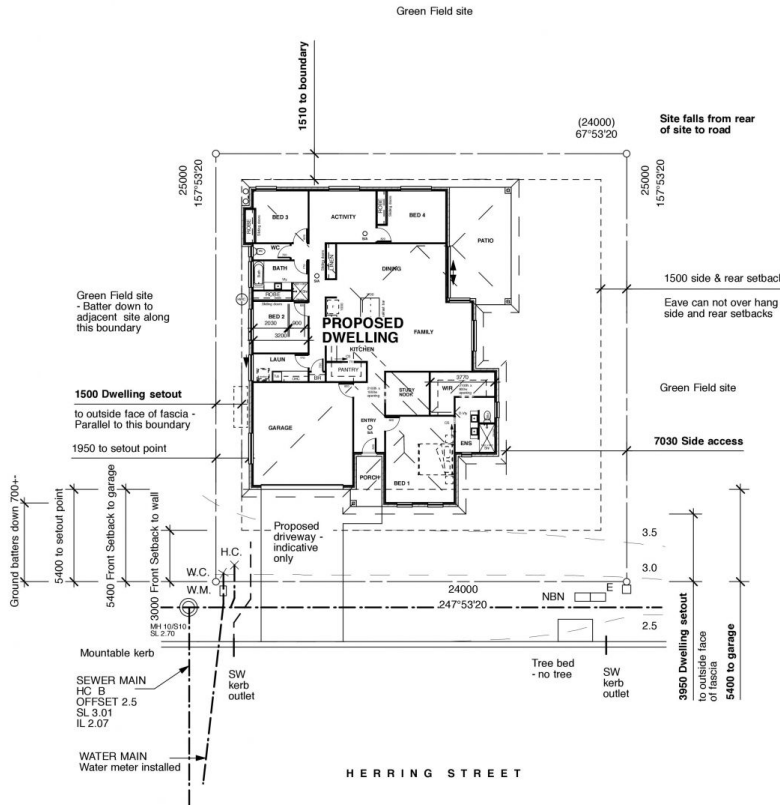
DRIVEWAY DIAGRAM NTS

NOTE: Driveway is okay for a standard driveway

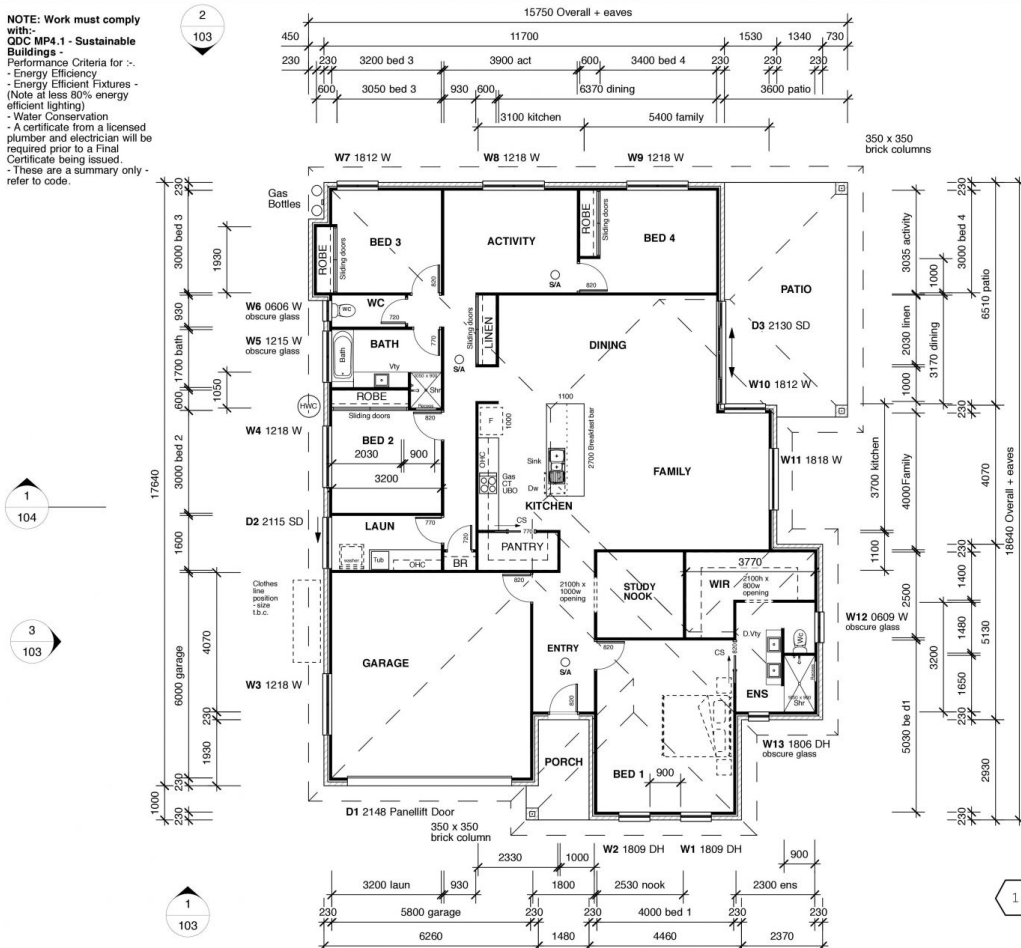


LOT 35

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**NOTE: Work must comply with:-**  
**QDC MP4.1 - Sustainable Buildings -**  
 Performance Criteria for :-  
 - Energy Efficiency  
 - Energy Efficient Fixtures - (Note at least 80% energy efficient lighting)  
 - Water Conservation  
 - A Certificate from a licensed plumber and electrician will be required prior to a Final Certificate being issued.  
 - These are a summary only - refer to code.



### GENERAL NOTES

1. All construction and fixings are to be in accordance with any relevant Australian Standard and the Building Code of Australia.
2. All wet areas to comply with BCA clauses 3.8.1.
3. All ventilation to comply with BCA clauses 3.8.4 & 3.8.5 or in accordance with AS/NZS 1696.
4. Smoke alarms must comply with part 3.7.2 of the BCA.
5. Provide thresholds to external areas in accordance with clause 3.9.1 of BCA (Where steps/terraces are more than 190mm).
6. All scaled ladders of existing stormwater and sewer pipes only, confirm positions on drawings and construction.
7. The installation of all plumbing fittings, associated waste pipes and drainage pipes must be in accordance with the requirements of the Local Council and the Plumbing and Drainage Regulations / Standards. The contractor must ensure that the intended plumbing and drainage functions meets the requirements of the Building Code of Australia.
8. Termite barriers or combination barriers must be installed in accordance with AS 3660.1-2000.
