

CLAREMONT PRECINCT DESIGN COVENANT



SUNSHINE COVE
MAROOCHYDORE

CREATED BY
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development
group

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1. INTRODUCTION

The Claremont Precinct Design Guidelines have been developed to provide Buyers, architects and builders with a clear and concise understanding of the design requirements and consideration for each individual home site.

The Claremont Precinct is our third precinct across the water at Sunshine Cove. Ideally located with views to the Savannah and Trinity Precincts, Claremont will feature impressive direct north facing water blocks, an array of parkfront terrace and laneway allotments along with our popular urban allotments. Offering a diverse product range this precinct will bring more than 150 new homes, to our constantly evolving Sunshine Cove community.

Sunshine Cove is becoming a popular and vibrant community, transforming Maroochydore and the Sunshine Coast forever. Some 6,000 residents will call Sunshine Cove home with many also enjoying being a part of an extensive and professional business community emerging along the Maroochy Boulevard. Sunshine Cove is fast becoming one of the Sunshine Coast's most popular and sought after addresses.



SUNSHINE COVE PRECINCTS

- CLAREMONT PRECINCT
- SAVANNAH PRECINCT
- FLINDERS PRECINCT (STAGES 1 & 2)
- HERVEY PRECINCT
- BRIGHTON PRECINCT
- PARKS
- MACKENZIE PRECINCT
- SARINA PRECINCT
- RESIDENTIAL DEVELOPMENT
- TRINITY PRECINCT
- MORETON PRECINCT
- COMMERCIAL DEVELOPMENT

2. THE CLAREMONT PRECINCT PLAN



LEGEND

- Subject Site
- Precinct Boundary
- Stage Boundary
- Proposed Park
- Pedestrian Linkage (Road Reserve)
- Drainage
- Bio-retention Basin (subject to OPW design)
- On Street Parking Bay for Residential
- 3.0m Wide Pathway
- 2.5m Wide Pathway
- 1.5m Wide Pathway
- Pedestrian Link to be provided (width subject to detailed design)
- Future Acquisition for CAMCOS
- Batter to Lake Edge
- Screen Fence
- Landscape Buffer within Public Land
- Urban Terrace Type A Allotment
- Corner Urban Terrace Type A Allotment
- Urban Terrace Type B Allotment
- Corner Urban Terrace Type B Allotment
- 6.6m Laneway Terrace Allotment
- 7.5m Laneway Terrace Allotment
- 8.5m+ Laneway Terrace Allotment
- Corner Laneway Terrace Allotment
- 7.0-9.5m Standard Terrace Allotment
- Corner Standard Terrace Allotment
- 7.5m Lakefront Terrace Allotment
- 8.5-10.5m+ Lakefront Terrace Allotment



3. DESIGN VISION

Featuring 150 residential freehold allotments, the Claremont Precinct, will be developed in three stages. Utilising the success and experience of earlier stages at Sunshine Cove, we have again focused on a diversified mix of product including the very popular north facing direct water lots, the versatile terrace allotments surrounded by natural green spaces, larger laneway allotments, and the new urban blocks. A good mix of product to suit any budget.

Each stage has seen further architectural enhancement and designs, highlighting current trends and future practices resulting in a diverse and attractive range of two and three storey CBD waterfront and park front homes. The homes at Sunshine Cove reflect our buyers, which each home is designed on individual lifestyle objectives focussed on our enviable lifestyle.



4. PROTECTIVE COVENANTS AND DETAILED AREA PLANS

4.1. COVENANTS

The Developers of Sunshine Cove will require Buyers to enter into these protective covenants as detailed in the Claremont Precinct Design Covenants. These covenants will facilitate standards of design for individual dwellings and residential streetscapes without limiting choice and opportunity for independent design or sustainable living considerations.

4.2. DETAILED HOUSING PLANS

Detailed housing plans will be required as part of the building approval process. These plans will be prepared by the Buyer, at the Buyers cost, to illustrate elements such as building envelope locations, outdoor living areas and open space locations, garage locations, and building heights.

4.3. OTHER APPLICABLE DOCUMENTS

The Claremont Precinct Design Covenant is to be read in conjunction with any other relevant and current statutory documents including, most particularly Plan of Development (RPS Setback plan 22153-219 Rev L), the Queensland Development Code, Building Code of Australia and Standard Building Regulation.

Buyers, builders, designers, architects and planners are urged to ensure best practice during planning and construction.

It is the owners, builders, and building certifiers responsibility to ensure compliance with relevant building standards in relation to common 'built to boundary' walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties.

The developers suggest parties contact Queensland Building and Construction Commission (QBCC) and the Sunshine Coast Regional Council to ensure they are adhering to best practice and are up to date on legislative requirements and changes.



5. APPROVAL PROCESS

5.1 DESIGN ENDORSEMENT BOARD

Development and construction proposed for the home sites will require the endorsement of the 'Sunshine Cove Design Endorsement Board'. Appointed by the developer, the Board comprises of a representative from the developer, an architect and a town planning professional, who will review the proposed house plans to ensure compliance with the Claremont Precinct Design Covenant.

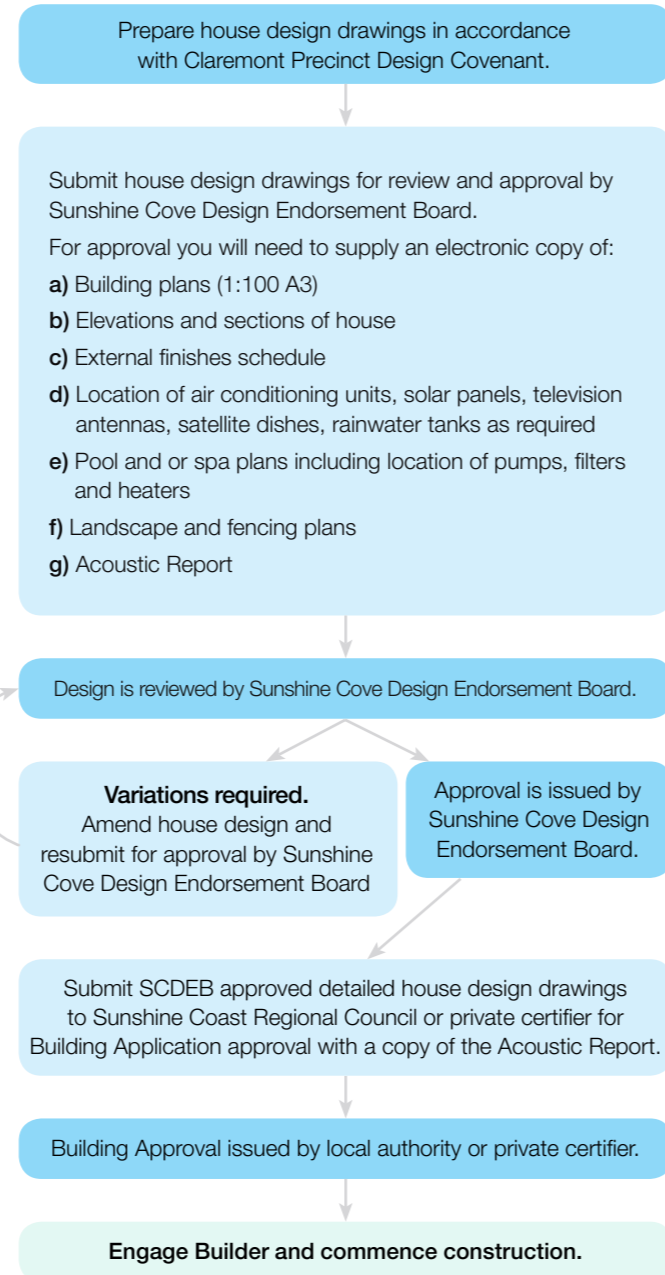
An electronic copy of the full set of working drawings including site plan, floor plan, elevations including proposed built form, external materials and finishes / colours and include location of air conditioning units, TV antennas, solar heating panels, rainwater tanks (optional), along with a detailed design for pools, spas, landscaping and fencing, must be provided to the developer for review.

5.2 BUILDING APPROVAL

Once approval is received, the plans will need to be submitted for building approval through the Sunshine Coast Regional Council or alternatively a private certifier. It is the applicant's responsibility to ensure appropriate documentation and fees are submitted for approval.

A copy of the approved house plan will remain the property of the Developer for the purpose of future lot specific referencing. The Buyer acknowledges that the Developer may provide a copy of elevation detail to adjoining property owners to enable complimentary designs to be enacted. Copyright of approved designs remains the property of the Buyer or the Buyers architect / designer and the Buyer indemnifies the Developer against any breach of this.

The Buyer acknowledges that the risk in relation to, seeking and obtaining, the approval of the Council to the plans and specifications, rests solely with the Buyer notwithstanding that such plans and specifications may have been approved by the Seller.



6. BUILDING FORM

6.1 BUILDING APPEARANCE AND STREETScape

Home designs should be reflective of Sunshine Coast lifestyle, architecture focus and type. Building elevations should feature a composite of external wall finishes with elevations to be articulated to provide visual interest. Blank facades are to be avoided through the provision of projections and indentations on floor plans with resultant shadow effects and corresponding roof elements. The street façade of the building should be detailed to provide visual richness as well as enabling sustainable and environmental considerations to be implemented (reflective of individual identity). This can be achieved through:

- The application of colour, texture and changes in materials;
- The use of elements such as awnings, balconies and glazing.
- Front entries clearly identifiable from the street through elements such as identifiable front doors, porticos, porches, entry statements etc;
- For lakefront terrace allotments, consideration must be made for a structural element of the building or enclosed pedestrian entry to project forward of the garage so as the garage is not the dominating feature.
- Elevations, to reflect the desired character through the application of a mix of materials and colours as, outlined in the introduction and section 6.2 *Wall Materials*.

