

CONTRACT FOR SALE OF HOUSE AND LAND

(Note: Where there is insufficient space in any Item place details in an Annexure and refer to the Annexure in the Item)

Item

Item Schedule

1. CONTRACT DATE

Clause 1(12)

THE DAY OF 20 (Note: Seller/Seller's Agent must complete)

2. SELLER'S AGENT

Clause 36

Name:
Address:
ABN: Phone: Mobile:
Email:
Licence Number: Expiry Date:

3. SELLER

Clauses 1(43), 13, 14, 15, 35 and 36

Name: DOB:
Address:
ABN / ACN Phone: Mobile:
Email:
Solicitor / ~~Self Acting~~
Address:
Phone: Mobile:
Email: Contact:

4. BUYER'S AGENT (If Applicable)

Name:
Address:
ABN: Phone: Mobile:
Email:

5. BUYER

Clauses 1(9), 13, 14, 15, 16, 29 and 31

Name:
Address:
ABN / ~~ACN~~ Phone: Mobile:
Email:
Solicitor / Self Acting
Address:
Phone: Mobile:
Email: Contact:

6. LAND

Clauses 1(37), 24, 25, 26, 27 and 28

Address: qld
Lot No. on Plan Title Reference: Area: (Approx.)
Freehold ☒ Leasehold ☐ (Complete as applicable. If neither checked, it is assumed to be Freehold)
Local Government:

7. PURCHASE PRICE Unless expressly provided any GST payable is included in the purchase price. Clauses 1(38) and 6

Purchase Price \$

(WARNING: Some property sales may attract GST and require a tax invoice to be issued separate to this Contract. Seek appropriate professional advice if unsure).

8. DEPOSIT Clause 3

Initial Deposit: Payable on:

(if no date is specified for the payment of the initial deposit, it will be payable upon the signing of the Contract by the Buyer)

Balance Deposit: Payable by a date no later than:

9. DEPOSIT HOLDER Clauses 3.1 and 3.8

Name:

Phone Number:

Trust Account (insert account name):

Bank: BSB: Account No.:

Warning: due to cyber crime targeting property transactions, confirm any variation to these details via phone.

10. FINANCE Clauses 5, 20(2) and 34.2

Subject to Finance: ☐ Yes ☒ No If 'yes' all details below must be completed for Clause 5 to apply.

Finance Amount: **Sufficient to complete** Finance Date:

Lender: **Any Bank or Lending Institution**

11. BUILDING / PEST / POOL SAFETY INSPECTIONS Clauses 1(30), 1(31), 1(36), 4, 20(1) and 34

Only completed details will apply. *Note: This Item is not applicable where the Property is sold by Auction*

(a) Building Inspection: **Yes / No**

(b) Pest Inspection: **Yes / No**

(c) Pool Safety Inspection: **Yes / No** (Applicable only if Item 13.2(c) is ticked)

Inspection Date: (Date to be completed by)

Note: If 'yes' is selected in Item 11(a), (b) or (c), an Inspection Date must be inserted.

Acknowledged Defects/Exclusions:

12. SETTLEMENT Clauses 1(13), 1(14), 1(15), 1(44), 1(45), 1(46), 11, 12 and 34

12.1 Date: / / **OR** days from the Date of Contract

OR See Annexure A Special Conditions

(or as otherwise amended by Clauses 12.3 and 43)

12.2 Settlement will be conducted by e-conveyance (Clause 12.1) and the Seller is to nominate the ELNO (to provide access to the ELN) and open the Workspace, unless otherwise agreed.

13. POOL SAFETY CERTIFICATE Clauses 1(35), 1(40) and 12.4(7)

13.1 A Regulated Pool forms part of the Property being sold or is on adjacent Regulated Land: ☐ Yes ☒ No

(if 'yes' complete Item 13.2 below)

13.2 For the Regulated Pool, at the Date of Contract, there is: (one box must be ticked)

☐ (a) a current Pool Safety Certificate Certificate No.: Expiry: / /

☐ (b) a current Form 17 - Final Inspection Certificate (issued for newly constructed or altered pools only)

☐ (c) no current Pool Safety Certificate - Form 36 - Notice of no pool safety certificate provided by the Seller (see Clause 4.3(1)) (where Item 13.2(c) is ticked the Buyer should indicate an intention with respect to obtaining a Pool Safety Inspection in Item 11(c))

SAFETY SWITCH

Safety Switch ☐ is

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be installed on the
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MOVEMENTS

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by the Buyer.

secure payment of the Deposit (in whole or in part) by the Buyer, in which case on receipt of the Bank Bond/Guarantee in a form and on terms approved by the Seller, the Buyer's obligation to pay the Deposit shall be satisfied to the extent of the Bank Bond/Guarantee.

The Deposit is payable to the Seller:

on Settlement; or

in case of the Buyer's Default on default.

Should this Contract be properly terminated by the Buyer, the Deposit will be refunded to the Buyer in which case the Buyer shall have no further claim under this Contract unless there has been a breach of the provisions of this Contract by the Seller, giving rise to a claim for damages.

Investment of the Deposit: (Note: see section 17 of the Agents Financial Administration Act 2014)

Where the Deposit Holder is instructed by the parties to invest the Deposit, subject to any legislative requirements, then (except in the case of Bank Bond/Guarantee):

- (1) the Deposit Holder will invest the Deposit in its name as trustee for the Buyer and Seller in an interest bearing account with a Bank, Building Society or Credit Union until the Settlement Date or as otherwise instructed by the parties;
- (2) the parties will supply to the Deposit Holder, prior to the investment of the Deposit, their tax file numbers and acknowledge that if the tax file numbers are not provided then they accept that the interest earned on the Deposit

12.3 Settlement - Extension Provisions

- (1) Where both parties have complied with their pre-settlement obligations under either Clause 12.1 or 12.2 and Settlement fails to occur on the Settlement Date, due to failure or inability by:
 - (a) a relevant financial institution to comply with an instruction or requirement under either Clause 12.1 or 12.2, where such failure or inability does not arise due to any act or omission by a party; or
 - (b) an e-conveyancing platform provider, or user of such platform (including a party to the Workspace), to facilitate Settlement due to system or connectivity failure,the date for Settlement is extended by 1 Business Day (Automatic Extended Settlement Date) and neither party is in default. This Clause 12.3(1) may only be applied to extend the Settlement Date once.
- (2) Upon a party becoming aware Settlement has failed in accordance with Clause 12.3(1), the party will promptly provide notice to the other party, advising of such failure and providing relevant supporting evidence available.
- (3) Where Clause 12.3(1) applies and circumstances require an extension longer than provided by Clause 12.3(1), either party may give written notice to the other party, no later than 4:00pm AEST on the Settlement Date, detailing the reason/s for further delay, providing relevant supporting evidence, and nominating a new settlement date, which will become the date for Settlement. There may be more than one extension under this Clause 12.3(3), but for a total of not more than 4 Business Days from the Automatic Extended Settlement Date.
- (4) Where the provisions of Clauses 12.3(1) and/or 12.3(3) have been applied, and the parties have complied with the pre-settlement provisions of Clause 12.1 or Clause 12.2 (as applicable), and neither party is otherwise in default, Settlement including Financial Settlement will be completed on the new or extended date for Settlement:
 - (a) by e-conveyance in accordance with Clause 12.1; or
 - (b) if settlement by e-conveyance is not possible, within the times provided above (and the parties do not agree to a further extension for e-conveyance settlement), or the parties are not required to comply with Regulation 5(1) of the *Land Title Regulation 2022*, then in accordance with Clause 12.2.

