



TWELVE PURSER ROAD

AUGUSTINE HEIGHTS, QLD 4300

RESIDENTIAL LAND
DEVELOPMENT OPPORTUNITY



INFORMATION MEMORANDUM



Introducing...

YOUR OPPORTUNITY TO ACQUIRE A RESIDENTIAL LAND DEVELOPMENT SITE ON THE EDGE OF THE GREATER SPRINGFIELD REGION.

Ray White Special Projects (QLD) exclusively offer to the market 12 Purser Road, Augustine Heights via an Offers to Purchase.

The property is well presented to include the following highlights:

- ✓ *Total land area of 20.88 hectares**
- ✓ *Potential 170 - 220 lot yield
(16 - 20 dwellings /developable Ha)* STCA*
- ✓ *2.5km* to Town Square Redbank Plains Shopping Centre & 1.3km* from Augusta State School*
- ✓ *Located in close proximity to major facilities and amenities within the Augustine Heights & Greater Springfield precincts*

ENQUIRIES

For further information or to arrange a site inspection, please contact the exclusive agents, Mark Creevey and Tony Williams.

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"AT THE EDGE OF AN ESTABLISHED REGION PRIMED FOR EXPANSION, COMES AN OPPORTUNITY TO GROW."



PRESENTED TO THE MARKET FOR SALE BY OFFERS TO PURCHASE

*The property is being offered For Sale by Offers to Purchase (OTP).
For further information or to arrange an inspection please contact the exclusive agents:*

MARK CREEVEY
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Ray White Special Projects (QLD)
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E mark.creevey@raywhite.com

TONY WILLIAMS
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Ray White Special Projects (QLD)
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Opportunity Highlights



PRIME LOCATION

The site is directly adjacent to the very successful and soon to be completed Stockland Augustine Heights land estate.

For more visit > stockland.com.au/residential/qld/augustine-heights



GREEN SPACE CORRIDOR

The site is bordered by Woogaroo Creek to its eastern boundary which provides an opportunity to enhance the development with a green border incorporating parks and cycle networks.



EDUCATION CATCHMENT

A large number of education facilities in the immediate vicinity including Augusta State School, Redbank Plains High School, Bellbird Park State Secondary School, St Augustine's College, Redbank Plains State School, Woodlinks State School, Fernbrooke State School and Staines Memorial College.



PROXIMITY TO GREATER SPRINGFIELD

Conveniently located within an easy commute to Springfield City which offers vast array of regionally significant assets and infrastructure including Springfield Central Railway Station, Orion Shopping Centre, Mater Health Hospital, USQ University Campus, Robelle Domain recreation area and water park, Brookwater Country Club and Golf Course and home to The Reserve Community Arena, a high performance training and administration facility and home to the Brisbane Lions AFLW team.



SPRING MOUNTAIN CONSERVATION ESTATE

Located just 5 minutes from the site to the south White Rock - Spring Mountain Conservation Estate features the distinctive, sculptured, rocky outcrops of White Rock and Spring Mountain.

Covering over 2,500 hectares of regionally significant bushland, the Estate also features extensive forested ridges, escarpments and valleys that are home to an amazing array of plant and wildlife species.



SIGNIFICANT SCALE

This 20 Ha site has an estimated development footprint of approximately 11.3 Ha providing potential for 170 - 220 lot subdivision based upon yields ranging in size from 16 - 20 dwellings per development hectare.



VEGETATION

The majority of the site development footprint is cleared of vegetation providing a clearer pathway to future development.



FUTURE TRANSPORT CORRIDOR

The site is directly adjacent a future rail corridor and railway station, providing future options for connectivity to transport and potential for increased density in the area.

*Approximately.

Asset Overview

12 PURSER ROAD, AUGUSTINE HEIGHTS, QLD 4300

The site comprises an irregular shaped, broadacre land parcel which is bordered by Purser Road to the sites western boundary. The land displays some gentle slope in parts, particularly to the northern portion of the land. The land is predominantly cleared with some scattered vegetation in part. The property is improved with a low set residential dwelling, which provides an opportunity for a short term income.