On all residential lots, a minimum 1m front setback must be maintained to all structures including eaves, further, a minimum 1m setback must be maintained to all structures including eaves for side boundaries which adjoin laneways, roads, parks, landscape buffers and pedestrian links.

For all lots which do not have access to a laneway either:

- (a) the first floor shall incorporate windows and or balconies from a living / bedroom that overlooks the street in order to provide for passive surveillance.

Further the first floor must be within 3m or forward of the garage door; or

(b) a tandem carparking arrangement is used (rather than a double garage) and a living / bedroom with windows overlooking the street, projects in line with, or forward of, the tandem carparking at ground level.

6.2 SECONDARY STREET ELEVATIONS

To promote sustainable building practices and enhance aesthetics, diversity and security on corner lots are required to address both the primary and secondary streets. The secondary street elevation is to feature a suitable level of detail including windows, consistent with that of the primary street elevation and blank walls are to be avoided.

6.3 PRIVATE OPEN SPACE

Each design is required to include private open space of at least 16m² in size, that has no dimension less than 3m, and is accessible from the living area of the dwelling. All private open space areas are to remain uncovered.

On Urban Terrace Type A Lots, the private open space must be located at the rear or side of the lot, to maintain an opportunity for the front door to address the street. The location of private open space on lots 75, 76, 77, 136 and 142 as shown on the Approved Plan of Development, is mandatory and must be provided as a courtyard space that is open to the sky, uncovered, and adjoins a living area of the house that opens directly onto the courtyard.

6.4 ACOUSTIC REQUIREMENTS

Building construction of dwellings adjacent to the Sunshine Motorway, particularly lots 119-143, must be in accordance with the submitted Noise Assessment Report by SLR Consultants. Contact the Development Manager for a copy.

6.5 BUILT TO BOUNDARY WALLS

The benefits of 'built to boundary' terrace lots are primarily the ability to maximise the building envelope within the allotment whilst maintaining privacy. Depending upon the allotment, 'built to boundary' walls are designated as either mandatory or optional.

Mandatory 'built to boundary' walls require a wall to be constructed no closer than 25mm from the property boundary for either part (3-4m), or the full length, of the building envelope. For all lots built to boundary walls shall not exceed the front or rear setbacks for the lot.

Optional 'built to boundary' walls provide greater flexibility by enabling the house designer to choose between locating the walls no closer than 25mm from the property boundary or setback the walls 1.0 to 1.5m from the side boundary.

Habitable rooms built above a garage onto a rear lane may have the same setback to the lane as the garage.

Dwellings on lots 79, 138 and 140 must have mandatory two storey built to boundary walls adjoining lots 75 to 77; lot 136; and lot 142 respectively. Dwellings on Lot 76-78 must have a mandatory two storey built to boundary wall along their southern boundary. The dwelling on lot 137 and on lot 141 must have a mandatory two storey built to boundary wall adjoining lot 136 and 142 respectively.

House designers need to be aware that adjoining allotments often have similar 'built to boundary' wall entitlements. Measures should be taken to ensure that residential slabs must not be cold-joined with neighbouring residential footings or slabs. Boxing material (eg styrofoam, timber etc) used to create the 25 mm setback must be removed along common boundaries.

House designers need to ensure that the 'built to boundary' wall does not negatively impact on the adjoining residence. Some of the design aspects which require careful attention are stormwater conveyance, water proofing, termite prevention and level changes between allotments.

The Queensland Building and Construction Commission (QBCC) are the legislative government body responsible and they can provide advice on best practice in these circumstances. In the event of defective building work that impacts upon you or your neighbours property QBCC may provide direction. Being aware during the design phase of such an issue can save time and money.

6.6 ZERO LOT BOUNDARY DETAIL - STORM WATER

The zero lot side boundaries enable builders to construct a side boundary wall as close as practical (25mm) to the side boundary of the allotment.

Design solutions for capturing and conveying stormwater on adjoining zero lot boundaries should be undertaken in accordance with the Building Code of Australia, Volume 2 (BCA):

- Performance Requirement P2.2.1;
- Part 3.1.2 Drainage; and
- Part 3.5.2 Gutters and Downpipes.

Compliance with the Building Code of Australia can be achieved by disposing of the stormwater in a way that avoids the likelihood of damage or nuisance to any other property.

As such, it is recommended that roofs are sloped to convey storm water either to the front or rear of the allotment (ie away from neighbouring allotments). Roofs sloping towards a neighbouring property require measures to ensure that water is not discharged onto the adjoining property. One such means is the use of a parapet wall concealing a box gutter.

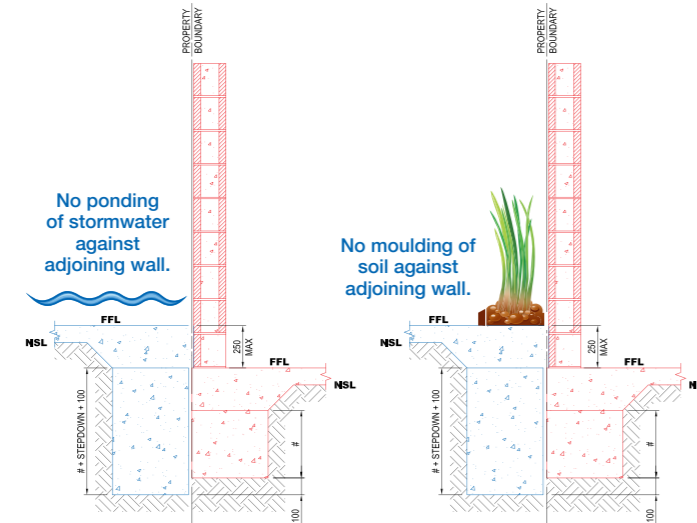


6. BUILDING FORM (CONT'D)

Where walls are constructed along the zero lot line the general practice has been to provide flashing and capping over the narrow gap to prevent water intrusion. These spaces can be ventilated by installing mesh screens vertically at the end of the walls.

Traditional housing designs have slotted gutters connected to the fascia which allow stormwater to be spilled through the slots when the capacity of the gutters are exceeded. This option is not recommended and has disadvantages over the long term for adjoining zero lot boundary walls:

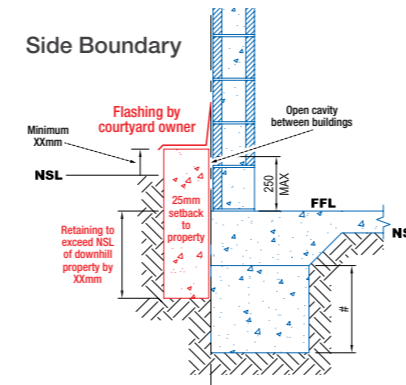
- Excess water discharged onto the adjoining property has the potential to cause long term damage;
- Surface water ponding in close proximity to the building footprint;
- Creation of undue dampness that may result in water entering into a building;
- Water entry into a building may deteriorate building elements and affect the functional use creating a loss of amenity for the occupants; and



- The inability to effectively maintain the gutter or the void created between the two adjoining side boundary walls.

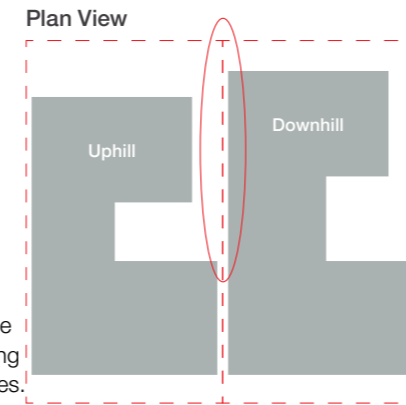
The Queensland Building and Construction Commission (QBCC) are the legislative government body responsible and they can provide advice on best practice in these circumstances. In the event of defective or non defective building work that impacts upon your or your neighbours property, QBCC may provide direction. Being aware during the design phase of such an issue can save time and money.

Dwellings on lots 41, 42, 45 and 48, must have a mandatory two storey built to boundary walls adjoining lots 43 and 46. In addition, all terrace lots with a western or southern 'built to boundary' wall setback should have a two storey built wall along the property boundary.



6.7 LEVEL CHANGES BETWEEN ALLOTMENTS

Situations may occur where 'built to boundary' walls abut one another and the final slab/allotment level differs between allotments but must not exceed 200mm. Care needs to be taken when detailing and constructing the second 'built to boundary' wall to ensure the integrity of the water proofing and termite control measures.



Non-'built-to-boundary' side walls, situated on the uphill side of another 'built to boundary' wall (on the downhill side) requires special consideration during detailed design to ensure compliance with the relevant building standards and to maintain the integrity of the downhill property with respect to termite protection, waterproofing etc.

House designers should be aware of specific building code requirements in relation to the ground level beside an adjoining slab and the civil/legal requirement that a property retains its own fill. There is no ability for a neighbouring 'built to boundary' wall to be used as a retaining wall for their neighbour, without a legal agreement in place to cover this outcome.