Under this Clause 12.3, time remains of the
Clause 12.3 prevents or otherwise
restricts the parties from e-
by mutual agreement in writing.

any event that must occur on or before a specified date, in respect to this Contract, which date does not fall on a day that is not a Business Day, shall be extended to the next Business Day

showing
to
(1)

44. Withholding - Capital Gains

44.1 The parties acknowledge (subject to Clause 44.2), where the Purchase Price of the Property is seven hundred and fifty thousand dollars (\$750,000) or more, the Buyer will on or before Settlement, in compliance with the foreign resident capital gains withholding payments provisions of Schedule 1 of the *Taxation Administration Act 1953 (Cth)* (Schedule 1) be required to:

- (1) withhold from the purchase monies a sum equal to 12.5% of the Purchase Price or such lesser sum as determined in a notice of variation provided in accordance with section 14-235 of Schedule 1;
- (2) pay the withheld monies to the Australian Taxation Office (ATO) in accordance with Schedule 1 and, in addition;
- (3) promptly provide evidence of payment made in accordance with Clause 44.1(2) to the Seller.

44.2 (1) The Buyer's obligation under Clause 44.1 will not apply where:

- (a) the Seller provides to the Buyer, a clearance certificate from the ATO in accordance with Schedule 1, valid at the time of Settlement; or
 - (b) the Seller is a mortgagee exercising a power of sale; and
 - (i) the residue payable to the mortgagee after payment of sale costs and mortgage debt is zero or less than zero; and
 - (ii) the mortgagee provides a written declaration to the Buyer, in accordance with Schedule 1, that the amount to withhold is varied to nil.
- (2) Where the Seller provides a certificate under Clause 44.2(1)(a) or a declaration under Clause 44.2(1)(b), such notice must be provided not less than 3 Business Days (or such shorter time as the parties may agree) prior to Settlement.

Any payment made in accordance with Clause 44.1 is to be made from the purchase monies, but shall not be in addition to the

such

times and dates for completion of obligations where time is of the essence shall correspond with the extended Obligation originally notified.

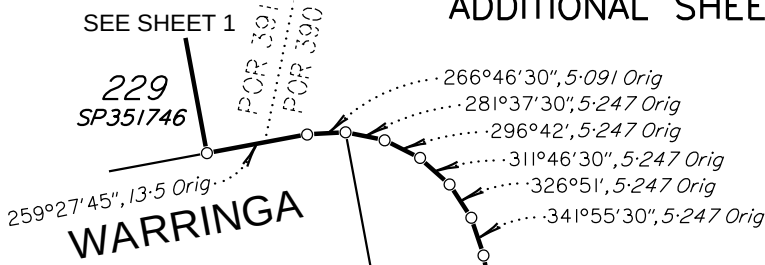
43.5 For the purposes of this Clause

(1) the Obligation must be notified in accordance with Clause 3.1

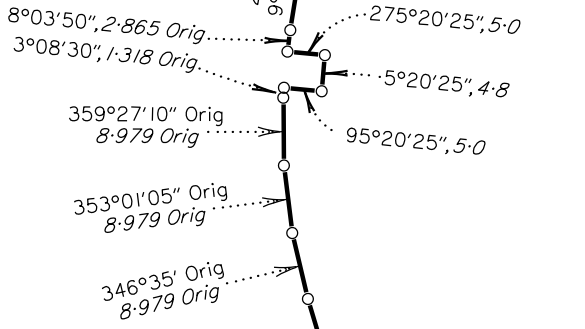
(2)

(3)

(4)



DRAFT



WARRINGA

9012 Pt

CIRCUIT

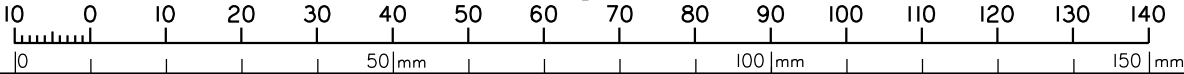
CIRCUIT

WARRINGA

BRUCE
ROAD

SEE SHEET 6

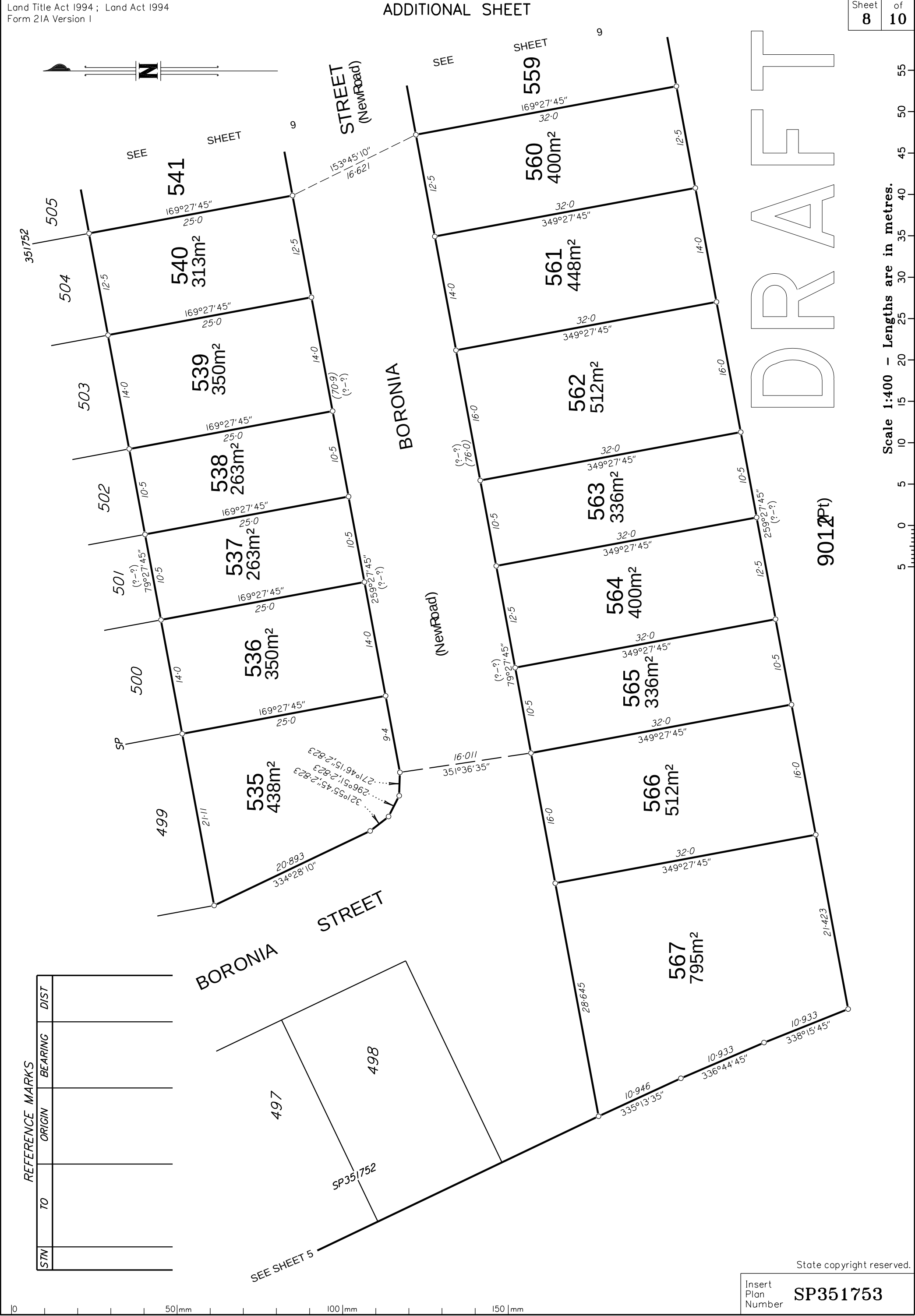
Scale 1:1000 – Lengths are in metres.



