



COVENANTS

- (a) The Buyer will not erect, or permit to be erected on the land any dwelling house, other than a dwelling house that complies with:
 - (i) A gross floor area of not less than 150m² exclusive of patios, carports or outdoor living areas;
 - (ii) A roof cladding of tiles, colorbond or other coloured roof material previously approved by the seller; and
 - (iii) Being constructed of a material that is durable and well presented, and is not fibre cement sheeting.
- (b) The Buyer shall not, in any circumstances, remove from elsewhere and erect on the subject land, any buildings, garage or structure.
- (c) The Buyer will not erect or permit to be erected on the said land, any detached out building (other than to the rear of the dwelling house on the said land), unless such detached outbuilding is painted forthwith after its erection.
- (d) The Buyer will expeditiously complete the erection of any structural improvements erected on the said land once the erection thereof has been commenced.
- (e) The Buyer shall maintain the subject land, mow the grass and keep it in a clean and tidy condition and must maintain (and not alter in any way) any landscaping structure and the landscaping contained therein. In the event the Buyer fails to do these things, the Seller may do so and the Buyer hereby Authorises the Seller or its Agent to enter onto the subject land for that purpose. Any expense incurred by the Seller in so doing may be recovered by the Buyer as a liquidated debt.
- (f) The Buyer shall at all times, keep in good order and maintain and repair any dwelling house or building erected on the subject land.
- (g) Any fence fronting a road, and side fences located forward of the house toward the road, are not to exceed 1.2m in height. This includes any road frontage for corner

lots. Where adjoining houses on adjoining lots with a shared fence have a differing setback, the side fence must not exceed a height of 1.2m forward of the rear dwelling.

- (h) Any fence referred to in (g) must be constructed from brick, timber picket, rendered masonry, tubular steel, wrought iron, or a range of appropriate composite materials—up to a maximum height of 1.2 metres. Chain wire or wire mesh fences are not considered acceptable.
- (i) Crossovers from the road edge to the property boundary are to be constructed to Townsville City Council's Standard Drawing for Driveway Access of either *Rural Properties Type 1 - Access with Invert Slab SD-090* or *Rural Properties Type 6 - Access with Culvert Cast Insitu SD-095*, **attached**. The existing v-drain beneath the culvert is not to be modified or removed.
- (j) All garden areas within public view should be landscaped to a reasonable standard within 3 months of occupation of the dwelling constructed on the land.
- (k) At all times owners should establish and maintain the landscaping/turf between the street front boundaries of their lot and the curb in order to enhance the appearance of the Estate.
- (l) Access to each lot must be by the designated driveway area only and at no time will an owner permit traffic to park or pass on the grass verges, or the landscaped table drains.
- (m) Notwithstanding the provisions of The Dividing Fences Act, the Buyer shall not make a claim, demand or request of the Seller for the erection of any fence or fences which the Buyer may wish to erect and it is expressly agreed between the Seller and Buyer that the provisions of The Dividing Fence Act shall have no application as between the Seller and the Buyer.
- (n) In the event of a breach of any of the foregoing covenants, the Buyer will pay the Seller on demand, by way of liquidated damages (and not by way of penalty), the sum of Fifteen Thousand Dollars (\$15,000.00).

GENERAL NOTES

- All driveways require a Road Work Permit, which must be obtained from Council prior to construction.
- Final location of access/es to be approved by Council's authorised person.
- Do not scale drawings, use figured dimensions. All dimensions are in millimetres unless noted otherwise.
- All workmanship and all materials shall be in accordance with Standards Australia specifications.
- Gravel shall conform with MRS 05 and MRS 08.
- Installation and maintenance of driveways are the responsibility of the property owner.

CONCRETE NOTES

- Concrete shall be Grade N32 minimum (unless otherwise specified).
- Where existing ground conditions appear to be highly plastic and have a high shrinkage, it is recommended to seek advice from a Consulting Engineer.
- Reinforcement is to be in accordance with the latest Standards Australia specifications. Material is indicated by the following symbols:
R Plain Bars
N Structural Grade Deformed, Grade 500
SL Mesh Grade 500
- Cover to reinforcement is as shown on the drawing and is to be maintained during pouring of concrete by the use of plastic chairs, at maximum 800mm centres in each direction. For work in contact with the ground, chairs are to be supported on sheet plates.
- Lap Bars 40 diameter at splices unless noted otherwise.
- Mesh is to comply with Standards Australia specifications and to have minimum lap splices as follows:
Square Mesh - Wire spacing x2 times for wires in each direction.
- Welding reinforcement will not be permitted unless shown on the drawings.
- Provide additional contraction joints at 3.0m maximum centres.
- Compaction of concrete during placing shall be by mechanical vibrators.
- Curing of all concrete surfaces is to be carried out immediately after finishing as per AS3600 Section 4.

