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DEVFI OPMENT AND COVENANT APPROVAL. DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY	PRELIMINARY		AREA CALCULATIONS
Α	21.02.25	PRELIMINARY ISSUE	JM			
				REAL PROPERTY DESCRIPTION	ORIENTATION	
				LOT: 47 PLAN: TBA		
				PARISH: TBA		
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				LOCAL AUTHORITY:		
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Initial here: _

CLIENT

HOUSE DESIGN:

WHITEHAVEN 235 (BRICK) - ALTO

PROJECT COMMENCED: PROJECT NO: CCE47 21.02.25 DRAWING NO: DRAWN BY: JM SCALE: @A3 CHECKED BY: DC ISSUE:

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PROJECT ADDRESS LOT 47 - CORAL COVE ESTATE, QLD DRAWING TITLE: COVER SHEET

21/02/2025 12:09:40 PM

NCC COMPLIANCE

SITE LEGEND:

AIR CONDITIONING UNIT

CLOTHES LINE CL

GD GRATED DRAIN LB LETTER BOX

LP LIGHT POLE

LANDSCAPE

LS

NBN NBN PIT MSB MAIN SWITCH BOARD

OUTER MOST PROJECTION OMP

*SL EXT. SPOT LEVEL

SEWER MANHOLE SM

TBM TEMPORARY BENCH MARK

PB POWER BOX

POS PRIVATE OPEN SPACE

POWER POLE

PP WM WATER METER

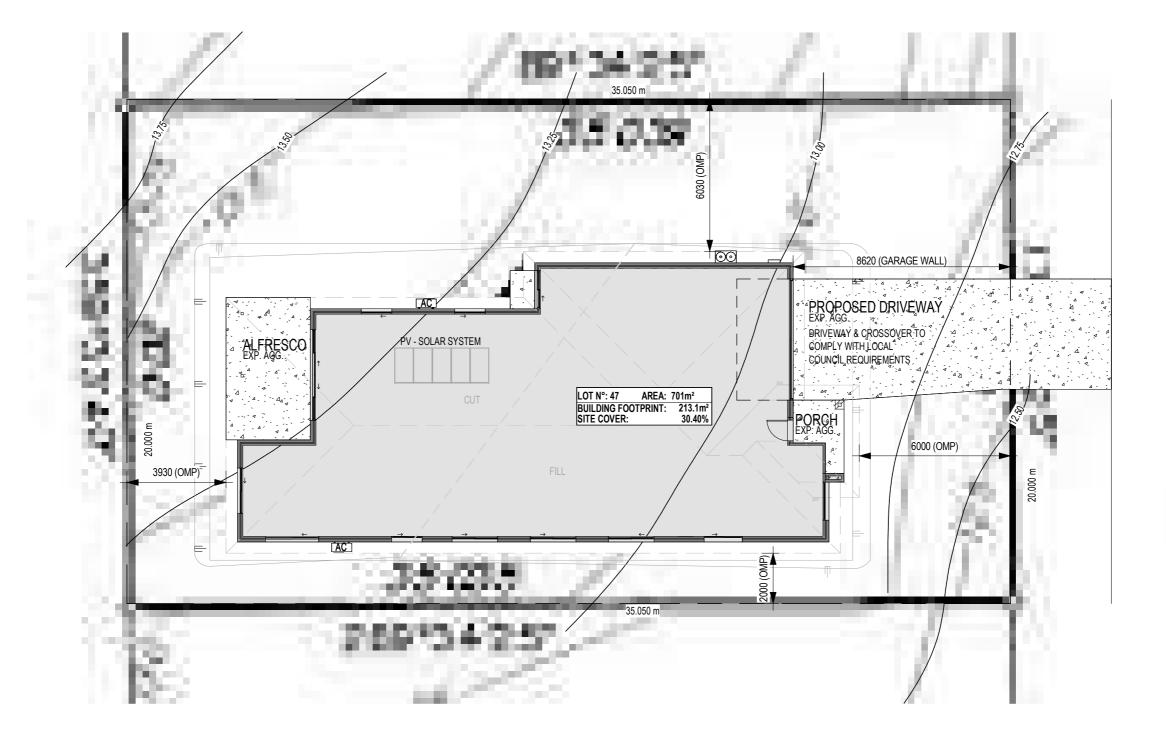
NOTES:

ALL ITEMS AND LEVELS SHOWN ARE INDICTIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

STORMWATER TAKEN TO STREET OR NEAREST PIT AS PER LOCAL AUTHORITES REQUIREMENTS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTIONS CODES AND LOCAL AUTHORITY REGULATIONS.