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Plan
Number

SP351753



Scale 1:400 - Lengths are in metres.



REFERENCE MARKS			
STN	TO	ORIGIN	BEARING

Insert
Plan
Number

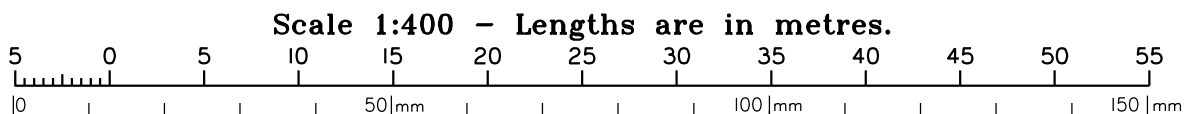
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SP351753

REFERENCE MARKS				
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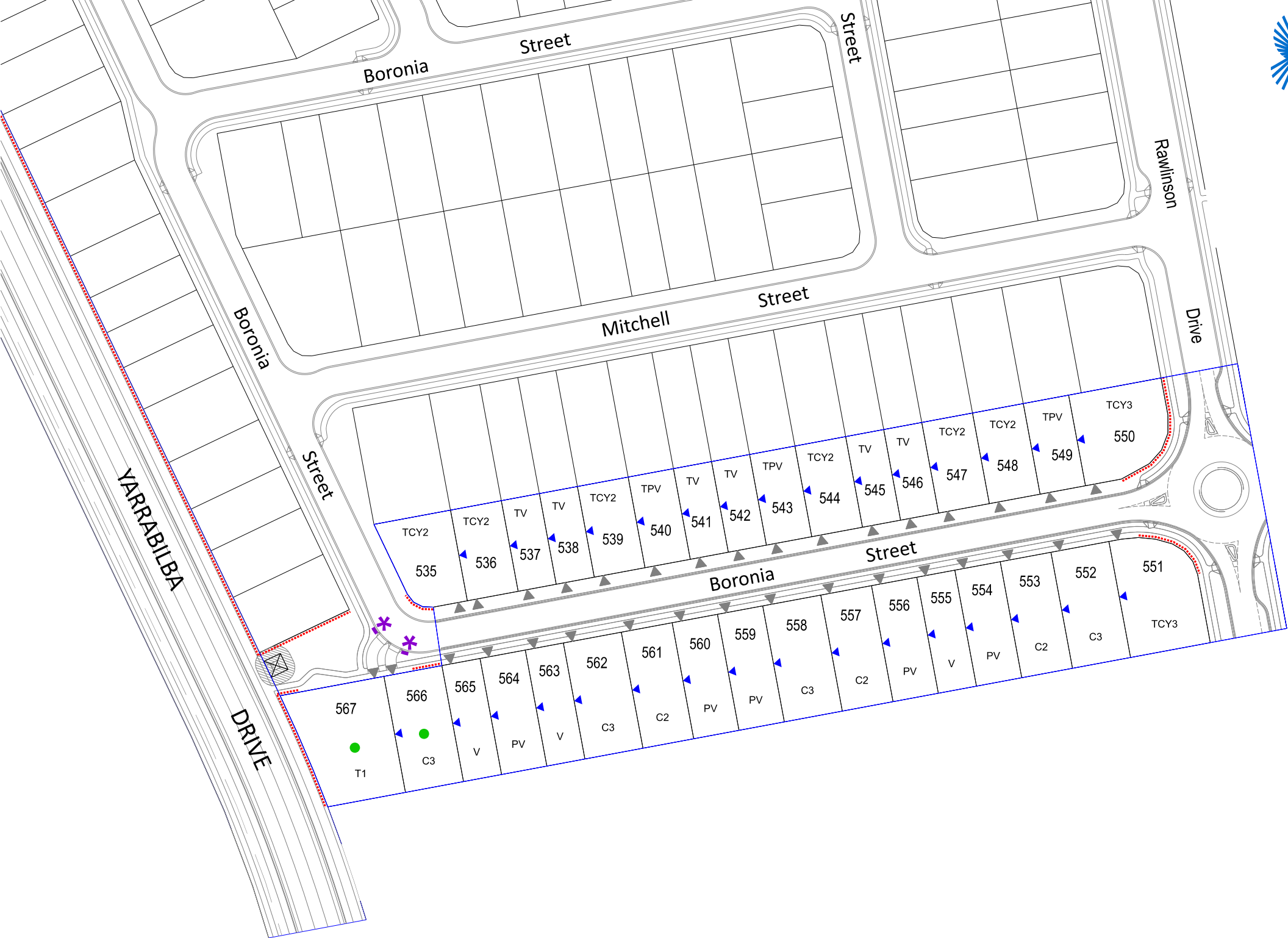
State copyright reserved.