INSPECTION NOTES

- Council inspections are required for all driveways prior to construction, including concrete slab set-up and reinforcement.
- A final Council inspection is required following completion of construction, including back filling to edges and ensuring the new driveway will not cause ponding in the table drain.
- Approved construction plans are to be available on site during inspections.

SERVICES NOTES

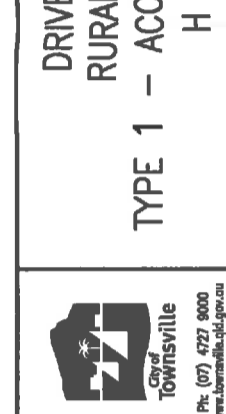
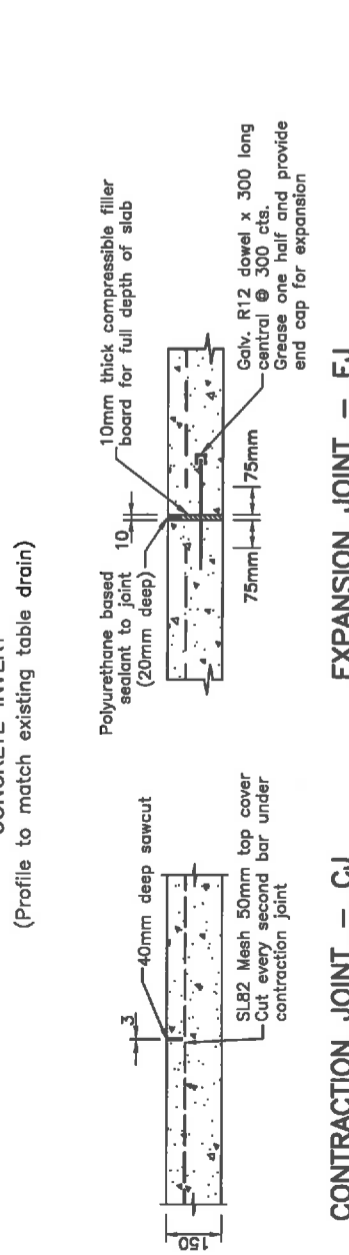
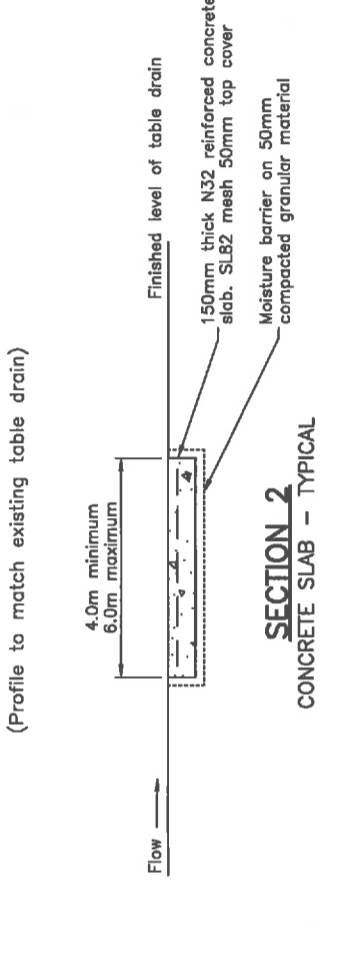
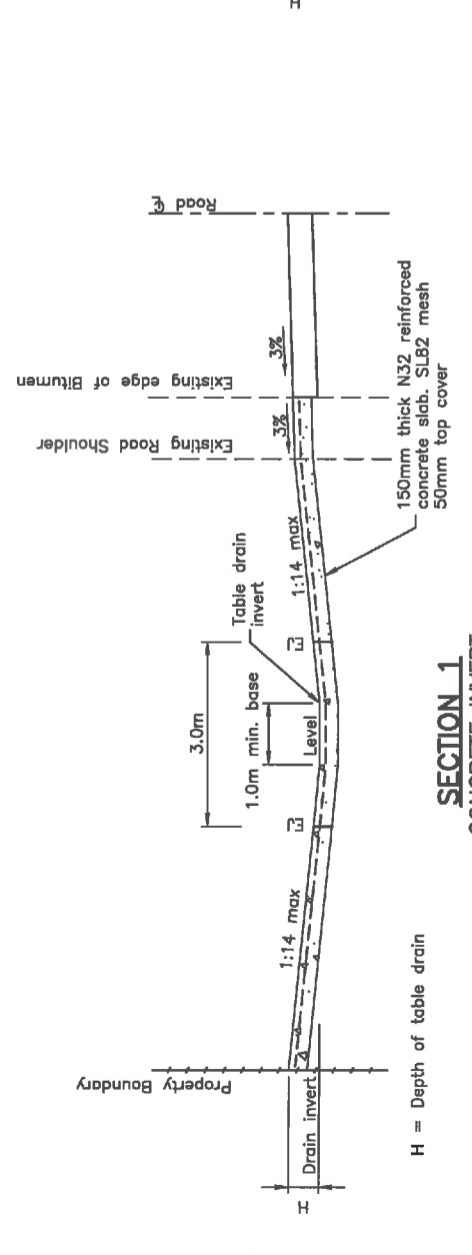
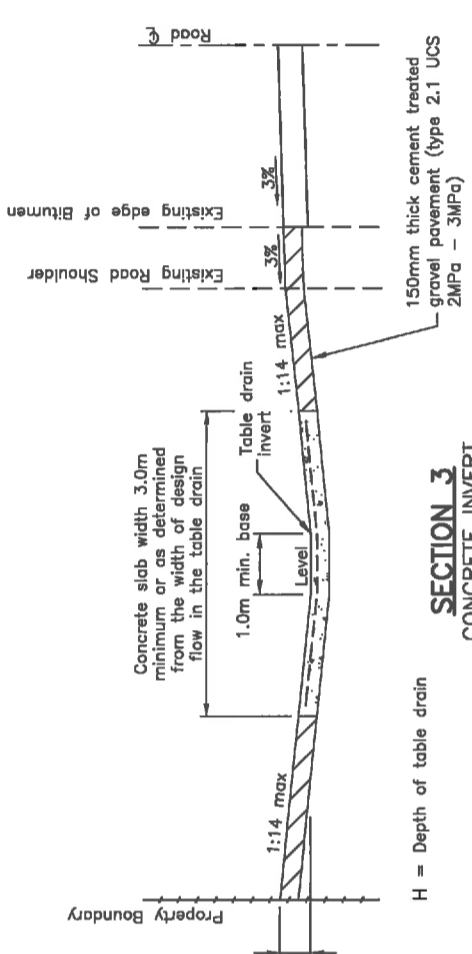
