

**51 & 59 BARDOLPH PLACE,
SUNNYBANK HILLS QLD 4109**

INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD
OCTOBER 2019



Brisbane CBD

Westfield Garden City

Sunnybank Plaza

Future Retail / Market Place

Coles Pinelands

Subject Property

Sunnybank Hills Shoppingtown

Council Bus Stop

Calamvale Hotel

Calamvale Central Shopping Centre



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THE OPPORTUNITY

Ray White Special Projects Qld are pleased to exclusively offer to the market via Offers to Purchase, a 5,688m²* residential development site located at 51 & 59 Bardolph Place, Sunnybank Hills QLD 4109.

The property is offered on behalf of a 'Family Estate', with the key features summarised below:

- A level, 5,688m²* land parcel over two existing titles, providing one of the last remaining development opportunities within the area
- Located within the affluent suburb of Sunnybank Hills, one of the most highly sought after and tightly held localities in Brisbane
- Situated in a high quality established residential estate with multiple nearby house sales exceeding well over \$2 million dollars
- Zoned Low Density Residential with a number of potential development outcomes (^STCA) & adjoining an existing 'multiple dwelling' townhouse development
- Situated near a range of local schools and educational facilities including Sunnybank Hills State School, Runcorn State High School, Our Lady of Lourdes Catholic Primary School, Calamvale Community College and Sunnybank State School
- Council bus stop located at the rear of the properties and positioned within 5 minutes walking distance of Sunnybank Hills Shopping Town

As the exclusive marketing agents, we encourage your consideration of this outstanding property and look forward to assisting you with your enquiries.



Mark Creevey
Ray White Special Projects (QLD)
M 0408 992 222
E mark.creevey@raywhite.com



Tony Williams
Ray White Special Projects (QLD)
M 0411 822 544
E tony.williams@raywhite.com



James Hanley
Ray White Special Projects (QLD)
M 0408 999 755
E james.hanley@raywhite.com

*Approximately

^Subject to Council Approval

Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

SALE SUMMARY

Address 51 & 59 Bardolph Place, Sunnybank Hills QLD 4109

The property is being offered for sale via Offers to Purchase.

The sellers retain the right (in their absolute discretion) to:

- Decline to consider and/or accept any OTP lodged in response to this invitation;
- Negotiate directly with any party who has lodged an OTP at any stage;
- Accept or decline a non-conforming OTP at any stage of the sale process;
- Enter into any agreement for sale of the property on such terms as are acceptable to the Seller in the Seller's absolute discretion;
- Change this invitation;
- Require additional information from a party who has lodged an OTP;
- Reject all or any OTP at any time for any reason; and
- Withdraw the property from sale

Sale Details

If an Offer to Purchase is to be submitted by hard copy, it is to be enclosed within a sealed envelope marked clearly with:

OTP for 51 & 59 Bardolph Place, Sunnybank Hills QLD
c/- Mark Creevey
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane Qld 4000

If the OTP is to be submitted electronically, details are as follows:

c/- Ray White Special Projects (QLD)
Facsimile: (07) 3832 4777
E-mail: mark.creevey@raywhite.com / tony.williams@raywhite.com / james.hanley@raywhite.com

Inspections

Inspections are strictly by appointment only.

Please contact one of the marketing agents below to make arrangements.

Marketing Agents

Mark Creevey

Ray White Special Projects (Qld)
M: 0408 992 222
E: mark.creevey@raywhite.com

James Hanley

Ray White Special Projects (Qld)
M: 0408 999 755
E: james.hanley@raywhite.com

Tony Williams

Ray White Special Projects (Qld)
M: 0411 822 544
E: tony.williams@raywhite.com

PROPERTY OVERVIEW

Address	51 & 59 Bardolph Place, Sunnybank Hills 4109		
RPD & Site Area	Lot 104 on RP847637	=	3,373m ^{2*}
	Lot 103 on RP847637	=	2,315m ^{2*}
	Total Site Area	=	5,688m^{2*}
Local Authority	Brisbane City Council		
Zoning	<p>The site is designated 'Low Density Residential' under the Brisbane City Plan 2014. The site is further within the bounds of the Algester-Parkinson-Stretton Neighbourhood Plan.</p> <p>A Town Planning Report prepared by Wolter Consulting Group is available at Annexure G.</p>		
Brief Description	<p>The site forms a slightly irregular shaped, inside allotment, which benefits from direct frontage to Bardolph Place, a local cul-de-sac. The site sits over two existing titles. The land further borders Beadesert Road to the south, albeit is not provided with existing access. The properties include two existing, older style residential dwellings & some minor ancillary improvements.</p> <p>The land displays a level topography throughout, suitable for future redevelopment. It adjoins an existing townhouse development to Lot 103's boundary to the west.</p>		
Potential uses (^STCA)	<ul style="list-style-type: none"> • Residential subdivision • Multiple Dwelling development such as terrace homes or townhouses • Existing Large House lots utilising the 2 x existing titles • Retirement/Aged Care 		

*Approximately ^Subject to Council Approval



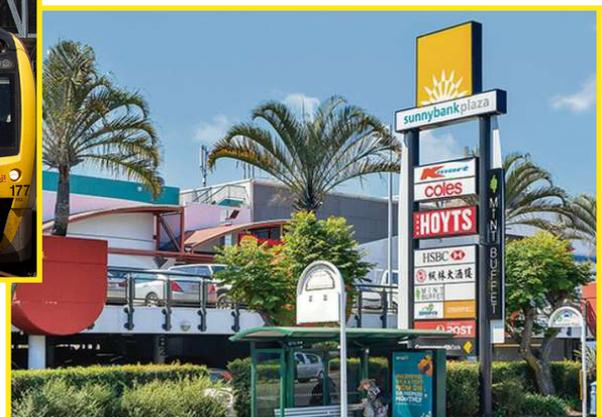


LOCATION OVERVIEW

Situated only 15* kilometres south of the Brisbane CBD, Sunnybank Hills comprises one of the most sought after residential localities within the greater Brisbane area providing a high convenience to amenity, characterized by a family friendly vibe and surrounded by a range of well reputed local schools including Sunnybank Hills State School, Runcorn State High School, Our Lady of Lourdes Catholic Primary School, Sunnybank State School, Sunnybank State High School and Macgregor State School.

The Sunnybank Hills area is home to a growing population of 18,085 people (recorded in 2016) of which 76% are families. Bardolph Place and the estate in which the subject site is situated is characterized by a large scale high quality 'family style homes', with tree lined streetscape and a local feel with residents benefitting from the existing cul-de-sac. Surrounding development to the subject site comprises a mix of standard house lots, large scale house lots and medium density townhome development.

The site is directly adjoining a council bus stop, providing future residents with unparalleled access to public transport. It is further situated only a 400 metre walk east of the Coles and Aldi anchored Sunnybank Hills Shoppingtown, providing future residents with 'walkable access' to a wide array of retail and healthcare amenity.