Insert Plan Number
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LEGEND



OPTIONAL BUILD TO BOUNDARY



NO VEHICULAR ACCESS



PROPOSED STAGE BOUNDARY



BIN PADS FOR SHARED COMMON DRIVEWAYS



ACOUSTIC ATTENUATION MAY BE REQUIRED (in accordance with Traffic Noise Assessment report prepared by MVA Environmental) Refer to Section 3.1.2 of the Traffic Noise Assessment Report for additional acoustic requirements over Lots 66 and 320



NO BUILDING ADJOINING ELECTRICAL TRANSFORMER

SETBACK TABLE

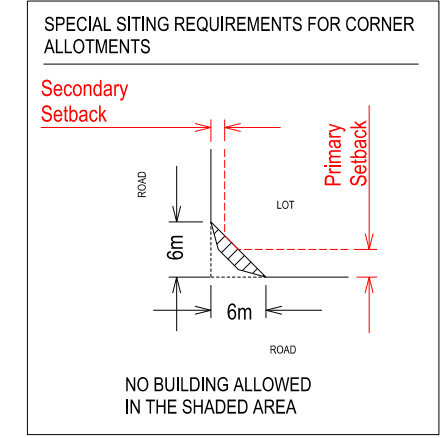
LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE(to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T2) TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3) COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV) PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V) VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3) TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV) TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCD) TERRACE (DUAL FRONTAGE)	2.4	0.5*	0.0	2.4	0.0	0.5	1.0
(MFS) MULTIFAMILY STRATA**	3.0	0.9	0.0	3.0	1.0	0.9	1.5

NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL (EXCLUDES TCD ALLOTMENTS). WHERE THE LOWER FACE OF A REAR BOUNDARY RETAINING WALL EXCEEDS 2m IN HEIGHT THE MINIMUM SETBACK IS 2.5m TO THE GROUND AND SECOND FLOOR OF THE DWELLING.
* INCLUDES GARAGES
** CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town Courtyard	Premium Villa Town Premium Villa	Villa Town Villa	Terrace	MFS (Multi Family Strata)	Maximum Retaining Height
EARTHWORKS			1.25	1.0			
	Cut Average	1.5	1.4		0.5	0.5	1.8
Front Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	1.0
Side Boundaries	Cut Average	1.5	0.7	0.6	0.5	0.5	1.0
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.8
							1.0

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0m OR MORE REQUIRE RPEQ CERTIFICATION



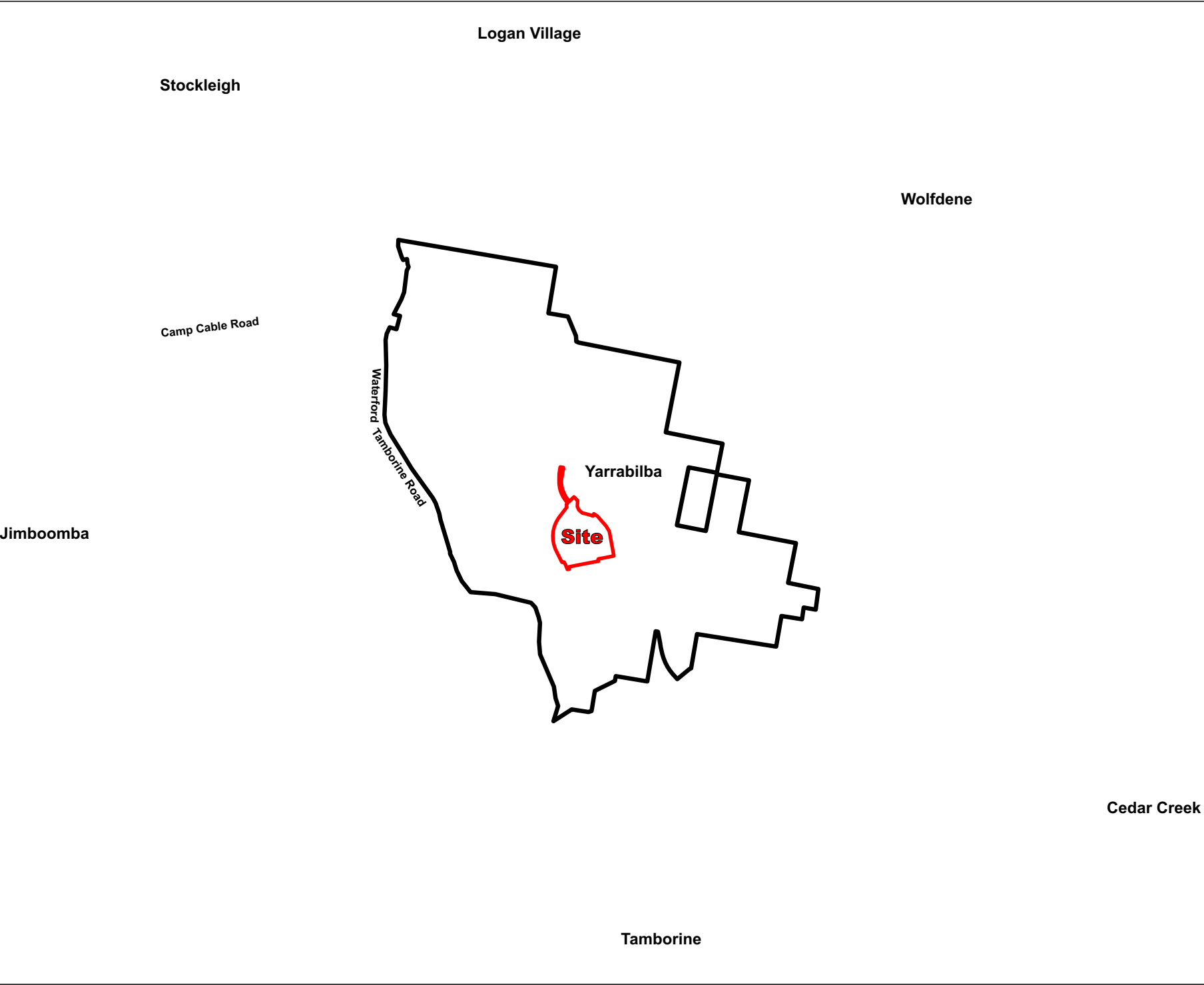
THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 5 OF 5 [DGN No P06-ROL1-POD241022] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

SUBJECT TO EDQ APPROVAL

6FKHGXOH ± <DUUDELOED 'H

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5HI
\$/ YHUVLRQ RU ODWHU
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LEGEND

PROPERTY BOUNDARY

SITE LOCATION
(PRECINCT 6 ROL1)

DRAWING REFERENCE

© THE STATE OF QUEENSLAND
(DEPARTMENT OF RESOURCES)
QLDGLOBE.