PROPERTY OVERVIEW

RPD	Lot 2 RP 47649
Land Area	20.882 hectares*
Local Authority	Ipswich City Council
Title Reference	12193210
Current Designation	The property is zoned “Future Urban and Recreation” under the current Town Planning Scheme for the Ipswich City Council.
Draft Planning Designation	The site is designated Low Density Residential, Special Purpose and Environmental Management under the Ipswich City Council Draft Planning Scheme.
Roads & Access	The site has existing road access via Keidges Road to the north of the site which connects with Purser Road, bisecting a future road extension of Mt Juilerat Drive. The current access points provides the property with easy access through to Redbank Plains.
Improvements	This site is improved with a low set, three bedroom dwelling.



Town Planning

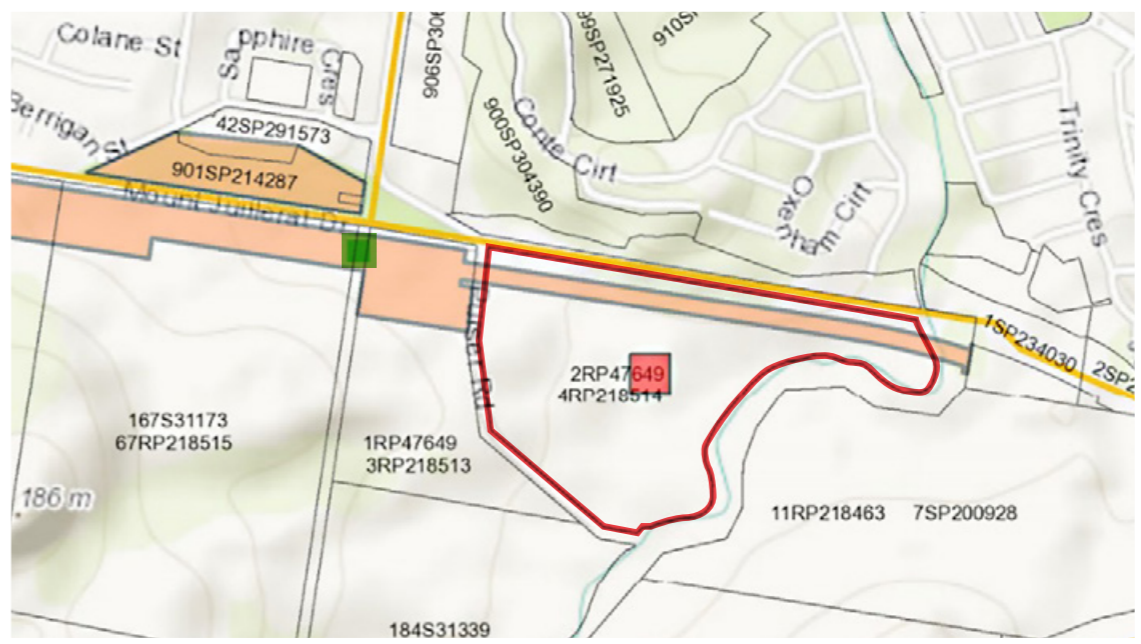


QLD STATE GOVERNMENT
FUTURE INFRASTRUCTURE
MAP EXTRACTS:

- KEY
- ACTIVE TRANSPORT CORRIDOR

FUTURE PUBLIC PASSENGER TRANSPORT FACILITY

FUTURE RAILWAY CORRIDOR



Rail Corridor

The subject site is impacted by a future rail corridor through the northern portion of the property. We note the sellers preference is to retain this portion of the site. They have commenced the process of subdividing this allotment to provide a separate balance area.



THE PROPERTY IS ZONED “FUTURE URBAN & RECREATION” UNDER THE CURRENT TOWN PLANNING SCHEME FOR THE IPSWICH CITY COUNCIL.

TWELVE PURSER ROAD

Town Planning Map

- RECREATION

GREEN SPACE

FUTURE URBAN

RESIDENTIAL

*Approximately. Outlines are indicative only.



