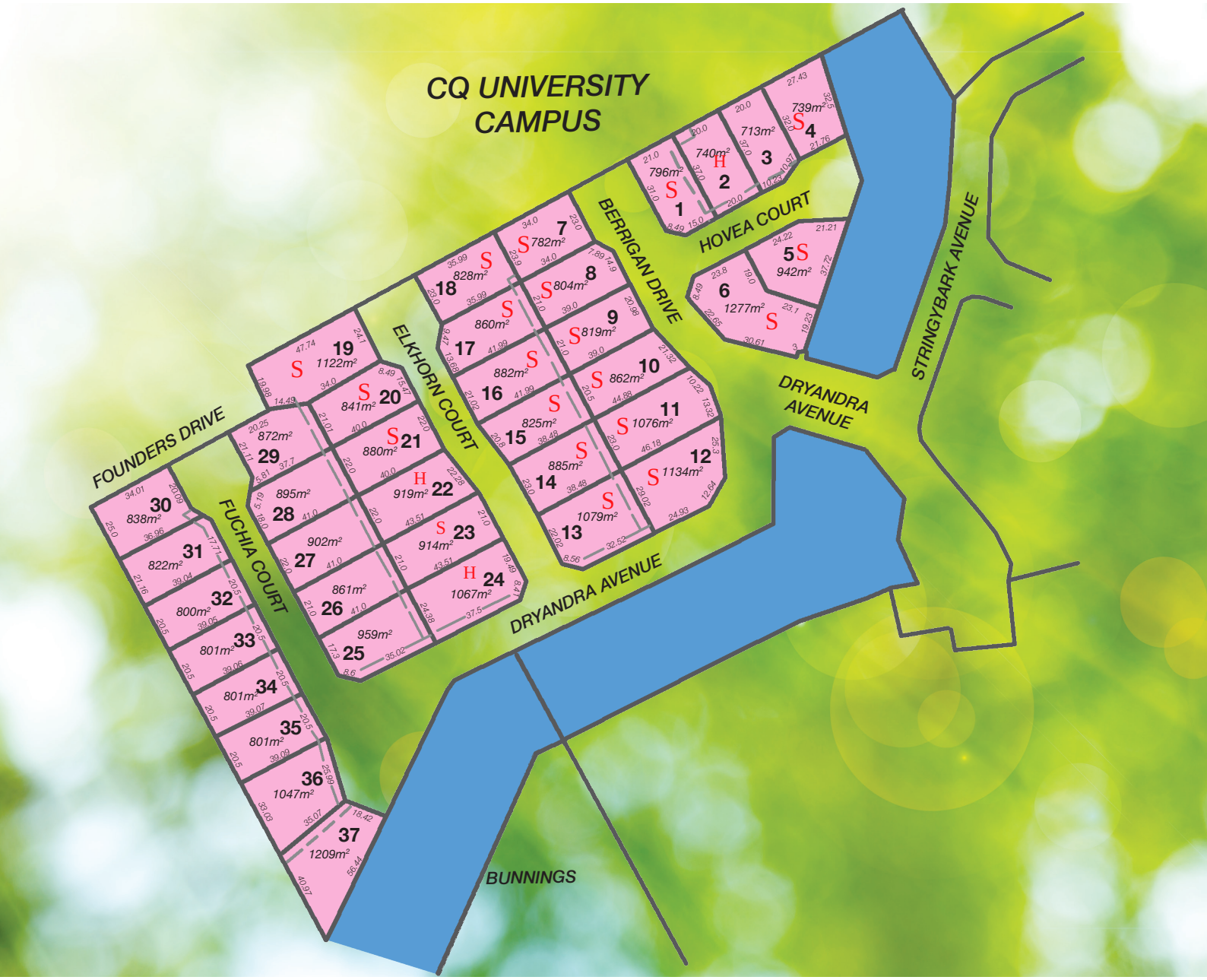
FOREST PARK

FOREST PARK STAGE 16 NOW SELLING!



The new Stage 16 at Forest Park Estate boasts a sensational selection of premium homesites, ranging in size from 716m² to 1,288m², with space to do as little as you want, or as much as you like.

You only have to drive through one of Forest Park's many quality streets to understand why this wonderful estate has proved so popular. The estate boasts quality homes, interspersed with wide meandering roadways, beautiful parkland and walking paths.

Stage 16 price list is over the page. For further details contact Mark Shore at Ray White Rockhampton on 0418 799 222 or email mark.shore@raywhite.com.

There's no place like home .... there's no place like Forest Park!

FOREST PARK

FOREST PARK STAGE 16 PRICE LIST APRIL 2019

Lot No.	Street	Size	Price	Lot No	Street	Size	Price
1	Hovea Court	796m²	$176,900	20	Elkhorn Court	841m²	$189,900
2	Hovea Court	740m²	$176,900	21	Elkhorn Court	880m²	$194,900
3	Hovea Court	713m²	$176,900	22	Elkhorn Court	919m²	$198,900
4	Hovea Court	739m²	$183,900	23	Elkhorn Court	914m²	$198,900
5	Hovea Court	942m²	$206,900	24	Elkhorn Court	1067m²	$201,900
6	Hovea Court	1277m²	$215,900	25	Fuchia Court	959m²	$199,900
7	Berrigan Drive	782m²	$184,900	26	Fuchia Court	861m²	$192,900
8	Berrigan Drive	804m²	$186,900	27	Fuchia Court	902m²	$197,900
9	Berrigan Drive	819m²	$187,900	28	Fuchia Court	895m²	$196,900
10	Berrigan Drive	862m²	$192,900	29	Fuchia Court	872m²	$191,900
11	Berrigan Drive	1076m²	$204,900	30	Fuchia Court	838m²	$195,900
12	Berrigan Drive	1134m²	$204,900	31	Fuchia Court	822m²	$193,900
13	Elkhorn Court	1079m²	$201,900	32	Fuchia Court	800m²	$189,900
14	Elkhorn Court	885m²	$194,900	33	Fuchia Court	801m²	$189,900
15	Elkhorn Court	825m²	$184,900	34	Fuchia Court	801m²	$189,900
16	Elkhorn Court	882m²	$191,900	35	Fuchia Court	801m²	$189,900
17	Elkhorn Court	860m²	$189,900	36	Fuchia Court	1047m²	$212,900
18	Elkhorn Court	828m²	$191,900	37	Fuchia Court	1209m²	$212,900
19	Elkhorn Court	1122m²	$211,900	*Prices are subject to change without notification*			