N

0

1.0

2.0km

CLIENT

LENLEASE

PROJECT

TRAFFIC NOISE
IMPACT ASSESSMENT
PROPOSED PRECINCT 6
ROL1 DEVELOPMENT
YARRABILBA QLD

TITLE

SITE LOCATION

JOB	YARRABILBA	FIGURE 1	
JOB NO.	23060		
DATE	22/08/23		DWG NUMBER
SCALE	1:70000 (A4)		23060-1
REV.			

mwa

ENVIRONMENTAL

Max Winders & Associates Pty Ltd has MWA Environmental
Level 7, 241 Adelaide St, Brisbane, GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084



LEGEND

1.8m

BARRIER HEIGHT ABOVE PAD LEVEL OR ON TOP OF RETAINING WALL WHICHEVER IS THE HIGHER ACOUSTIC BARRIER

DRAWING REFERENCE

LENDELEASE YARRABILBA PLAN, PRECINCT 06-APPLICATION ONE RECONFIGURATION OF A LOT, DGN NO. YAR-P06-ROL1-ROL-230810 SHEET 1 OF 4.

CLIENT

LENDELEASE

PROJECT

TRAFFIC NOISE IMPACT ASSESSMENT
PROPOSED PRECINCT 6
ROL1 DEVELOPMENT
YARRABILBA QLD

TITLE

ACOUSTIC BARRIER LOCATIONS

JOB	YARRABILBA	FIGURE 2
JOB NO.	23060	
DATE	22/08/23	
SCALE	1:4000 (A4)	
REV.		23060-2

mwa
ENVIRONMENTAL

Max Winders & Associates Pty Ltd has MWA Environmental
Level 7, 241 Adelaide St, Brisbane, QLD 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084



/HJHQQ
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6XUIDFH
5RDG
/RWV 5HTXLUL
'HVLJQDWHG
3ULYDWH 2SHQ

),*85(
<DUUDELOED
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8OWLDPDWH 5RDG
1RLVH
\$OORWPHQWV 5HT
'HVLJQDWHG 3ULY
6SDFH
\$XJXVW

/HQJWK VFDOH



\$WWDFKPHQW

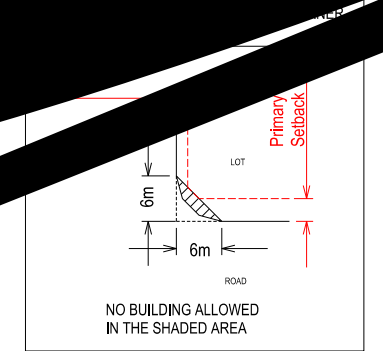
Development Plans

YARRABILBA

	POTENTIAL ENTRY STATEMENT LOCATION
	BIN PADS FOR SHARED COMMON DRIVEWAYS
	ACOUSTIC ATTENUATION MAY BE REQUIRED (in accordance with Traffic Noise Assessment report prepared by MWA Environmental)
	

[illegible]

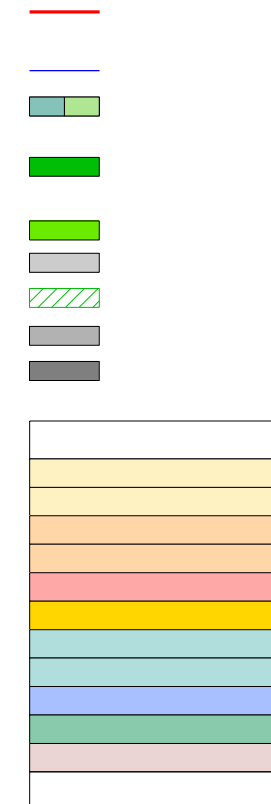
Maximum Villa Medium Villa Cottage	Villa Town Villa Small Villa Smart	Terrace	Maximum Retaining Height
	1.0	0.5	1.8
			1.0
	0.5	0.5	1.8



THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 5 OF 5 [DGN No P06-ROL1-POD230824] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT



61



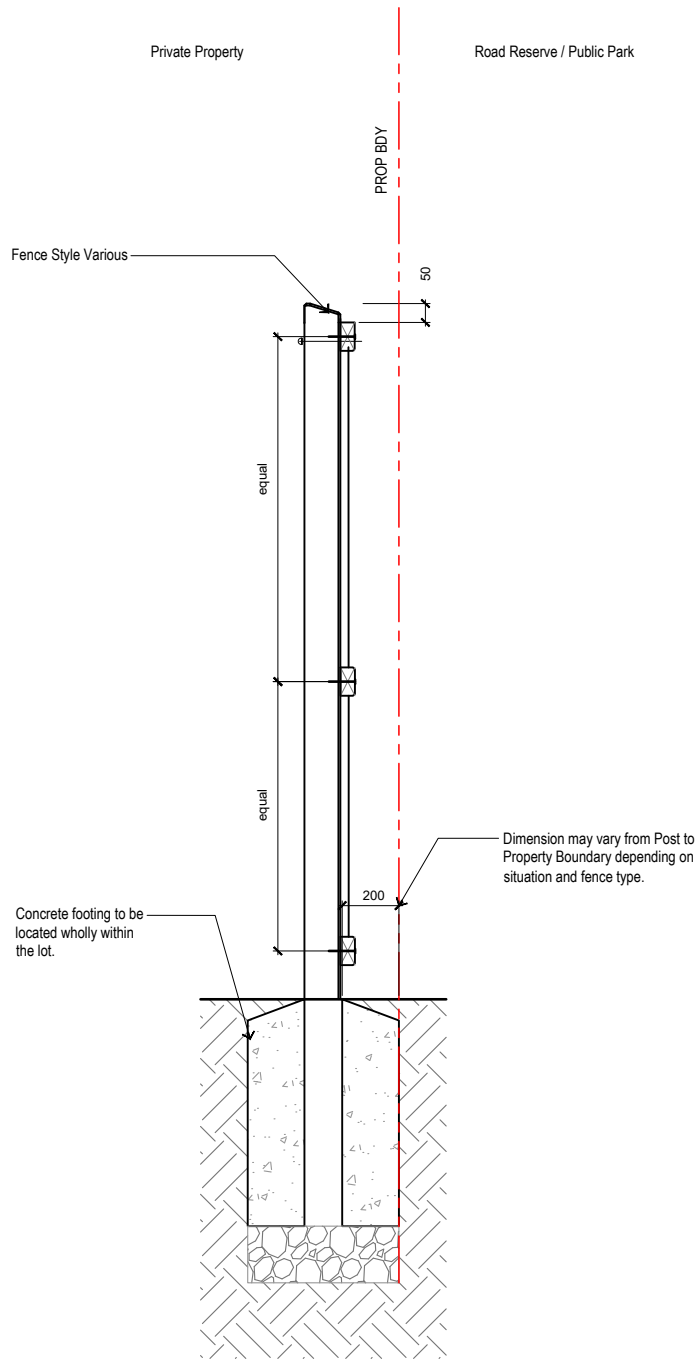
PRECINCT 06 - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2023 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.