The Location

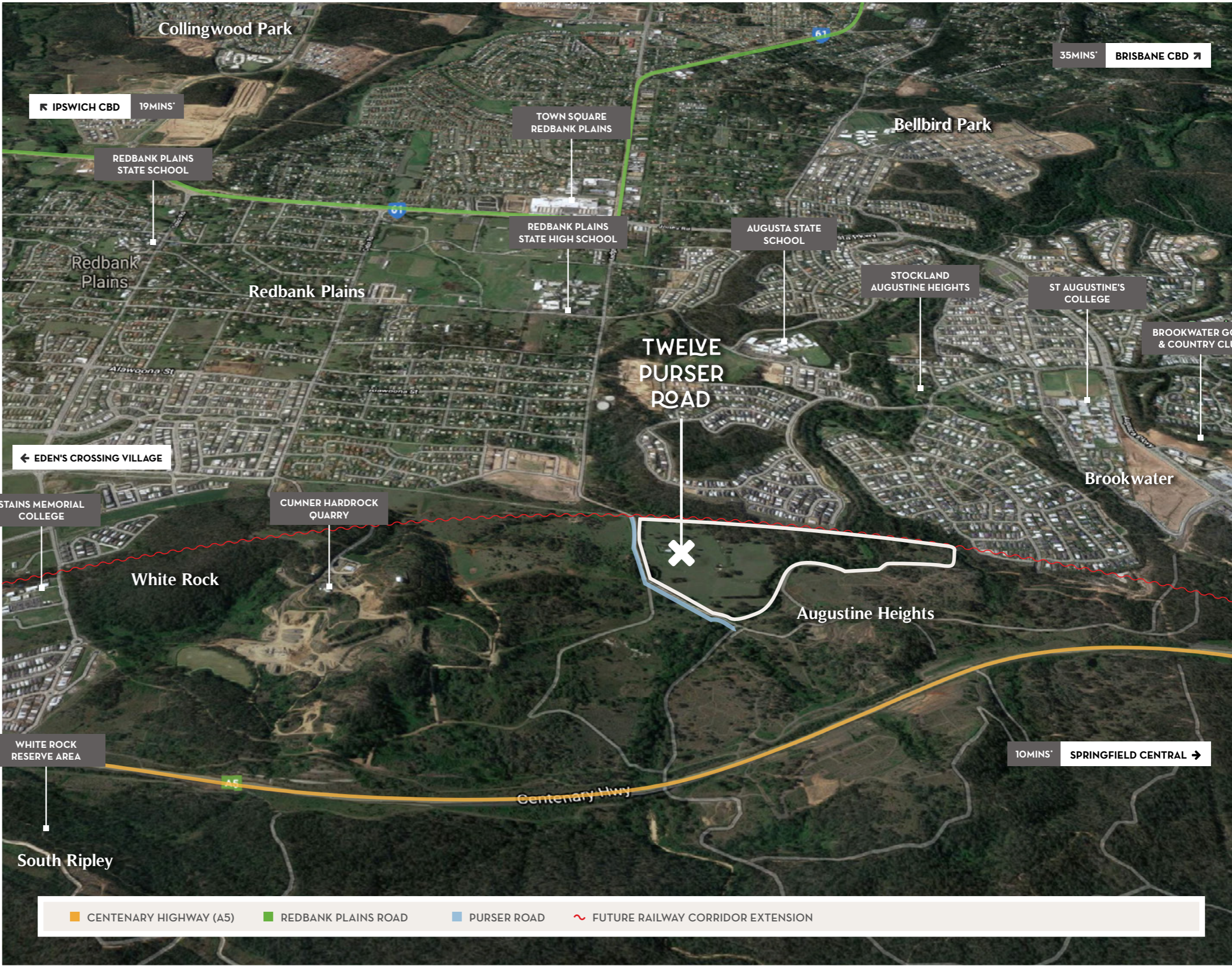
AUGUSTINE HEIGHTS, QLD

The property is located in the established suburb of Augustine Heights, approximately 12 kilometres* east of the Ipswich Central Business District and 27 kilometres* south west of the Brisbane Central Business District.

The region forms a rapidly developing growth corridor of South East Queensland, with a number of land subdivision projects either having been completed or under construction. The regions sits directly adjoining Springfield and Brookwater, the major growth hub of the Ipswich Region and providing a wide array of amenity and infrastructure.

*Approximately. Outlines are indicative only.

Augustine Heights and the asset are in close proximity to a vast array of shopping, educational, recreational, medical and public transport facilities, and amenities.