LOCATION OVERVIEW

A guide on surrounding amenity to the subject site and its proximity by either foot or vehicle is illustrated below:

Retail Amenity	Proximity*
Coles and Aldi Supermarket anchored Sunnybank Hills Shoppingtown including further major retailers such as Kmart & Healthworks Fitness Sunnybank	5 minute walk east
Woolworth Supermarket anchored Calamvale Central Shopping Centre, including major retailers including Big W and Priceline Pharmacy	5 minute walk east
Sunnybank Plaza Shopping Centre	10 minutes drive north
Sunny Park Shopping Centre	10 minutes drive north
Market Square Shopping Centre	10 minutes drive north
Westfield Garden City	12 minutes drive north

Education

Sunnybank Hills State School	5 minute drive north
Runcorn Heights Pre School and State School	5 minute drive north
Avenues Early Learning Centre Sunnybank Hills (childcare centre)	5 minutes drive west
Sunnybank State School	7 minutes drive north
Our Lady of Lourdes Catholic Primary School	9 minutes drive north
Macgregor State High School	12 minutes drive north
Griffith University	15 minutes drive north

Public Transport

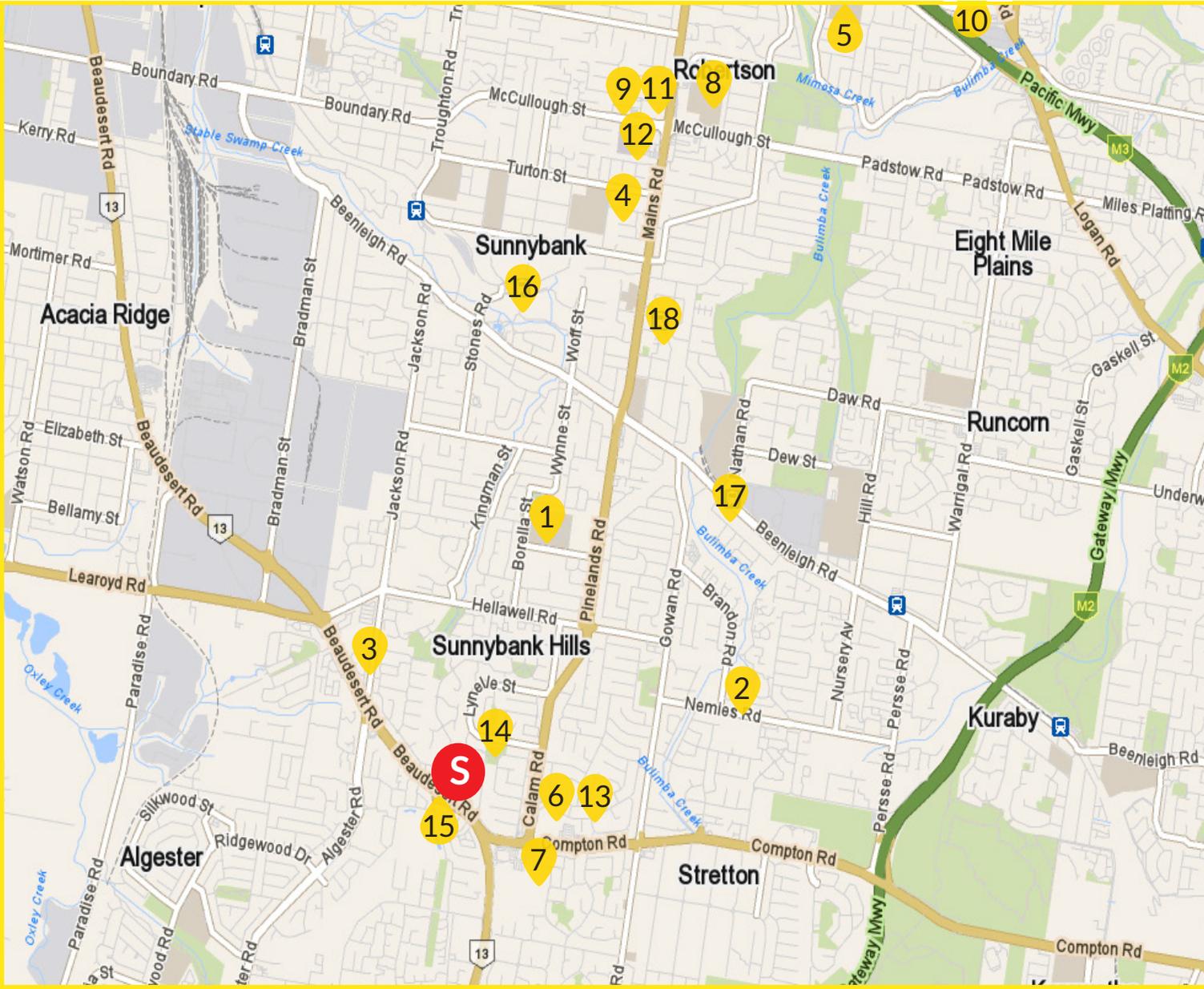
A local bus stop borders to the properties southern boundary along Beaudesert Road	Directly adjoins subject site
Sunnybank Train Station or Runcorn Train Station	6-7 minutes drive north
Atlandi Train Station	8 minutes drive north

Community / Healthcare

Local Doctors Clinic and Veterinary Clinic	5 minute walk east
Council Library - Sunnybank Hills Shoppingtown	5 minutes walk east
Sunnybank Private Hospital	7-8 minutes drive north

*all distances and times are approximate only

AMENITIES MAP



SCHOOLS:

1. Sunnybank Hills State School
2. Runcorn Heights Pre School & State School
3. Avenues Early Learning Centre Sunnybank Hills
4. Our Lady of Lourdes Primary School
5. Griffith University

SHOPPING:

6. Sunnybank Hills Shoppingtown
7. Calamvale Central Shopping Centre
8. Sunny Park Shopping Centre
9. Sunnybank Plaza Shopping Centre
10. Westfield Garden City

COMMUNITY / HEALTHCARE:

11. Local Doctors Clinic
12. Sunnybank Private Hospital
13. Council Library
14. Falstaff Street Park

TRANSPORT:

15. Local Bus Stop
16. Sunnybank Railway Station
17. Runcorn Railway Station
18. Altandi Railway Station

 Subject Property

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 3	Property Overview	RP Data, Brisbane City Council
Page 5	Location Overview	Google Maps, ABS & Brisbane City Council
Page 7	Amenities Map	Google Maps / Whereis.com
Annexure A	Aerial Photography	Skyepics
Annexure C	Title Search	Department of Natural Resources and Mines
Annexure D	Registered Plan	Department of Natural Resources and Mines
Annexure E	Smart Map	Department of Natural Resources and Mines
Annexure F	Dial Before You Dig Searches	NBN, Energex, Urban Utilities, APA, Brisbane City Council
Annexure G	Town Planning Report	Wolter Consulting Group

ANNEXURE A

AERIAL PHOTOGRAPHY







ANNEXURE B

OFFER TO PURCHASE FORM



OFFER TO PURCHASE FORM

Offer to Purchase (OTP) Form / Particulars

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 51 & 59 Bardolph Place, Sunnybank Hills QLD 4109 ("the Property").

Date

PROPERTY DETAILS

Property Address	51 & 59 Bardolph Place, Sunnybank Hills QLD 4109
RPD	Lot 104 on RP847637 & Lot 103 on RP847637
Land Area	Lot 104 on RP847637 = 3,373m ² * Lot 103 on RP847637 = 2,315m ² * Total Site Area = 5,688m ² *
Local Council	Brisbane City Council
Zoning	Low-Medium Density Residential

OFFER TO PURCHASE

Proposed Deposit:	10% of the Purchase Price
Proposed Settlement Date:	
Further Details / Information: (Finance, Conditions etc.)	

Details of Proposed Buyer

Full Name(s):	
If Company	Name: ABN: Registered for GST: Yes or No (please circle one)
Contact Details	Address: Mobile: Email:

OFFER TO PURCHASE FORM

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

PROPOSED BUYER ACKNOWLEDGEMENT

In submitting an Offer to Purchase to buy the subject property ("OTP"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - the Vendors will accept the highest purchase price offered;
 - the Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
 - the submission of the Proposed Buyer's OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an Offer to Purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

EXECUTION:

Signed by the Proposed Buyer only.

