




INDICATIVE CONCEPT PLANS ONLY
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DUE TO COUNCIL REQUIREMENTS, SITE CONDITIONS AND THE LIKE. IF THIS SHOULD OCCUR DWELLING
AMENITY WILL BE MAINTAINED AND COMPARABLE FINISHES AND INCLUSIONS WILL BE PROVIDED

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DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

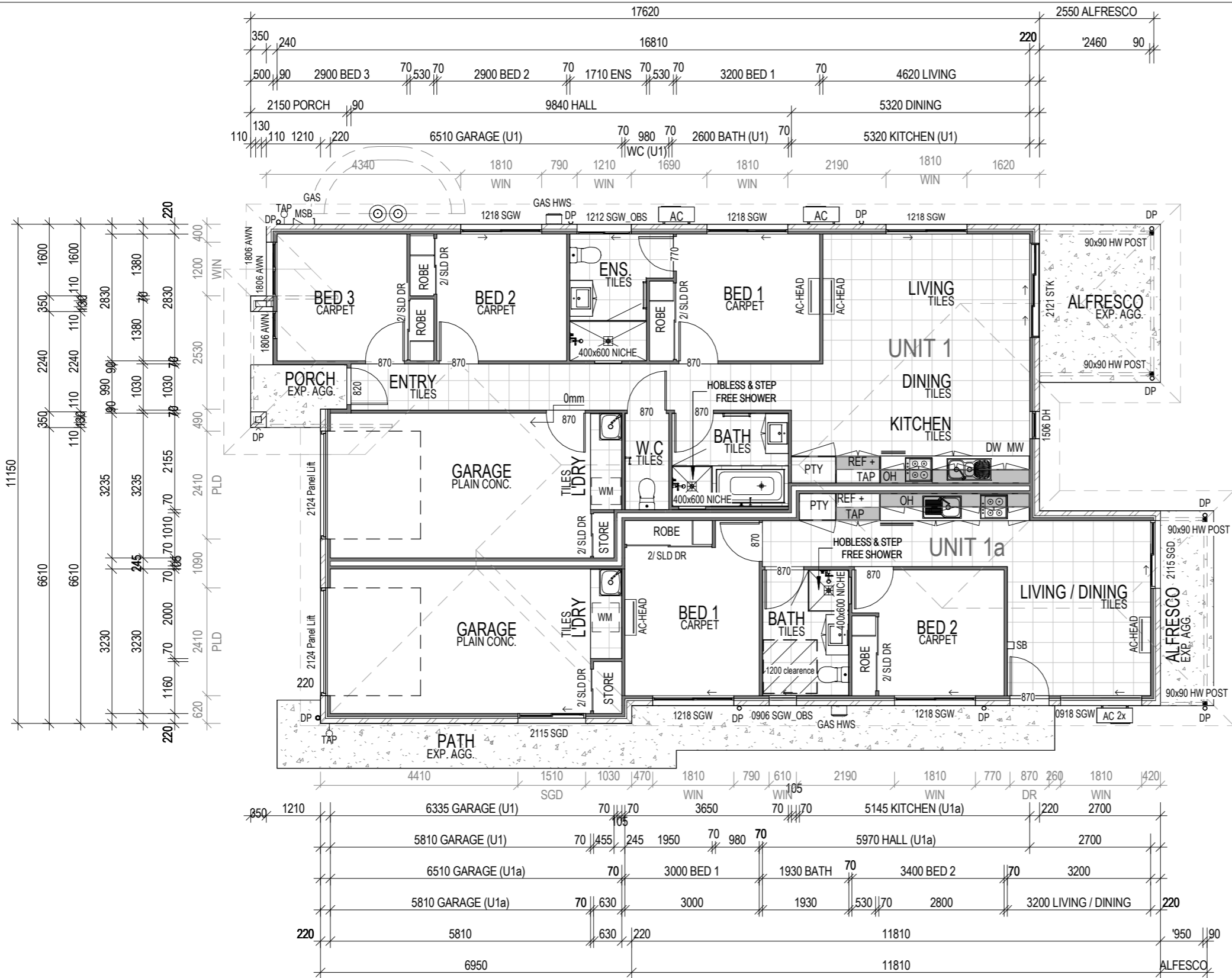
REV	DATE	DESCRIPTION	DRAWN BY
A	16.01.25	PRELIMINARY ISSUE	JM

PRELIMINARY		AREA CALCULATIONS
REAL PROPERTY DESCRIPTION	ORIENTATION	
LOT: 9 PLAN: -		
PARISH: -		
COUNTY: -		
LOCAL AUTHORITY: -		