A possible design solution is to provide a retaining structure to the entire length of the uphill side boundary where there is no solid 'built to boundary' wall for the dwelling (and setback a minimum 25mm). This would ensure that the required separation distance between the neighbouring properties is maintained to address waterproofing and termite protection and allow for waterproofing/capping between the walls.

6.8 LAKE BOUNDARY

Works within the drainage easement to the lake are permitted only in accordance with Council approval plan 22153-195 Lake Boundary Control - Freehold Allotments - Standard Lake Edge. All works must be approved by Council. (refer to Property Note.)

Refer to Lake Boundary Control Plan shown on page 14.

6.9 ROOF FORM

Roof pitches shall be complimentary to the home design with the following conditions to apply:

- Setbacks are measured to the wall of the building / structure. Eaves (excluding gutters) are permitted to extend up to 600mm within the setback area (other than where walls are built to boundary), provided a minimum side boundary clearance of 450mm is achieved.

- At gables the roof verge is to have minimum 200mm overhang.
- Flat roofs shall generally be hidden behind parapets.
- For habitable spaces within a roof, the pitch maybe broken by dormer windows.

6.10 WINDOW

Bay Windows may extend up to 0.5m into the front setback area and side street setback for corner lots.

To ensure privacy to adjoining and or neighbouring allotments, side walls must be setback from the side property boundary where windows have been installed and these windows must provide sufficient adequate screening to enhance livability, security and privacy.

6.11 ENTRANCE PORTICOS

Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks on Pages 26 to 32, provided that:

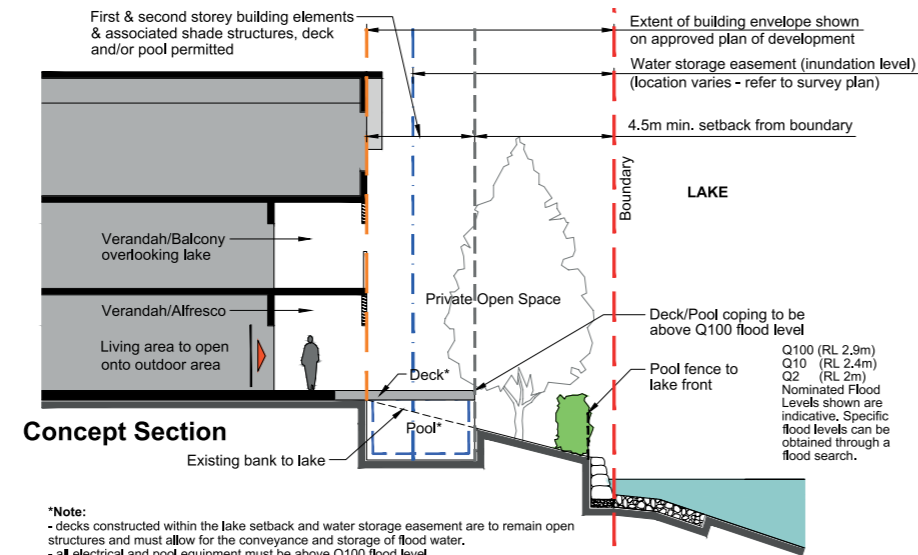
- the portico is located not less than 2.0m from the front property boundary (1.0m for all laneway terrace and urban terrace lots) or 1.0m from the side boundary to a street;
- the height of the portico does not exceed 4.5m,
- the portico remains open and not enclosed; and
- the width of the portico is limited to the front entry only.

6.12 PORCHES, BALCONIES AND VERANDAHS

Porches, balconies, verandahs or equivalent may extend up to 1.0m into the front setback area

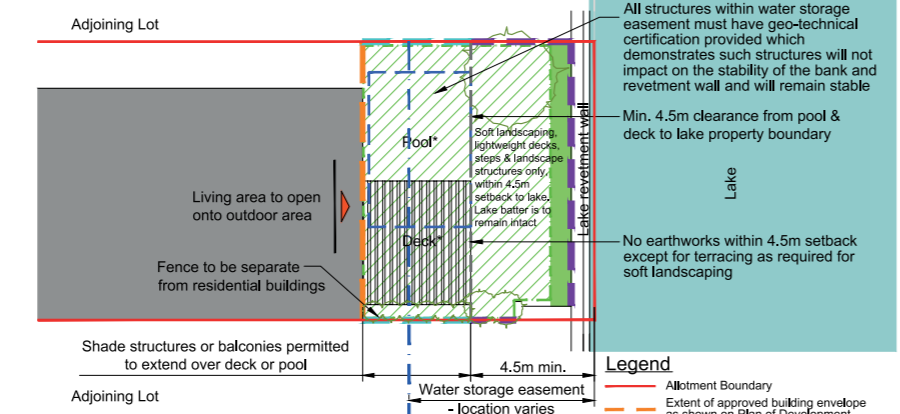


LAKE BOUNDARY CONTROL PLAN



Concept Section

***Note:**
 - decks constructed within the lake setback and water storage easement are to remain open structures and must allow for the conveyance and storage of flood water.
 - all electrical and pool equipment must be above Q100 flood level.



Concept Plan - Ground level not to scale

Note:
 All dimensions and areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

Note:
 During flood events, the area of this property covered by the Water Storage Easement can be expected to be inundated. Although minor works may (subject to prior Council approval) be permitted within the Water Storage Easement, any works and structures placed there will be at the owner's own risk. This note does not imply that the owner need not make their own flood search enquiry in respect to the balance of the property area.

- Legend**
- Allotment Boundary
 - Extent of approved building envelope as shown on Plan of Development
 - Indicative Building Footprint
 - ▨ Allowable Protrusions into Lake Setback Area (balconies, verandas & equivalent and second & third storey building elements)
 - ▤ Private Open Space (size shown is nominal)
 - ▥ Pool* (coping to min. RL at Q100 flood level)
 - ▧ Deck* (above Q100 flood level)
 - ▩ Pool type fencing 1.2 - 1.5m high
 - Optional solid fencing max. 1.8m high adjoining pools or decks where endorsement of the structure is provided by the Master Developer (to be measured from the height of the pool or deck)

6. BUILDING FORM (CONT'D)

6.13 POOLS

The use of pools and spas is determined by standard building requirements. Pools and or spas, pool equipment including electrical pumps along with pool fencing must comply with the Queensland Building requirements as well as Sunshine Coast Regional Council bylaws.

6.14 BUILDING HEIGHT, SITE COVER AND SETBACKS

The maximum allowable height for all dwellings, the site cover and setbacks for individual allotments is to be as shown on the approved RPS Setbacks Plan 22153-219 Rev L for all created allotments and is detailed in sections 26 to 32 of these covenants.

Maximum building location envelopes are subject to existing and future proposed easements and/or underground services.

Minor variations to the approved Plan of Development for individual lots to suit specific conditions are to be addressed as a Request for Consideration as "generally in accordance" and accompanied by the relevant application fee.

6.15 SITE LEVELS AND RETAINING WALLS

To maintain views and avoid overlooking issues, additional retaining on existing retained boundaries is not permitted. Existing site levels may not be raised by more than 200mm without the specific written approval of the Developers of Sunshine Cove.

The level between slabs where there is a level change between lots must not exceed 200mm.

6.16 FILL

It is acknowledged that the lots may have been filled. It is the Buyers responsibility to make their own investigations to satisfy any proposed building operation as to the suitability of any footing, foundations or proposed construction given the nature of the lot as to any requirements in that regard. All costs associated with this will be at the Buyers expense.



7. BUILDING MATERIALS

7.1 ROOF MATERIALS

Corrugated Metal Roofing

Corrugated metal roof sheeting is to be of low or neutral visual impact from the specified range of Colorbond colours or Zinalume finish. Bright or dark, heat-absorbing colours are not encouraged. Roof colours are to be selected from the following Colorbond range: (or equivalent) Windspray, Shale Grey, Classic Cream, Surfmist, Dune, Bushland, Sandbank, Ironstone, Pale Eucalypt, Woodland Grey, Paperbark, Jasper.

Tiled Roofs

In keeping with the promoted contemporary urban form, roof tiles must be low profile slate style in neutral colours. Overly bright colours such as reds, greens or blues and black, dark or deep terracotta colours are not encouraged as they are considered to absorb greater levels of summer heat than lighter colours. Such other colours that achieve a solar absorption value of the roof of not more than 0.55 to achieve 5 star building compliance will also be considered.

7.2 WALL MATERIALS

Walls visible from a street or other public space should feature a composite of construction finishes. A dominant material such as painted or coloured render/bagging, face brickwork, stone, rammed earth or blockwork is to be complemented by minor elements of alternative materials with selections from the following:

- Face and rendered/painted brickwork/blockwork of contrasting colours;
- Stone cladding;
- Clear glazing;
- Weatherboards, painted or natural finish;
- Corrugated sheet metal cladding in custom or mini orb profile in Colorbond or Zinalume finish;

- Compressed fibre cement cladding.
- Natural or raw concrete facades or in their use as a wall material must be finished through the use of paint, render or cladding to compliment the buildings colours.

The Buyer will agree to render any external walls that are visible from the adjoining neighbouring allotment or allotments, with particular but not limited to, built to boundary walls that are visible from the next allotment. The render must be paint finish and done to the full height of the house construction.

Tilt up or precast concrete will only be approved for internal walls or where the design exhibits sufficient components of detail and glazing to satisfy the spirit of the guidelines and must comply with the Queensland Development Code.