Full Name/s:

Signature:

Date:

ANNEXURE C

TITLE SEARCH



CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32455042

Search Date: 29/10/2019 08:56

Title Reference: 18465217

Date Created: 05/02/1993

Previous Title: 17190012

REGISTERED OWNER

PETREA DOHERTY

ESTATE AND LAND

Estate in Fee Simple

LOT 103 REGISTERED PLAN 847637
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10226156 (POR 84)
2. MORTGAGE No 702415071 22/12/1997 at 14:21
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBAL X

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32455043

Search Date: 29/10/2019 08:56

Title Reference: 18465218

Date Created: 05/02/1993

Previous Title: 17190012

REGISTERED OWNER

Dealing No: 719077097 31/10/2018

PETREA DOHERTY

ESTATE AND LAND

Estate in Fee Simple

LOT 104 REGISTERED PLAN 847637
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10226156 (POR 84)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBAL X

ANNEXURE D

REGISTERED PLAN



Previous Title
 CT 7190-12 / Lot 2 221687
 Ent L30167BB To Council Over Lot 101 (DRAINAGE)

the granting of Easement F for drainage
 (underground) purposes to the Council

Dated this 26th day of NOVEMBER 1992

A.P. Randell
 Mayor or Chairman
 Town or Shire Clerk
A. P. RANDELL
 Appointed Officer

I/We *CLARENCE NEVILLE GIBBINS*

(Names in full)

- as Proprietor/s of this land.
 - as Lessee/s of Miner's Homestead
- agree to this plan and dedicate the new road as shown hereon to public use.

C. N. Gibbins

Signature of • Proprietor/s • Lessee/s

- Rule out which is inapplicable.

F.O.L.R.

For Additional Plan & Document Notings Refer to C18P

This survey has been examined and may be used for land dealings.

Surveyor General

Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
101	8465	215						
102		216						
103		217						
104		218						

Lodged by
 Thompson King Connolly
 GPO Box 1509
 Brisbane 4001

Received
 Registrar of Titles

Fees Payable

200.00	Postal fee and postage	200
58.00	Logt. Exam. & Ass.	58
144.00	New Title	144
	Entd. on Deeds	
14.00	Photo Fee	14
	Total	\$ 416.00
	Short Fees Paid	

4044 PLRN

L301675R
 11 DEC 1992
 10:34 AM
\$416.00

File Ref. *PL23*
 Deposited */ /*
 Audited */ /*
 Passed *22/12/92 PFS*
 Survey Records: File/Field Notes
 Charted */ /*
 Original Grant

Particulars entered in Register Book
 Vol. *7190* Folio *12*

at *1-45PM*

26646 (Por. 84)
 - 2 FEB 1993

 REGISTRAR OF TITLES

No.

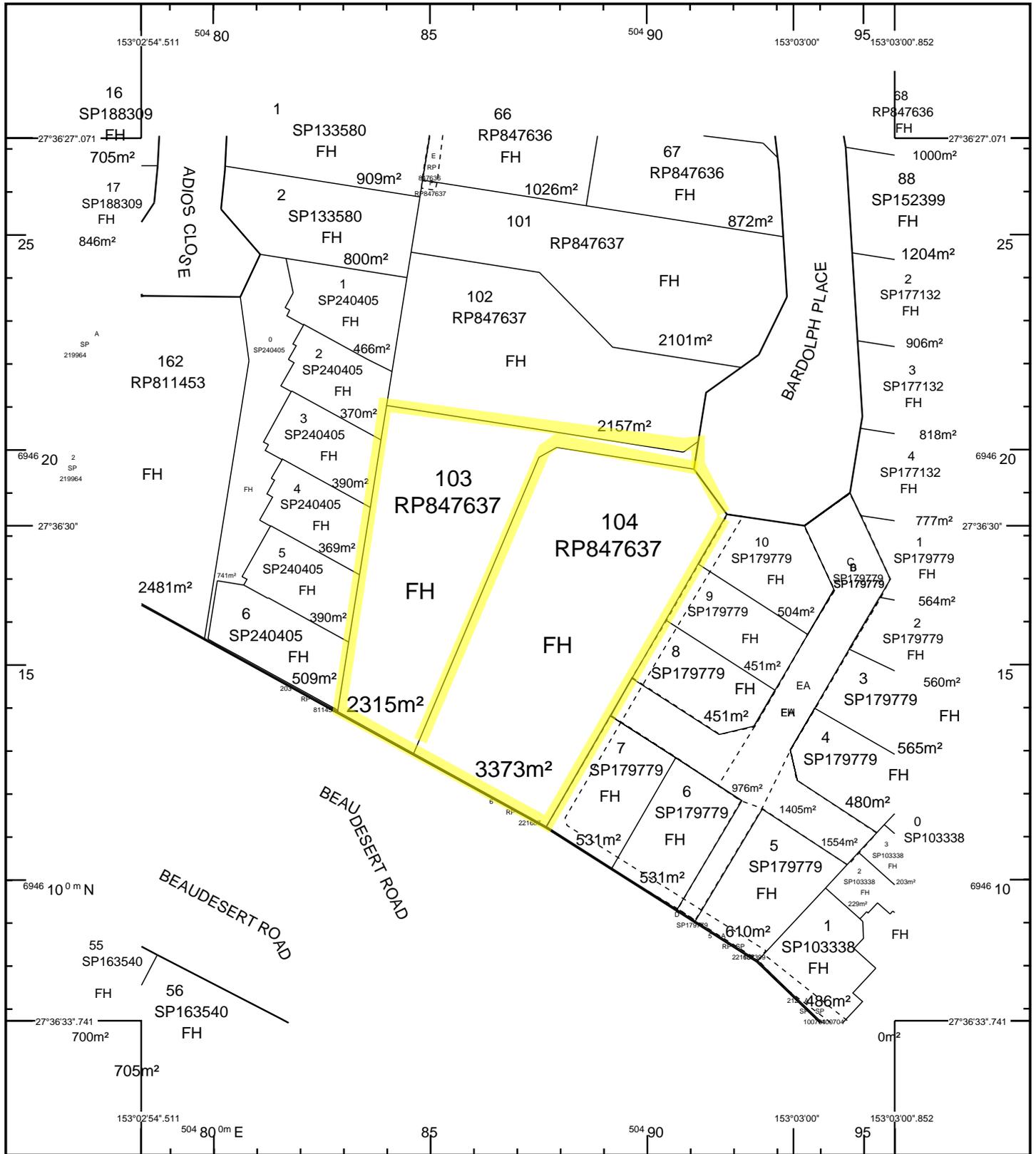
847637

847637

ANNEXURE E

SMART MAP





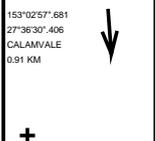
STANDARD MAP NUMBER
9542-44321



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	103/RP847637
Lot/Plan	2315m ²
Area/Volume	FREEHOLD
Tenure	BRISBANE CITY
Local Government	SUNNYBANK HILLS
Locality	55040/31
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	29/10/2019
DCDB	28/10/2019

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources, Mines and Energy (DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information



Queensland
Government
(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2019.

For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

ANNEXURE F

DIAL BEFORE YOU DIG SEARCHES



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGET EnergISE DBYD map, then ENERGET shall be contacted immediately.

