

**FLOOR WASTE NOTE:**  
CONTRACTOR TO CONFIRM WITH BUILDER  
& CERTIFIER, FLOOR WASTE LOCATIONS  
& WET AREA SET DOWN REQUIREMENTS,  
BEFORE START OF WORKS & SLAB POUR.

Diagram illustrating the dimensions and components of a shower screen:

- B**: Label for the upper section of the screen.
- 08**: Label for the lower section of the screen.
- 800mm LONG FG**: Dimension for the length of the fixed glass (FG) section.
- SHOWER SCREEN**: Label for the entire assembly.
- MIM 35mm PACKOUT TO CAVITY SLIDER, ENSUITE SIDE**: Specification for the minimum packout dimension to the cavity slider on the ensuite side.

1 FLOOR PLAN  
1 : 100

A	07.08.24	Council Approval
3	04.06.24	Preliminary Issue
2	03.06.24	Preliminary Issue
REV ISSUE	DATE	DESCRIPTION

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: [nathan@thedesigthousehq.com.au](mailto:nathan@thedesigthousehq.com.au)  
w: [www.thedesigthousehq.com.au](http://www.thedesigthousehq.com.au)

NOTE:

1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK.
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

**GENERAL NOTES:**

1. PROVIDE CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN WHEN MSB CONDUIT IS INSTALLED
2. PLUMBER TO ENSURE WATER FOR SINK IS IN SLAB BEFORE POUR
3. ENGINEER TO DETERMINE LOCATION OF BRACING WALLS WITH APPROPRIATE VERTICAL REINFORCEMENT
4. LOAD BEARING WALLS REFER TO ENGINEERS DRAWINGS
5. METER BOX INSTALLED CLOSEST TO GREEN TURRET