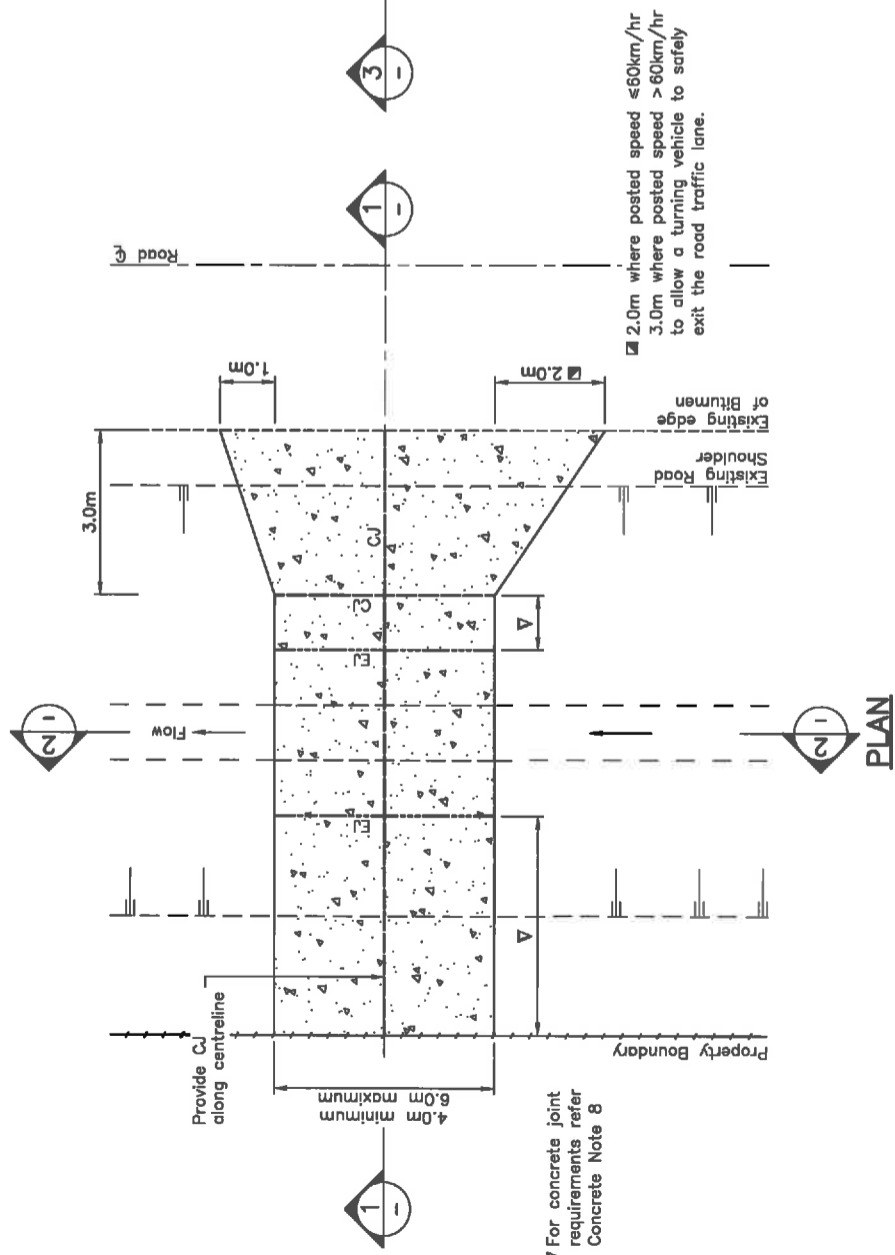
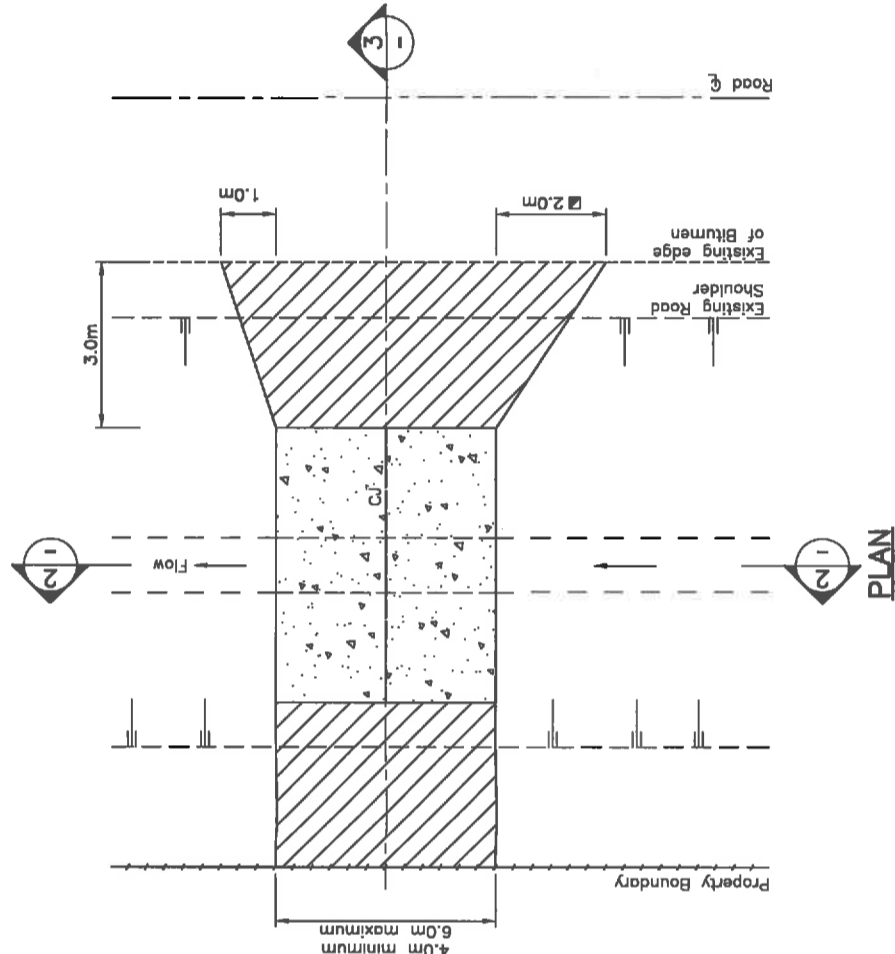
- Locations of existing underground services are to be confirmed by the owner/applicant/contractor who shall contact 'Dial Before You Dig' for information prior to any construction.
- Ensure 450mm minimum cover to all underground services.