For Emergency Situations
Please call 13 19 62



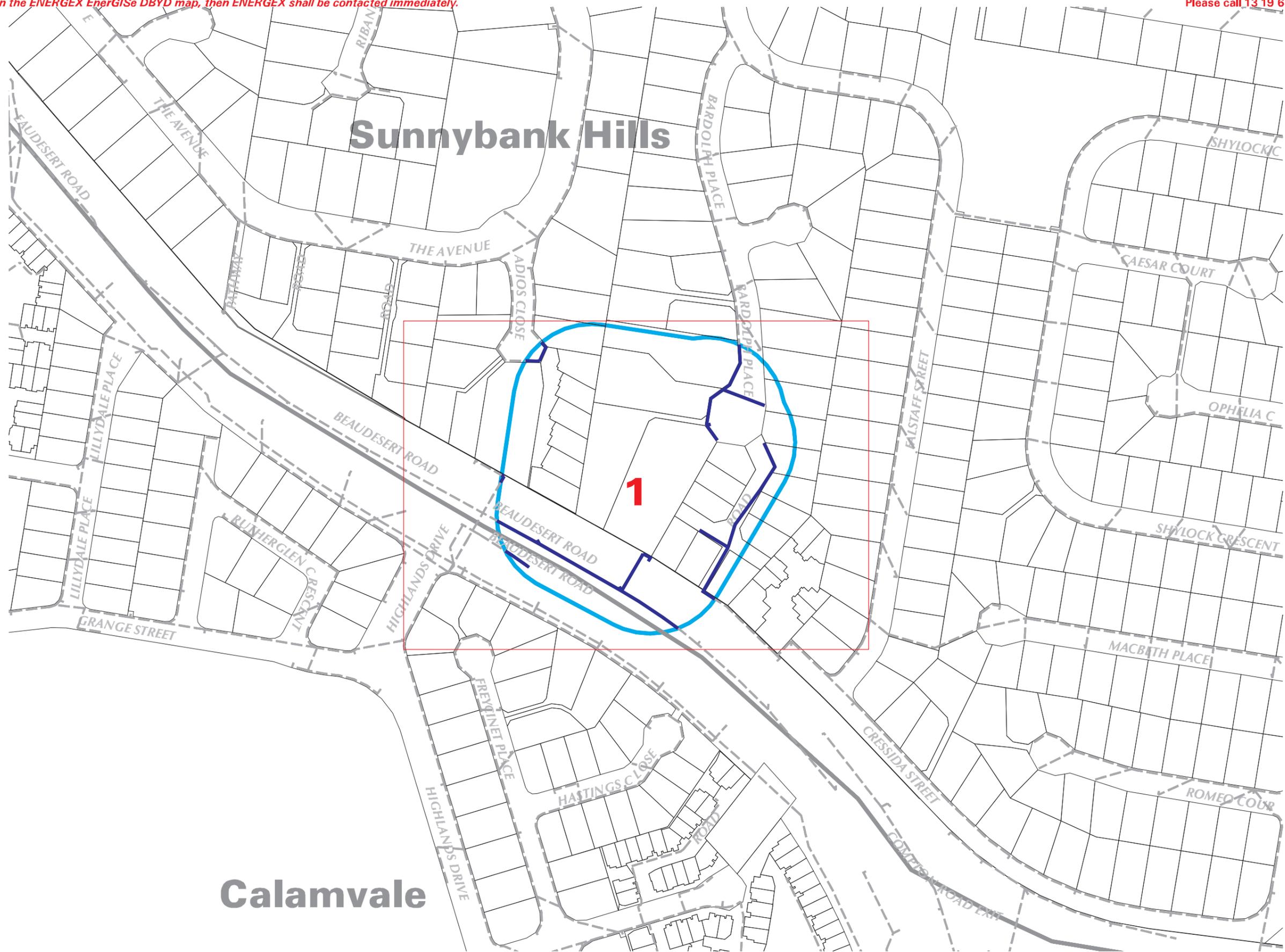
**EnergISE
DBYD**

Date: 31 Oct 19 Time: 16.05.28
Requested By: DBYD

NOT TO SCALE
0 50m

**Enquiry No: 91672720
KEY MAP**

 Enquiry Area



This output provides details of the ENERGET electrical network. As variations may exist no responsibility is incurred by ENERGET for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY

LOCALITY DIAGRAM



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX EnerGISE DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please call 13 19 62



**EnerGISE
DBYD**

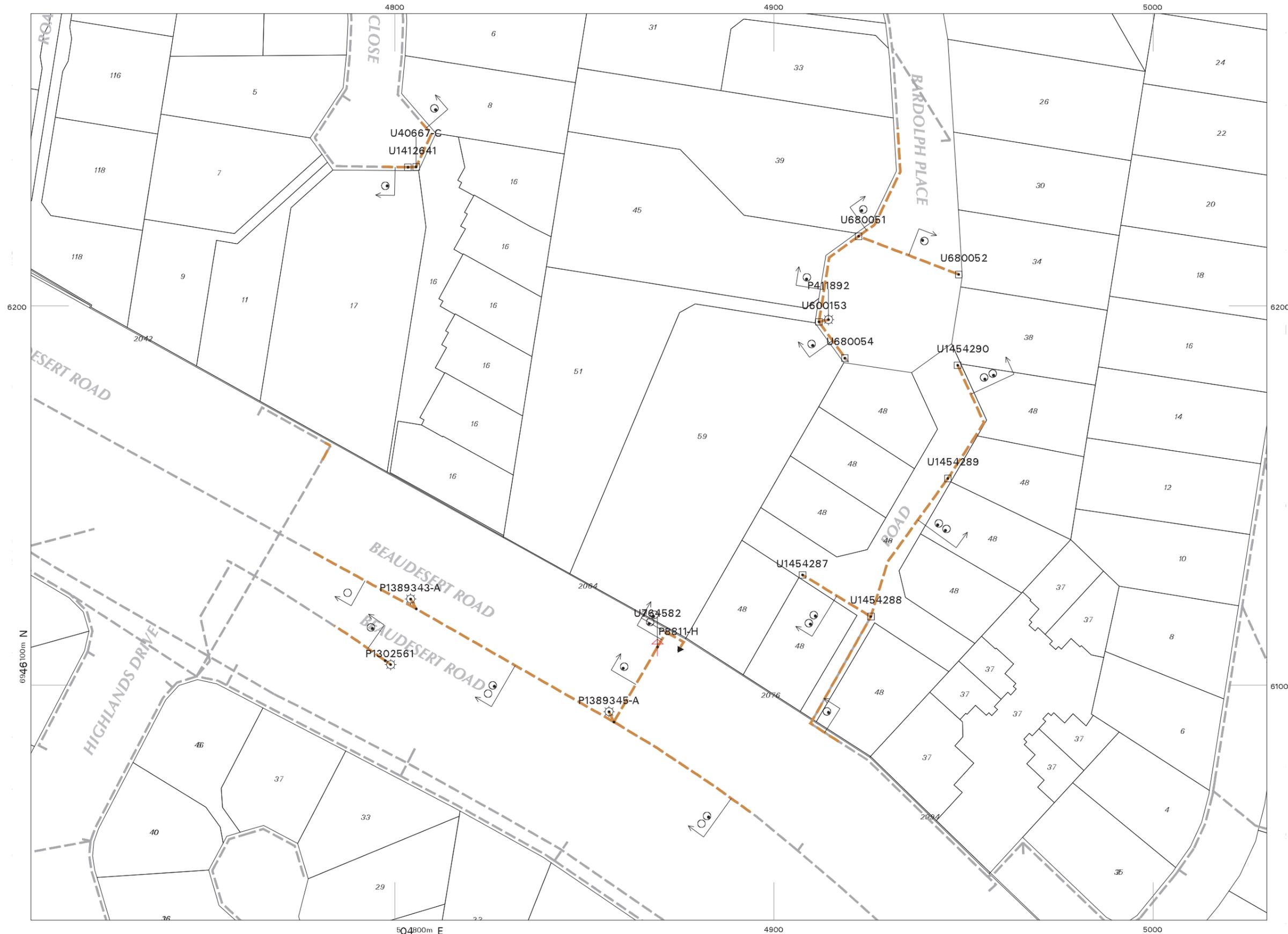
Date: 31 Oct 19 Time: 16.05.41
Requested By: DBYD