6FKHG XOH ± 5HWDLQLQJ :DC
3ODQV

rev	description	date	drawn	QA
A	INFORMATION	01/11/2024	CI	EF



FD FENCE DETAIL - Typical Public - Private Fence Detail
SCALE 1:10



A TETRA TECH COMPANY

RPS AAP Consulting Pty Ltd
ABN 97 117 883 173

Brisbane Office
Level 8, 31 Duncan Street
Fortitude Valley QLD 4006

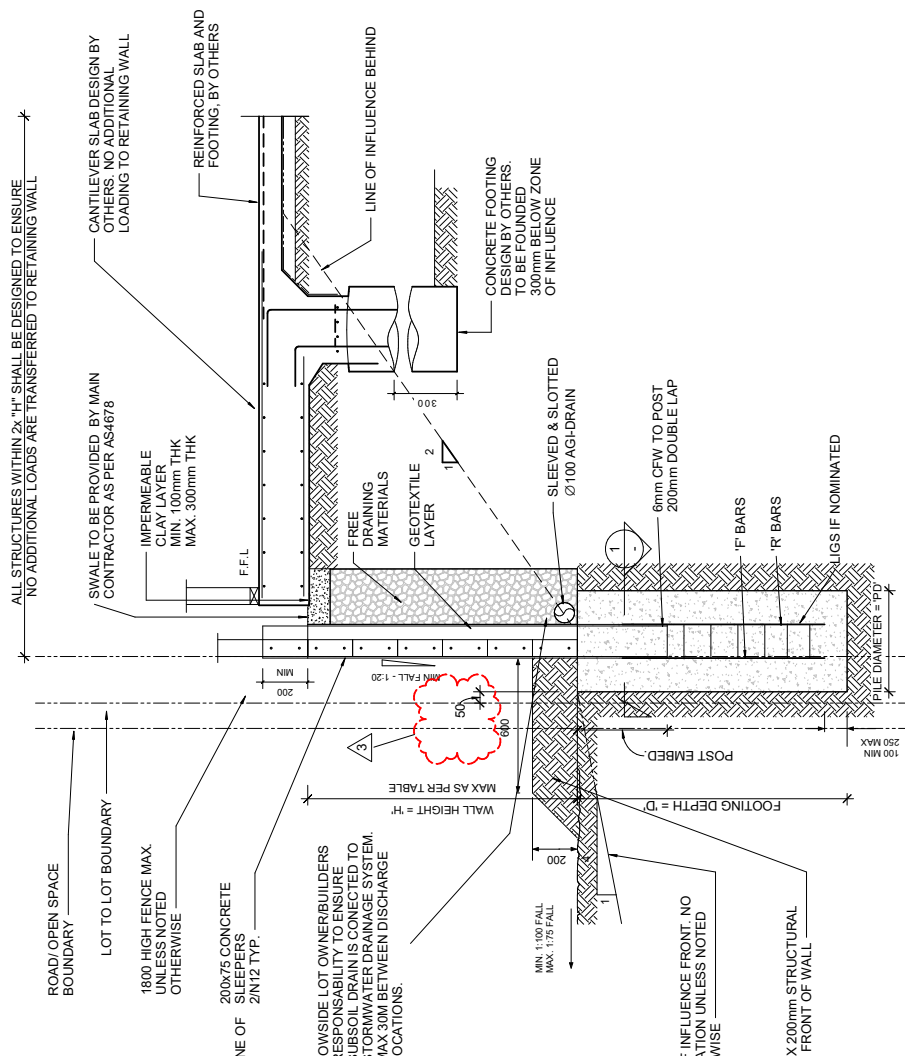
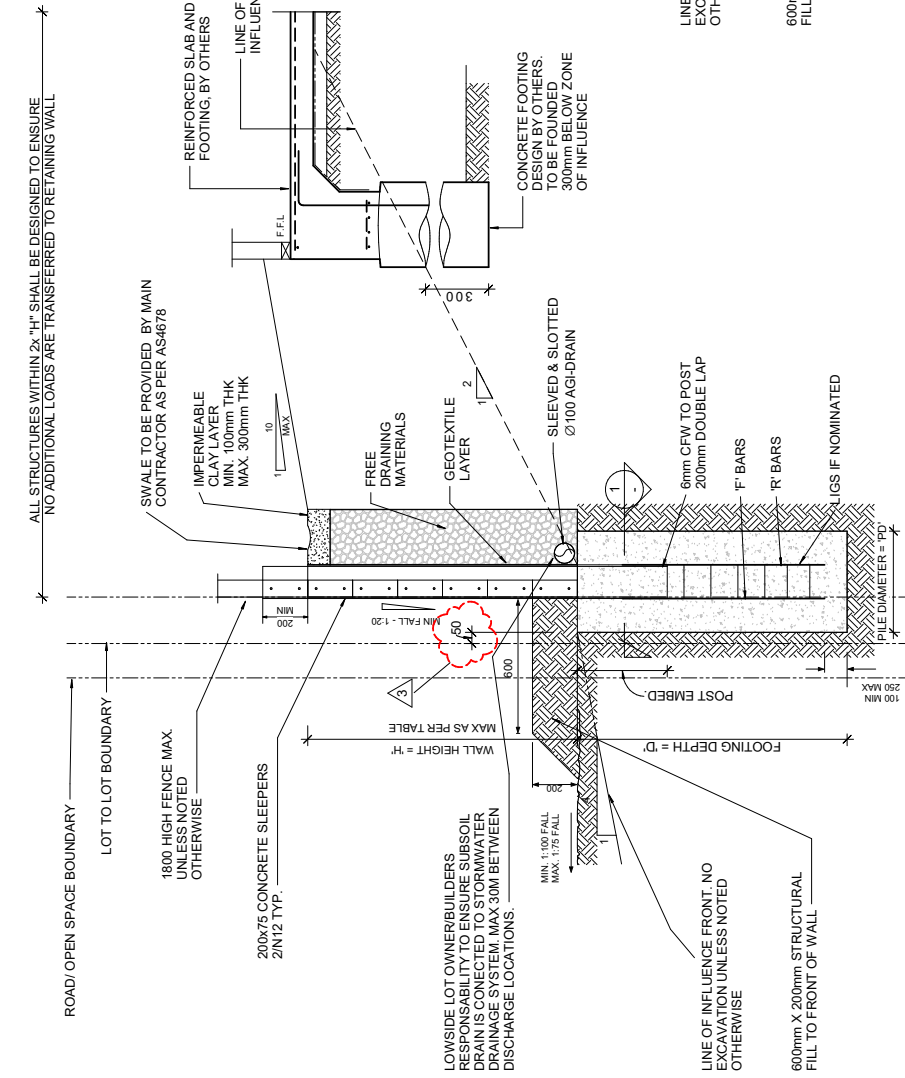
T +61 7 3539 9500
W rpsgroup.com

client
LENLEASE

project name
150787

project location
YARRABILBA - SITE WIDE

drawing title
TYPICAL LANDSCAPE
FENCE DETAIL



STRUCTURE WITHIN ZONE OF INFLUENCE FOOTING DETAIL TYP.