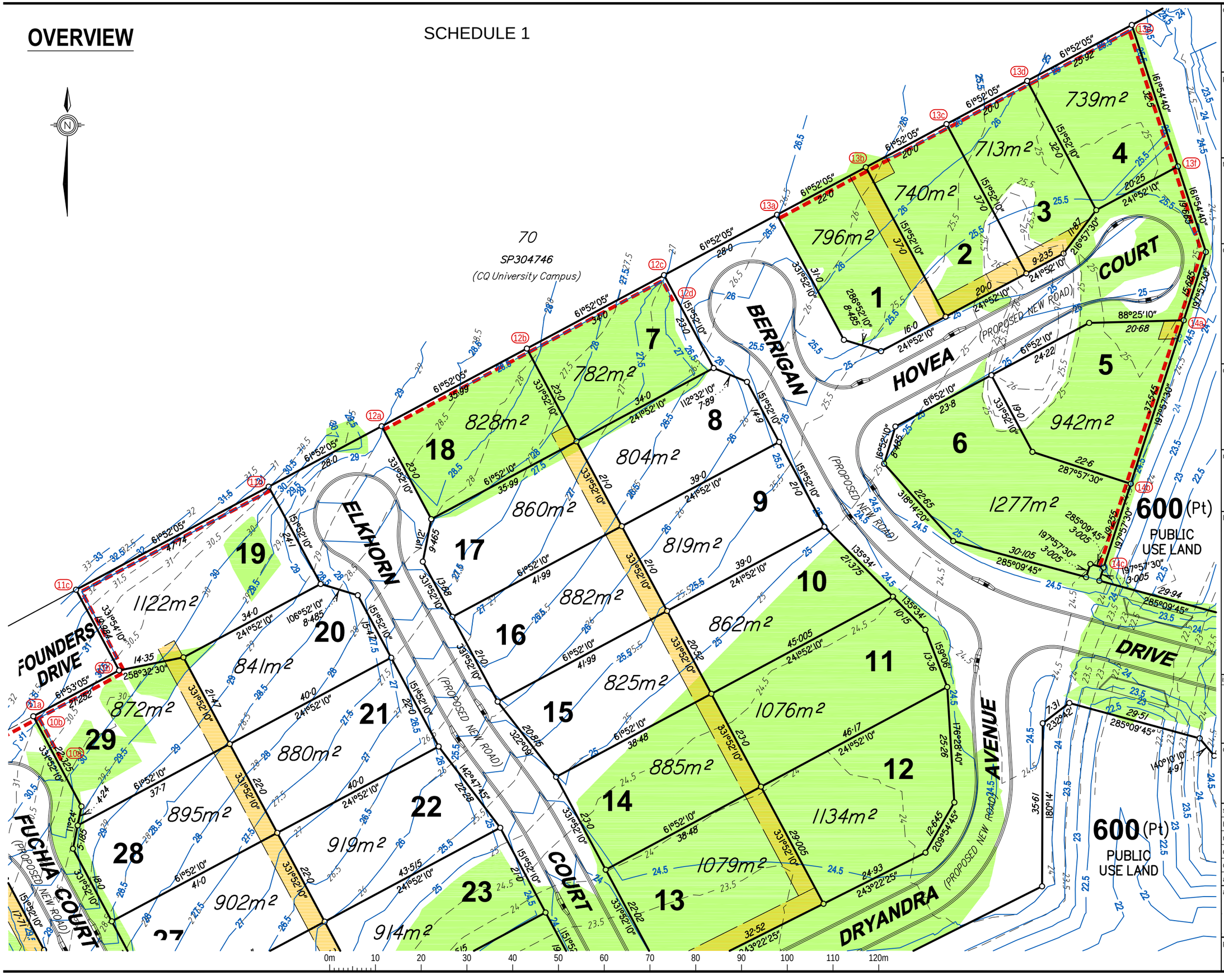
Ray White Rockhampton

Mark Shore

Sales & Marketing Specialist | Auctioneer
M 0418 799 222
E mark.shore@raywhite.com
W www.raywhiterockhampton.com.au/vacantland

OVERVIEW

SCHEDULE 1



client

Colaaco Pty Ltd
A.B.N. 18 125 353 826

project

Forest Park
Stage 16

title

Disclosure Plan of Proposed Allotments 1 - 37

description

This plan shows details of proposed Allotments 1-37 on proposal plan 6233-16-ROL Revision A, which accompanied a reconfiguration (subdivision) application to the Rockhampton Regional Council. The reconfiguration (subdivision) development approval was granted by Rockhampton Regional Council on 21st January 2019 under Application Number D/135-2018. Operational works plans 1120 were approved by Rockhampton Regional Council on 26th June 2019 under development approval D/35-2019.

certificate

I, Richard Jon Knox Ford, Cadastral Surveyor, hereby certify that the proposed allotments shown hereon, have not been staked as at 21-06-2019.

. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

real property description

Lot Number/s : 821
Survey Plan : SP262542
Locality : Norman Gardens
Local Authority : Rockhampton Regional Council

legend

Pre-Construction Contours (0.5m)
Design Construction Contours (0.5m) — 15
Allotment Fill Depth Contours (0.25m) — 0.5
Proposed Sleeper Retaining Wall
Retaining Wall ID Pts (02a)
Proposed Easement 4m Wide Typ.
Proposed Allotment Fill