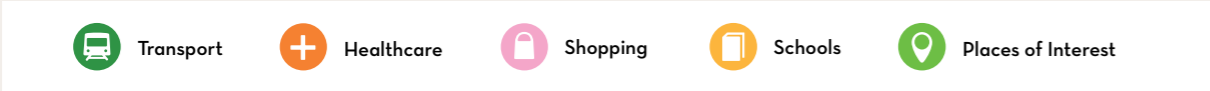
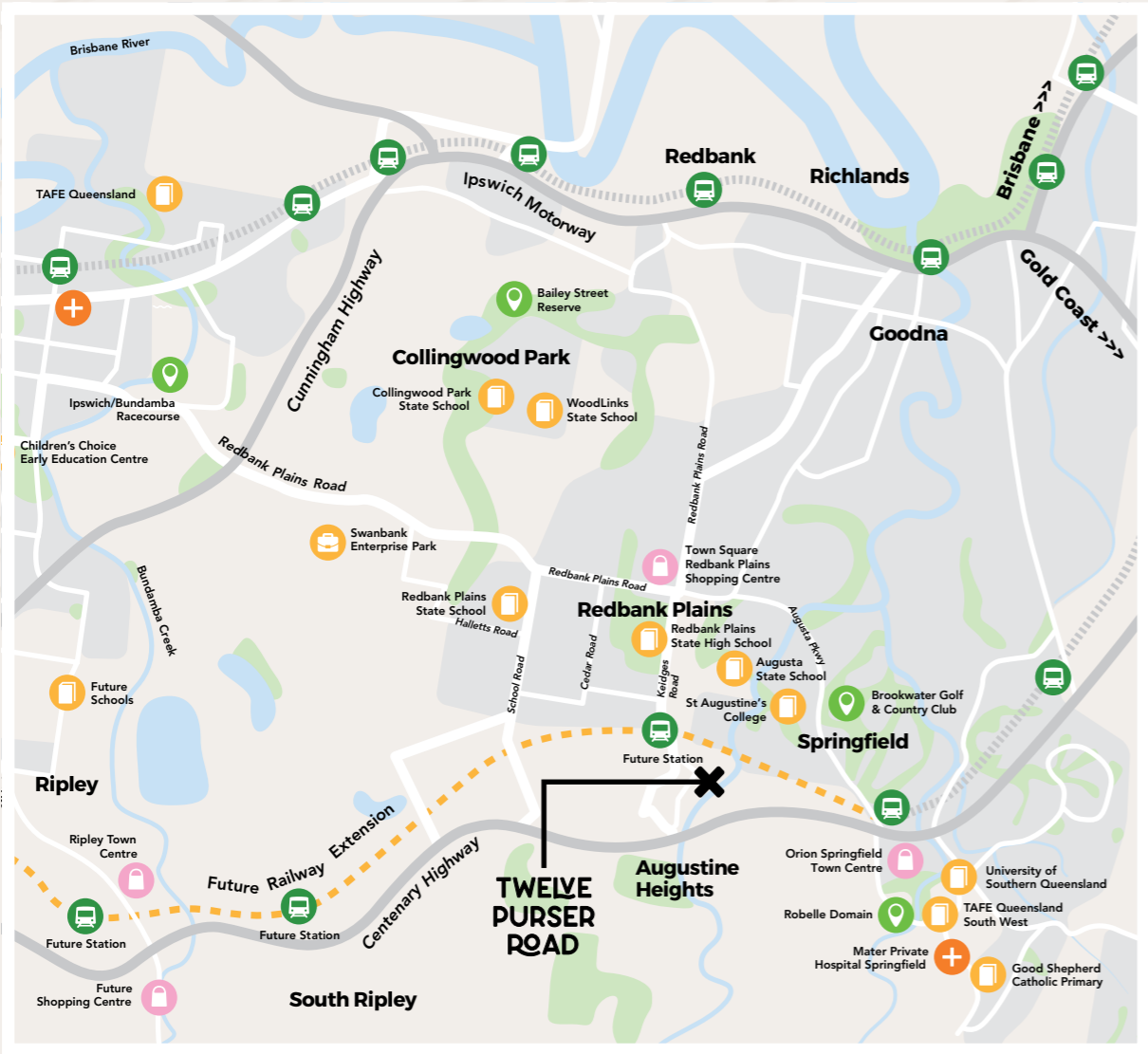


Imagery: Google Maps, October 2019.