SCALE 1:1000



Enquiry No: 91672720

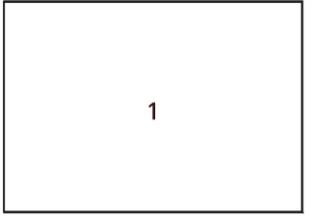
STRIP No: 1



- Ground Transformer
- Cubicle Transformer
- Ring Main Unit
- Metering Unit
- Link Pillar
- Service Pillar
- Junction Pillar
- Pit
- Cable Joint
- Cable Termination
- Cable Marker
- Street Light Pole
- Earth
- Planned Work labelled by Work Order
- Cable Voltage Less Than 33kV
- Cable Voltage 33kV or Higher
- Direct-Lay Cable
- Conduit
- Multi-Section Duct
- Trench
- Cable Tray
- Tunnel



INDEX TO SHEETS



LOCALITY DIAGRAM



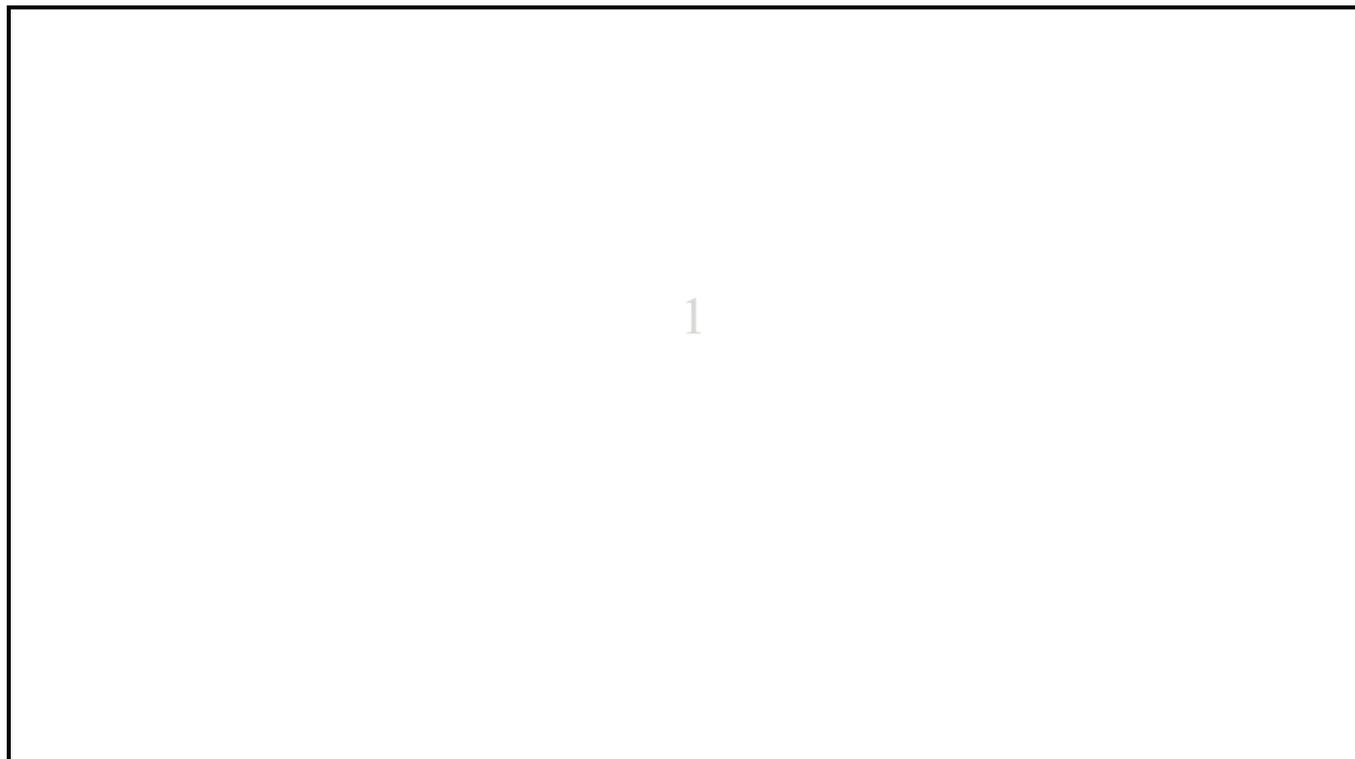
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY



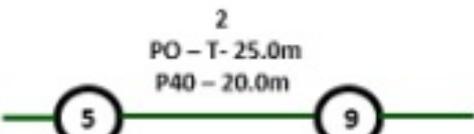
Indicative Plans

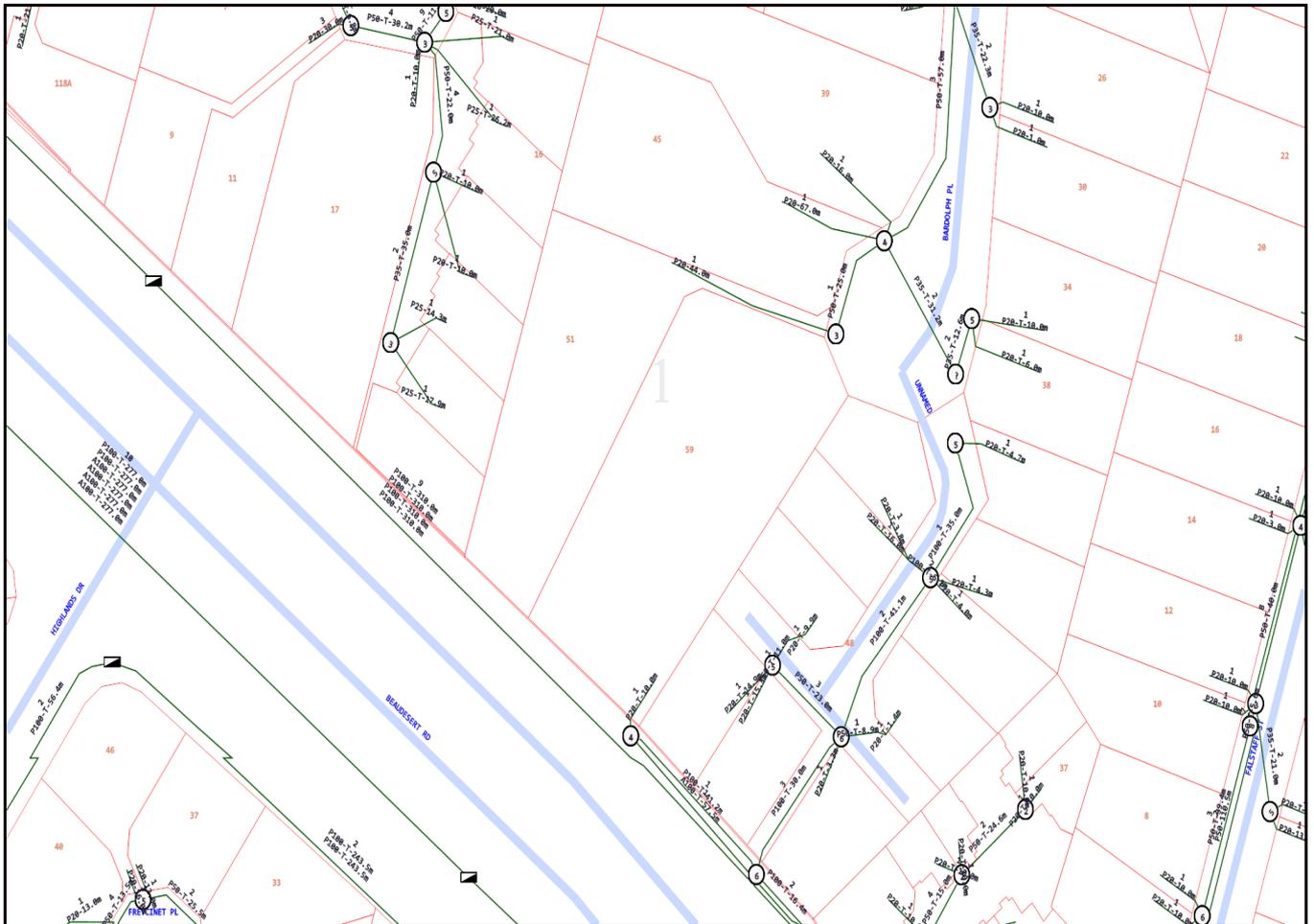
Issue Date:	31/10/2019	 The logo features a red circle with a diagonal slash over a black silhouette of a person digging. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, black, uppercase letters. Below this text, the website address 'www.1100.com.au' is written in a smaller font.
Location:	51 Bardolph Place , Sunnybank Hills , QLD , 4109	