NOTE: ZONE OF INFLUENCE IS 1V:2H LINE TAKEN FROM THE BASE OF THE WALL. NO FOOTINGS ARE TO BE FOUNDED IN THE ZONE OF INFLUENCE.

NOTE: LANDSCAPING ABOVE/BELOW WALL BY OTHERS

STRUCTURE BUILD TO BOUNDARY FOOTING DETAIL TYP.

NOTE: ZONE OF INFLUENCE IS 1V:2H LINE TAKEN FROM THE BASE OF THE WALL. NO FOOTINGS ARE TO BE FOUND IN THE ZONE OF INFLUENCE.

NOTE: LANDSCAPING ABOVE/ BELOW WALL BY OTHERS

[illegible]

GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS. ALL SET OUT DIMENSIONS AND LEVELS SHOWN ON DRAWINGS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND WITH THE LATEST BUILDING CODE OF AUSTRALIA.
- ALL DIMENSIONS ARE TO OBTAIN DIMENSIONS. IF IN DOUBT ASK!
- ALL DIMENSIONS ARE IN MM UNLESS STATED OTHERWISE. ALL LEVELS ARE SHOWN IN METERS. LEVELS SHOWN ON THESE DRAWINGS ARE FOR THE PURPOSE OF ASSISTING STRUCTURAL DOCUMENTATION AND SHOULD NOT BE USED FOR CONSTRUCTION UNLESS ADVISED BY BRUNEL CONSULTING ENGINEERS PTY LTD. ALWAYS CROSS REFERENCE LEVELS WITH THE LATEST ARCHITECTURAL DRAWINGS FOR RL'S.
- THE BUILDER IS RESPONSIBLE FOR THE ADEQUACY OF ALL TEMPORARY WORKS INCLUDING PROPPING AND BRACING. WHERE NECESSARY THE BUILDER SHALL ENGAGE THE SERVICES OF A STRUCTURAL ENGINEER TO DESIGN AND CERTIFY TEMPORARY WORKS.
- THE METHOD OF CONSTRUCTION AND HEALTH AND SAFETY DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE BUILDER. IF STRUCTURAL ELEMENTS POSE RISK OR DIFFICULTY WHEN CONSTRUCTING, ADVICE SHALL BE SOUGHT FROM THE STRUCTURAL ENGINEER.
- ALL MEMBERS NOT MENTIONED ON THESE DRAWINGS, EXISTING OR 'BY OTHERS' ARE NOT THE RESPONSIBILITY OF BRUNEL CONSULTING ENGINEERS PTY LTD.
- ANY DISCREPANCY WITH MEMBER SIZES, FIXINGS, COMPONENTS OR OMISSIONS SHALL BE REFERRED TO THE STRUCTURAL ENGINEER. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BE MADE WHETHER FOR PRICING, CONSTRUCTION OR OTHER SERVICE.
- ANY SUBSTITUTION SHALL BE VERIFIED BY THE STRUCTURAL ENGINEER. ASSOCIATED COSTS ARE TO BE APPROVED BY THE PROJECT MANAGER AND ARCHITECT PRIOR TO USE.
- THE BUILDER IS TO NOTIFY BRUNEL CONSULTING ENGINEERS PTY LTD TO INSPECT THE WORKS DURING CONSTRUCTION. THE FOLLOWING ARE TO BE INSPECTED BUT NOT LIMITED TO REINFORCEMENT, EXCAVATION, ERECTED ELEMENTS AND FORMWORK.
- SITE INSPECTIONS DO NOT RELIEVE THE BUILDER OF THEIR RESPONSIBILITY FOR THE CONSTRUCTION AND CORRECTNESS OF THEIR WORK.
- STRUCTURAL ENGINEER IS REFERRED TO AN EMPLOYEE OF BRUNEL CONSULTING ENGINEERS PTY LTD.

RETAINING WALL

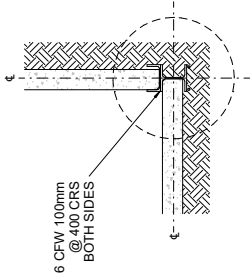
- THIS DESIGN DOES NOT CONSIDER GLOBAL STABILITY AND IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER AND GEOTECHNICAL ENGINEER TO PROVIDE STABILITY REPORT AND MEASURES AGAINST SLIP.
- SURCHARGE LIVE LOADS: 5 kPa, 10 kPa (LOCAL ROAD RESERVE). NO ADDITIONAL IMPOSED LOADS OF ANY STRUCTURES WITHIN THE RETAINING WALL ZONE OF INFLUENCE.
- REFER TO GEOTECHNICAL REPORT SGS AUSTRALIA PTY LTD JOB NO. **SGS/18/ED00A_REV1 DATED 23RD JANUARY 2018**
IF NO GEOTECHNICAL REPORT HAS BEEN PRODUCED, THEN THE FOUNDING MATERIAL SHOULD BE VERIFIED BY A COMPETENT RPQC PERSON.
- BUILDER TO PREPARE GROUND FOR FOUNDATION BY REMOVAL OF ANY TOPSOIL CONTAINING ORGANIC MATERIAL.
- FOUNDATION MATERIAL SHALL BE CONFIRMED AND APPROVED PRIOR TO POURING OF CONCRETE BY AN RPQC GEOTECHNICAL ENGINEER.

CONCRETE

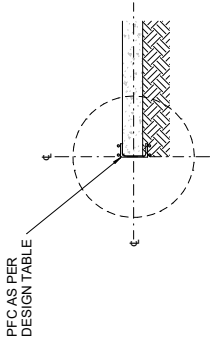
- CONCRETE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3600.
- CONCRETE STRENGTH: FOOTING = N20, CONCRETE SLEEPER = N40 AT 28 DAYS SLUMP TO BE 80mm AND MAXIMUM AGGREGATE SIZE 20mm.
- DO NOT ADD WATER TO CONCRETE ON SITE.
- SURFACE FINISHES TO BE IN ACCORDANCE WITH AS3600.
- CLEAR COVER TO REIN. TO AS3600 AND UNLESS NOTED OTHERWISE TO BE: SLAB ON GROUND 30mm TOP COVER, FOOTINGS 50mm COVER
- REINFORCEMENT TO AS1302. 'N' DENOTES GRADE 500 DEFORMED BAR, 'R' DENOTES GRADE 230 PLAIN ROUND BAR, 'L' DENOTES HARD DRAWN WIRE FABRIC TO AS1304. MIN. LAP OF REINFORCEMENT UNLESS NOTED OTHERWISE TO BE 50* REO DIA. (eg. N12 LAP = 12*50 = 600mm) AND 200mm FOR FABRIC.
- CONCRETE SURFACES TO BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY AFTER THE CONCRETE IS HARD.
- WHEN BUILDING OVER OR NEAR SEWER OR STORMWATER SERVICES, PLEASE NOTE THE FOLLOWING
A. OBTAIN APPROVAL FROM LOCAL COUNCIL AUTHORITY PRIOR TO ANY CONSTRUCTION
B. CONFIRM SERVICES INVERT LEVEL AND ALIGNMENT PRIOR TO EXCAVATION.