9. Any fill supporting footings and walls must be in accordance with AS 362.2 A compaction certificate by an accredited testing authority will be required prior to a final certificate being issued.

**FLOOR AREA**

Living Area = 193.3 sqm  
Patio Area = 24.0 sqm  
Porch Area = 4.6 sqm  
**TOTAL AREA = 259.7 sqm**

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### ITEMS TO NOTE

- Face brick veneer
- Colorbond roofing at 20° pitch with 450 eaves
- 240mm brick walls
- Tiles in asphalt. Carpet in study nook
- Concrete aggregate driveway, patio and porch
- Kitchen - external overhead cupboard, 100 litre bench-gas CT
- Stone bench tops to kitchen, entry, laundry and bathroom
- laundry - stone bench top with arched cupboards under and overhead cupboards
- 240mm ceiling fans to all bedrooms, study nook, kitchen, living, dining and laundry
- Ensuite - Large shower - double vanity
- Bed room - vanity
- Vertical blinds to all external openings except west window
- 3 x Double hung windows
- 2 x cavity shield
- 2 x extra TV points
- 2 x extra TV points
- 2 extra TV points
- Shower walls recesses in each corner x 600mm
- Security door to alfresco door with tripled lock
- Security door to entry and laundry door with tripled lock
- Square basins to ensuite and bathroom
- Shower rails in both showers

E	20/10/10	AR	For Design Approval
REVISIONS	DATE	BY	REASON

**P.A. & D.S. BURNS**  
YOUR LOCAL BUILDER  
Phone: (07) 5432 4067 O.B.S.A. Lic. 78892/93

**AMR  
DESIGN**

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HOUSE DESIGN

PROJECT  
**NEW DWELLING**  
**BY MONDO**

STYMONDS  
RESIDENCE AT

**LOT 35** HERRING STREET, BONGAREE

### PROPOSED FLOOR PLAN

	Drawn AB	Checked AB

Date	JULY 2016
Cattle	

Scale: 1:1000	
FIG. No.	REVISIONS

16-1287 A-102	E
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