LEGEND

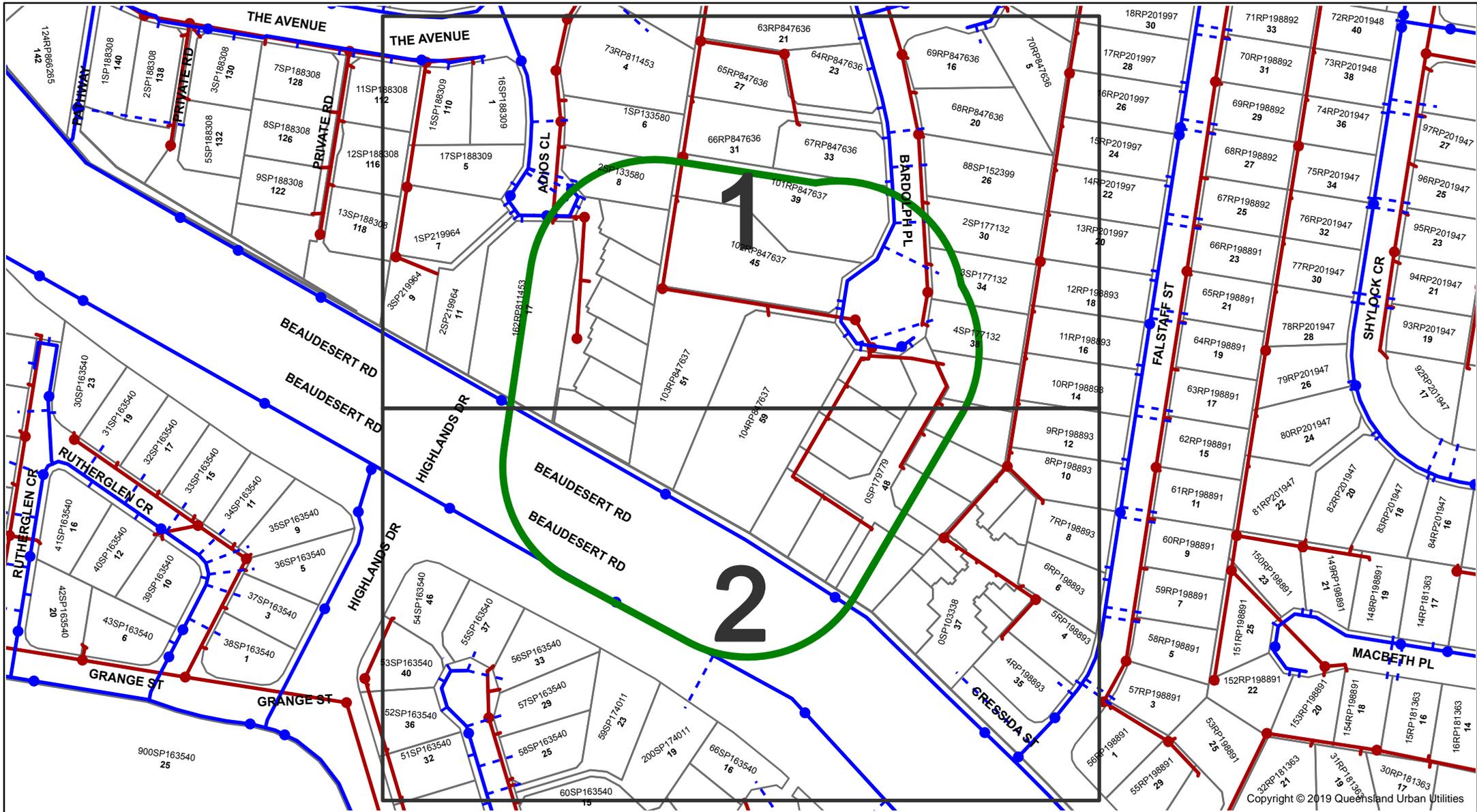
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p data-bbox="360 1861 443 1895">Scale</p>	<p data-bbox="679 1816 1139 1850">0 20 40 60 Meters</p> <p data-bbox="1094 1861 1187 1895">1:2000</p> <p data-bbox="1023 1895 1259 1928">1 cm equals 20 m</p> 



Emergency Contacts

You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Queensland Urban Utilities - Water & Sewer Infrastructure



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 <p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 91672723</p> <p><small>Date DBYD Ref Received: 31/10/2019 5:02:00 PM Date DBYD Job to Commence: 12/12/2019 12:00:00 AM Date DBYD Map Produced: 31/10/2019</small></p> <p><small>Produced By: Queensland Urban Utilities</small></p> 	<p>Sewer</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines — Recycled Water Pipelines ▭ Network Structures <p>Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines - - - Water Service (Indicative only) ▭ Network Structures 	<p style="text-align: center;">N  Map Scale 1:2050</p>	<p><small>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</small></p> <p><small>QUU takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</small></p> <p><small>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</small></p> <p><small>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2018]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2018]</small></p> <p><small>For further information, please call Queensland Urban Utilities on 13 23 57 (7am-7pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011</small></p>
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ANNEXURE G

TOWN PLANNING REPORT

PLANNING APPRAISAL

51 & 59 Bardolph Place, Sunnybank Hills

RAY WHITE SPECIAL PROJECTS

OCTOBER 2019



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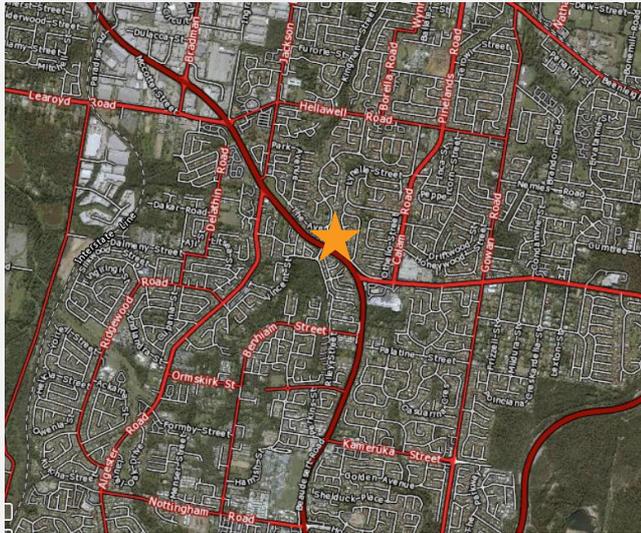
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REVISION	AUTHOR	REVIEWED	SIGNATURE	DATE OF ISSUE
1.0	E. Entriiken	H. Tohill		15-Oct-2019