STEELWORK

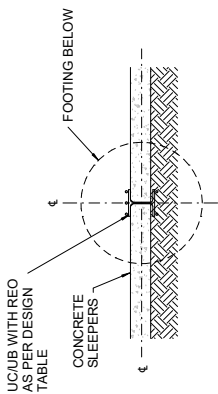
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH STEEL STRUCTURE - AS 4100 AND WELDING - AS 1554 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENT.
- ALL STEEL SHALL BE IN ACCORDANCE WITH AS4100 GRADE 300 U.N.O. AND HOT DIP GALVANISED IN ACCORDANCE WITH SAA CODE AS1627
- WELDS SHALL BE TO THE REQUIREMENTS OF AS1554 AND SHALL BE 6mm CONTINUOUS FILLET WELDS UNLESS SHOWN OTHERWISE.
- FENCING BRACKET DESIGNED TAKING INTO ACCOUNT FULL SHIELDING WITH AT LEAST 2 PROPERTIES SURROUNDING THE FENCE (M_s = 0.85), IMPORTANCE LVL 1 HAS BEEN ASSUMED. M_s = 1.0, CAT = 3.0. IF THESE ARE TO CHANGE PLEASE NOTIFY THE ENGINEER.



Corner Post Typ. Detail

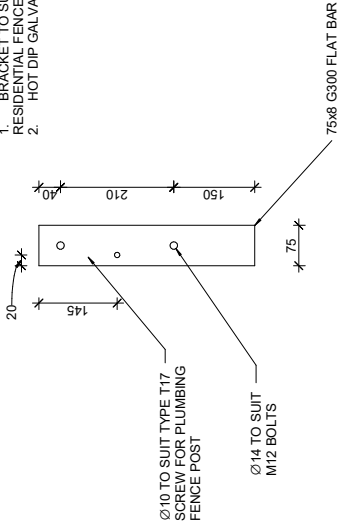


End Post Typ. Detail

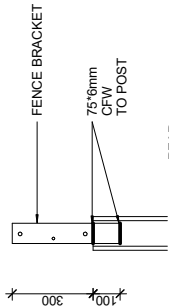


Intermediate Post Typ. Detail

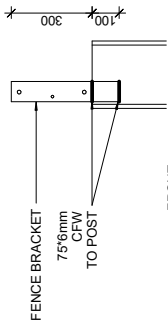
NOTE:
1. BRACKET TO SUIT 1.8m HIGH RESIDENTIAL FENCE (N/ 609/92)
2. HOT DIP GALVANISED TO AS/NZS 4680



Typ. Standard Fence Bracket 1.8m



Bracket/100 UC



Bracket/150-200 UB/UC

Consultant

Client

Architect

Project



PROPOSED RETAINING WALL,

YARRABILBA, QLD 4207

Rev	Description	Date	Drawn	Checked	Project No	Scale	Sheet No	Sheet Total
1	First Issue	13/12/2019	CB	CB	282/019	As indicated	A1	1/10
2	Second Issue	03/02/2019	CB	CB	282/019	As indicated	A1	1/10

Rev	Description	Date	Drawn	Checked	Project No	Scale	Sheet No	Sheet Total
1	First Issue	13/12/2019	CB	CB	282/019	As indicated	A1	1/10
2	Second Issue	03/02/2019	CB	CB	282/019	As indicated	A1	1/10

GENERAL NOTES

3 D :

G WKH \$GMRLQLQJ /RWV LQDWDLQH ZLGH DFNHQWDQG WKH RFD
EH =HUR /LQH /RWV

3 D、



SRCP (YARRABILBA) PTY LTD
C/- HARRY COOK
8 EXHIBITION STREET
MELBOURNE VIC 3000

Our reference: 7155164661436

Phone: 13 28 66

19 December 2024

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411031451098
Vendor name	SRCP (YARRABILBA) PTY LTD
Clearance Certificate Period	19 December 2024 to 19 December 2025

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours faithfully,

Emma Rosenzweig

Deputy Commissioner of Taxation

NEED HELP

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

CONTACT US

In Australia? Phone us on
13 28 66

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00am and 5:00pm Australian Eastern Standard time, Monday to Friday.

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3RZHU RI \$WWRUQH\

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6HFWLRQ <i>Property Occupations Act 2014</i> 4OG	
7KLV DJUHHPHQW PD\ EH VXEMHFW WR D OIEQJIRQH SMULRGV W\$WX	
SHQDOW\ RI RI WKH SXUFKDVH SUHFLQSSOLHV WKLW DJUH PH	
VWDWXWRU\ FRROLQJ RII SHULRG ,W DLQHPHQW BSHQGMQW %X	
DQG LQGHSHQQHQW OHJDO DGYLFH DERXWRW RII ULJKWV EHIF	

%X\HU &RUSRUDWLRQ

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LQ DFFRUGDQFH ZLWK &RUSRUDWLRQ RI WKH \$FW &WK

6LJQDWXUH RI GLUHFWRU VROH GLUHFWRU 3OHDVH GHOHWH DV DSSOLFDEOH	6LJQDWXUH RI GLUHFWRU VROH GLUHFWRU 3OHDVH GHOHWH DV DSSOLFDEOH
1DPH RI GLUHFWRU VROH GLUHF'	1DPH RI GLUH

6HFWLR **Property Occupations Act 2014** 4OG
7KLV DJUHHPHQW PD\ EH VXEMHFW WR D OIEQJIRQHSMULRGVW\$WXI
SHQDOW\ RI RI WKH SXUFKDVH SUHVFLQSSOHLHWKLWBJUH%PH
VWDWXWRU\ FRROLQJ RII SHULRG ,W DLQJHQRPEQESHQGMQW%SX
DQG LQGHSHQGHQW OHJDO DGYLFH DERXWRWRII ULJKWV EHIF

%X\HU ,QGLYLGXDO

Karan Sharma
6LJQEG
LQ WKH SUHVHQFH RI

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1DPH RI ZLWQHVV SULQW

Signed by