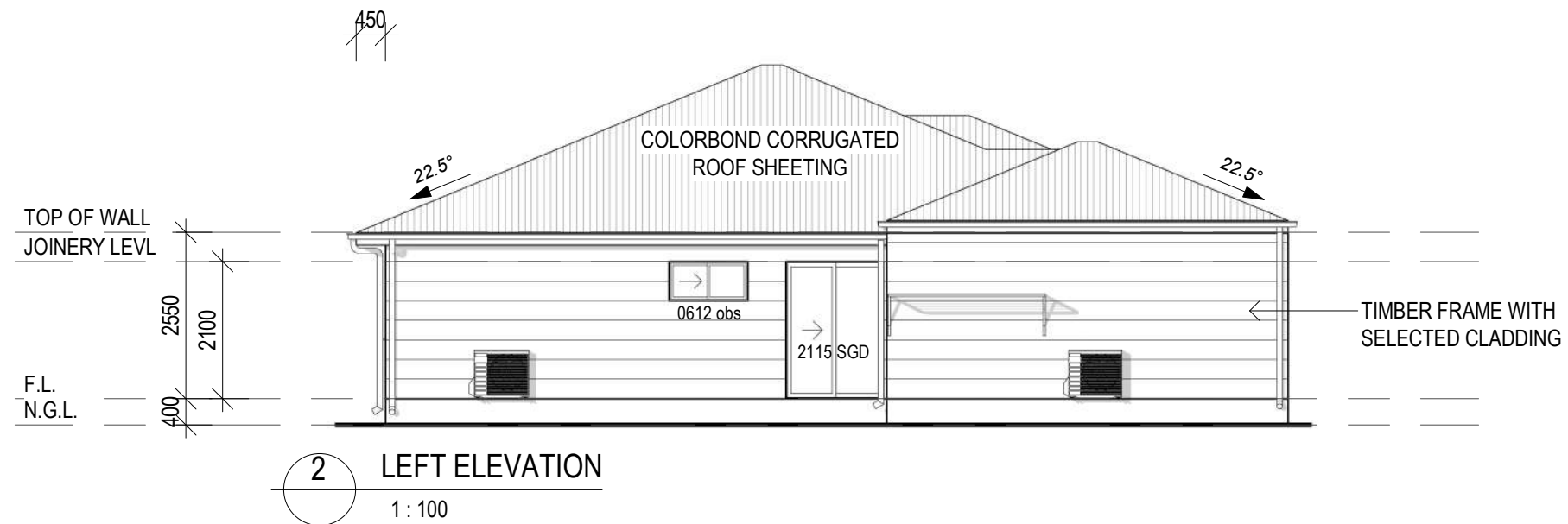
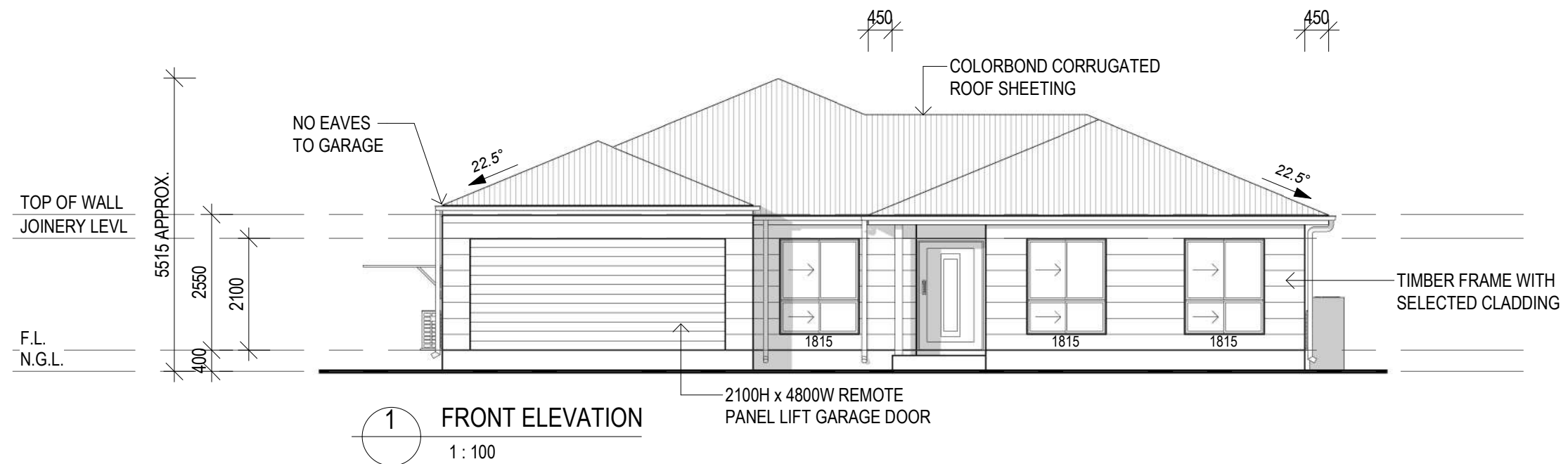
PROVIDE ARTIFICIAL LIGHTING  
— & MECHANICAL VENITILATION  
TO INTERNAL ROOMS



Highline  
HOMES

Date:	07.03.24	Drawn:	N.H
Scale:	1 : 100	Designed:	N.H

Job No:	
2024-065-R	
Drawing No:	Rev.
WD 03	A



A	07.08.24	Council Approval
3	04.06.24	Preliminary Issue
2	03.06.24	Preliminary Issue
REV ISSUE	DATE	DESCRIPTION

The  
Design  
House

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesigndesignhouse.com.au  
w: www.thedesigndesignhouse.com.au