The use of recycled building materials are also encouraged, to compliment the environmental sustainable philosophy of Sunshine Cove.

7.3 WINDOW MATERIALS

Security screens and doors fitted to external windows and doors on all external and visible faces are to be wire mesh only with no visible reinforcing to enhance natural ventilation. Honeycomb or similarly reinforced security screen are not encourage or permitted.

8. COLOUR

The use of colour will be a valuable means of unifying buildings within Sunshine Cove. In keeping with regional architecture, base colour indicators should be derived from the local natural elements.

The intent is not to stifle expression, rather to provide compatible base colours, which can be accentuated through the application of tonal variations and accent colours. In keeping with regional architecture and sustainable building practices.



9. FENCES

9.1 FRONT STREET FENCES

In order to enhance the sense of community fostered at Sunshine Cove, fencing proposed for a primary street boundary is to be low to maintain an open streetscape which facilitates visibility and casual cross surveillance. This is preferred to be in the form of a low rendered masonry wall to a maximum height of 1.2m, above this height the fence must be 50% transparent. For piers and 0.8m for permeable panels.

9.2 REAR FENCING TO WATERFRONT LOTS

Proposed fencing along the rear boundary must not exceed a maximum height of 1.5m, consist of 1.5m high black square pool fence inserts, framed by 100mm x 100mm treated timber hardwood posts. A full rendered wall or like will not be permitted. Rear fencing must readily demonstrate that it will not hinder, restrict or slow the flow of water from the lake and or a storm event. (The use of pool fencing combined with heavy landscaping / planting is encouraged.)

9.3 SECONDARY STREET FENCES

In line with the requirement for corner residences to address both streets, any fencing along the corner truncation and at least to the setback of the front boundary of the first habitable room of the secondary street boundary is required to be a continuation of low or visually permeable front fencing. The balance of secondary street fencing may be solid to suit particular privacy requirements.

9.4 TERRACE DIVIDING FENCES

All fences dividing adjoining properties shall be a minimum height of 1.8m and constructed of rendered block, masonry or similar. Such fencing shall not project past the adjoining front building line. Dividing fencing in front of the building line shall be low or visually permeable as required for a front fence. Rendered block inserts to a maximum of 1.8m must be installed to terrace boundaries.

To maintain privacy and neighbourhood acoustics on terrace allotments side boundary fencing must be solid either block and or masonry and to a height of 1.8m, and be reflective of the house type and colour.

This solid screen fencing must not extend forward of the front building line or the rear building line, including where the rear boundary of a lot adjoins open space.

9.5 FENCING PROVIDED BY THE DEVELOPER

Where desirable, the Developer, at their discretion may construct boundary fencing where it is determined that consistency of design and materials will be beneficial to the amenity of the project.

9.6 FENCING MATERIALS

Fencing for allotments adjoining public land is to be low to maintain an open streetscape, which facilitates visibility and casual cross surveillance. The maximum length of any non articulated fence is 4m, without a landscaped recess or feature panel of 2m. The use of residential pool grade fencing (except to the water side of waterfront allotments), colorbond capped metal, corrugated fibre cement, standard wooden paling boundary fencing is not permitted.

Any other fencing must match the type, quality and colour installed by the Developer, and only after approval in writing by the Developer.

Built to boundary wall is mandatory where shown on the plan. Where built to boundary walls are not adopted side boundary setbacks shall be in accordance with the Allotment Setback Table for non-built to boundary walls.

For terrace lots built to boundary walls shall not exceed the front or rear setbacks for the lot.

On corner terrace lots, optional built to boundary walls fronting the street or lane shall not exceed two storeys or 7.5m in height.



9. FENCES (CONT'D)

Notwithstanding the Dividing Fences Act 1953 as amended to the contrary, the Buyer shall not make any claim against the Seller / developer for contribution to the construction of any dividing fences on or within boundaries or between the lot, or any adjoining lot owned by the Seller.

Fencing to all boundaries of the land other than those to which fencing is restricted by these covenants shall be erected before occupation of the dwelling. Where the Buyer does not intend to construct a front fence, low planting and or hedging may provide suitable screening or privacy.

9.7 FENCING COLOURS

Where fencing is provided by the Developer, the property owner shall not permit any repairs, patching or repainting other than in the same finish and colours as existing, otherwise:

Masonry: Masonry low fencing in front of the building should match or be complimentary to the base wall colour.

Palisade Infill Panels: Where incorporated into front fences, timber palisade infill shall be coloured white or off white.



10. BOUNDARY WALLS

Built to boundary wall is mandatory where shown on the plan. Where built to boundary walls are not adopted side boundary setbacks shall be in accordance with the Allotment Setback Table for non-built to boundary walls.

For terrace lots built to boundary walls shall not exceed the front or rear setbacks for the lot.

On corner terrace lots, optional built to boundary walls fronting the street or lane shall not exceed two storeys or 7.5m in height.

The Buyer will agree to render any external walls that are visible from the adjoining neighbouring allotment or allotments, with particular but not limited to built to boundary walls that are visible from the next allotment. The render must be paint finish and done to the full height of the house construction.

Please refer to items 6.5, 6.6 and 6.7 for further detail.

All retaining walls must be located within the lot they retain and be a maximum 1.5m high where fronting a street.



11. RETAINING WALLS

- (a) Retaining walls constructed of concrete blockwork and located on the front boundary or within the front boundary setback area must be treated with a rendered finish and colour coordinated with the main building on the lot.
- (b) The Buyer acknowledges that the Seller may have caused the construction of a retaining wall on the boundary of the lot. The Buyer or someone acting on its behalf shall not, when excavating or building on the lot, interfere with or undermine the structural integrity of the retaining wall. The Buyer agrees to indemnify and keep harmless the Seller and any other affected person (eg. adjoining land owner) from any breach of this covenant.

12. ESTATE WALLS

Estate walls that have been installed by the Seller / Developer, for the purpose of enhancing the value of the lot and also the Estate generally, will not be permitted to be removed, changed, damaged or altered.

13. LANDSCAPING

All landscaping works are to be of high quality and complementary to the house design, are to be submitted for approval by the SCDEB along with house designs and should be completed prior to habitation or completion of the dwelling house, whichever is the sooner.



14. VEHICLE ACCESS

Garages to all lakefront terrace lots are to be accessed via a single width driveway (max 3.5m wide, where crossing the verge) to maintain space within the verge for street trees, grass and street planting beds. Driveway locations must not be in designated parking bays or compromise landscaping in the street.

15. DRIVEWAYS

Shared driveways between adjoining lots are mandatory where shown on plan.

Where a single driveway is permitted the maximum width across the street verge when accessing a double garage is 3.5m and 3.0m when accessing a single garage. This is needed to maintain space within the verge for street trees, grass and street planting beds.

On Urban Terrace Type A lots single garages only are permitted where shown on the Approved Plan of Development.

For laneway housing, including Urban Terrace Type B lots, garages may only front a rear or side lane (unless otherwise shown on the Approved Plan of Development). Driveways should be constructed of concrete with exposed aggregate or stamped or stencilled surfacing, plain concrete driveways are not permitted nor allowed. Driveways should be completed prior to habitation or completion of the dwelling house, whichever is the sooner.

15.1 DRIVEWAYS INSTALLED BY DEVELOPER

Driveways and driveway crossovers that have been installed by the Developer may not be altered in any way by the Buyer or any person / entity engaged by or for the Buyer. Ongoing maintenance of these areas will be the responsibility of the Buyer.

Driveways need to join the existing driveway crossover located on the kerb. Driveways within the road verge are not to be wider than the crossover, as per the approved Plan of Development.

16. COMPLIANCE

16.1 SUSTAINABLE BUILDINGS

Buildings must comply with the current Queensland Development Code, Sustainable Buildings for water conservation, energy efficient lighting and hot water.

16.2 SITE SERVICES

All piped and wired services including waste and vent pipes, refrigerant lines and cable ducts are required to be built into walls and are not to be visible from the street or adjoining properties.

16.3 LETTER BOXES

Letter boxes can be installed on laneways or road frontages. Emergency services require a street number to be installed on the laneway. Another street number may need to be installed at the park or road frontage for visitors.

16.4 RUBBISH BINS

PVC or bulk rubbish bins should not be visible from public areas except on rubbish collection days. Bins shall be located in a screened storage area, with consideration shown for neighbouring properties.

16.5 STORES AND OUTBUILDINGS

All dwellings are to have a store with a minimum area of 4m², provided under the main or garage roof and accessible from either outside the dwelling or within the garage area. Separate outbuildings visible from any public area are required to be constructed of wall and roof materials to match the main dwelling, to maintain compliance of building requirements. Colorbond style metal sheds / lawn lockers or similar are not permitted where visible from public areas.

16.6 AIR CONDITIONERS

As air conditioning plant is noise generating and often unsightly, its impact on adjoining properties and public areas is to be mitigated.

Air conditioning is preferred to be located at ground level to minimise the impact on neighbours and is to be visually concealed from public areas. Any roof mounted air conditioning or evaporative cooling plant is required to be located so as to not be visible from a street or public open space and is to be finished in a colour to match that of the roof.

Any balcony plant is to be visually and acoustically screened from adjacent dwelling units and visually screened from streets and other public areas.

16.7 TV ANTENNAE AND SATELLITE DISHES

TV antennae are to be located within the roof space or to the rear of the roof, wherever reception permits but not visible from any principle street frontage.