INSTALLATION OF PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTUERS SPECIFICATIONS.



SITE PLAN

1:150

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DEVELOPMENT AND COVENANT APPROVAL

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DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING.

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A 21.02.25 PRELIMINARY ISSUE

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DESCRIPTION

ORIENTATION			

AREA CALCULATIONS

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CLIENT PROJECT ADDRESS LOT 47 - CORAL COVE ESTATE, QLD

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DRAWING TITLE: SITE PLAN

Initial here:

NCC COMPLIANCE HOUSE DESIGN: WHITEHAVEN 235 (BRICK) - ALTO

21/02/2025 12:09:41 PM



DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING.

DEVELOPMENT AND COVENANT APPROVAL

21/02/2025 12:09:42 PM

HOUSE DESIGN:

WHITEHAVEN 235 (BRICK) - ALTO

DRAWN BY:

CHECKED BY:

JM SCALE:

DC ISSUE:

NCC COMPLIANCE



ELEVATION 1

1:100



ELEVATION 2

1:100

INDICATIVE CONCEPT PLANS ONLY

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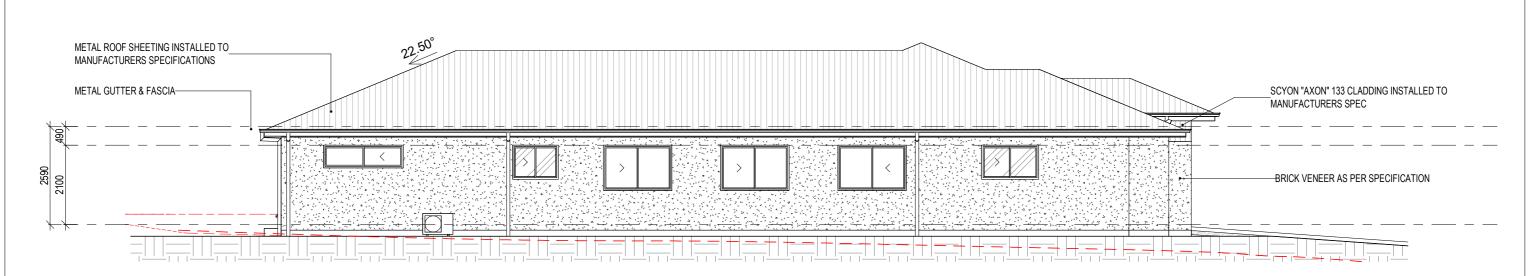
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PROJECT ADDRESS

DRAWING TITLE: PROJECT COMMENCED: PROJECT NO: CCE47 ELEVATIONS 21.02.25 DRAWING NO: HOUSE DESIGN: DRAWN BY: JM SCALE: CHECKED BY: DC ISSUE:

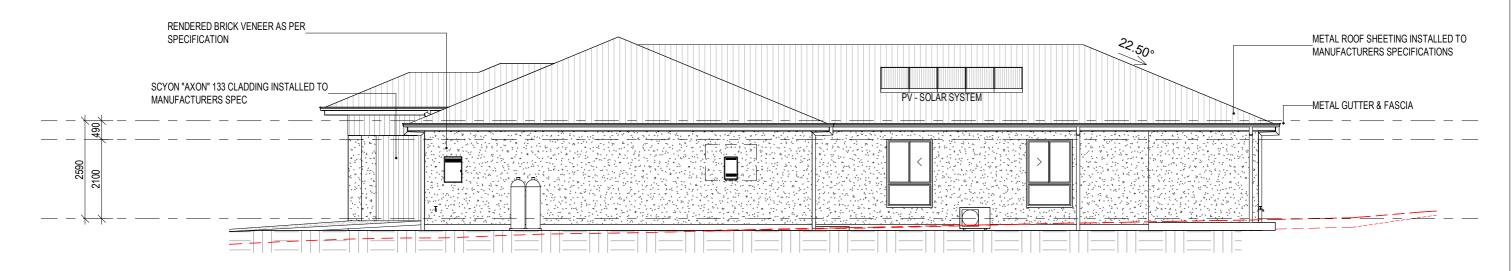
LOT 47 - CORAL COVE ESTATE, QLD

NCC COMPLIANCE



ELEVATION 3

1:100



ELEVATION 4

1:100

INDICATIVE CONCEPT PLANS ONLY

AREA CALCULATIONS

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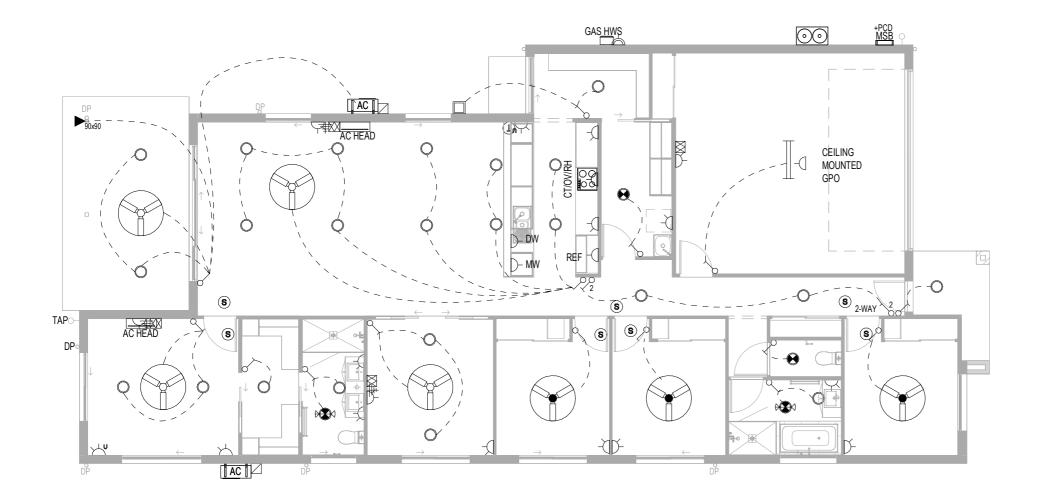
PROJECT COMMENCED: PROJECT NO: CCE47 21.02.25 DRAWING NO: DRAWN BY: JM SCALE: 1:100 @A3 CHECKED BY: DC ISSUE:

PROJECT ADDRESS LOT 47 - CORAL COVE ESTATE, QLD

Initial here:

DRAWING TITLE: ELEVATIONS

NCC COMPLIANCE HOUSE DESIGN: WHITEHAVEN 235 (BRICK) - ALTO



ELECTRICAL PLAN

1:100

INDICATIVE CONCEPT PLANS ONLY

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CHECKED BY:

CLIENT PROJECT ADDRESS LOT 47 - CORAL COVE ESTATE, QLD

Initial here:

PCD LOCATION TO COMPLY WITH NBN REQUIREMENTS - TYPICALLY UNDER MSB. ELECTRICAL CONTRACTOR TO CONFIRM LOCATION ON

ELECTRICAL SCHEDULE

3

2

2

24

1

1

17

15

2

2

4

1

5

3

1

7

CEILING FAN - NO LIGHT CEILING FAN - WITH LIGHT

XXX

0

 \boxtimes

(T)

6

(8)

ELECTRICAL NOTES:

WITH NCC 3.7.2 AND AS 3786.

- RH = RANGEHOOD GPO 1800mm - KITCHEN BENCH GPO 1100mm - REF = REFRIGERATOR GPO 1600mm

- LAUNDRY GPO 1000mm - BATHROOM/ENSUITE GPO 950mm - LIGHT SWITCHES 1350mm

Initial here:

EXHAUST FAN - LIGHT/FAN/HEAT

LIGHT FITTING - SINGLE 35W LED

LIGHT FITTING - SPOTLIGHT

LIGHT FITTING - WALL LIGHT

EXHAUST FAN - WITH LIGHT

LIGHT FITTING - LED

LIGHT SWITCH

POINT - DOUBLE GPO

POINT - NBN DATA

POINT - SINGLE GPO

POINT - TELEVISION

SMOKE ALARM

POINT - WATERPROOF SGPO

- ALL SMOKE ALARMS TO BE INTER-CONNECTED AND PHOTOELECTRIC - SMOKE ALARMS TO BE LOCATED MINIMUM 300mm FROM LIGHT FITTINGS, 400mm FROM CEILING FAN BLADES AND BE IN ACCORDANCE