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QBCC LICENCE NO. 15046263  
BUILDING DESIGN MEDIUM RISE

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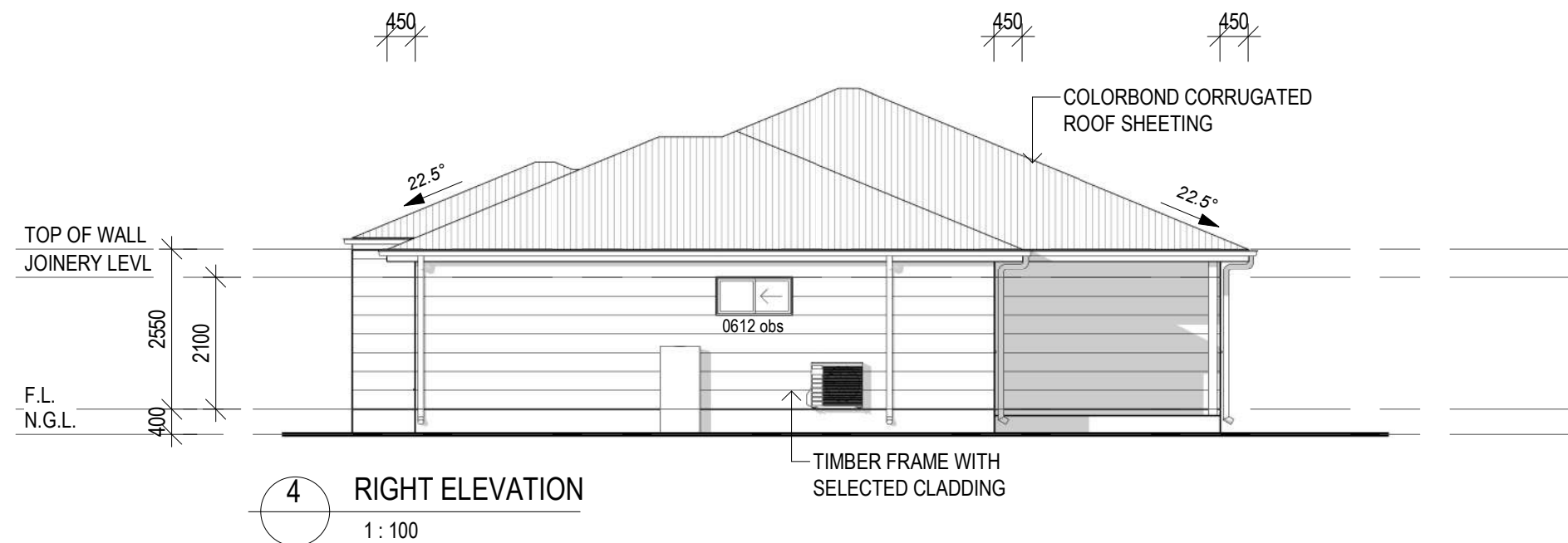
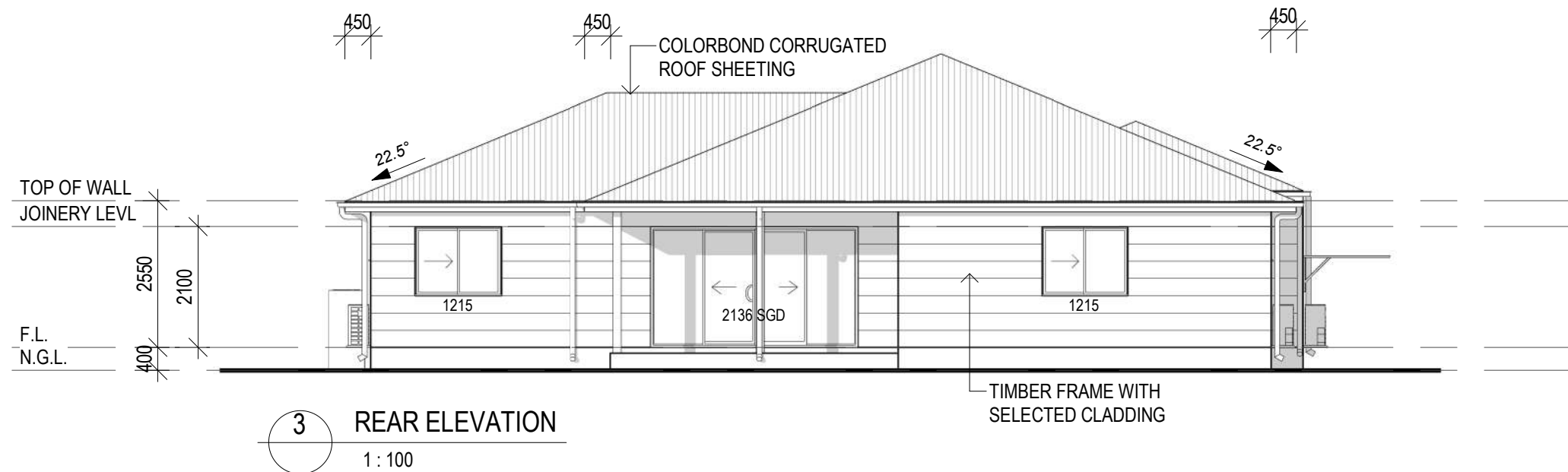
Project: NEW RESIDENCE  
Client: HIGHLINE HOMES  
Location: LOT 136 MORNINGTON STREET,  
TAROOMBALL

Title : ELEVATIONS

Date: 07.03.24 Drawn: N.H.  
Scale: 1 : 100 Designed: N.H.