16.8 SOLAR COLLECTORS

In line with sustainability principles, the use of gas boosted solar hot water and swimming pool heating systems is encouraged, however solar collectors must not be visible from public spaces unless there is no other location which affords suitable solar exposure. In this case they should be installed on the plane of the roof, with water tanks ideally located within the roof space.

16.9 RAINWATER TANKS

The use of rainwater tanks are encouraged and where possible these should not be seen from public areas. The use of underground or roof cavity rain water tanks is preferred. Tank capacity is as per Sunshine Coast Regional Council policy for stormwater mitigation.

16.10 CLOTHES LINES AND DRYING AREAS

These should be located to access winter sunshine and prevailing breezes and shall not be visible from public areas or neighbouring allotments or from the street or lane.

16.11 PARKING, TRAILERS, CARAVANS AND SIMILAR VEHICLES

All cars are required to be parked within individual garages. Any other vehicle, including but not limited to caravans, trailers, boats, jet skis, motorbikes, are to be parked/ housed within the property boundaries and should not be visible from public areas.





DETAIL
 URBAN TERRACE ALLOTMENTS - Type B
 Lots 123-134

Front Setback - Habitable Rooms	2.0m
Garages	n/a
Rear Setback - Habitable Rooms (1st & 2nd)	0.5m
Garages	0.5m
Side Setback	0.025m
Built to Boundary Wall (1st & 2nd storey)	
Side Setback	1.0m
Non Built to boundary Wall (1st & 2nd storey)	
Side setback to Street (Corner Lots)	2.0m
Garage Location Along Boundary Wall or otherwise indicated by developer Alternative Tandem Garage along Built to Boundary Wall	
Site Cover (maximum)	n/a

Building Height
 Maximum Building height shall be 3 storeys (12m above natural ground level), where roof top terraces are defined as a 'storey'.

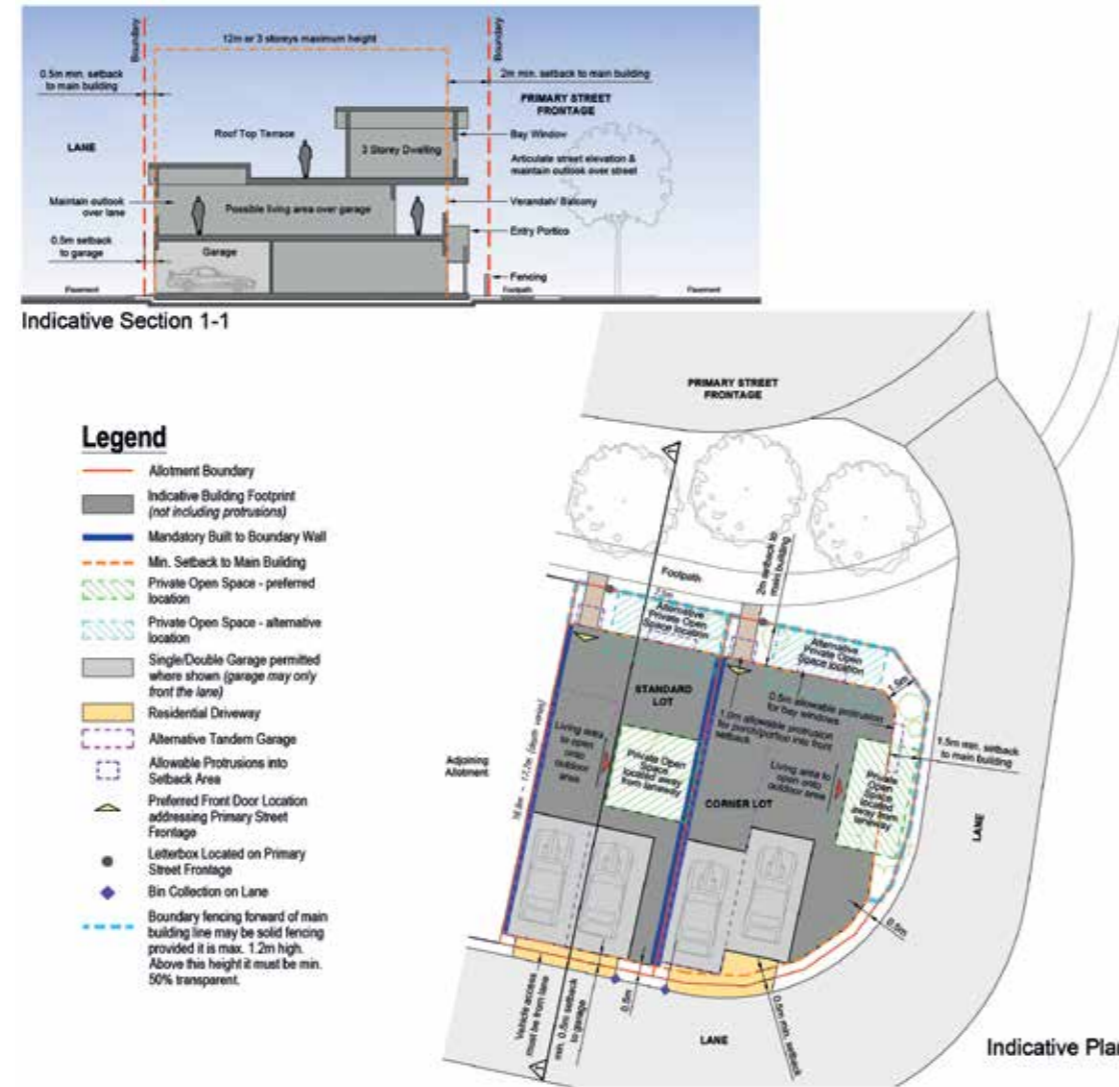
For three (3) storey buildings, the third storey is an integral part of the overall design of the building; is setback as per the second storey in the allotment setback table; and for lakefront lots the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey does not exceed 40% of the total site area.

Maximum Plot Ratio
 2

Outdoor Living Space
 At least 16m² in size, no dimension less than 3.0m and is accessible from the living area of the dwelling and all private open space areas are to remain uncovered.

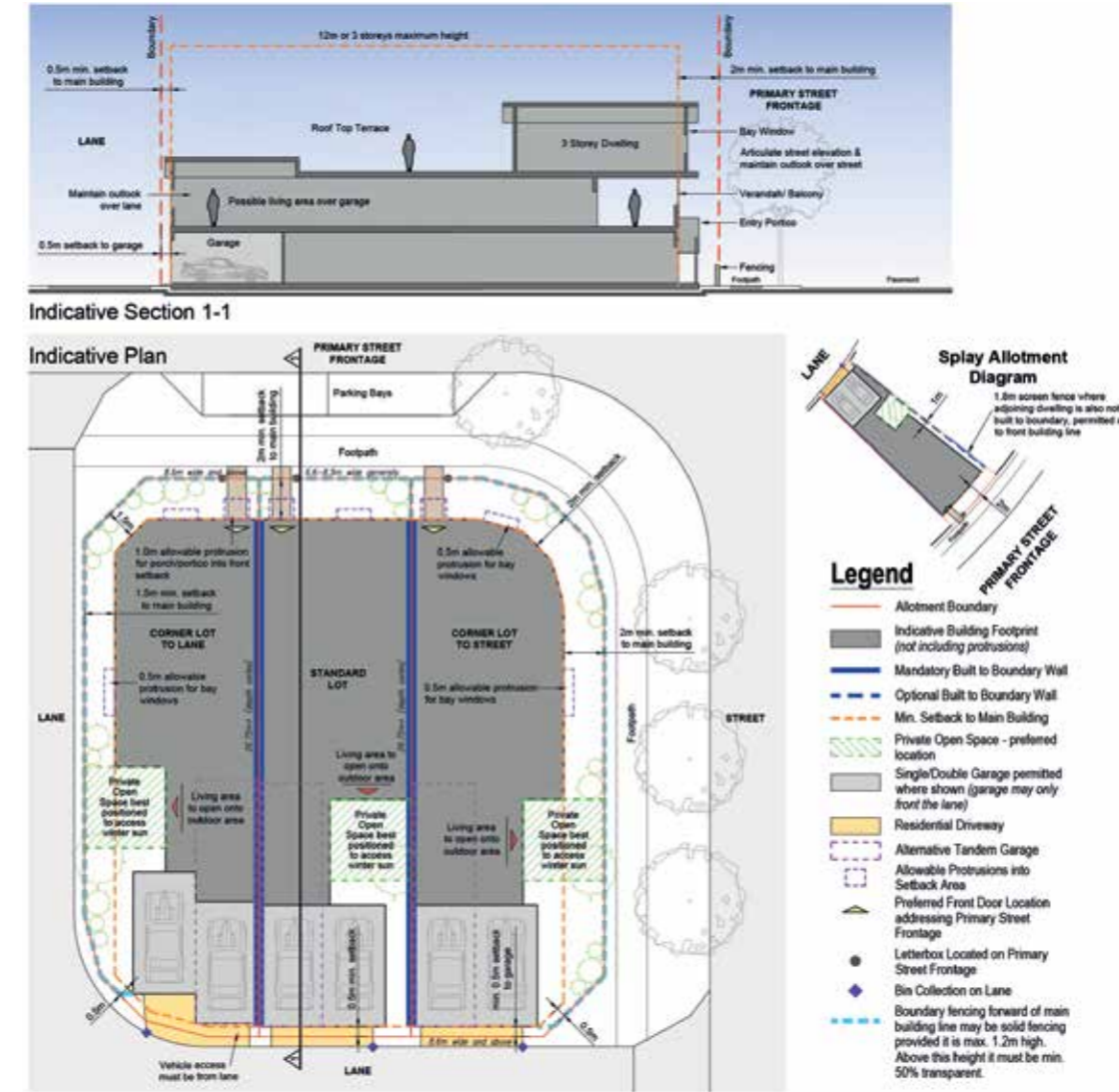
Parking
 Minimum of 2 onsite covered spaces required in a garage with a segmented panel lift or rollerdoor.