- ALL ELECTRICAL WORK CARRIED OUT TO COMPLY WITH AS3000-2007 - DW & MW = DISHWASHER AND MICROWAVE GPOS UNDERBENCH

POINT - PHONE

POINT - DOUBLE GPO +USB

POINT - ISOLATION SWITCH

PROJECT NO: CCE47 21.02.25 DRAWING NO: HOUSE DESIGN: DRAWN BY: JM SCALE: 1:100 @A3

GROUND FLOOR ELECTRICAL PLAN **NCC COMPLIANCE**

WHITEHAVEN 235 (BRICK) - ALTO

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PRFI IMINARY

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DC ISSUE:

DRAWING TITLE:

- GENERAL GPO, DATA, TV AND PHONE OUTLETS 300mm

- CT = MAINS CONNECTION FOR COOKTOP - OV = MAINS CONNECTION FOR OVEN

NO PENETRATIONS THROUGH PARTIWALL

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BUNDABERG

A REGIONAL POWERHOUSE ON THE RISE



INVESTMENT OPPORTUNITY

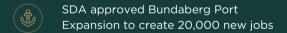
Due to unprecedented infrastructure expansion that is creating tens of thousands of new jobs, Bundaberg's thriving and diverse economy will soon make it a region of national significance.

It's widely regarded as a investment hot spot by property experts due to its incredible affordability, high rental returns and fantastic lifestyle on offer.

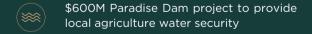
With demand to buy and rent properties far and away outstripping supply, now is the time to invest in this boom location.

REGION HIGHLIGHTS



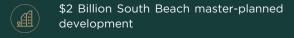














BUNDABERG - DRIVING THE FUTURE OF OUR IMPORT AND EXPORT ECONOMY

Most people have heard of Bundaberg, and they usually relate it to its popular drinks or sugar cane farms. But very few people understand the real story behind 'Bundy', its strategic importance for Queensland and Australia, and how much is going on there right now.

Bundaberg's prime location makes it an essential base for our country's future import and export economy. Uniquely positioned North of Brisbane in Queensland, the Bundaberg region is one of Australia's fastest growing regional cities. Rapid jobs growth and huge infrastructure investment over the next five years will see the region's already booming economy surge into national significance. Over this period, the region's agricultural, health, education and tourism industries will see unprecedented investment.

Construction has recently commenced for the new \$1.2 Billion Bundaberg Hospital. Nothing affects local house price growth more than a new hospital. They create thousands of ongoing well paid jobs. Early works commence on New Bundaberg Hospital - Ministerial Media Statements.

Bundaberg's diverse economy is also positioning for growth in its next wave of successful industries including ag-tech, bioproducts, advanced food & beverage manufacturing and defence supply. It really is Australia's regional city of the future. Bundaberg's biggest secret, and biggest asset, is its Port. It is the most northerly port in Australia that is below The Great Barrier Reef Marine Park. It offers safe waters unlike the cyclone prone regions in northern Australia.

Sea freight is expected to experience exponential growth in coming years and the port of Brisbane is already nearing capacity. Bundaberg was given State Development Area (SDA) status in February 2017 due to the significance of its port to Queensland and Australians economies. Both state and federal governments would prefer to invest in the expansion of Bundaberg than direct more freight in and out of Brisbane. Click here for further details.

The city is the commercial and service centre for the Wide Bay- Burnett region, which is Queensland's most populous region outside of South-East Queensland. This region has ideal climate, plentiful water supply and enviable rich soils. So is home to some just over Australia's best agricultural land. The massive expanse of green fields are clear to see when flying in and out of Bundy.

Australia has been referred to as the food bowl of Asia, and the Port of Bundaberg will be its gateway. It's estimated over 20,000 new jobs will be created at the port and its surrounding commercial and industrial business parks.





INFRASTRUCTURE

Nothing gives local property prices a bigger boost than a new hospital. The new hospital to be built in Bundaberg is estimated to cost up to \$1.2 Billion dollars. That is a crazy big hospital, and it is required to service this massive and rapidly expanding region.

Then there is The Gateway Marina at Burnett Heads which is a \$250 Million dollars mixed-use marina village development located on the shore of Burnett Heads Boat Harbour. The project will offer 318 marina berths and a waterfront residential community along with boutique retail, restaurants and open space. Two-bedroom units are currently selling from \$795,000.