NOTE: See engineering plans for any structural details & service locations

issue	date	details	authorised
A	21-06-2019	Initial Issue	RJKF
-	-	-	-

created

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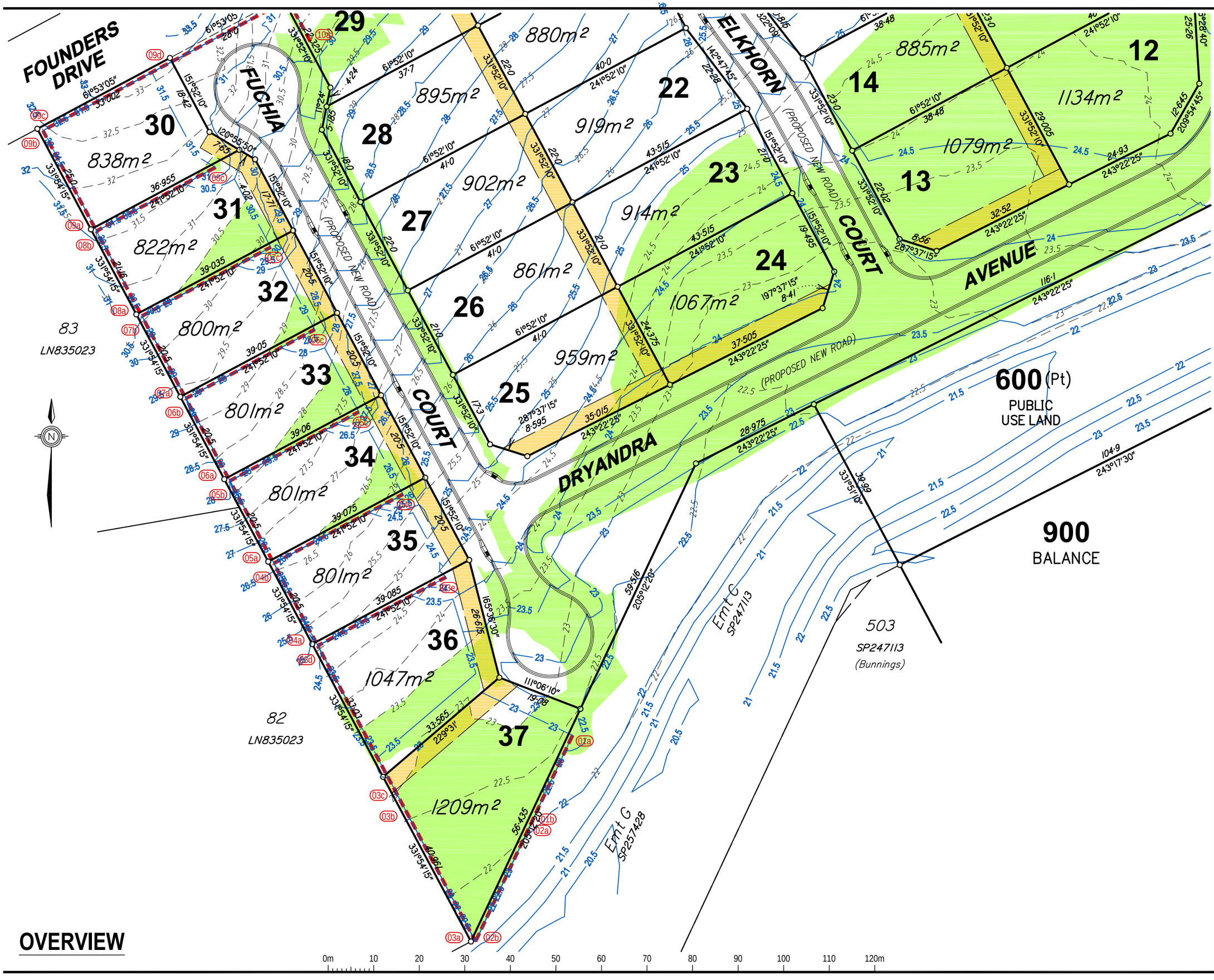
drawn	CSG (CQ)	21-06-2019
checked	RJKF	21-06-2019
approved	RJKF	21-06-2019

authorised for issue

. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

plan no.	sheet	issue
6233-16-DSC	(1/6)	A



OVERVIEW

client

Colaaco Pty Ltd
A.B.N. 18 125 353 826

project

Forest Park
Stage 16

title

Disclosure Plan of Proposed Allotments 1 - 37

description

This plan shows details of proposed Allotments 1-37 on proposal plan 6233-16-ROL Revision A, which accompanied a reconfiguration (subdivision) application to the Rockhampton Regional Council. The reconfiguration (subdivision) development approval was granted by Rockhampton Regional Council on 21st January 2019 under Application Number D/135-2018. Operational works plans 1120 were approved by Rockhampton Regional Council on 26th June 2019 under development approval D/35-2019.

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21-06-2019 . . . . . Date

real property description

Lot Number/s	:	821
Survey Plan	:	SP262542
Locality	:	Norman Gardens
Local Authority	:	Rockhampton Regional Council

legend

- Pre-Construction Contours (0.5m)
- Design Construction Contours (0.5m)
- Allotment Fill Depth Contours (0.25m)
- Proposed Sleeper Retaining Wall
- Retaining Wall ID Pts
- Proposed Easement 4m Wide Typ.
- Proposed Allotment Fill

NOTE: See engineering plans for any structural details & service locations

issue	date	details	authorised
A	21-06-2019	Initial Issue	RJKF
-	-	-	-

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drawn	CSG (CQ)	21-06-2019
checked	RJKF	21-06-2019
approved	RJKF	21-06-2019

authorised for issue

. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

plan no.	sheet	issue
6233-16-DSC	**(2/6)**	**A**

EARTHWORKS

RETAINING WALL HEIGHTS (m)

ID	RL Top	RL Toe	Ht	Avg Ht
01a	23.00	22.00	1.00	1.00
01b	23.00	22.00	1.00	
02a	23.00	21.50	1.50	1.50
02b	23.00	21.50	1.50	
03a	23.00	21.50	1.50	1.00
03b	23.00	22.50	0.50	0.75
03c	24.00	23.00	1.00	0.75
03d	24.50	23.50	1.00	1.00
03e	24.50	23.50	1.00	
04a	25.50	24.50	1.00	1.50
04b	26.50	24.50	2.00	2.00
04c	26.50	25.50	1.00	
05a	27.00	26.50	0.50	1.00
05b	28.00	26.50	1.50	1.50
05c	28.00	27.00	1.00	
06a	28.50	28.00	0.50	1.00
06b	29.00	28.00	1.00	1.00
06c	29.00	28.00	1.00	
07a	29.50	29.00	0.50	1.00
07b	30.50	29.00	1.50	1.50
07c	30.50	29.00	1.50	
08a	31.00	30.50	0.50	1.00
08b	31.50	30.50	1.00	1.00
08c	31.50	30.50	1.00	
09a	32.00	31.50	0.50	1.00
09b	33.00	31.50	1.50	
09c	33.00	31.50	1.50	1.50
09d	33.00	31.00	2.00	
10a	30.50	30.00	0.50	1.00
10b	31.00	30.00	1.00	