DRIVEWAY CLEARANCES

- 1.0m minimum from all poles (eg. power, signs).
- 0.5m minimum from service pits (eg. Ergon, Telstra).
- Service pits shall not be incorporated into the driveway. All pit relocations shall be done with the approval of the relevant service authority and at the expense of the property owner.
- 0.6m minimum from stormwater inlet pits/manholes.
- 0.5m minimum from sewer manholes.
- 1.2m minimum from sewer house drain connections.

FINISH NOTES

- All driveways shall have a non-slip finish.
- Driveways may be constructed using reinforced concrete or cement stabilised gravel.
- Accesses may be sealed with bitumen or asphalt surfacing. Spray rates and asphalt thickness as recommended by the bitumen/asphalt suppliers.



DRIVEWAY ACCESS
RURAL PROPERTIES
TYPE 1 - ACCESS WITH INVERT SLAB
H < 300mm

DRAWN: DESIGN OFFICE
CHECKED: WJP
Design Engineer Approved: J. CLARKE
Date: 28/02/2014
Manager Approved: J. CLARKE
Date: 28/02/2014

Full Size A1
Not to scale

NOTES : Supersedes COT_Dwg_10095C and TOC_Dwg_50-035A

No.	DATE	DESCRIPTION	APD
A	17/02/2014	ORIGINAL ISSUE	

REVISIONS

STANDARD DRAWING
ROADWORKS
SD-090
A

- ### GENERAL NOTES
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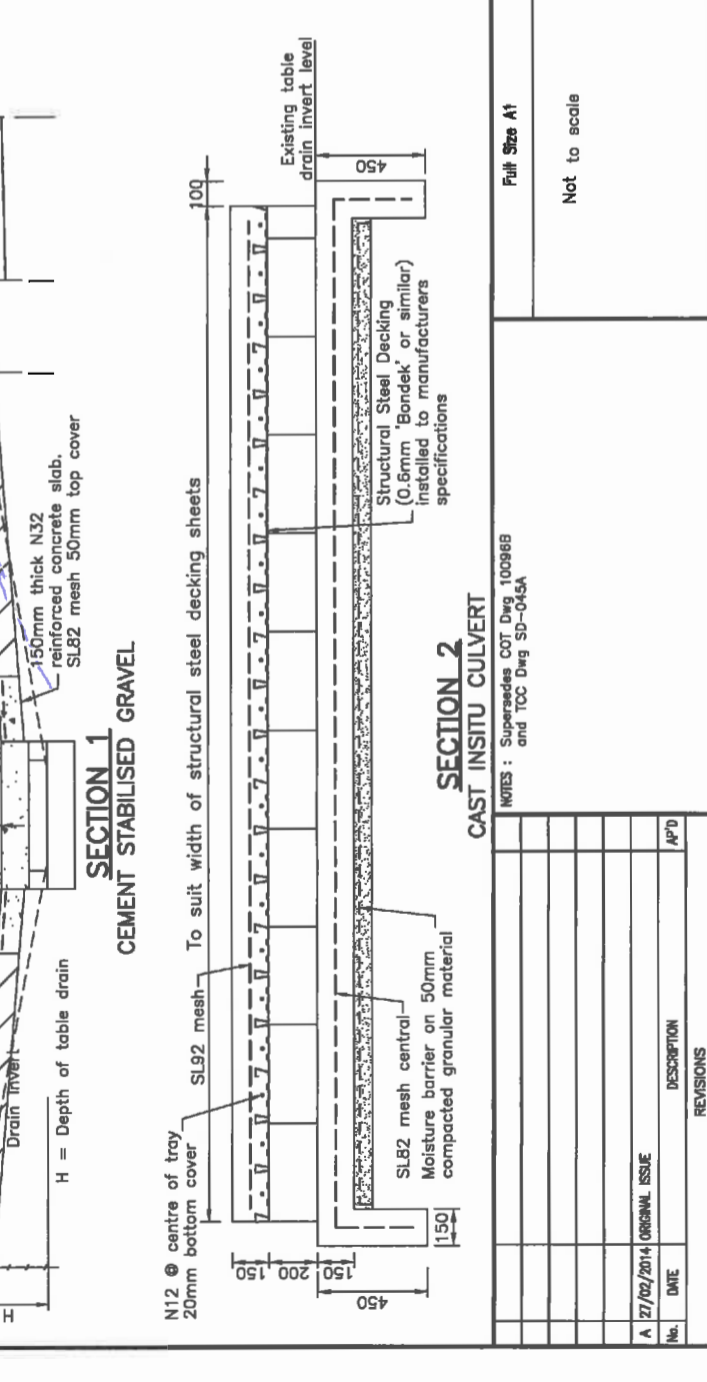