19. SITE SPECIFIC CONSIDERATIONS URBAN TERRACE ALLOTMENT - TYPE B



Note: drawings are not to scale

20. SITE SPECIFIC CONSIDERATIONS LANEWAY TERRACE ALLOTMENTS



Note: drawings are not to scale

DETAIL
 LANEWAY TERRACE ALLOTMENTS
 Lots 56-64, 65-74, 79-83, 84-98, 99-107

Front Setback - Habitable Rooms	2.0m
Garages	n/a
Rear Setback - Habitable Rooms (1st & 2nd)	0.5m
Garages	0.5m
Side Setback	0.025m
Built to Boundary Wall (1st & 2nd storey)	
Side Setback	1.0m
Non Built to boundary Wall (1st & 2nd storey)	
Side setback to Street (Corner Lots)	2.0m
Garage Location Along Boundary Wall or otherwise indicated by developer Alternative Tandem Garage along Built to Boundary Wall	
Site Cover (maximum)	n/a

Building Height
 Maximum Building height shall be 3 storeys (12m above natural ground level), where roof top terraces are defined as a 'storey'.

For three (3) storey buildings, the third storey is an integral part of the overall design of the building; is setback as per the second storey in the allotment setback table; and for lakefront lots the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey does not exceed 40% of the total site area.

Maximum Plot Ratio
 2

Outdoor Living Space
 At least 16m² in size, no dimension less than 3.0m and is accessible from the living area of the dwelling and all private open space areas are to remain uncovered.

Parking
 Minimum of 2 onsite covered space required in a garage with a segmented panel lift or rollerdoor.

DETAIL
STANDARD TERRACE ALLOTMENTS
Lots 38-51 & 108-122

Front Setback - Habitable Rooms	3.0m
Garages	5.5m
Rear Setback - Habitable Rooms (1st & 2nd)	5.0m
Garages	n/a
Side Setback	0.025m
Built to Boundary Wall (1st & 2nd storey)	
Side Setback	1.0m
Non Built to boundary Wall (1st & 2nd storey)	
Side setback to Street (Corner Lots)	2.0m
Garage Location Along Boundary Wall or otherwise indicated by developer Alternative Tandem Garage along Built to Boundary Wall	
Site Cover (maximum)	n/a

Building Height
Maximum Building height shall be 3 storeys (12m above natural ground level), where roof top terraces are defined as a 'storey'.

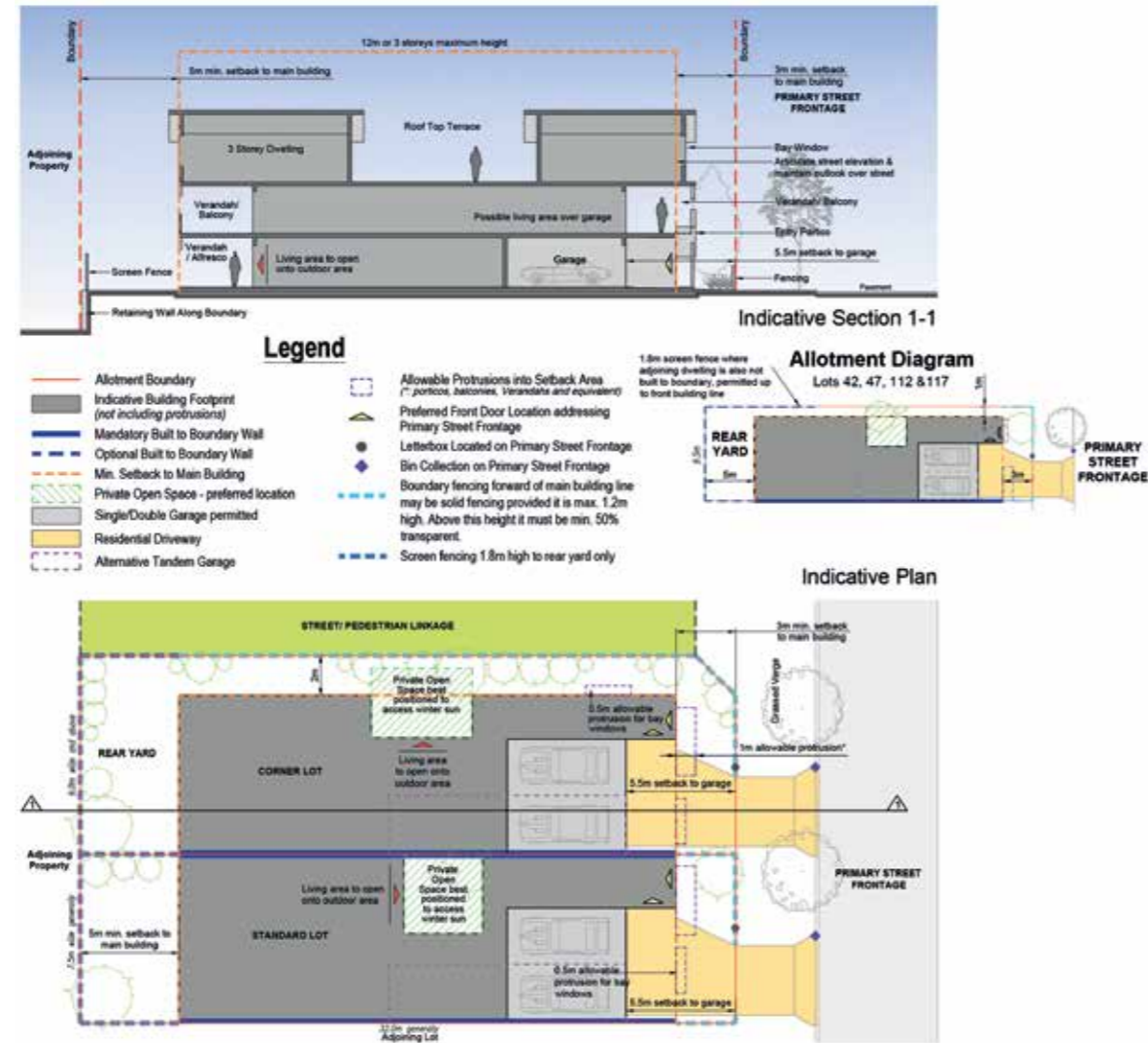
For three (3) storey buildings, the third storey is an integral part of the overall design of the building; is setback as per the second storey in the allotment setback table; and for lakefront lots the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey does not exceed 40% of the total site area.

Maximum Plot Ratio
2

Outdoor Living Space
At least 16m² in size, no dimension less than 3.0m and is accessible from the living area of the dwelling and all private open space areas are to remain uncovered.

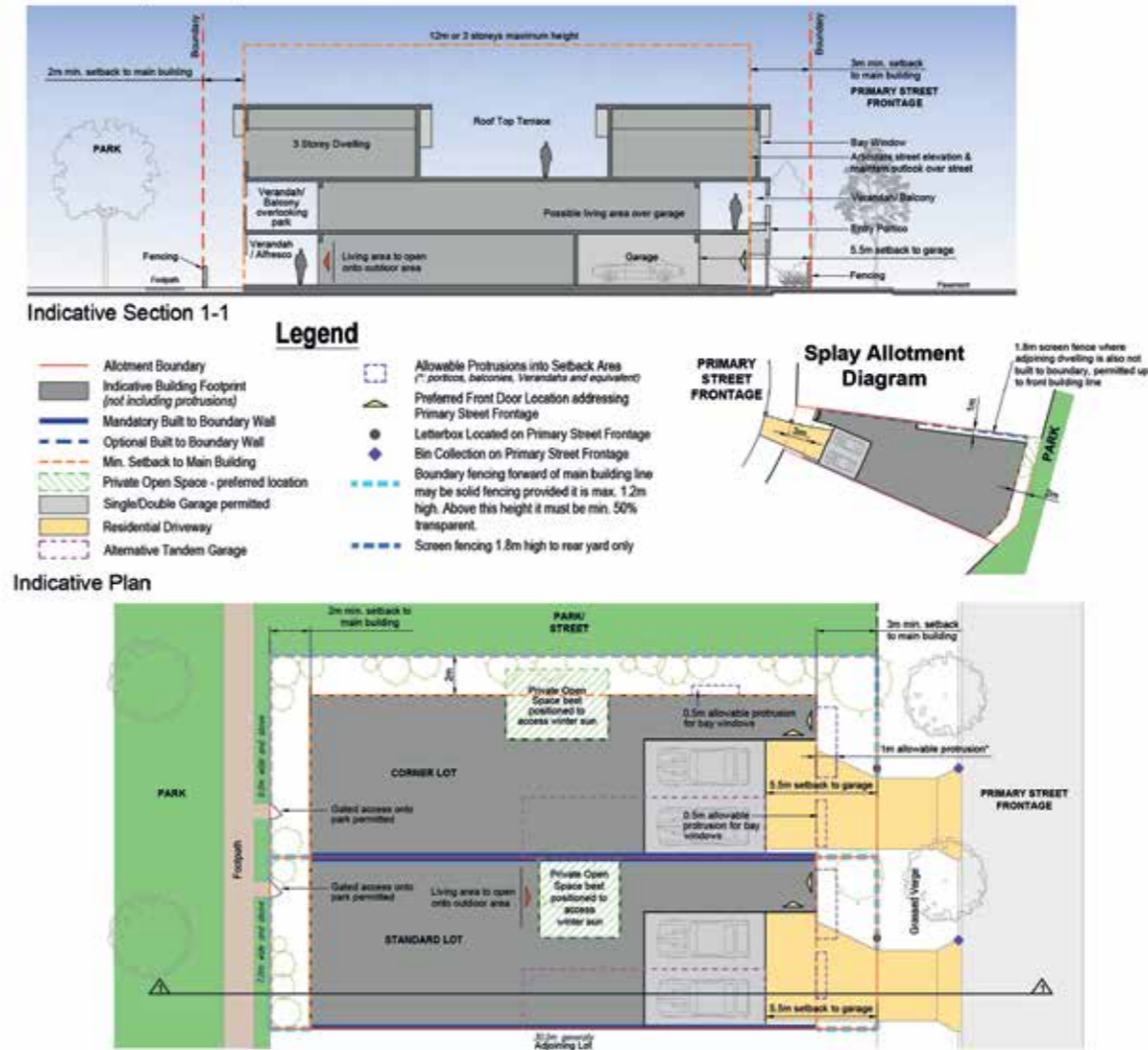
Parking
Minimum of 2 onsite covered spaces required in a garage with a segmented panel lift or rollerdoor.