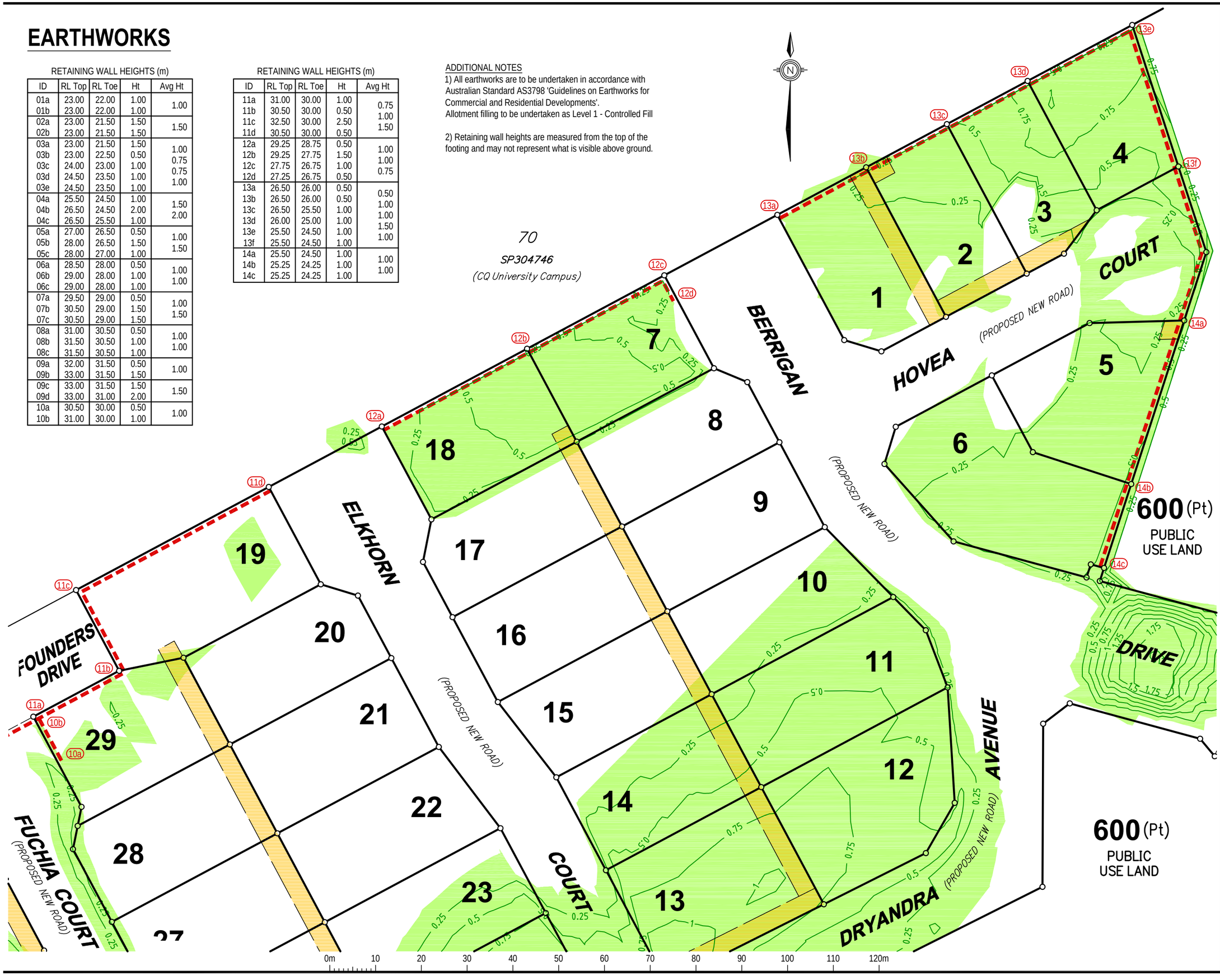
RETAINING WALL HEIGHTS (m)

ID	RL Top	RL Toe	Ht	Avg Ht
11a	31.00	30.00	1.00	0.75
11b	30.50	30.00	0.50	1.00
11c	32.50	30.00	2.50	1.50
11d	30.50	30.00	0.50	
12a	29.25	28.75	0.50	1.00
12b	29.25	27.75	1.50	1.00
12c	27.75	26.75	1.00	0.75
12d	27.25	26.75	0.50	
13a	26.50	26.00	0.50	0.50
13b	26.50	26.00	0.50	1.00
13c	26.50	25.50	1.00	1.00
13d	26.00	25.00	1.00	1.50
13e	25.50	24.50	1.00	1.00
13f	25.50	24.50	1.00	
14a	25.50	24.50	1.00	1.00
14b	25.25	24.25	1.00	1.00
14c	25.25	24.25	1.00	

ADDITIONAL NOTES

1) All earthworks are to be undertaken in accordance with Australian Standard AS3798 'Guidelines on Earthworks for Commercial and Residential Developments'.
Allotment filling to be undertaken as Level 1 - Controlled Fill

2) Retaining wall heights are measured from the top of the footing and may not represent what is visible above ground.



client

Colaaco Pty Ltd
A.B.N. 18 125 353 826

project

Forest Park
Stage 16

title

Disclosure Plan of Proposed Allotments 1 - 37

description

This plan shows details of proposed Allotments 1-37 on proposal plan 6233-16-ROL Revision A, which accompanied a reconfiguration (subdivision) application to the Rockhampton Regional Council. The reconfiguration (subdivision) development approval was granted by Rockhampton Regional Council on 21st January 2019 under Application Number D/135-2018. Operational works plans 1120 were approved by Rockhampton Regional Council on 26th June 2019 under development approval D/35-2019.

certificate

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. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

real property description

Lot Number/s : 821
Survey Plan : SP262542
Locality : Norman Gardens
Local Authority : Rockhampton Regional Council

legend

Pre-Construction Contours (0.5m) — —15— —
Design Construction Contours (0.5m) —15—
Allotment Fill Depth Contours (0.25m) —0.5—
Proposed Sleeper Retaining Wall
Retaining Wall ID Pts 02a
Proposed Easement 4m Wide Typ.
Proposed Allotment Fill

NOTE: See engineering plans for any structural details & service locations

issue	date	details	authorised
A	21-06-2019	Initial Issue	RJKF
-	-	-	-

created

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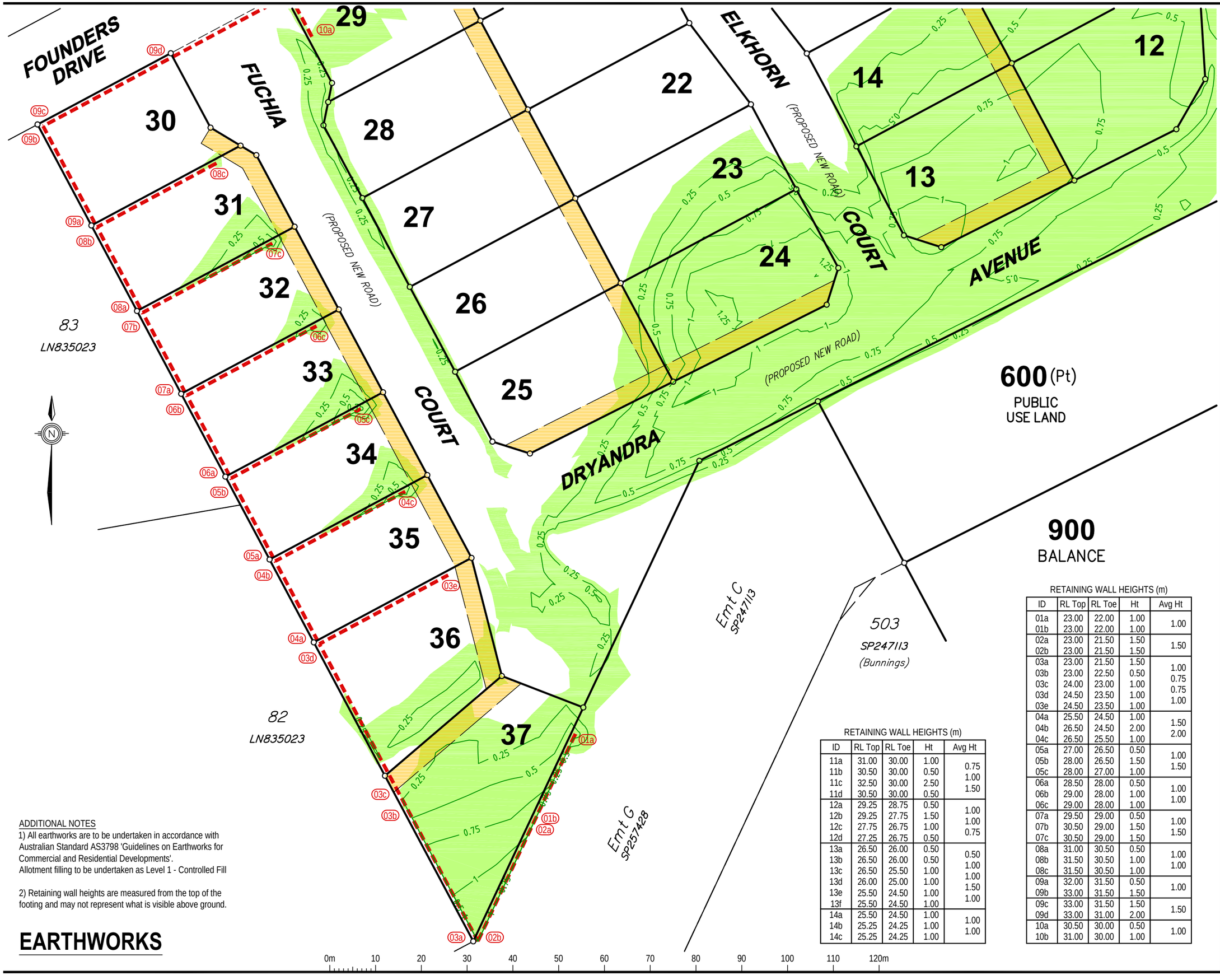
scale	1:750 @ A3	
height datum	AHD	
meridian	Cadastral vide SP262542	
drawn	CSG (CQ)	21-06-2019
checked	RJKF	21-06-2019
approved	RJKF	21-06-2019