Job No:  
2024-065-R  
Drawing No: Rev.  
WD 04 A





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The  
Design  
House <sup>NQ</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

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Date: 07.03.24 Drawn: N.H  
Scale: 1 : 100 Designed: N.H

Job No:  
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WD 05 A







## OVERVIEW



client  
**Edenbrook Land Pty Ltd**  
**A.C.N. 112 588 182**

project  
**EDENBROOK**  
**Stages 6B & 6C**

title  
**Disclosure Plan**  
**of Proposed Allotments**  
**436 - 441, 478 - 480,**  
**534 - 536 & 559 - 562**

description  
This plan shows details of proposed allotments 436-441, 247-480, 534-536 & 559-562 on Proposal Plan 8066-16-ROL Issue B (Application No. D/81-2022), which accompanied a reconfiguration of a lot application to Rockhampton Regional Council and was approved with conditions on 7th July 2022 and amended on 12th July 2024.

certificate  
I, Richard Jon Knox Ford, Cadastral Surveyor, hereby certify that the proposed allotments shown hereon, have not been staked as at 7-02-2025.

..... Cadastral Surveyor  
7-02-2025 Date

real property description  
Lot Number/s : 255  
Survey Plan : SP348717  
Locality : Parkhurst  
Local Authority : Rockhampton Regional Council

legend  
Natural Surface Contours (0.5m) — 15 —  
Design Construction Contours (0.5m) — 15 —  
Allotment Fill Depth Contours (0.25m) — 0.5 —  
Proposed Structural Retaining Wall [Red dashed line]  
Proposed Easements 4m Wide [Hatched area]  
Proposed Allotment Fill [Green area]

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

issue	date	details	authorised
A	7-02-2025	Initial Issue	RJKF

created  
  
capricornsurveygroupcq  
SURVEYING & PLANNING SOLUTIONS  
07 4927 5199 | reception@csagcq.com.au | 132 Victoria Parade, Rockhampton QLD 4700

scale		1:750 @ A3
height datum		AHD
meridian		Cadastral vide SP348717
drawn	CSG (CQ)	7-02-2025
checked	RJKF	7-02-2025
approved	RJKF	7-02-2025

authorised for issue  
..... Cadastral Surveyor  
7-02-2025 Date

plan no. sheet issue  
**8066-06B-DSC (1/7) A**





OVERVIEW



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authorised for issue  
..... Cadastral Surveyor  
7-02-2025 Date

plan no. sheet issue  
**8066-06B-DSC (2/7) A**



**ADDITIONAL NOTES**  
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

## EARTHWORKS & RETAINING WALLS

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A.C.N. 112 588 182

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Stages 6B & 6C

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

issue	date	details	authorised
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created  
  
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7-02-2025 Date

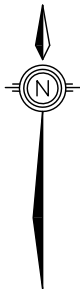
plan no. sheet issue  
**8066-06B-DSC (3/7) A**





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**EARTHWORKS & RETAINING WALLS**



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plan no. sheet issue  
**8066-06B-DSC (4/7) A**



ALLOTMENTS

client  
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**A.C.N. 112 588 182**

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**EDENBROOK**  
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Proposed Easements 4m Wide [Yellow hatched box]  
Proposed Allotment Fill [Green box]

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

issue	date	details	authorised
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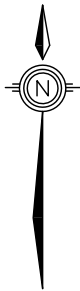
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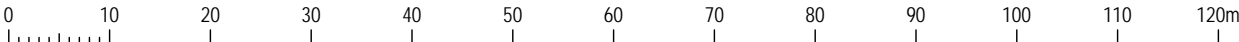
authorised for issue  
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7-02-2025 Date