21. SITE SPECIFIC CONSIDERATIONS STANDARD TERRACE ALLOTMENT



Note: drawings are not to scale

22. SITE SPECIFIC CONSIDERATIONS STANDARD TERRACE ALLOTMENTS - ADJOINING A PARK



Note: drawings are not to scale

DETAIL
STANDARD TERRACE ALLOTMENTS - Adjoining a park
Lot 1-5, 52-55, 138-140 & 144-150

Front Setback - Habitable Rooms	3.0m
Garages	5.5m
Rear Setback - Habitable Rooms (1st & 2nd)	2.0m
Garages	n/a
Side Setback	0.025m
Built to Boundary Wall (1st & 2nd storey)	
Side Setback	1.0m
Non Built to boundary Wall (1st & 2nd storey)	
Side setback to Street (Corner Lots)	2.0m
Garage Location Along Boundary Wall or otherwise indicated by developer Alternative Tandem Garage along Built to Boundary Wall	
Site Cover (maximum)	n/a

Garage Location Along Boundary Wall or Otherwise As Indicated on the Setbacks Plan

Building Height
Maximum Building height shall be 3 storeys (12m above natural ground level), where roof top terraces are defined as a 'storey'.

For three (3) storey buildings, the third storey is an integral part of the overall design of the building; is setback as per the second storey in the allotment setback table; and for lakefront lots the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey does not exceed 40% of the total site area.

Maximum Plot Ratio
2

Outdoor Living Space
At least 16m² in size, no dimension less than 3.0m and is accessible from the living area of the dwelling and all private open space areas are to remain uncovered.

Parking
Minimum of 2 onsite covered spaces required in a garage with a segmented panel lift or rollerdoor.

DETAIL
LAKEFRONT TERRACE ALLOTMENTS
Lots 6-37

Front Setback - Habitable Rooms	3.0m
Garages	5.5m
Rear Setback - Habitable Rooms (1st & 2nd)	7.0m
Garages	n/a
Side Setback	0.025m
Built to Boundary Wall (1st & 2nd storey)	
Side Setback	1.0m
Non Built to boundary Wall (1st & 2nd storey)	
Side setback to Street (Corner Lots)	2.0m
Garage Location Along Boundary Wall or otherwise indicated by developer Alternative Tandem Garage along Built to Boundary Wall	
Site Cover (maximum)	n/a

Building Height
Maximum Building height shall be 3 storeys (12m above natural ground level), where roof top terraces are defined as a 'storey'.

For three (3) storey buildings, the third storey is an integral part of the overall design of the building; is setback as per the second storey in the allotment setback table; and for lakefront lots the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey does not exceed 40% of the total site area.

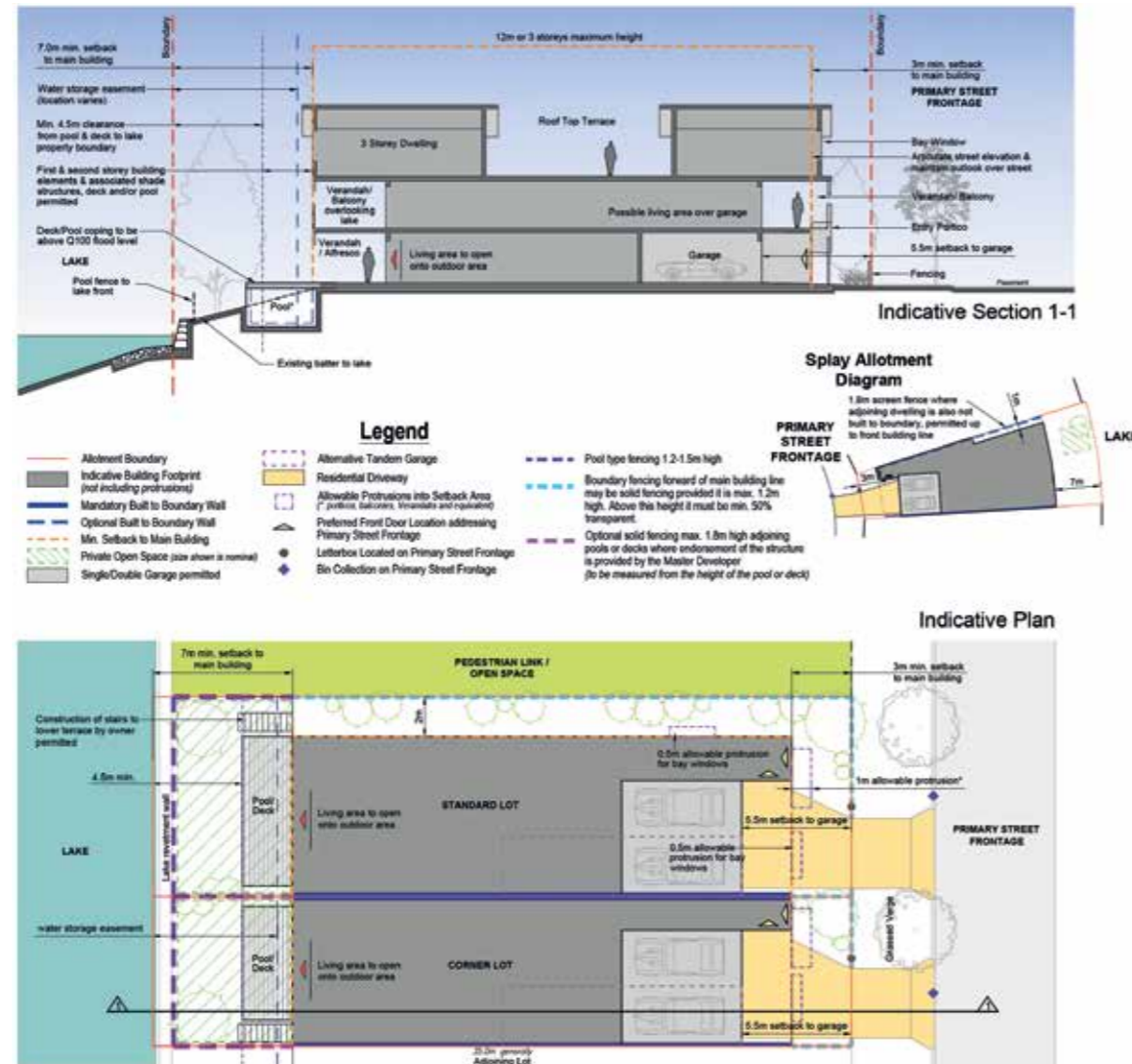
Maximum Plot Ratio
2

Outdoor Living Space
At least 16m² in size, no dimension less than 3.0m and is accessible from the living area of the dwelling and all private open space areas are to remain uncovered.

Parking
Minimum of 2 onsite covered spaces required in a garage with a segmented panel lift or rollerdoor.

For allowable uses of water storage easement, compliance with Lake Boundary Control Plan must be adhered to - refer to page 14.

23. SITE SPECIFIC CONSIDERATIONS LAKEFRONT TERRACE ALLOTMENTS



Note: drawings are not to scale

24. ADDITIONS AND EXTENSIONS

Additions and extensions to the dwelling house, outbuildings and other structures, including new verandahs, pergolas, outbuildings, sheds, swimming pools and garden structures are subject to the same covenant requirements and application for approval must be made to the Seller and the local authority in the same manner as the original building applications.

25. MAINTENANCE OF LOTS

During construction it will be the responsibility of the Buyer to ensure that rubbish including site excavations and building materials is kept in such a manner that the community presentation and safety is not effected. Excessive growth of grass or weeds upon the lot will also need to be maintained to up hold the visual amenity of Sunshine Cove.