authorised for issue

. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

plan no.	sheet	issue
6233-16-DSC	(3/6)	A



ADDITIONAL NOTES

1) All earthworks are to be undertaken in accordance with Australian Standard AS3798 'Guidelines on Earthworks for Commercial and Residential Developments'.
Allotment filling to be undertaken as Level 1 - Controlled Fill

2) Retaining wall heights are measured from the top of the footing and may not represent what is visible above ground.

EARTHWORKS

RETAINING WALL HEIGHTS (m)

ID	RL Top	RL Toe	Ht	Avg Ht
11a	31.00	30.00	1.00	0.75
11b	30.50	30.00	0.50	1.00
11c	32.50	30.00	2.50	1.50
11d	30.50	30.00	0.50	
12a	29.25	28.75	0.50	1.00
12b	29.25	27.75	1.50	1.00
12c	27.75	26.75	1.00	0.75
12d	27.25	26.75	0.50	
13a	26.50	26.00	0.50	0.50
13b	26.50	26.00	0.50	1.00
13c	26.50	25.50	1.00	1.00
13d	26.00	25.00	1.00	1.50
13e	25.50	24.50	1.00	1.00
13f	25.50	24.50	1.00	
14a	25.50	24.50	1.00	1.00
14b	25.25	24.25	1.00	1.00
14c	25.25	24.25	1.00	

RETAINING WALL HEIGHTS (m)

ID	RL Top	RL Toe	Ht	Avg Ht
01a	23.00	22.00	1.00	1.00
01b	23.00	22.00	1.00	
02a	23.00	21.50	1.50	1.50
02b	23.00	21.50	1.50	
03a	23.00	21.50	1.50	1.00
03b	23.00	22.50	0.50	0.75
03c	24.00	23.00	1.00	0.75
03d	24.50	23.50	1.00	1.00
03e	24.50	23.50	1.00	
04a	25.50	24.50	1.00	1.50
04b	26.50	24.50	2.00	2.00
04c	26.50	25.50	1.00	
05a	27.00	26.50	0.50	1.00
05b	28.00	26.50	1.50	1.50
05c	28.00	27.00	1.00	
06a	28.50	28.00	0.50	1.00
06b	29.00	28.00	1.00	1.00
06c	29.00	28.00	1.00	
07a	29.50	29.00	0.50	1.00
07b	30.50	29.00	1.50	1.50
07c	30.50	29.00	1.50	
08a	31.00	30.50	0.50	1.00
08b	31.50	30.50	1.00	1.00
08c	31.50	30.50	1.00	
09a	32.00	31.50	0.50	1.00
09b	33.00	31.50	1.50	
09c	33.00	31.50	1.50	1.50
09d	33.00	31.00	2.00	
10a	30.50	30.00	0.50	1.00
10b	31.00	30.00	1.00	

client

Colaaco Pty Ltd
A.B.N. 18 125 353 826

project

Forest Park
Stage 16

title

Disclosure Plan of Proposed Allotments 1 - 37

description

This plan shows details of proposed Allotments 1-37 on proposal plan 6233-16-ROL Revision A, which accompanied a reconfiguration (subdivision) application to the Rockhampton Regional Council. The reconfiguration (subdivision) development approval was granted by Rockhampton Regional Council on 21st January 2019 under Application Number D/135-2018. Operational works plans 1120 were approved by Rockhampton Regional Council on 26th June 2019 under development approval D/35-2019.

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. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

real property description

Lot Number/s	:	821
Survey Plan	:	SP262542
Locality	:	Norman Gardens
Local Authority	:	Rockhampton Regional Council

legend

- Pre-Construction Contours (0.5m) — —15— —
- Design Construction Contours (0.5m) ——15——
- Allotment Fill Depth Contours (0.25m) ——0.5——
- Proposed Sleeper Retaining Wall
- Retaining Wall ID Pts (02a)
- Proposed Easement 4m Wide Typ.
- Proposed Allotment Fill

NOTE: See engineering plans for any structural details & service locations

issue	date	details	authorised
A	21-06-2019	Initial Issue	RJKF
-	-	-	-

created

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scale	1:750 @ A3	
height datum	AHD	
meridian	Cadastral vide SP262542	
drawn	CSG (CQ)	21-06-2019
checked	RJKF	21-06-2019
approved	RJKF	21-06-2019

authorised for issue

. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

plan no.	sheet	issue
6233-16-DSC	**(4/6)**	**A**

ALLOTMENTS

client

Colaaco Pty Ltd
A.B.N. 18 125 353 826

project

Forest Park
Stage 16

title

Disclosure Plan of Proposed Allotments 1 - 37

description

This plan shows details of proposed Allotments 1-37 on proposal plan 6233-16-ROL Revision A, which accompanied a reconfiguration (subdivision) application to the Rockhampton Regional Council. The reconfiguration (subdivision) development approval was granted by Rockhampton Regional Council on 21st January 2019 under Application Number D/135-2018. Operational works plans 1120 were approved by Rockhampton Regional Council on 26th June 2019 under development approval D/35-2019.

