



# SETTLERS RISE

## FREQUENTLY ASKED QUESTIONS

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### 1. When will the next stage be available for sale?

Our current expectation is to have our first release available for sale in 2022. In order to prepare land for sale a number of approvals are required. Whilst these approvals have taken longer than anticipated, our team is working hard to have land for sale as soon as possible

Recently a major step forward was achieved with our master plan being approved by Mackay Regional Council. This means the layout, streets, lots and parks have been finalised. We will be in a position to provide you a copy of the new master plan in our next update.

The next step is to have construction of our first release approved. Currently an exact date cannot be provided as it relies on approvals that are out of our control. Once final approvals are achieved, construction work can commence on the first release. This will take approximately four months, weather permitting, and then a final sign off from Council. We will let everyone on our database know once we have received final approvals as we understand many buyers are waiting. Subscribe to receive the latest news [here](#).

### 2. How large will the lots be?

Large! Settlers Rise is the only estate within 15 minutes of Mackay city offering super-sized homesites with a minimum 2,000m<sup>2</sup> plus of premium freehold residential land. Your new neighbourhood will also feature 7.5 hectares of open green space and parklands, with a central recreation oval connecting to extensive walking and bike paths.

### 3. What type of lots will there be?

Our first release will offer a combination of premium elevated and level homesites. *All* homesites at Settlers Rise have been designed to offer tranquility and an abundance of space for that shed, boat, caravan or pool you've always dreamt of.

### 4. How do I secure a lot?

We are currently not taking any holds or contracts. Lots will be available for purchase upon release of our first stage. If you are on our database, you will be the first to know when land is available.

### 5. How much will the lots be?

Pricing will be released upon the announcement of our first release.



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## 6. Is there access to sewer?

As per the existing development, Settlers Rise is not connected to town sewerage. Sewage is to be treated and disposed of on the lot by use of an on-site treatment system by the land owner. Advice must be obtained from a suitably qualified plumber or engineer to ensure compliance with all requirements of the Mackay Regional Council and relevant legislation.

## 7. Will there be building covenants?

Yes. Building on the prestigious location and reputation of Settlers Rise, the Building Covenants have been thoughtfully considered to maintain the high standards of this exclusive community. Building covenants will set the standard towards optimising the street appeal of your neighbourhood as well as ensuring your home is well planned, attractive and gives the best chance for future capital growth.

## 8. What type of shed can I build?

As per council requirements, sheds cannot exceed a maximum floor area size of 200m<sup>2</sup> or 10m x 20m in dimensions. Shed construction cannot commence until your Covenant Application and housing plans have been submitted and approved by the Developer. Under no circumstances can the shed be occupied as a dwelling.

## 9. How soon do I have to start building after I purchase a lot?

You must commence construction with 12 months from date of settlement. Prior to, during and after construction commencing, your lot must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard.

## 10. Will the new lot be accessed through the current entrance?

A grand new entrance will be located off Sugarshed Road. The new entry will be called Skyline Drive. As soon as you enter the estate, you'll know you have found something special.

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If you would like to ask us more questions, please drop us a line.

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