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PROJECT COMMENCED:	PROJECT NO:	SPP9
16.01.25	DRAWING NO:	01
DRAWN BY:	SCALE:	@A3
CHECKED BY:	ISSUE:	A

CLIENT
PROJECT ADDRESS LOT 9 - SANDPIPER PARK ESTATE, QLD
DRAWING TITLE: COVER SHEET
HOUSE DESIGN: NCC COMPLIANCE KURRAJONG (BRICK/CLADDING) - EMPEROR



Floor Plan
1 : 100

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LEGEND

AC

AIR CONDITIONING

BRM

BROOM CUPBOARD

CBD

CUPBOARD

DHR

DOUBLE HANGING RAIL

DP

DOWNPIPE

DW

DISHWASHER

DR

DRYER

FW

FLOOR WASTE

HR

SINGLE HANGING RAIL

HWS

HOT WATER SYSTEM

MH

MAN HOLE

MSB

MAIN SWITCH BOARD

MT

MIXER TAP

MW

MICROWAVE

OH

OVER HEAD CUPBOARDS

O/H

OVER HANG

OV

OVEN

PL

PLUMBING DUCT

PTY

PANTRY

RA

HAND RAIL

REF

REFRIGERATOR

RHC

RANGEHOOD CANOPY

S

SMOKE ALARM

SH

SHELF

SP

SPREADER PIPE

TR

TOWEL RAIL/RING

WM

WASHING MACHINE

WB

WALL BASIN

UBO

UNDER BENCH OVEN

Ⓢ

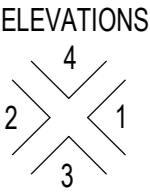
SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

NOTE: SECURE MESH TO UPPER LEVEL OPENABLE WINDOWS.

WHERE THRESHOLDS OF DOORWAYS ARE MORE THAN 230mm ABOVE ADJOINING SURFACE STEPS MUST BE INCORPORATED IN ACCORDANCE WITH NCC SECTION 3.9.1.2.

LIFT OFF HINGES TO DOORS TO SANITARY COMPARTMENTS IN ACCORDANCE WITH NCC 2.4.3.



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A	16.01.25	PRELIMINARY ISSUE	JM

LOT:	PLAN:
9	-

PARISH:
-

COUNTY:
-

LOCAL AUTHORITY:
-

PRELIMINARY

REAL PROPERTY DESCRIPTION	ORIENTATION

AREA CALCULATIONS	
EMPEROR	
UNIT 1	
ALFRESCO	9.54 m ²
GARAGE	22.58 m ²
GROUND	88.84 m ²
PORCH	2.77 m ²
123.73 m ²	
TOTAL: 207.74 m ²	

UNIT 1a	
ALFRESCO	5.18 m ²
GARAGE	24.13 m ²
GROUND	54.70 m ²
84.01 m ²	

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PROJECT COMMENCED:	PROJECT NO:	SPP9
16.01.25	DRAWING NO:	03
DRAWN BY:	SCALE:	1 : 100 @A3
JM	ISSUE:	A
CHECKED BY:		DC

CLIENT

PROJECT ADDRESS

LOT 9 - SANDPIPER PARK ESTATE, QLD

DRAWING TITLE:

FLOOR PLAN

HOUSE DESIGN:

NCC COMPLIANCE

KURRAJONG (BRICK/CLADDING) - EMPEROR




Elevation 1
1 : 100



Elevation 2
1 : 100

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	A	16.01.25	PRELIMINARY ISSUE	JM							
					<u>REAL PROPERTY DESCRIPTION</u>	<u>ORIENTATION</u>	DRAWING TITLE: ELEVATIONS				
					LOT: 9 PLAN: -		HOUSE DESIGN: NCC COMPLIANCE				
					PARISH: -		KURRAJONG (BRICK/CLADDING) - EMPEROR				
					COUNTY: -						
					LOCAL AUTHORITY:						
					-						




Elevation 3
1 : 100



Elevation 4
1 : 100

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PROJECT COMMENCED:	PROJECT NO:	SPP9
16.01.25	DRAWING NO:	05
DRAWN BY:	JM	SCALE: 1 : 100 @A3
CHECKED BY:	DC	ISSUE: A

CLIENT
PROJECT ADDRESS LOT 9 - SANDPIPER PARK ESTATE, QLD
DRAWING TITLE: ELEVATIONS
HOUSE DESIGN: NCC COMPLIANCE KURRAJONG (BRICK/CLADDING) - EMPEROR