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real property description

Lot Number/s	:	821
Survey Plan	:	SP262542
Locality	:	Norman Gardens
Local Authority	:	Rockhampton Regional Council

legend

- Pre-Construction Contours (0.5m) — —15— —
- Design Construction Contours (0.5m) ——15——
- Allotment Fill Depth Contours (0.25m) ——0.5——
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approved	RJKF	21-06-2019

authorised for issue

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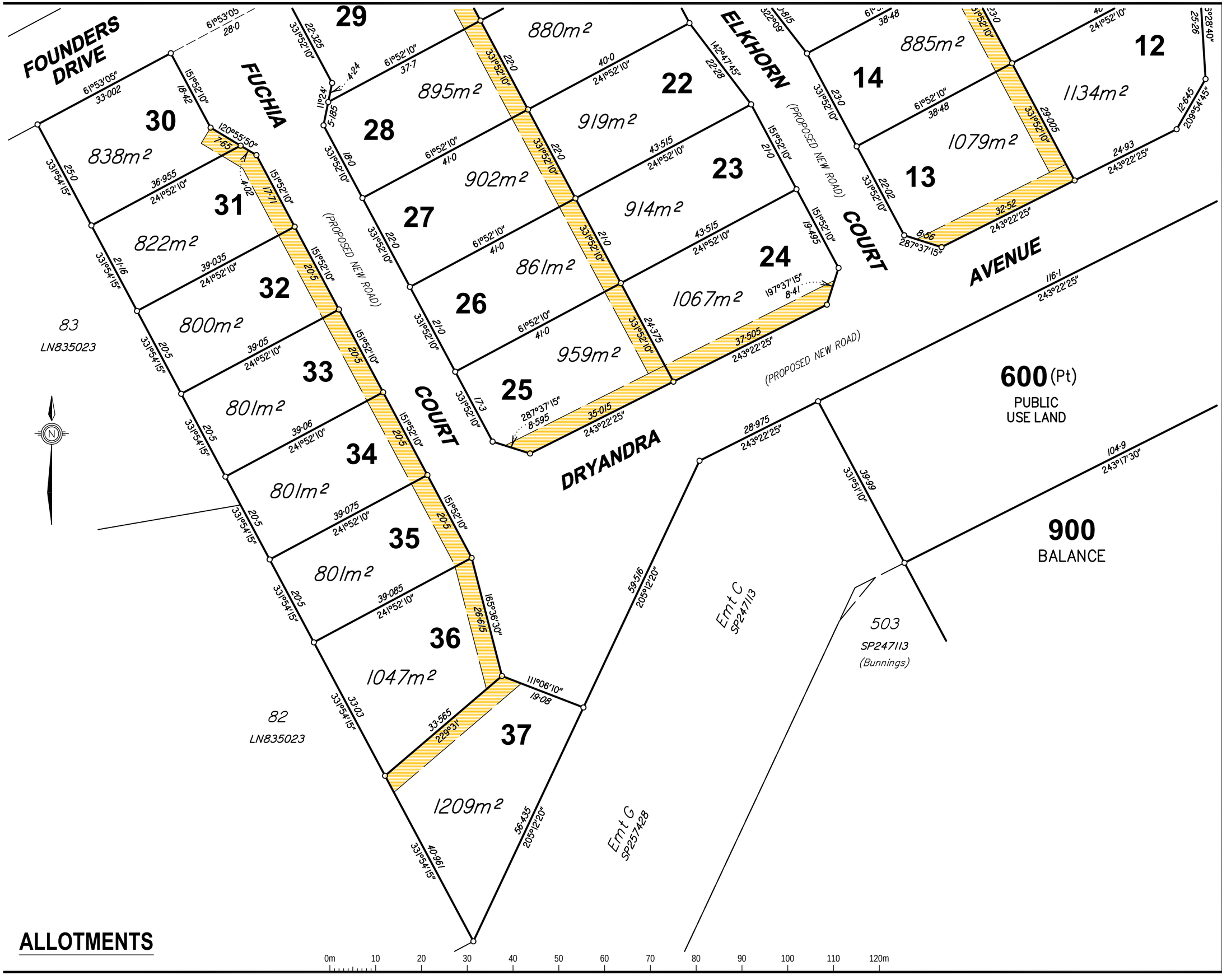
21-06-2019 . . . . . Date

plan no.	sheet	issue
6233-16-DSC	(5/6)	A



ALLOTMENTS

client

Colaaco Pty Ltd
A.B.N. 18 125 353 826

project

Forest Park
Stage 16

title

Disclosure Plan of Proposed Allotments 1 - 37

description

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21-06-2019 . . . . . Date

real property description

Lot Number/s	: 821
Survey Plan	: SP262542
Locality	: Norman Gardens
Local Authority	: Rockhampton Regional Council

legend

- Pre-Construction Contours (0.5m) — —15— —
- Design Construction Contours (0.5m) ——15——
- Allotment Fill Depth Contours (0.25m) ——0.5——
- Proposed Sleeper Retaining Wall
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NOTE: See engineering plans for any structural details & service locations

issue	date	details	authorised
A	21-06-2019	Initial Issue	RJKF
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height datum	AHD	
meridian	Cadastral vide SP262542	
drawn	CSG (CQ)	21-06-2019
checked	RJKF	21-06-2019
approved	RJKF	21-06-2019

authorised for issue

. . . . . Cadastral Surveyor

21-06-2019 . . . . . Date

plan no.	sheet	issue
6233-16-DSC	**(6/6)**	**A**

SCHEDULE 6
Building and Related Covenants

Forest Park Residential

BUYER:

SUBJECT LAND:

A. The Buyer acknowledges and agrees that these Covenants form part of the Special Conditions of Contract.

B. The Buyer further acknowledges and accepts that these Covenants are in place to ensure a minimum standard of housing, landscaping and maintenance for Forest Park Residential. Nevertheless, the Buyer accepts that the Seller reserves the right to vary the Covenants in any Sale Contract by addition, deletion or amendment to suit the peculiarities of a particular lot within the residential estate or to elect not to enforce any of the Covenants for a lot within the residential estate. The Buyer further accepts that these Covenants relate specifically to the stage of residential development as indicated by the subdivisional plan of which the subject lot forms part and that the Seller may permit multi-dwellings or commercial construction in a development of land outside the specific stage.

C. The Buyer recognises:

a) some of the Covenants may set a minimum standard of construction which exceeds the standards permitted under Part 2 of Chapter 8A of the *Building and Other Legislation Amendment Act 2009* ("*Building Act*");

b) the Seller recommends adherence to the Covenants but acknowledges the Buyer's rights pursuant to the Building Act take precedence over any Covenant in conflict with the Building Act to the extent therein described.

c)

(i) any Covenant herein in conflict with or in breach of the Building Act ("*conflict Covenant*") is invalid or void only to the extent that it exceeds the standard permitted by the Building Act and the conflict Covenant shall be read and construed according to the relevant standard permitted by the Building Act.

(ii) the invalidly, or partial invalidly, of a conflict Covenant because of the provisions of the Building Act does not

invalidate or void any other Covenant herein which Covenant shall remain binding upon the Buyer.

d) any reference to "*Covenants*" herein includes Covenants affected or varied by the provisions of this Clause C.