International air freight expansion is needed and council is investigating the feasibility of upgrading the Bundaberg Regional Airport to international air freight designation. With technical and costing investigations complete, the business case is now being examined to determine options to fund the airfreight expansion project.





AFFORDABILITY

Then let's have a look at affordability. A block of land in the most affordable growth location 40-50kms from Sydney will set you back around \$600k. Lots here, walking distance from the beach, start from only around \$300k. With record numbers of urban refugees fleeing the capital cities in search of affordable lifestyle, this estate represents amazing value.

Someone from Sydney could sell an average home for over \$1.5M, buy a beautiful home by the beach and pocket well over \$600,000. That opens up so many lifestyle opportunities that would have seem impossible only a year ago. Relocators could buy that boat or caravan, retire, or start that business they have been dreaming of all these years.





PROJECTS

Added to those massive projects are the Bundaberg Aviation Precinct project along with the Bundaberg Aeronautical Hub, the new Civic and Cultural Arts Precinct, the \$156 Million dollar Bundaberg Brewed Drinks expansion, an AgTec precinct, the CBD leisure and water play precinct and regional aquatic centre projects and The Challenger Learning Centre. To learn on all of these projects please see the following links - click here & click here.

We haven't even mentioned tourism and construction. Are you starting to get the picture? That is \$4.2 Billion dollars for a city of just over 110,000 people. That is massive!!!



SUMMARY

According to recent research up to 1 in 5 capital city residents have considered moving to a regional location. Please see the following article - click here.

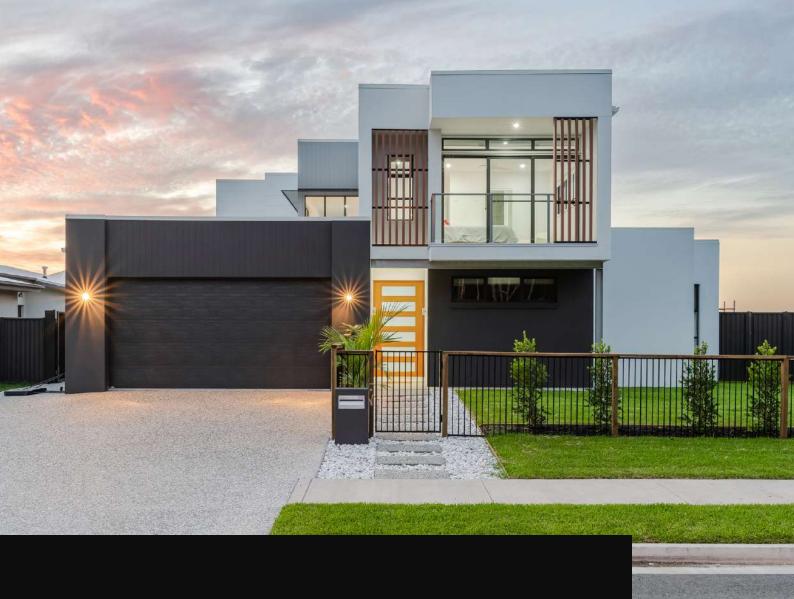
Australia's most respected property economist Terry Ryder believes the strongest trend affecting property prices in the 21st century is the exodus to affordable lifestyle locations. Please see the following link for more details - click here.

Terry has nominated the Bundaberg region as one of the most desirable locations in Australia for people wanting to relocate to an affordable lifestyle region. Please see his following report - click here.

Imagine the possibilities this creates. Demand is at record levels and building approvals in this region are higher than anywhere else in Queensland - click here to read further.

The supply of land is being eroded rapidly and building prices are also rising fast. Investing for under \$800,000 for a new house in this region will soon be a thing of the past. Rental demand is insatiable and all of the local property managers have a cue of tenants waiting for something to become available. We spoke to the regions leading property managers who advertised a house on www.realestate.com.au at 10am on a Monday morning and they had over 100 applications by 4pm that day.