26. BUILDING WORKS

It is the Buyers responsibility to ensure that their builders / contractors working on site comply with environment controls that are reflective of current best practice, meet Sunshine Coast Regional Council standards and work health and safety measures. During construction, access will only be permissible from the front of the lot and Buyers will be responsible for any necessary rectification works to adjoining property, parklands, streetscape or land owned by the Developer.

It is the responsibility of the Buyer and the Buyers builder / contractor to install appropriate sediment control measures onsite prior to construction commencing and ensure they are maintained accordingly.

The Buyer agrees to substantially commence construction in accordance with the approved Development and Construction Application within six months from the date of settlement. Buyers must be aware that construction is to be contained within their allotment. In addition, special consideration must be made to house

construction ensuring minimal or no interruption or impact to neighbour allotments, including the storage of materials and subcontractor parking. Buyers should also provide communication to their neighbours before construction commences.

27. ADVERTISING SIGNS

Sunshine Cove's residential community quality presentation standard is to be held in regard in consideration of the use of advertising signs on individual lots.

A single advertising device may be installed on a temporary basis, for the purpose of advertising the property for sale or lease to a maximum size of 2m x 1m. The advertising sign must be supported by two posts painted to compliment the colour of the signage.

28. PUBLIC USE OF LAKE WAY

Swimming in the lake or water way at Sunshine Cove is prohibited and is not encouraged or advisable. The lake may contain marine life that could cause injury.

Water based activities (where there is no direct contact between an individual and the water) such as kayaking, canoeing and rowing are permitted.

The Developer will not be held liable for any injury, accident or death to members of the public swimming or undertaking water activities.

The use of motorised activities on the waterways is also prohibited by the Sunshine Coast Regional Council.



29. INFORMATION SUPPLIED BY SELLER

Any information supplied by or on behalf of the Seller is supplied for the convenience of the Buyer and does not form part of the Contract. The accuracy of any information supplied is not warranted by the Seller and the Buyer acknowledges that it has entered into this Contract solely on the basis of the Buyer's own investigation. The Seller will not be liable in Contract or in Tort for the accuracy, adequacy or suitability of any information, documents or advice in relation to the condition of the lot or its surroundings.

30. LEGAL DUTY OR OBLIGATION

The Buyer and the Seller acknowledge and agree that these provisions relating to building covenants do not create any legal duty or obligation for the benefit of or enforceable by a third party in terms of Section 55 of the Property Law Act 1974 as amended and the operation of that section is hereby expressly excluded in respect of this Contract.

31. NO MERGER

The buyer agrees that the provisions of this Covenant will not merge on the completion of this Contract.

32. ASSIGNMENT

The Buyer will not sell, transfer or otherwise dispose of the Land without first delivering to the Seller a Deed of Covenant given by the Buyer, Transferee or Disponee in favour of the Seller containing covenants on the same terms (mutatis mutandis) as are set forth herein including liability to obtain such Deed of Covenant from any further Buyer, Transferee or Disponee.

Such documentation is available by contacting the Seller and or the Seller's solicitor.

33. INCONSISTENCY

If there is any inconsistency between these covenants and a contract of sale between the Seller and the Buyer, the terms of the contract of sale will prevail to the extent of any inconsistency.

34. SEVERANCE

If anything in these covenants:

(a) is unenforceable, illegal or void; or
(b) makes any covenant unenforceable, illegal, void or voidable, then it is severed and the rest of the covenants remain in force.

If it is held by a court that part of these covenants are:

(a) void, voidable, illegal or unenforceable; or
(b) makes these covenants void, voidable, illegal or unenforceable, that part will be severed from this document.



35. Council Development Control Notes

(RPS DWG 22153-219 REV L)

General

1. Minor variations to the approved Plan of Development for individual lots to suit specific conditions are to be assessed as a request for consideration as "generally in accordance" and accompanied by the relevant application fee.
2. It is the owners, builders and building certifier's responsibility to ensure compliance with relevant building standards in relation to common built to boundary walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties.
3. Maximum building location envelopes are subject to existing and future proposed easements and/or underground services.
4. Works within the drainage easement (to the lake) are permitted only in accordance with Council approval plan: 22153-195 Lake Boundary Control - Freehold Allotments - Standard lake edge. All works must be approved by Council, refer to Property Note.
5. Building construction of dwellings adjacent the Sunshine Motorway (on lots 119-143) must be in accordance with the submitted noise assessment by SLR consultants.

Building Height And Plot Ratio

6. Buildings and structures are not higher than 3 storeys and 12 meters above natural ground level (where roof top terraces are defined as a 'storey').
7. For 3 storey buildings, the third storey:
 - is an integral part of the overall design of the building;
 - is setback as per the second storey in the allotment setback table; and
 - for lakefront lots the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey does not exceed 40% of the total site cover.
8. Maximum plot ratio for all buildings is 2.

Building Setbacks

9. Setbacks are as per the Allotment Setbacks Table unless dimensioned otherwise.
10. Where built to boundary walls are not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table for non-built to boundary walls.
11. For all lots built to boundary walls shall not exceed the front or rear setbacks for the lot.

12. Setbacks are measured to the wall of the building/structure. Eaves (excluding gutters) are permitted to extend up to 600mm within the setback area (other than where walls are built to boundary), provided a minimum side boundary clearance from eaves of 450mm is achieved.

13. Entrance porticoes/porches may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2.0m from the front property boundary (1.0m for all laneway terrace and urban terrace lots) or 1.0m from the side boundary to a street, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.

14. Balconies, verandas or equivalent may extend up to 1.0m into the front setback area for all standard terrace, lakefront terrace and urban terrace type A lots.

15. Bay windows may extend up to 0.5m into the front setback area and for corner lots, the side street setback area.

16. On all residential lots, a minimum 1m boundary setback must be maintained to all structures including eaves for front boundaries and side boundaries which adjoin laneways, roads, parks, landscape buffers and pedestrian links.

17. Habitable rooms built above a garage onto a rear lane may have the same setback to the lane as the garage.

18. For all lots which do not have access to a laneway either:

- a. the first floor shall incorporate windows and/or balconies from a living/bedroom that overlook the street in order to provide for passive surveillance.

Further, the first floor must be within 3m or forward of the garage door, or b. a tandem carparking arrangement is used (rather than a double garage) and a living/bedroom with windows overlooking the street projects in line with or forward of the tandem carparking at ground level.

19. Dwellings on lots 79; 138; and 140 must have mandatory two storey built to boundary walls adjoining lots 75 to 77; lot 136; and lot 142 respectively. Dwellings on lots 76-78 must have a mandatory two storey built to boundary wall along their southern boundary. The dwelling on lot 137 and on lot 141 must have a mandatory two storey built to boundary wall adjoining lot 136 and lot 142 respectively.

Garaging And Driveways

20. Where a single driveway is permitted the maximum width across the street verge when accessing a double garage is 3.5m and 3.0m when accessing a single garage.

This is needed to maintain space within the verge for street trees, grass and street planting beds.

Driveway locations must not be in designated parking bays or compromise landscaping in the street.

21. On Urban Terrace Type A lots single garages only are permitted where shown on plan.

22. For laneway housing, including Urban Terrace Type B lots, garages may only front a rear or side lane (unless shown otherwise on plan).

Level Changes At Lot Boundaries

23. The level difference between building slabs where there is a level change between lots with adjoining built to boundary walls must not exceed 200mm.

Boundary Fencing

24. Fencing to sensitive boundaries:

For all lots: fencing to the street and to boundaries shared with open space may be solid fencing provided it is a maximum height of 1.2m. Above this height it must be min. 50% transparent.

1.8m high solid fencing is required to adjoining lot boundaries where walls are not built to boundary. This solid screen fencing must not extend forward of the front building line or the rear building line, including where the rear boundary of a lot adjoins open space.

Private Open Space

27. Private open space is provided that:

- a) is at least 16m² in size (excluding rainwater tanks unless underground);
- b) has no dimension less than 3.0m;
- c) access is provided from a living area of the house; and
- d) all private open space areas are to remain uncovered.

Further, on Urban Terrace Type A lots, the private open space must be located at the rear or side of the lot, generally as shown on plan, to maintain opportunity for the front door to address the street.

The location of private open space on lots 75-77, lot 136 and lot 142 shown on plan is mandatory and must be provided as a courtyard space that is open to the sky (uncovered) and adjoins a living area of the house that opens directly onto the courtyard.

Other

28. All clothes drying and rubbish storage areas are to be screened from the street or lane or from other open space areas.





DEVELOPER:

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www.chardan.com.au

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Maroochydore Q 4558
Tel: 1800 619 194
Email: scott@sunshinecoverealty.com
www.sunshinecoverealty.com

PROJECT MANAGERS:

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www.chardan.com.au

TOWN PLANNERS:

Innovative Planning Solutions
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Tel: 07 5443 1444
Email: james@ipsptyltd.com.au

ENGINEERS:

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Tel: 07 5443 4443
Email: engineers@walsheng.net.au

URBAN PLANNERS:

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Fax: 07 3237 8833
Email: receptiondesk@rpsgroup.com.au

LANDSCAPE ARCHITECT:

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Tel: 07 5499 6188
Fax: 07 5499 6711
Email: sunshine@sc.placedesigngroup.com



SUNSHINE COVE
MAROOCHYDORE

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CREATED BY
 chardan
development
group