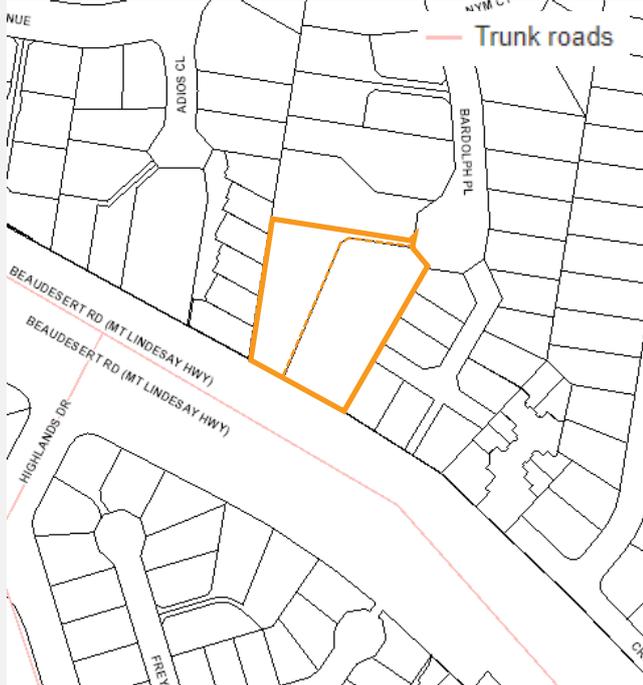
TOWN PLANNING APPRAISAL

Site Details

Site Address	Address	Lot Description
	51 Bardolph Place	Lot 103 on RP847637
	59 Bardolph Place	Lot 104 on RP847637
Area	Total Area 5,688m ² (2,315m ² + 3,373m ²)	
Frontage	20m approx. to Bardolph Place (6.3m + 13.7m)	
Topography & Physical features	Irregular in shape; generally flat with slight slope towards north-west.	
Application / Approval History	Searches on Council's PD Online tool have not identified any current applications or current or recent approvals over the subject site.	
Local Government Area	Brisbane City Council	
Aerial		

BRISBANE



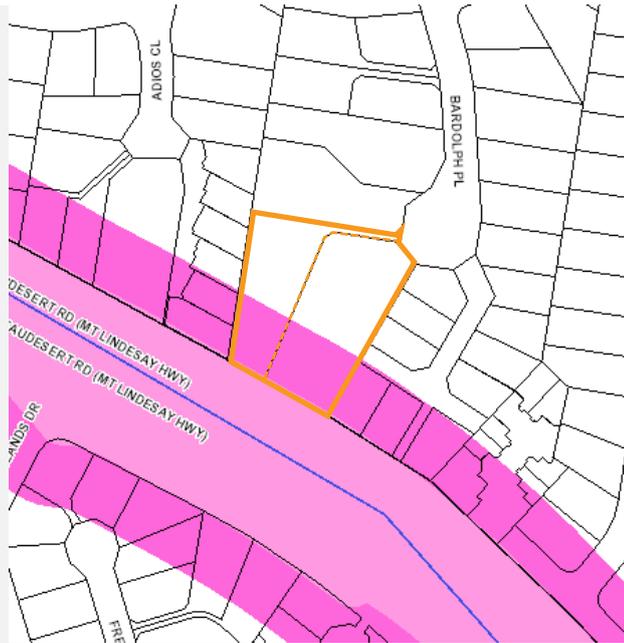
<p>Trunk Infrastructure</p>	<p>The site adjoins a trunk road (State-controlled) to the south, being Beaudesert Road (Mt Lindesay Highway).</p> 
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<p>Access</p>	<p>The subject land is currently accessed via two crossovers (one per lot) to Bardolph Place (neighbourhood road). Access to Beaudesert Road is limited (restricted) by an access restriction strip (Lot 6 on RP221687) and, in any case, may not be permitted for safety and operational purposes and to avoid conflict with an established bus stop bay. Any access from the private driveway lot adjoining the site to the south-east would likely require the consent and amendment of easement document concerning the registered owner of the lots being burdened and benefitting from the easement.</p>
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Local Planning Provisions – Brisbane City Plan 2014

<p>Zoning</p>	<p>Low Density Residential Zone</p>
<p>Key Intent – Low Density Residential</p>	<p>The purpose of the low density residential zone code is to provide a variety of low density dwelling types and community uses, small-scale services, facilities and infrastructure, to support local residents. Development should be low-rise (up to two storeys) and should be compatible with the low density detached housing suburban identity of the zone.</p> <p>A proposed amendment to City Plan (Major amendment package H) relates to the removal of provisions which facilitate multiple dwellings within the Low density zone (where on well-located sites over 3,000m²). Further details are provided below.</p>
<p>Proposed Major Amendment Package H</p>	<p>Under the current version of the City Plan (v16.00/2019), multiple dwellings may be accommodated within the zone where on a well-located site over 3,000m². Major Amendment Package H, currently subject to Queensland Government review, proposes to remove</p>

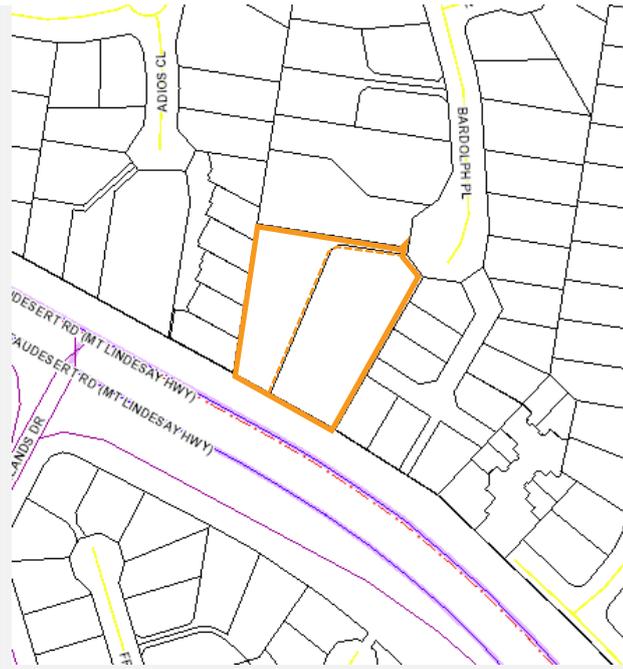
	<p>provisions within the zone code, development code and/or neighbourhood plan which allow multiple dwellings on such sites, or include provisions which specifically preclude such development. Provisions may also be added which expressly preclude development of this type. While not adopted into the planning scheme the State Government assessment is underway.</p> <p>If the Amendment is adopted (decision due mid-2020), a request may be made for an application to be assessed under a superseded planning scheme, being the current version of City Plan. If approved, Council will assess the application under the superseded planning scheme prior to the amendments being incorporated however Council may give weight to the amendments to inform their decision. Council may, as multiple dwellings are impact assessable in the applicable zone, refuse the application based on the effect of proposed Major amendment H.</p>
Neighbourhood Plan	Algerster-Parkinson-Stretton Neighbourhood Plan
Key Intent – Algerster-Parkinson-Stretton NP	<p>The purpose of the Algerster-Parkinson-Stretton Neighbourhood Plan generally is to prevent development on land subject to constraints or where having character or environmental values. Residential development provides a mix of dwelling types.</p> <p>As part of Major amendment package H, a provision is proposed to be included within the Algerster-Parkinson-Stretton Neighbourhood Plan which expressly precludes the development of multiple dwellings within the Low density zone, including where within a potential development area.</p>
Applicable Overlays	<p>Under the City Plan, a number of overlays are mapped over the site or part thereof, including but not limited to:</p> <ul style="list-style-type: none"> ▪ Transport air quality overlay <ul style="list-style-type: none"> ▫ Parts of the subject land are affected by the Transport air quality overlay (Transport air quality B, with a very small portion affected by Transport air quality A), due to proximity to Beaudesert Road (Mt Lindesay Highway).