EXECUTIVE UPGRADE INCLUSIONS





Elevate your investment



Upgrades from the Classic Inclusion Range

- 600x600 rectified tiles to wet areas
- 600x600 tiles to porch and alfresco
- 900 appliances
- Gas cooktop
- 20mm waterfall ends to kitchen island
- Timber look vinyl plank flooring to main traffic areas
- Epoxy coating to garage floor
- Gas point to alfresco
- Double side access gate (where applicable)
- Choice of either chrome, black or brushed nickel plumbing fittings
- Choice of either satin chrome or black door furniture
- 2x pendant lights to island bench



CLASSIC RANGE INCLUSIONS





We set the standard high

General, Site Works & Foundations

- Standard council building application fees and certification
- Builder's construction insurances
- Wind loading applicable to region
- Site scrape of grass on flat block
- Soil classification and contour survey
- Engineer designed footings and slab based on an 'H' group site
- Classification with maximum 500mm diagonal fall over the block

Services

- Single phase underground power and water connection from consumer connection point up to 6 meter setback
- Sewer and storm water connection from consumer connection point up to 6 meter setback
- 1 x gas connection point to hot water system



Roof, Windows & Framing

- Metal roof sheeting
- Insulation as per Energy Efficiency requirements (NatHERS - Nationwide House Energy Rating Scheme)
- Metal fascia and gutter
- Powder coated aluminum windows and sliding doors with locks
- Clear glazing throughout excluding bathroom, ensuite and WC which is obscure glass
- Security screens to all openable windows and sliding doors (excluding front door and rear garage door if applicable)
- Window coverings to all aluminum windows and sliding doors (excluding wet areas)
- Engineer designed T2 treated pine frame and roof trusses to comply with AS 1684.2
- 2550mm ceiling height
- Square set cornice
- Wall niche to bathroom and ensuite (400mm H x 600mm W)



Kitchen

- Laminate cabinetry including overheads and pantry to 2250mm high with bulkhead to ceiling
- Solid Surface Benchtops ilo Stone
- Pantry cupboard with 4 x melamine shelves
- Tiling to kitchen splashback to underside of overheads
- Stainless steel 600mm electric oven
- Ceramic 600mm cooktop (black glass)
- Stainless steel 600mm slideout rangehood (ducted to eaves)
- Stainless steel 600mm dishwasher
- Stainless steel double bowl sink with drainer
- Soft close hinges to drawers and cupboards
- No handles to overheads, recessed under panel
- Lip pull handles to drawers and lower cupboards
- 2x pendant lights to island bench





Doors / Robes

- Paint grade translucent glazed front entry door
- Weatherproof 1/3 clear glass external door to laundry/garage (if applicable)
- Flush panel hollow core to all internal doors
- Built-in robes with mirrored sliding doors, melamine shelf and rail under with 4 x white melamine shelves
- Linen cupboard with 4 x white melamine shelves
- Designer door furniture

Flooring

- Tiles (450mm x 450mm) as per plan
- Carpet to bedrooms, study and media as per plan

Laundry

- Freestanding unit with upright cabinet
- Tiling to laundry tub splashback
- Choice of either chrome, black or brushed nickel sink mixer

WC / Toilets

- Dual flush porcelain toilet suite
- Choice of either chrome, black or brushed nickel toilet roll holder









Bathroom / Ensuite

- Wall hung vanity with 20mm stone benchtop and laminate cabinetry
- Above counter basin
- Solid Surface Benchtops ilo Stone
- Semi-frameless glass shower screen
- Shower on rail in bathroom and ensuite
- Acrylic bath
- Frameless mirror over vanity unit
- Double towel rail
- Wall niche (400mm H x 600mm W)
- Soft close hinges to doors
- Lip pull grip handles to cupboards

Electrical

- 3 in 1 heat/fan/light to bathroom and ensuite
- Split system air-conditioning units to living and master bedroom
- Ceiling fans to bedrooms, living and media, with and without lights
- 100mm recessed downlights (energy efficient) as per plan
- 2 x double power points to kitchen and main bedroom
- 1 x double power point to each room except WC
- 3 x TV points to bed 1, living and media (if applicable)
- 1 x telephone point to kitchen or study (if applicable)
- 2 x USB ports 1 x kitchen & 1 x study (if applicable) or 1 x bed
- 1 x double 1200mm fluro with diffuser to garage
- External weatherproof general power outlet to alfresco
- 1 x external ceiling fan to alfresco
- 1 x TV antenna