D. The Buyer agrees:

a) to be bound by the Covenants and to abide by them;

b) that the Covenants endure and remain binding notwithstanding the completion of the Contract between the Seller and the Buyer;

c) that the Buyer (which term includes the legal personal representative/s of the Buyer) will not sell, transfer or in any manner dispose of the Buyer's estate or interest in the land without first obtaining from the proposed Transferee a Deed of Covenant binding the Transferee to the Seller in the same terms as contained in these Covenants and in the same manner and to the same extent as if the Transferee had entered into the within Contract as the original Buyer;

d) that if the Buyer fails to obtain the aforesaid Deed of Covenant, the Buyer will remain liable to the Seller for any breach of these Covenants by the Transferee or successors in title.

E. The Buyer's liability hereunder is discharged once the Buyer delivers to the Seller a conforming Deed of Covenant executed by the Transferee.

COVENANTS

1. **Standards for Dwelling House**

1.1 *"Dwelling House"* for the purpose of these Covenants means a single family Dwelling House limited to two (2) stories but does not include duplexes flats, boarding houses, a lot or lots in a Community Titles Scheme or any other type of multi-tenancy building ("*multi-dwelling*").

1.2 The Buyer must not permit a multi-dwelling to be constructed on the land unless the Seller gives prior written approval.

1.3 A Dwelling House must –

a) comply with Plans and Specifications pre-approved by the Seller in writing;

b) comply with the requirements of the Local Government and the relevant Building Codes;

c) comply with any relevant Development Code or Codes and any amendment or substitution therefore;

d) preferably, not have less than 160m² of gross floor area for all habitable rooms (garages excluded);

e) preferably, have a tiled or factory processed coloured metal (colourbond) roof or such other material as the Seller may pre-approve in writing;

f) be enclosed with external walls, preferably of clay brick or cement rendered concrete block or such other material as the Seller may pre-approve in writing;

g) if the floor level is above ground level, be enclosed between the floor and the ground on all sides, preferably with matching material as described in (f) above;

h) have its mailbox constructed of the same material with which the external walls are constructed or with such other material as the Seller may pre-approve in writing and be aligned with the front boundary of the land;

i) have external surfaces, other than brick, painted with good quality paint in neutral, conservative or tasteful shades;

j) have its driveways concreted or paved or otherwise constructed with a material as pre-approved by the Seller in writing and in accordance with Local Government requirements, all preconstructed concrete footpaths to be left intact, and untouched;

k) preferably, have any solar hot water system or photo voltaic cells positioned so that it is not visible from the street fronting the premises.

1.4 A Dwelling House must not -

a) be constructed using any second-hand or sub-standard materials;

b) contain galvanised iron, zinc or aluminium coated steel or fibro-cement sheeting externally or as roof cladding;

c) contain plain, painted or split faced concrete blocks or wooden or similar battens to enclose the under-house area;

d) have any air-conditioning unit visible from the street fronting the premises;

2. Relocation of Existing Dwelling Forbidden

2.1 The Buyer must not relocate any existing dwelling or any part thereof or any building or part thereof to the subject land.

3. Garages and Sheds

3.1 Garages and sheds must not be constructed forward of the street front wall of the Dwelling House.

3.2 Garages should ideally be attached to and form part of the Dwelling House and be constructed with the same materials and painted in the same colour as the dwelling.

3.3 Garages must incorporate a roller or tilted door and be enclosed on all sides.

3.4 Garages may be constructed to accommodate more than one vehicle, provided they otherwise comply with these covenants.

3.5 Sheds including lawn lockers and the like must not be galvanised or reflective iron and must be positioned so as not to be viewed from the street fronting the premises and to comply with the Local Government requirements relating to distance from boundaries.

3.6 On allotments with an area of 800m^2 or more a shed may be up to 63.0m^2 in floor area but not beyond, with wall height to a maximum of 4.0 metres.

3.7 On allotments with an area less than 800m^2, a shed may be up to 42.0m^2 in floor area but not beyond, with wall height to a maximum of 4.0 metres.

3.8 Sheds should ideally be constructed with the same materials and painted the same colour as the dwelling. However, construction using factory processed coloured metal (colourbond) in colours compatible with the dwelling shall be permitted.

4. Fencing and Walls

4.1 Fences on boundaries adjoining park land, public land, reserves or water-course easements must be 1.6 high, Banksia, weldmesh fence in powder coated Caulfield Green. The fence should be erected within one (1) month of the date of practical completion of the Dwelling House.

4.2 Fences on the street front boundary may only be constructed with treated flat top vertical palings, clay brick or masonry blocks rendered. The street front boundary need not be fenced at the Buyer's option.

4.3 Other boundary fences should be 1.8m high timber CCA treated pine flat top vertical palings, clay brick or masonry blocks rendered.

4.4 Swimming pool fences must be constructed to comply with State and Local Government laws.

4.5 No retaining wall shall be constructed nor any cut or fill for such wall undertaken unless in accordance with Plans and Specifications certified by a qualified Engineer and permitted by the Local Government.

4.6 The Seller may, in writing, approve a variation to a fencing requirement and in such case the Buyer may construct the fence only in accordance with the written approval.

5. Dividing Fences

5.1 The Buyer waives all rights otherwise vested in the Buyer by the *'Neighbourhood Disputes (Dividing Fences and Trees) Act 2011'* against the Seller for the construction, maintenance or repair of any fence or any contribution to the cost thereof and it is expressly acknowledged by the Buyer that the said Act shall have no application to the Buyer or the Seller in respect of the subject land or any adjoining land.

6. No Temporary Accommodation

6.1 The Buyer must not permit any caravan, tent, shed or other form of temporary accommodation to be placed or erected upon the subject land.

7. Landscaping

7.1 The Buyer must landscape that part of the subject land between the front of the Dwelling House and the front boundary of the land to the satisfaction of the Seller and, without limiting the generality of the foregoing, such area shall be grassed (by laying turf) and at least two (2) shade trees shall be planted all, preferably, within three (3) months of the date of practical completion of the Dwelling House.

7.2 The Buyer must maintain the land in a clean and tidy condition and all building and fences erected on the land in good order and repair to the satisfaction of the Seller.

8. No Living in Incomplete Dwelling

8.1 The Buyer must not reside in the Dwelling House until it has been completed and fit for occupation.

9. Garbage Receptacles

9.1 Garbage bins and household rubbish must be screened from any view from the street fronting the premises except on the day of rubbish collection by the Local Government.

10. Television Antennae, Masts and Dishes

10.1 Satellite dishes, radio masts and antennae must be located so as not to be visible from the street fronting the premises.

11. Reconfiguration and Change of Use Excluded

11.1 The Buyer acknowledges that the subject land has been offered for sale as a single residential site only and as part of a planned residential Estate incorporating specific designs, layouts, roads, accesses and specified facilities and accordingly, the Buyer agrees that the Buyer will not:-

a) apply to the Local Government or any other relevant Authority to reconfigure the lot or reduce its size or convert it to two or more lots;

b) apply to the Local Government or any other relevant body for permission to erect a multiple dwelling or make application for approval of a material change of use to enable the registration of a Plan or a Community Titles Scheme under the *Body Corporate and Community Management Act 1997*,

c) without the express consent in writing of the Seller first had and obtained sell, assign, surrender or in any way dispose of the subject land, whether in whole or in part, for use as a road or access to other land (including any existing or planned road or access) nor make or join with any others in making any application to the Local Government or any other Authority for material change of use of the land or for permission or authority to deal with the land for such purposes nor consent to any such application.