plan no. sheet issue  
**8066-06B-DSC (5/7) A**





ALLOTMENTS



client

Edenbrook Land Pty Ltd  
A.C.N. 112 588 182

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EDENBROOK  
Stages 6B & 6C

title

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scale

1:750 @ A3

height datum

AHD

meridian

Cadastral vide SP348717

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7-02-2025 Date

plan no.	sheet	issue
8066-06B-DSC (6/7)		A

RETAINING WALL HEIGHTS

RETAINING WALL HEIGHTS (m)				
ID	RL Top	RL Toe	Ht	Avg Ht
01a	26.60	26.60	0.00	0.70
01b	27.10	25.70	1.40	
01c	27.10	25.50	1.60	1.50
01d	27.90	25.50	2.40	
01e	27.40	25.30	2.10	2.25
02a	29.00	27.90	1.10	1.40
02b	29.90	28.20	1.70	
02c	29.50	28.00	1.50	0.90
02d	28.80	28.00	0.80	
02e	28.10	27.10	1.00	
03a	32.10	30.90	1.20	1.20
03b	32.10	30.90	1.20	
03c	32.50	30.90	1.60	1.45
03d	32.50	31.20	1.30	
03e	33.40	31.90	1.50	1.40
03f	33.40	32.10	1.30	
03g	31.90	31.90	0.00	0.65
04a	30.30	29.20	1.10	0.95
04b	30.30	29.50	0.80	
04c	31.10	29.50	1.60	1.50
04d	31.20	29.80	1.40	
04e	31.50	30.50	1.00	0.85
04f	31.70	31.00	0.70	
05a	26.10	26.10	0.00	0.80
05b	26.70	25.10	1.60	
05c	27.20	25.40	1.80	1.70
05d	27.30	25.40	1.90	
05e	26.80	25.20	1.60	1.75
06a	28.00	28.00	0.00	1.05
06b	29.10	27.00	2.10	
06c	29.60	27.30	2.30	2.20
06d	28.70	27.30	1.40	
06e	28.70	27.10	1.60	1.50

RETAINING WALL HEIGHTS (m)				
ID	RL Top	RL Toe	Ht	Avg Ht
07a	30.00	29.60	0.40	0.50
07b	30.00	29.40	0.60	
07c	30.50	29.50	1.00	0.80
07d	30.50	29.60	0.90	
07e	30.50	29.60	0.90	0.95
07f	30.50	29.50	1.00	
08a	28.70	28.70	0.00	0.80
08b	30.00	28.40	1.60	
08c	30.50	29.00	1.50	1.55
09a	26.90	26.90	0.00	0.65
09b	27.90	26.60	1.30	
09c	28.90	27.20	1.70	1.50
10a	26.30	26.30	0.00	0.70
10b	27.60	26.20	1.40	
10c	28.10	27.10	1.00	1.20
11a	27.80	27.80	0.00	0.70
11b	29.10	27.70	1.40	
11c	29.60	28.50	1.10	1.25
12a	29.20	29.20	0.00	0.70
12b	30.50	29.10	1.40	
12c	31.00	30.00	1.00	1.20
13a	33.40	31.40	2.00	2.05
13b	33.20	31.10	2.10	
13c	31.80	29.90	1.90	2.00
13d	31.80	29.70	2.10	
13e	30.40	28.50	1.90	2.05
13f	30.40	28.20	2.20	
13g	29.00	27.10	1.90	2.05
13h	29.00	26.80	2.20	

client

Edenbrook Land Pty Ltd  
A.C.N. 112 588 182

project

EDENBROOK

Stages 6B & 6C

title


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Cadastral Surveyor

7-02-2025

Date

real property description


Lot Number/s : 255  
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legend


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Allotment Fill Depth Contours (0.25m) — 0.5 —