LEGEND

- PROPOSED LOT BOUNDARIES
- PROPOSED EASEMENT
- EXISTING LAND PARCELS
- EXISTING EASEMENTS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED FOOTPATH
- PROPOSED DRAINAGE RESERVE
- EXISTING ROAD WAY
- BUILDING EXCLUSION ZONE
- PROPOSED ROADWORKS
- STAGE 4A OF DA
526.2021.282.1 (BY OTHERS)
- EXISTING BALANCE LOT 203
ON SP341317

- BUILDING SETBACKS:

• FRONT SETBACK (EXCLUDING GARAGE OR CARPORT):
A) 4.5m FROM GROUND STOREY
B) 6m FOR ANY LEVEL ABOVE THE GROUND

• FRONT SETBACK (GARAGE OR CARPORT):
6m

• SECONDARY FRONTAGE SETBACK (HUGHES ROAD): 3m

• SIDE AND REAR BOUNDARY SETBACKS: IN ACCORDANCE WITH QDC MP1.2(A), (B), (C) AND (D)

PROPERTY DESCRIPTION

LOT 8 ON SP259467
PELICAN DRIVE, BARGARA QLD 4670
SITE AREA (DEVELOPMENT AREA) = 1.3 Ha



REV	DATE	DESCRIPTION	BY	CHKD	DETAILS	SCALE	APPROVED	PROJECT:	JOB NUMBER
A	05-06-24	DRAFT ISSUE TO CLIENT	TS	TS	DATUM	1:500	Director: TONY SHELLEY	PROPOSED SUBDIVISION	2431
B	19-07-24	ORIGINAL ISSUE	EC	CS	AHD	1:1000	(RPEQ 7736)	AT PELICAN DR BARGARA	
C	27-09-24	RFI RESPONSE	TW	TB	DESIGN		DRAWING STATUS	FOR BARGARA HOLDINGS PTY LTD	
D	07-11-24	AMENDMENTS	KG	TB	DRAWN		DRAFT ISSUE	DRAWING TITLE:	DRAWING NUMBER
E	20-11-24	STAGE 4A ADDED	KG	TB	DESIGN CHECK			PLAN OF DEVELOPMENT	REV
					DATE				
					05-06-2024				

Barlow Shelley

CONSULTING ENGINEERS

p 07 5443 8285

e office@barlowshelley.com.au

a PO Box 899 Maroochydore 4558

W

www.barlowshelley.com.au

ABN 89 215 591 077

PROJECT:

PROPOSED SUBDIVISION

AT PELICAN DR BARGARA

FOR BARGARA HOLDINGS PTY LTD

DRAWING TITLE:

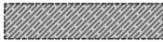
PLAN OF DEVELOPMENT

DRAWING NUMBER

REV

P02




E

	PROPOSED LOT BOUNDARIES
	PROPOSED EASEMENT
	EXISTING LAND PARCELS
	EXISTING EASEMENTS
	PROPOSED LOT
	PROPOSED ROAD
	PROPOSED FOOTPATH
	PROPOSED DRAINAGE RESERVE
	EXISTING ROAD WAY
	BUILDING EXCLUSION ZONE
	PROPOSED ROADWORKS
	STAGE 4A OF DA 526.2021.282.1 (BY OTHERS)
	EXISTING BALANCE LOT 203 ON SP341317

- **FRONT SETBACK (EXCLUDING GARAGE OR CARPORT):**
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- **FRONT SETBACK (GARAGE OR CARPORT):**
6m
- **SECONDARY FRONTAGE SETBACK (HUGHES ROAD):** 3m
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LOT 8 ON SP259467
 PELICAN DRIVE, BARGARA QLD 4670
 SITE AREA (DEVELOPMENT AREA) = 1.3 Ha



REV	DATE	DESCRIPTION	BY	CHKD	DETAILS		SCALE	APPROVED	 <div>Barlow Shelley CONSULTING ENGINEERS p 07 5443 8285 e office@barlowshelley.com.au w www.barlowshelley.com.au a PO Box 899 Maroochydore 4558 ABN 89 215 591 077</div>	PROJECT: PROPOSED SUBDIVISION AT PELICAN DR BARGARA FOR BARGARA HOLDINGS PTY LTD		JOB NUMBER 2431	
A	05-06-24	DRAFT ISSUE TO CLIENT	TS	TS	DATUM AHD		<div>1:500 10 5 0 10 20 A1</div> <div>1:1000  A3</div>	<div></div> <div>Director: TONY SHELLEY (RPEQ 7736)</div> <div>DRAWING STATUS</div> <div>DRAFT ISSUE</div>		DRAWING TITLE: PLAN OF DEVELOPMENT (AERIAL IMAGE)		DRAWING NUMBER P03	REV E
B	19-07-24	ORIGINAL ISSUE	EC	CS									
C	26-09-24	RFI RESPONSE	TW	TB	DESIGN	TS							
D	07-11-24	AMENDMENTS	KG	TB	DRAWN	EC							
E	20-11-24	STAGE 4A ADDED	KG	TB	DESIGN CHECK	TS							
					DATE	05-06-2024	This drawing is not to be copied or amended without written permission from Barlow Shelley Consulting Engineers						