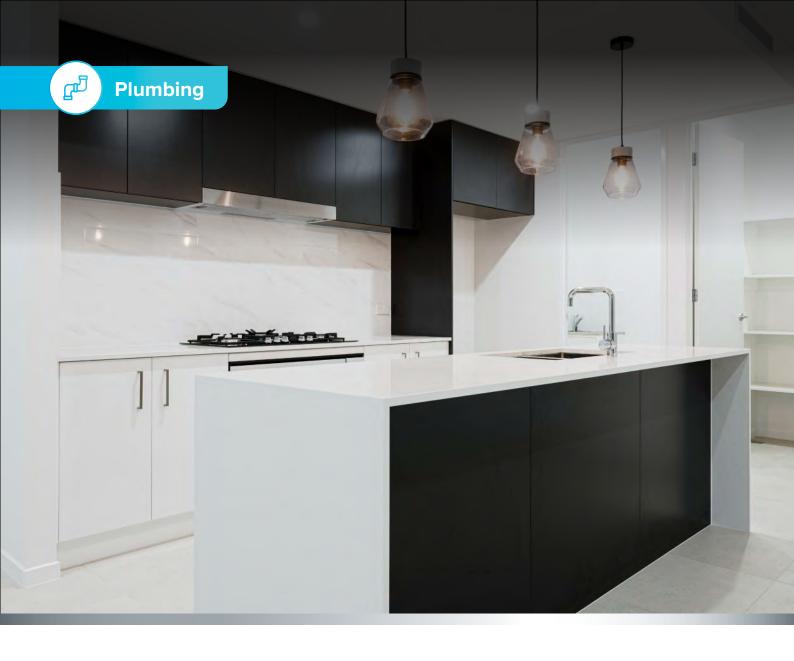


Painting, External Finishes & Termite Protection

- Internal 3 coat wall paint system with builders white to ceiling and cornice
- External External doors, eaves and downpipes
- Rendered masonry as per plan
- Feature cladding as per plan
- Termite control system to AS 3660.1

External Works

- Steel water tank with pump if required by covenant guidelines
- Exposed aggregate, or coloured concrete (NSW only), to driveway
- Builders landscape package
- Prefabricated letterbox
- Wall mounted clothesline
- 1800mm high Colorbond metal, or lapped and capped timber fencing, to sides, returns and rear as required, with single gates*
- Perimeter path stepping pavers and crushed gravel (if applicable)



Product Brochure

EXECUTIVE SPECIFICATION WIDE BAY-BURNETT, FNQ AND NSW





Bathroom & Ensuite



BathBase Acrylic Bath 1520 X 715 X 380 White



Bath MixerMizu Drift Mk2 Shower Mixer
Chrome or Matte Black



Bath Spout
Mizu Drift Mk2 Bath Spout 200
Chrome or Matte Black



Vanity Basin Roca Inspira Light Round Above Counter Basin 370mm WH



Basin Mixer
Mizu Drift Mk2 Basin Mixer
Chrome or Matte Black (5*)



Bathroom & Ensuite



ShowerPosh Domaine Twin Rail Shower
Chrome or Matte Black (3*)



Shower MixerMizu Drift Mk2 Shower Mixer
Chrome or Matte Black



Towel RailMizu Drift Dble Towel Rail 700mm
Chrome or Matte Black



ToiletKado Lux CC BTW (4*)



Toilet Roll Holder Mizu Drift Toilet Roll Holder Chrome or Matte Black



Laundry



Laundry Trough
Posh Solus Ldry Trough &
Cab 45I 1th Ss/Wh



Laundry Mixer
Mizu Drift Mk2 Gooseneck Sink
Mixer Chrome or Matte Black (4*)

Kitchen



Kitchen SinkMemo Hugo Dble Bowl Sink
Stainless Steel



Kitchen Sink MixerMizu Drift Mk2 Gooseneck Sink Mixer
Chrome or Matte Black(4*)



Bellissimo Technika electric, 90**c**m, Stainless steel

Oven



Bellissimo Technika gas, 90cm, Stainless steel with black trivets

Gas Cooktop



Rangehood
HAPL ducted slide-out,
90cm, Stainless steel



DishwasherBellissimo Technika, 60cm,
Stainless steel



Coastal Shore - Executive

Colour Scheme





Internal

Tile 600mm x 600mm | Light beige
Vinyl Plank Flooring | Timber look 'Oak'
Carpet | Beige
Lower Cabinetry | White Sheen
Overhead Cabinetry | White Sheen
Solid Surface Benchtops | White
Kitchen Splashback | White
Garage Epoxy Flooring | Medium Grey
Paint | Snowy Mountains Quarter
Blockout Roller Blinds | Off White