Proposed Structural Retaining Wall 


Proposed Easements 4m Wide 

Proposed Allotment Fill 

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

issue	date	details	authorised
A	7-02-2025	Initial Issue	RJKF
-	-	-	-

created




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Cadastral Surveyor

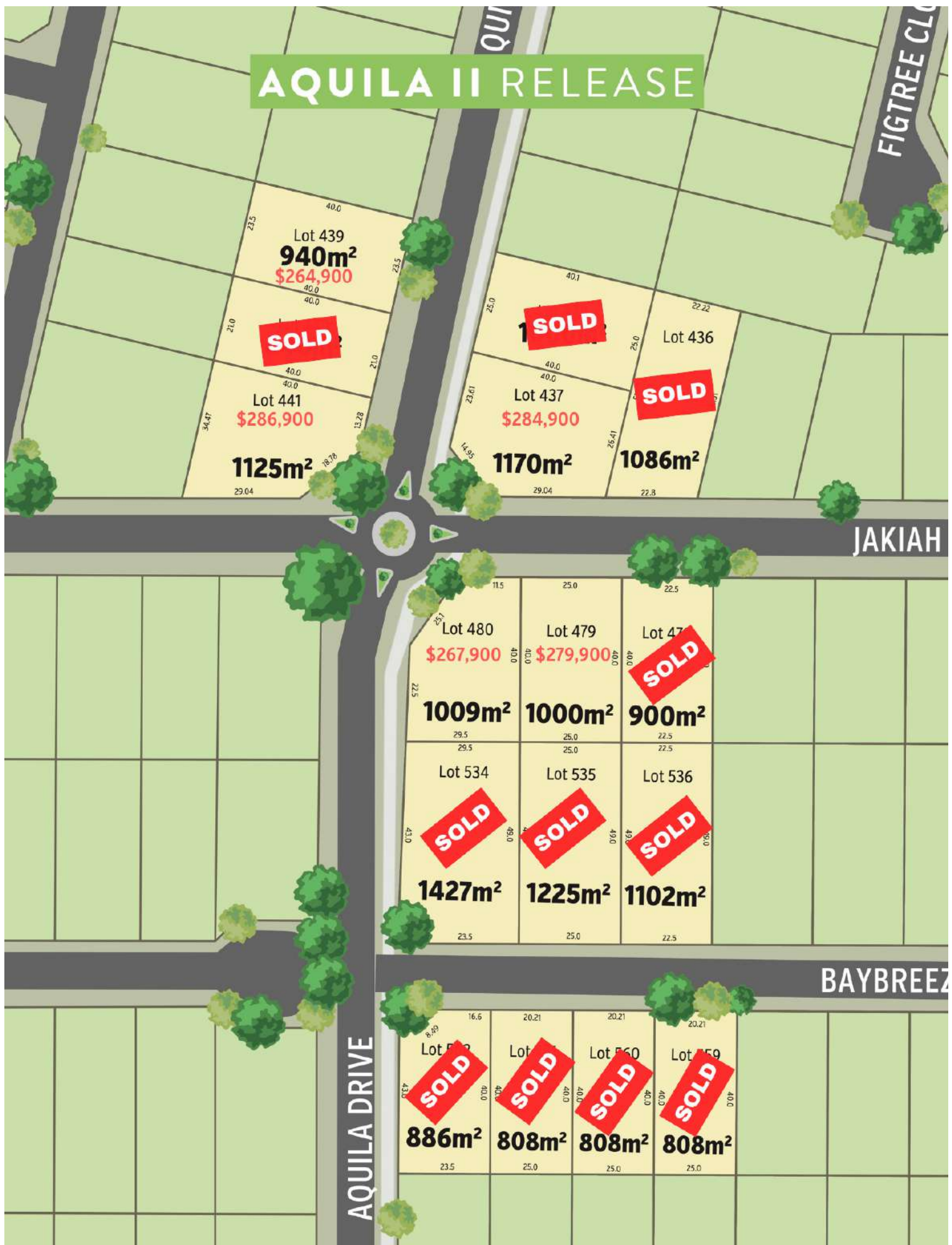
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Date

plan no.	sheet	issue
8066-06B-DSC	(7/7)	A



# AQUILA II RELEASE





21<sup>th</sup> March 2025

**RE: Custom 191m2 Design – Edenbrook Estate, Parkhurst Qld 4702**

To whom this may concern,

I believe that within the current market conditions, the above rental property would achieve a weekly rental return between \$700 - \$730 per week.

When assessing the rental value of a property, we consider factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment.

The higher figure represents a rental return which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

Any questions please feel free to contact us.

A handwritten signature in black ink, appearing to read 'Rory Wex', is written over a light blue horizontal line.

Rory Wex

**Principal / Property Agent**

**RMW Property Agents**

0414 134 265 | [rory@rmwpa.com.au](mailto:rory@rmwpa.com.au)

Disclaimer: "This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an upon instructions only and not to be taken as a formal valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way."



# ROCKHAMPTON

QLD'S BOOM REGION THAT IS FLYING UNDER THE RADAR

## LOCATION OVERVIEW

### INVESTMENT OPPORTUNITY

While Bundaberg and Hervey Bay have become highly sought after regions for property investors in recent years, Rockhampton has largely flown under the radar.

Until now!!!

Its booming, diverse economy, good climate and stunning coastline is acting like a magnet for home buyers chasing a better lifestyle at an affordable price. Local agents have seen a huge spike in demand which is far outstripping supply.