17th January, 2025

MP Build

mpbuildco.com.au

TO WHOM IT MAY CONCERN

Property Rental Appraisal - Unit Complex – Lot 9 Sandpiper Park, Bargara

House Design: *"Kurrajong- Emperor"*

Unit 1: 3 Bed, 2 Bath, 1 Car - \$700.00 - \$750.00 per week.

Unit 1a: 2 Bed, 1 Bath, 1 Car - \$550.00 - \$600.00 per week.

Thank you for offering Synergy Property Specialists the opportunity to provide a professional rental appraisal and assessment for Unit Complex – Lot 9 Sandpiper Park, Bargara.

Taking into consideration the current market conditions, this includes comparisons of similar properties, current vacancies, and market trends. Obtaining a realistic rental price assists in ensuring your property is let as quickly as possible for a better financial return on your investment.

This figure is based on properties of a similar calibre within the locality of your property.

Should you require any further information, please do not hesitate to contact myself via email sonia@soldsynergy.com.au or by contacting me on 0438 162 574.

Kind Regards

Annette White- Sales Support/Administration

Sonia Hancock – Real Estate Agent (mobile: 0438 162 574)

mobile 0438 162 574 email sonia@soldsynergy.com.au
3/77 Barolin Street, Bundaberg South Qld 4670

www.soldsynergy.com.au



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

EXPERTS IN DESIGN AND CONSTRUCTION.





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)

EXPERTS IN DESIGN AND CONSTRUCTION.



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

EXPERTS IN DESIGN AND CONSTRUCTION.



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

EXPERTS IN DESIGN AND CONSTRUCTION.



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 fluoro with diffuser to garage
- External weatherproof general power outlet to alfresco
- 1 x external ceiling fan to alfresco
- 1 x TV antenna

EXPERTS IN DESIGN AND CONSTRUCTION.



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)