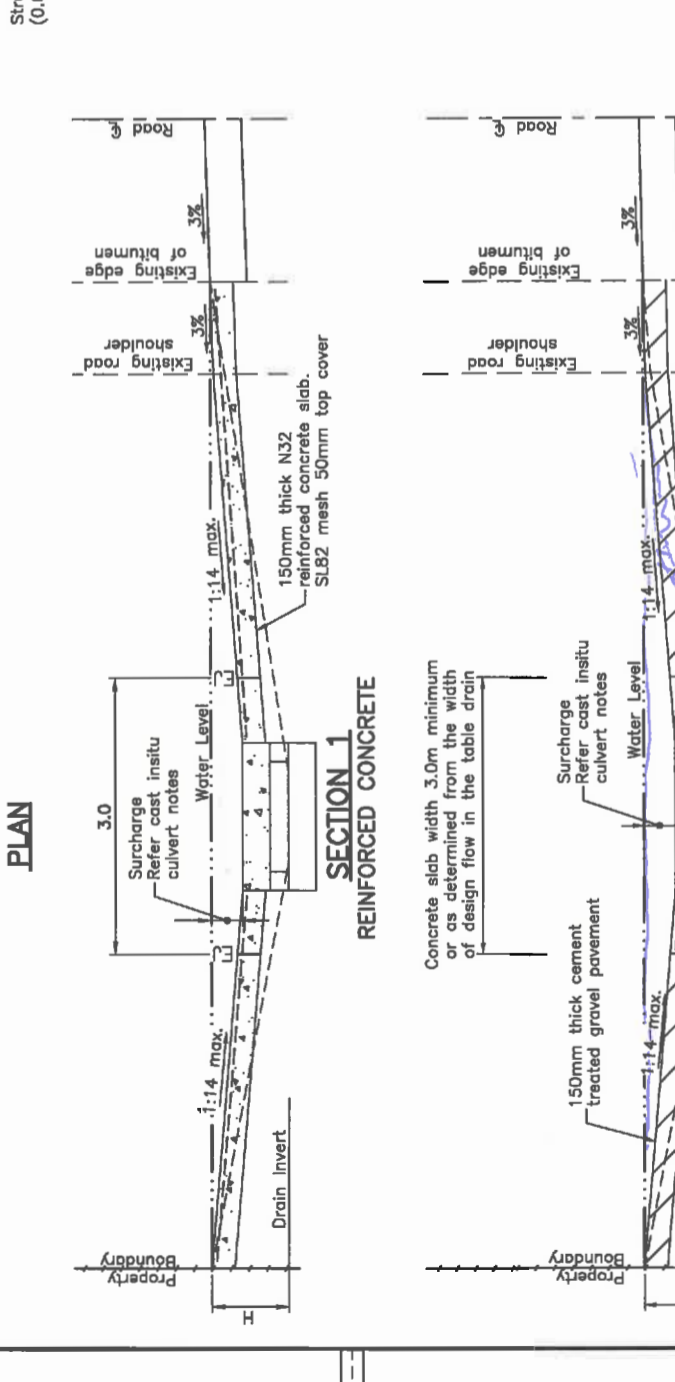
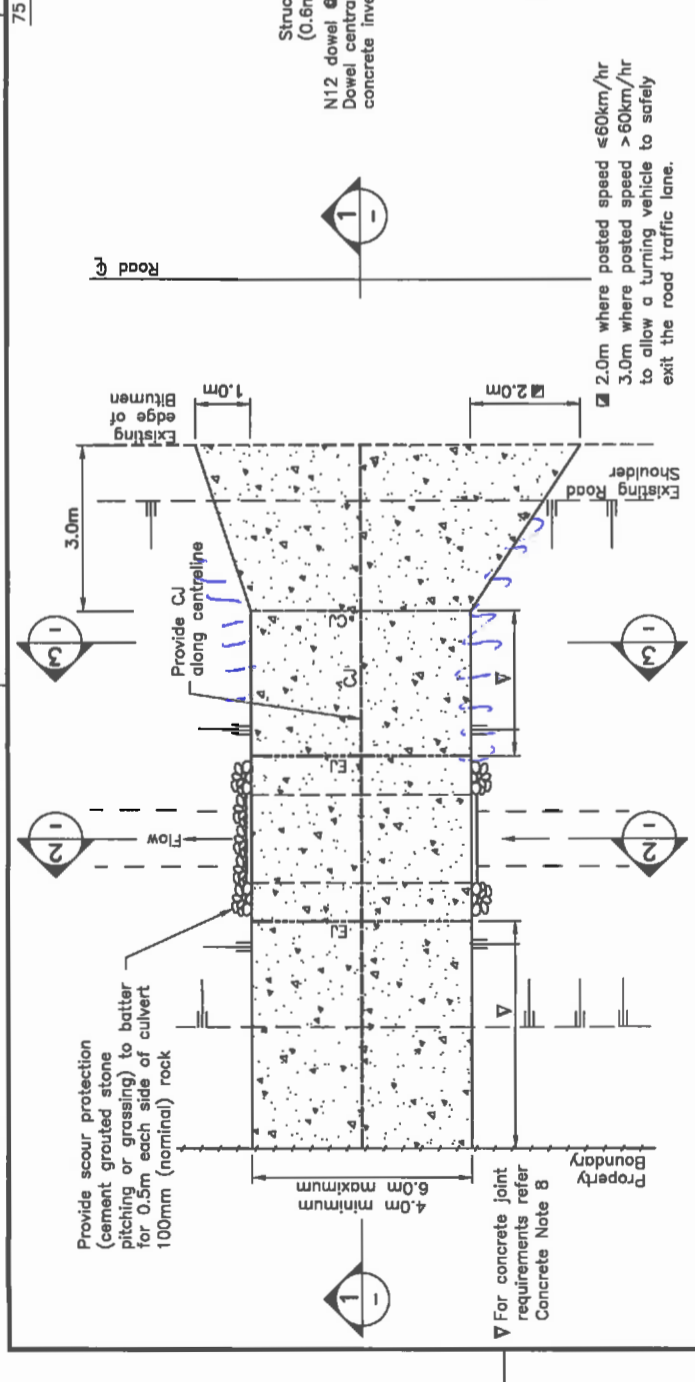
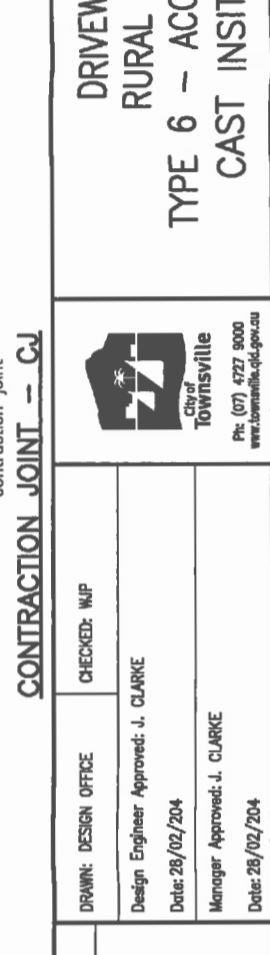
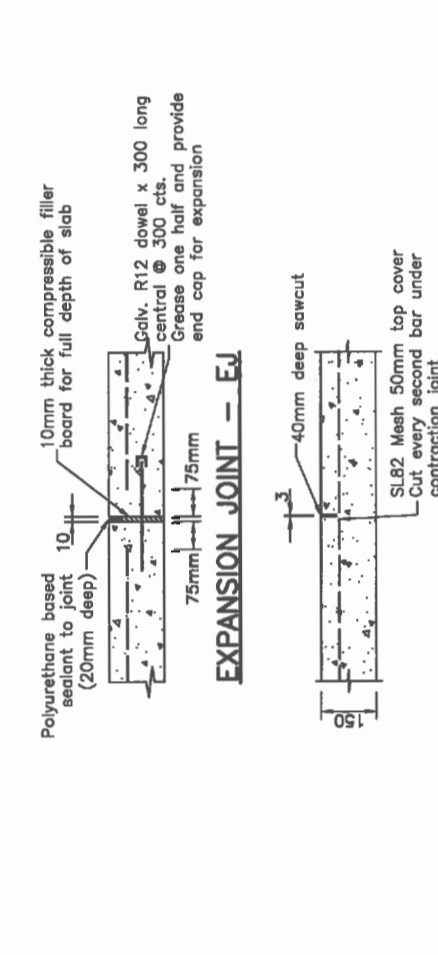
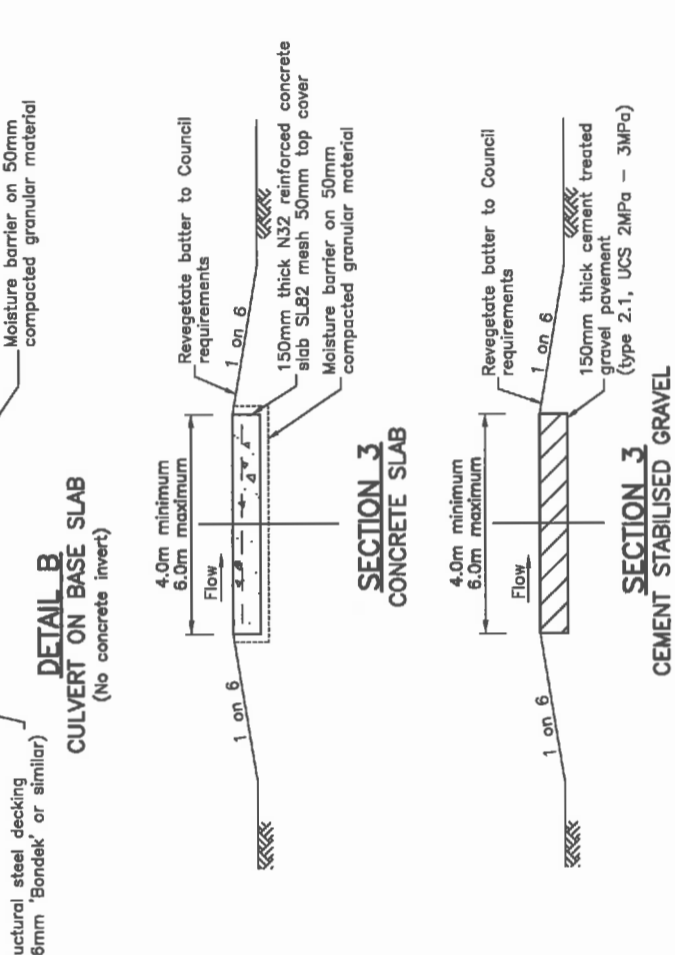
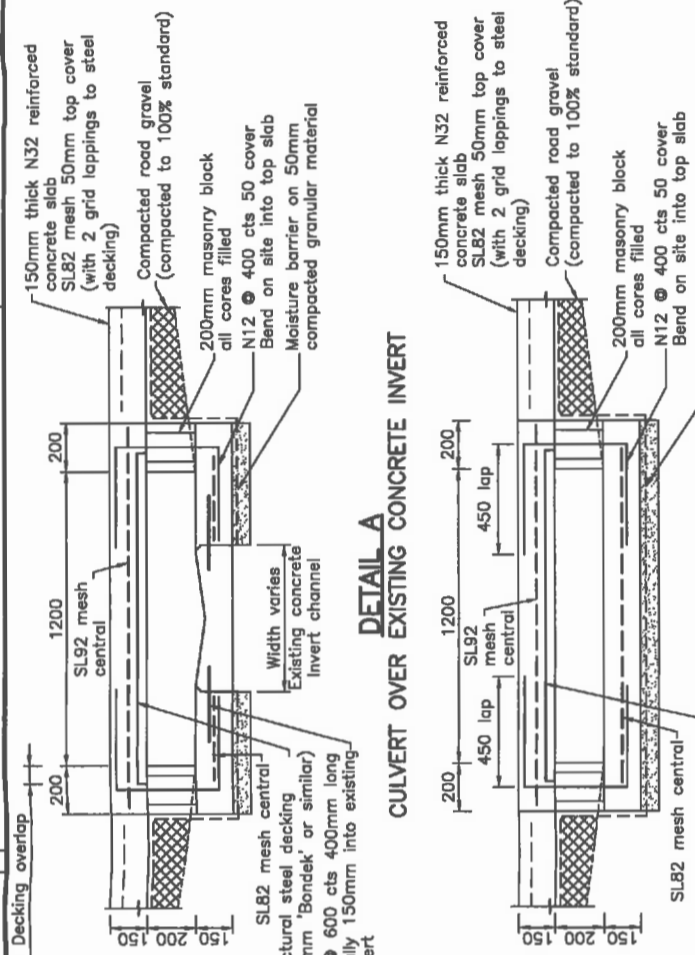
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- ### CAST INSITU CULVERT NOTES
- The depth of table drain (H) must be at least 450mm where it is proposed to build a cast insitu box culvert underneath an access. This depth must be measured from either the property boundary or the bitumen roadway whichever is lower. The available depth of the table drain must be sufficient to ensure a 100mm minimum clearance (desirable) below the level at the property boundary or the edge of the bitumen roadway (whichever is lower) to the top of the access. This clearance must be achieved to allow water flowing in the drain to surcharge over the access before entering onto the roadway or the adjacent property.



No.	DATE	DESCRIPTION	REVISIONS
A. 17/02/2014	ORIGINAL ISSUE		

NOTES: Supersedes DOT Dwg 100968 and TOC Dwg SD-045A

CONTRACTION JOINT - CJ

Design Engineer Approved: J. CLARKE
Date: 28/02/2014
Manager Approved: J. CLARKE
Date: 28/02/2014

CHECKED: WJP

Full Size A1

Not to scale