12. Retention of Trees

12.1 The Buyer must not without the written permission of the Seller first obtained cut down, remove, prune or destroy any tree left by the Seller on the subject land except those reasonably required to be removed to enable the construction of the Buyer's Dwelling House and improvements.

13. National Broadband Network Installation – In-home Cabling Requirements

13.1 The Buyer acknowledges that:-

(a) the subject land may be included in an area selected for the installation of the National Broadband Network.

(b) special preparatory arrangements must be made during the construction of any home which are essential to ensure that the optical fibre associated equipment can be installed within the home.

(c) failure to provide the fibre pathway as specified during home construction may lead to significant difficulties and/or expense to the owner/occupier, or any subsequent purchaser of the property, to access telecommunications services.

(d) installation requirements and the full specifications may be obtained from NBN Co. Limited or accessed from their website at –

http://www.nbnco.com.au/assets/documents/preparation-and-installation-guide-for-sdus-and-mdus.pdf

…….. ……..

Buyer/s Witness

6.0 FOREST PARK RESIDENTIAL

PRECINCT PARAMETERS	
Maximum Land Area (excluding roads and parks)	34.2ha
Maximum Density	12 lots per ha

PREFERRED LAND USES
Dwelling House Home Occupation Park Relative's Apartment Any purpose ancillary to the aforementioned uses Any purpose which in the opinion of Council is allied to and compatible with the development of a low density residential area
GENERALLY INAPPROPRIATE LAND USES
Any other material change of use

PERFORMANCE CRITERIA DWELLING HOUSES	ACCEPTABLE SOLUTIONS
P1 Buildings must have the scale and appearance of a single, detached dwelling	**A1.1** A lot is used for no more than one main Dwelling House and one Relative's Apartment
P2 Setbacks must enhance the streetscape and residential amenity	**A2.1** Dwelling Houses are setback a minimum of 6m from the street frontage
P3 Housing density must compatible with expectations for a low density residential area	**A3.1** The maximum density for the provision of housing is 12 allotments per hectare calculated on the basis of a minimum conventional allotment size of 600m²
P4 Building height must be consistent with	**A4.1** No part of a Dwelling House is more

that of a low density residential area	than 8.5m above ground level and 2 storeys
P5 Adequate car parking must be provided for the needs of residents	**A5.1** A minimum of one covered car parking space is provided per dwelling house **A5.2** A minimum of two car parking spaces is provided where an allotment includes a Dwelling House and Relative's Apartment **A5.3** The design of access driveways, vehicle circulation areas and car parking bays accords with the provisions of any relevant standards adopted by Council in either their planning scheme or other applicable guidelines
P6 Dwelling Houses must be serviced by appropriate urban infrastructure	**A6.1** Housing lots are provided with the infrastructure that would be expected within an urban residential area, including roads, stormwater drainage, sewerage disposal, water supply and electricity
P7 Dwelling Houses on small allotments (less than 450m²) must be satisfactorily designed	**A7.1** The design of Dwelling Houses on allotments with an area of less than 450m² complies with the Performance Criteria and Acceptable Solutions relating to Single Detached Housing or Integrated Design in the Queensland Residential Design Guidelines
Safety and Security	
P8 The Dwelling House and/or private open space area must provide casual surveillance of the street and other public areas	**A8.1** A Dwelling House has at least one habitable room window with an outlook to the adjacent street and any adjacent public open space **OR** **A8.2** The private open space of the Dwelling House overlooks the street and/or other public areas
P9 Property boundaries must be clearly identified	**A9.1** Site planning, fencing, landscaping and other features are used clearly define the

	site
P10 The dwelling entry must provide a sense of security for both residents and visitors	**A10.1** The dwelling design allows visitors who approach the front door to be seen without the need to open the door
HOME OCCUPATIONS	
P1 Home Occupations must form part of an allotment primarily used for residential purposes	**A1.1** A Home Occupation is carried out by one or more permanent residents of the residential dwelling **A1.2** The Home Occupation activity is either conducted inside the residential dwelling or in another enclosed structure such as a garage or shed
P2 A Home Occupation must be low key in nature and must not adversely impact upon residential amenity	**A2.1** The Home Occupation complies with the definition of Home Occupation set out in this Code
PARKLAND	
P1 Sufficient, conveniently located public parkland of suitable quality must be provided to meet the recreational and amenity needs of the community	**A1.1** Parkland is provided in accordance with Council's applicable parkland contribution rates and any relevant policy or guidelines **A1.2** Parkland has adequate road frontage to ensure security and surveillance **A1.3** Parkland is designed to provide a range of recreational settings in accordance with the Conceptual Park Plan and Design Philosophy for Park and Open Space, for example: ▪ walkways/bikeways ▪ developed parkland with play equipment, shelter, picnic facilities and other amenities ▪ areas for informal recreation ▪ neighbourhood parks ▪ links between public open spaces and ▪ other facilities to meet the needs of the population

	A1.4 Parkland incorporates facilities such as water for maintenance and power/lighting for safety
P2 Open Space must be provided for stormwater and environmental needs	**A2.1** The provision of open space responds to the physical constraints of the land such as topography, drainage and vegetation **A2.2** Areas of open space incorporate drainage networks designed as part of an integrated system in accordance with Council's requirements **A2.3** Existing, mature vegetation is retained where practical in the dedication of parkland
BUFFERS	

P1 Residential areas must be protected from the adverse amenity impacts generated by incompatible land uses, including road corridors	**A1.1** Larger residential allotments of a minimum size of 800m² are provided adjacent to the Parkhurst Pony Club **A1.2** Residential buildings are setback a minimum of 10m from the Parkhurst Pony Club **A1.3** Where proposals for residential development adjoin existing non-residential uses or major road corridors, their design incorporates appropriate mitigation strategies to Council's satisfaction, including: ▪ a landscaped buffer zone of 3m minimum width along the common boundary with any non-residential land use ▪ a screen fence of 1.8m in height and/or acoustic fence or alternatively earth mounding (where determined as necessary by a noise assessment) along any side or rear boundary adjacent to a non-residential land use ▪ other measures appropriate to the circumstances of the site ▪ this acceptable solution does not apply to residential allotments adjoining the Parkhurst Pony Club and Farm Street

FLOODING	
P1 Development must have flood immunity for a 1 in 100 year ARI	**A1.1** The minimum finished floor levels of habitable rooms comply with Council's standards **A1.2** Dwelling Houses and ancillary structures are not constructed in waterway or drainage corridors/overland flow paths **A1.3** The design and construction of Dwelling Houses complies with Council's standards regarding erosion, sediment control and drainage