- Transport noise overlay
 - The majority of the subject land is affected by the Transport noise overlay, due to proximity to Beaudesert Road (Mt Lindesay Highway).



- Road hierarchy overlay
 - Bardolph Place (access to site) is identified as a Neighbourhood Road;
 - Beaudesert Road (Mt Lindesay Highway) is identified as an Arterial Road and Primary Freight Route.



State Legislation

SARA	<ul style="list-style-type: none"> Initial searches into State Assessment Referral Triggers has revealed that a development application for Reconfiguring a Lot, Material Change of Use and/or Operational Works will all (under certain circumstances) trigger referral due to proximity to the State-controlled road (referral fees apply but differ according to development type).
Koala vegetation	<ul style="list-style-type: none"> The site is mapped as being ‘generally not suitable’ for koala habitat and assessment against Schedule 11 of the Planning Regulation will not be required.

Other Considerations

Land Contamination	<p>Given the historical nature of use for residential purposes, it is unlikely that the land would be on the Contaminated Land or Environmental Management Register. A formal search of the registers should be undertaken to confirm this.</p>
Access	<p>Access is currently available via Bardolph Street only, which is identified as a neighbourhood road. Assessment of the impact of increased traffic volumes upon Bardolph Street and the connected road network will be required as part of any development application.</p>
Servicing	<p>While searches suggest the site is appropriately serviced, assessment of the infrastructure capacity relative to any proposed development may be required as part of any development application.</p>
Infrastructure credits for existing demand	<p>Infrastructure charges are levied as part of the development assessment process with charges applied where a proposed development results in extra demand on trunk infrastructure networks. Brisbane City Council levies infrastructure charges in accordance with the applicable rates specified under the Brisbane Infrastructure Charges Resolution (No. 8) 2019.</p>

	The site consists of two existing holdings and may eligible for credits for the charges paid on these properties when the titles were created. The specific details and amounts of any credits for existing demand will need to be discussed with Council and will depend specifically on the nature of development.
Transport noise and air quality impacts	Residential development may require noise attenuating measures and/or air treatment to mitigate the adverse impacts of the nearby transport corridor upon future residents. These requirements are detailed in the Transport noise corridor and Transport air quality corridor overlay codes.

Development Potential

As described above, the site is currently zoned for Low density residential development and is, under the current City Plan, on a site generally suitable for multiple dwellings, being greater than 3,000m² and well-located with high-frequency public transport available at the site frontage, a district centre within an 800m walking distance and services available (infrastructure capacity to be determined).

Three options have been examined for their development potential:

1. Material change of use for multiple dwellings (townhouses);
2. Reconfiguration for the purpose of traditional residential uses (dwelling houses) with or without group title scheme facilitating private road; and
3. Material change of use for a residential care and/or retirement facility.

These options are each further examined below:

1. Material change of use for multiple dwellings (townhouses)

As previously described, the site is well-located (in accordance with AO51 of the Multiple dwelling code) and has an area of over 3,000m². Under the current version of City Plan, the site is likely to be suitable for multiple dwellings. Proposed major amendment package H, if adopted, precludes the development of multiple dwellings within the Low density residential zone whether meeting the criteria prescribed in AO51 or not. While a request for assessment under a superseded planning scheme can be made after adoption (expected mid-2020), an application for multiple dwellings over the subject site would be impact assessable, allowing Council to give weight to relevant matters including the amendment package and the option to refuse the application.

Being impact assessable, an application for multiple dwellings will also require public notification and will be subject to third-party appeal rights.

2. Reconfiguration for the purpose of traditional residential uses (dwelling houses) with or without a group title scheme facilitating private road

Subdividing the subject land would be code assessable, provided lot sizes are at least 400m² and 600m² for rear lots. The adoption of a group title scheme will allow for a decreased road width for a private road to facilitate access, thereby increasing saleable land area, but will not be dedicated to Council and therefore require ongoing maintenance by a body corporate.

Reconfiguration for lots less than 400m² or 600m² for a rear lot will be subject to impact assessment.

Development for a dwelling house on the created lots would be accepted development (and not require development assessment) provided compliance with the Dwelling house code (for standard lots over 450m²) or Dwelling house (small lot) code (for small lots under 450m²) is achieved where applicable.

3. Material change of use for a residential care and/or retirement facility

Development for a residential care and/or retirement facility would be code assessable on the subject land, provided building height does not exceed 2 storeys or 9.5m.

Secondary access may be required for emergency vehicles and/or for evacuation. A secondary access point to Beaudesert Road (Mt Lindesay Highway) is limited by an access restriction strip (Lot 6 on RP221687) and by the placement of an indented bus bay along the full frontage of the subject land. In any case, an access point to the State-controlled road may not be supported by TMR for safety and functionality reasons (TIA required).

If height exceeds two storeys or 9.5m, an application for residential care and/or retirement facility would be impact assessable.

The impact of increased traffic volumes on Bardolph Place (neighbourhood road) will need to be assessed as part of any development application for intensification of use of the subject land. A formal Traffic Impact Assessment (TIA) is likely to be required. The narrow frontage of the subject land to Bardolph Place may also require consideration in a TIA.

Assessment of infrastructure capacity, including road network, will be required to determine suitability of all uses in this location.

Key Design Parameter — Dwelling house (standard lot)

Minimum lot size	400m ² or 600m ² for rear lot
Minimum frontage	Dependent on lot size (small, standard or rear)
Site cover	In accordance with Queensland Development Code.
Building height	In accordance with Queensland Development Code.
Setbacks	In accordance with Queensland Development Code.

Key Design Parameters — Dwelling house (small lot)

Minimum lot size	400m ²
Minimum frontage	Dependent on lot size (small, standard or rear)
Site cover	In accordance with City Plan 2014 Dwelling House (Small Lot) code
Building height	2 storeys and 9.5m
Setbacks	In accordance with City Plan 2014 Dwelling House (Small Lot) code and dependent on extent of any adjoining built to boundary walls

Key Design Parameters — Multiple dwelling

Minimum Lot Size	3,000m ²
Minimum frontage	40m

Site Cover	45%
Building height	2 storeys/9.5m
Communal Open Space	- 284m ² (the greater of 40m ² or 5% of site area)
Private Open Space	For a ground floor dwelling: - 35m ² with minimum dimension of 3m For dwellings above ground: - 12m ² with a minimum dimension of 3m
Setbacks (up to two storeys)	Front – 4m to balcony, 6m to wall Rear – 4.5m to balcony, 6m to wall Side – 1.5m up to 4.5m building height, 2.0m up to 7.5m building height, 2.0m plus 0.5m/3m above 7.5m building height
Key Design Parameters – Residential care and/or retirement facility	
Minimum Lot Size	3,000m ²
Minimum frontage	40m
Site Cover	50%
Building height	Code assessable: 2 storeys/9.5m
Communal Open Space	569m ² (the greater of 100m ² or 10% of site area)
Private Open Space	To be provided but minimum dimensions not prescribed
Setbacks (up to two storeys)	Front – 4m to balcony, 6m to wall Rear – 4.5m to balcony, 6m to wall Side – 4m

Disclaimer: This preliminary advice is based on a desktop appraisal of publicly accessible information and is based on Wolter Consulting Group's interpretation of the relevant Planning Scheme and is therefore limited to this extent. The information contained in this document should not be provided to a third party without the written consent of Wolter Consulting Group. The relevant person should seek confirmation of this preliminary advice from the responsible authority/s.

The above key design parameters are subject to concept design preparation and detailed review against the relevant provisions of the Brisbane City Plan 2014 and should be used as a general guide only. Please contact Wolter Consulting Group to discuss further.



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