External

Roof Sheeting, Gutter & Fascia | Surfmist
Garage Door | Surfmist
Paint 1 | Beige Royal
Paint 2 | Caps
Paint 3 | White Duck Half
Windows, Doors & Screens | Surfmist
Security Grill | Monument
Water Tank | Surfmist
Metal Fencing | Surfmist



Coolum Waterway





Internal

Tile 600mm x 600mm | White marble look Vinyl Plank Flooring | Timber look 'Pale Oak' Carpet | Grey Lower Cabinetry | Charcoal Overhead Cabinetry | White Sheen Solid Surface Benchtop | White Kitchen Splashback | Charcoal Garage Epoxy Flooring | Medium Grey Paint | Lexicon Quarter

External

Roof Sheeting, Gutter & Fascia | Dover White Garage Door | Dover White Paint 1 | Terrace White Paint 2 | Timeless Grey Paint 3 | Monument Aluminum Windows, Doors & Screens | Ultra Silver Security Grill | Monument Water Tank | Shale Grey Metal Fencing (if applic) | Shale Grey

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Blockout Roller Blinds | Charcoal



Mudjimba Sunrise Build. Executive Colour Scheme





Internal

Tile 600mm x 600mm | Riverdale Beach Lapparto Vinyl Plank Flooring | Rustic Carpet | Grove Elm 1408 Lower Cabinetry | Agave Smooth Overhead Cabinetry | Classic White Sheen Stone Benchtop | Arctic White Kitchen Splashback | Castello Ice Matt Epoxy Flooring | Medium Grey Paint | Snowy Mountains Quarter Sanctuary Bockout Blinds | Ceramic

External

Roof Sheeting, Gutter & Fascia | Wallaby Garage Door | Wallaby Paint 1 | Grey Port Paint 2 | White Duck Quarter Paint 3 | Woodland Grey Aluminum Windows, Doors & Screens | Monument Aluminum Grill | Monument Water Tank | Woodland Grey Metal Fencing | Woodland Grey



Noosa Passage



Internal

Tile 600mm x 600mm | Pietra Lavica Pumice Matt Vinyl Plank Flooring | Sunvista 312 Carpet | Grove Elm 1408 Lower Cabinetry | Polar White Sheen Overhead Cabinetry | Polar White Sheen Benchtop | Gobi Grey Kitchen Splashback | White Gloss Epoxy Flooring | Medium Grey Paint | Lexicon Quarter Sanctuary Bockout Blinds | Suede

External

Roof Sheeting, Gutter & Fascia | Basalt Garage Door | Windspray Paint 1 | Shale Grey Paint 2 | Western Myall Paint 3 | Simone Weil Aluminum Windows, Doors & Screens | Ultra Silver Aluminum Grill | Monument Water Tank | Shale Grey Metal Fencing | Surfmist



Urban Shadow





Internal

Tile 600mm x 600mm | Riverdale Rock Matt Vinyl Plank Flooring | Blackbutt Carpet | Charcoal Lower Cabinetry | Polar White Overhead Cabinetry | Natural Oak Matt Benchtop | Crystal Diamond Kitchen Splashback | Liberty Black Matt Epoxy Flooring | Medium Grey Paint | Lexicon Quarter Sanctuary Bockout Blinds | Lava

External

Roof Sheeting, Gutter & Fascia | Shale Grey Garage Door | Shale Grey Paint 1 | Silkwort Paint 2 | Lexicon (Quarter) Aluminum Windows, Doors & Screens | White Aluminum Grill | White Water Tank | Surfmist Metal Fencing | Shale

EXPRESSION OF INTEREST

	Property Det	Property Details						
	Lot #		Estate Nam	ne				
	Land Price		Build Pric	ce				
	Purchaser De	etails						
	Full Name (A:	s Per Identification)						
	Address							
	Phone		Email					
	Full Name (A	s Per Identification)						
	Address							
	Phone		Email					
	Company Na	me or SMSF (If Applicable)						
_	ABN		ACN					
	Conveyance							
	Company		Contact Pers	son				
	Address							
	Phone		Email					
	Finance Brok	er	_					
	Name							
	Phone		Email					
	Contract Details							
	Colour Scher	Colour Scheme Selected (If Applicable)						
	Build Upgrades Selected							
	Signature			Date				
	Signature			Date				
	*Please provide	a copy of your ID when submitt	ing this EOI.					