The Rockhampton region is in the middle of an unprecedented infrastructure boom which is creating thousands of new jobs in defence, health care, education, tourism and construction.

Rockhampton has a population of just over 100,000, but it is an employment hub that services the 500,000 residents in the surrounding towns and villages. They travel into the city for many reasons such as medical needs, shopping, entertainment and education.



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### REGION HIGHLIGHTS



Major beneficiary of Australian resident's exodus to affordable lifestyle regions



Thriving and diverse economy with agriculture, health care, education, defence, tourism and construction



Major service centre to Australia's largest concentration of mining industries



Massive military expansion



Home to Australia's largest regional university



Affordable housing with high yields and low vacancy rates



Under supplied housing market





## THE THRIVING HUB OF MINING, GROWTH & COASTAL LIVING

Rockhampton, along with Mackay, are the two closest cities to The Bowen Basin, which is the highest concentration of mining industries in Australia. It's estimated that 22,000 new jobs will be created in this region over the next 3 years.

Many of the miners' families who are relocating to this region are choosing to live in Rockhampton. It has a major hospital, a range of quality schools, Australia's largest regional University, along with large shopping centres and an enviable coastline nearby.

The Capricorn Coast offers enviable lifestyle with

beautiful beaches stretching from Yeppoon down to Zillie, Tourism is thriving and set to be turbo charged by the redevelopment of Great Keppel Island.

What is not well known outside of the region is that the Fitzroy region is one of the wealthiest regions in QLD. Please see the following link for more details [LINK](#)

Developers have not been prepared for the surge in demand for new homes. There is an acute shortage of land to but to build on, and while there are affordable lots to purchase now, land prices are set to rise sharply.

The \$2.5 Billion expansion of the Shoalwater Bay military training camp north of Yeppoon will provide massive ongoing economic benefits to the region, where up to 14,000 Australian allied military personal will conduct training drills. The Singapore government has also partnered with the ADF to develop facilities to assist both countries' defence forces.



The Rockhampton property market is incredibly tight at only 1.6 months of supply, with a balanced market considered to be between 3 and 4 months. The consequence of this is that the average days on market is only 19 days, which is the lowest in over 2 decades.

Building approvals across the region have been at historic lows for the past decade. So very little new stock is coming to the market which is putting further pressure on house prices and rents. The vacancy rate currently sits below 1% being one of Australia's tightest rental markets.



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Australia's transition to green energy will be the largest generator of new employment in the nation over the next 20 years. An estimated \$39 Billion is pouring into major wind and solar farms along with battery storage solutions underway and ahead, just outside of Yeppoon.

In July 2023 the Queensland state government released their master plan to redevelop Great Keppel Island. Reestablishing this once thriving island resort just off the coast of Yeppoon will provide huge exposure and bring new employment opportunities.

The \$187 Million surf park and associated tourist precinct just outside of Yeppoon, is also in development phase. The prototype is already in operation and once finalised is estimated to create 350 new jobs.

The massive influx of new residents has brought forward an expansion of amenities in Yeppoon. The \$69 Million Keppe Bay Convention Centre and Sports Hub is about to open, along with the redevelopment of the old train station which will provide new restaurants, cafes and entertainment spaces.

The level of new homes being built since Covid has dropped away dramatically leading to a huge under supply of residential dwellings. This has resulted in the local area having one of Queensland's tightest rental markets which is pushing house prices higher.

There is currently a window of opportunity to invest in this boom location at very affordable prices. But the supply and demand imbalance will quickly evaporate the small amount of land supply remaining.

**NOW IS THE TIME  
TO CAPITALISE  
IN THIS PRIME  
SEASIDE  
CITY.**



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# EXPRESSION OF INTEREST

## Property Details

Lot #

Estate Name

Land Price

Build Price

## Purchaser Details

Buyer 1

Full Name *(As Per Identification)*

Address

Phone

Email

Buyer 2

Full Name *(As Per Identification)*

Address

Phone

Email

Company Name or SMSF *(If Applicable)*

ABN

ACN

## Conveyancer

Company

Contact Person

Address

Phone

Email

## Finance Broker

Name

Phone

Email

## Contract Details

Colour Scheme Selected *(If Applicable)*

Build Upgrades Selected

Signature

Date

Signature

Date

*\*Please provide a copy of your ID when submitting this EOI.*