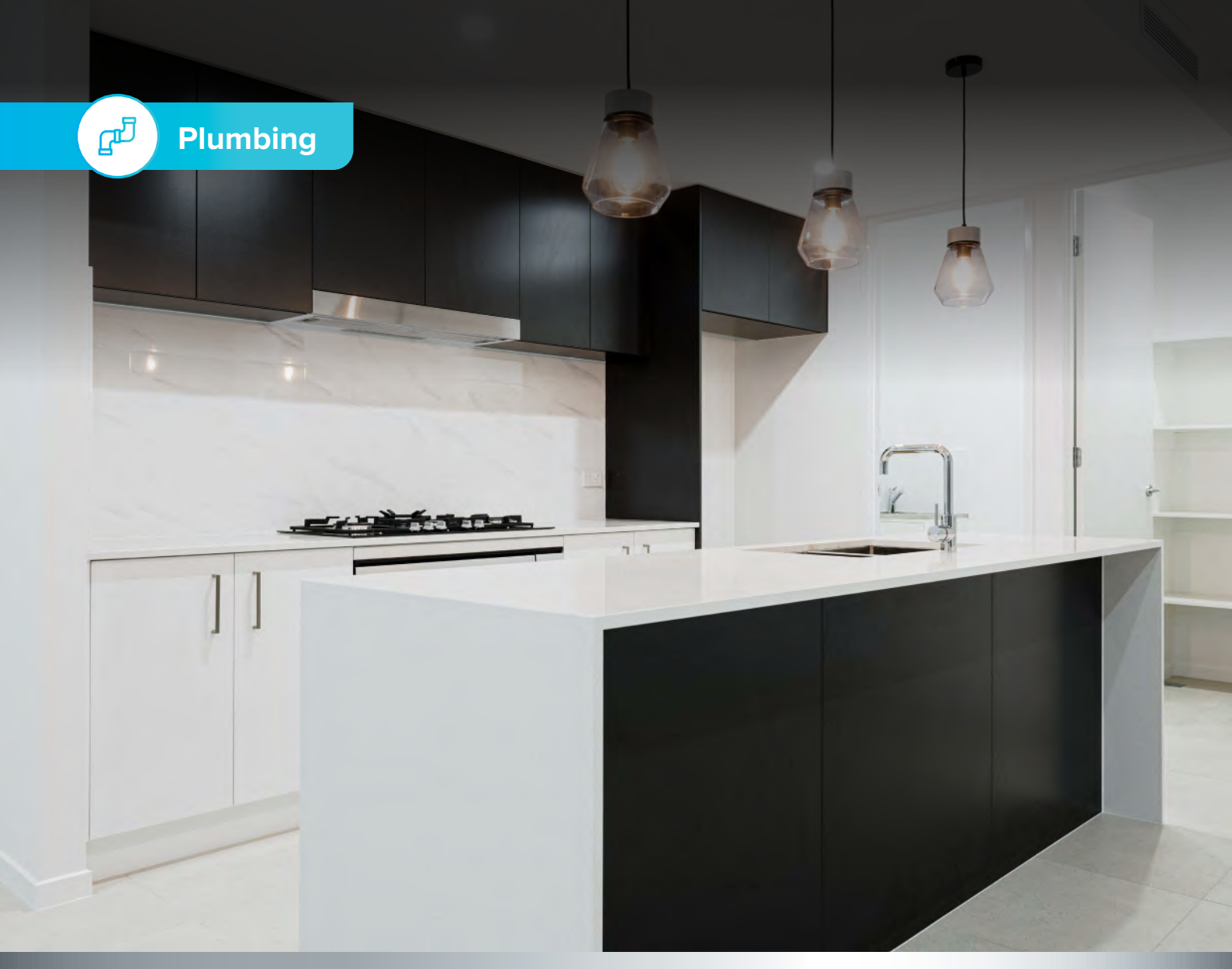


EXPERTS IN DESIGN AND CONSTRUCTION.

* Fencing material type is region specific



Plumbing



Product Brochure

ELEMENTS AND CLASSIC SPECIFICATION
WIDE BAY-BURNETT, FNQ AND NSW



mpbuildco.com.au



Bathroom & Ensuite



Bath

Base Acrylic Bath 1520 X 715 X 380 White



Bath Mixer

Base Mk2 Shower Mixer Chrome



Bath Spout

Posh Solus Bath Outlet



Vanity Basin

Posh Domaine Counter Basin



Basin Mixer

Base Mk2 Basin Mixer Chrome (6*)



Bathroom & Ensuite



Shower

Posh Solus Mke3 Rail Shower 1F (4*)



Shower Mixer

Base Mk2 Shower Mixer Chrome



Towel Rail

Posh Solus Mk2 Double Towel Rail 750 CP



Toilet

Posh Solus Rnd CC Suite S Scqrs W/Cp(4*)



Toilet Roll Holder

Posh Solus Mk2 Toilet Roll Holder Chrome



Shower Shelf

Posh Solus Mk2 Glass Shelf

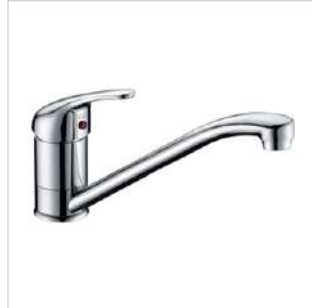


Laundry



Laundry Trough

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



Trough Mixer

Base Mk2 Sink Mixer
Chrome (6*)

Kitchen



Kitchen Sink

Base Mk3 1 ¾ Bowl Sink



Kitchen Sink Mixer

Elle Project G/N Sink Mixer
CP (4*)



Oven

Bellissimo Technika electric,
60cm, Stainless steel



Gas Cooktop - NSW

Bellissimo Technika gas, 60cm,
Stainless steel with black trivet



Ceramic Cooktop _ QLD

Bellissimo Technika 60cm,
black glass



Rangehood

HAPL ducted slide-out, 60cm,
Stainless steel



Dishwasher

Bellissimo Technika, 60cm,
Stainless steel

BUNDABERG

A REGIONAL POWERHOUSE ON THE RISE



LOCATION OVERVIEW

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



New \$1.2 Billion Bundaberg Hospital under construction



SDA approved Bundaberg Port Expansion to create 20,000 new jobs



\$250M Gateway Marina with 2 bed apartments starting from \$795,000



\$600M Paradise Dam project to provide local agriculture water security



\$800M in local resources and energy projects



\$120M Bargara lifestyle resort



\$2 Billion South Beach master-planned development



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.



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.*