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Local Amenities

AUGUSTINE HEIGHTS GREATER PRECINCT



LEGEND

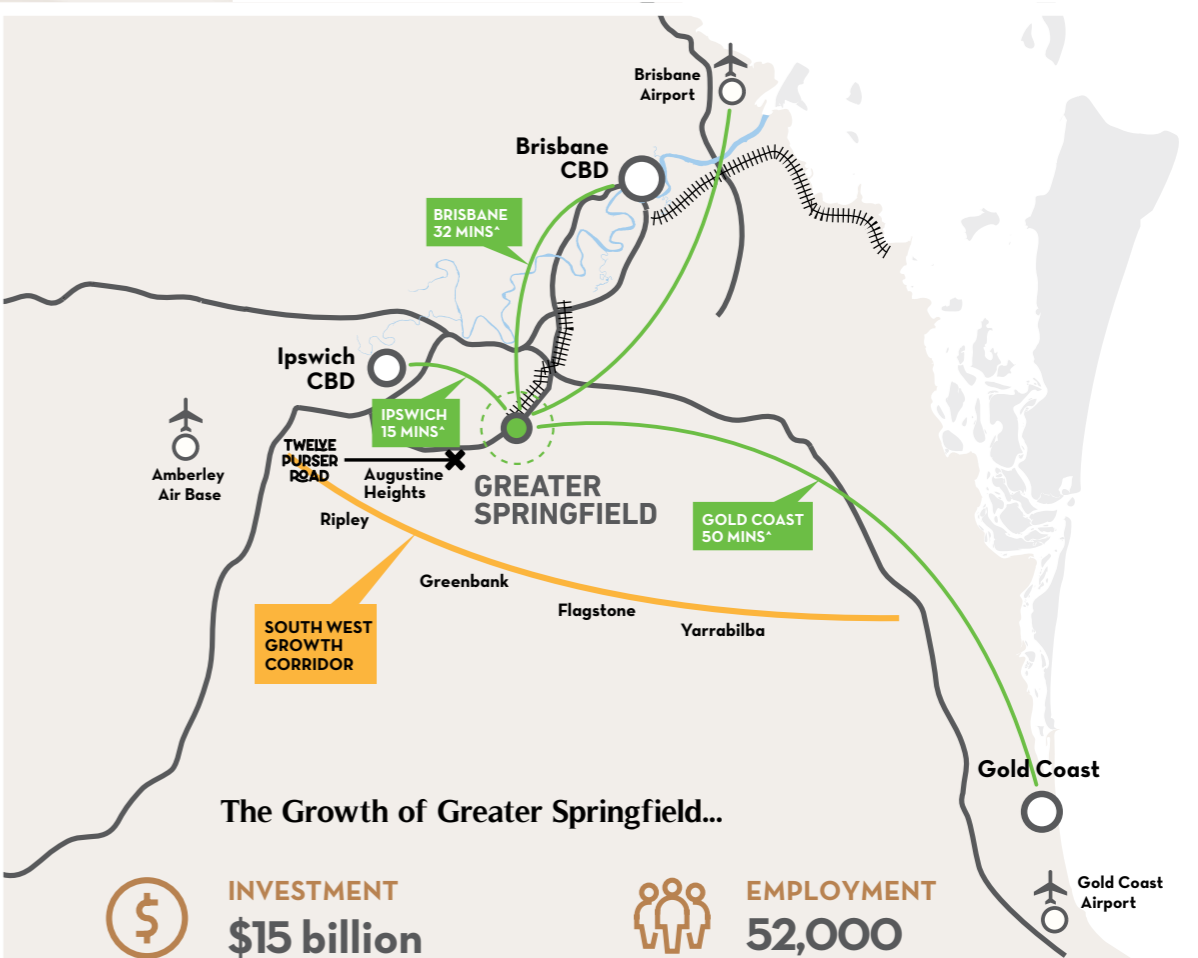
- Residential Zone
- Waterways
- Greenspace
- Current Rail (ends Springfield)
- Future Rail Extension

*Approximate driving distances.
Source: Google Maps, October 2019.

Redbank Plains State School	3.8km*	Ripley Town Centre	17.2km*
Redbank Plains State High School	1.6km*	Orion Springfield Town Centre	7km*
Augusta State School	1.3km*	Redbank Plains Shopping Centre	2.5km*
Collingwood Park State School	7.5km*	Future Shopping Centre Ripley	17km*
Woodlinks State School	6km*	Mater Private Hospital Springfield	8.4km*
St Augustine's College	4.2km*	Ipswich Hospital	16.5km*
TAFE QLD South West Campus	8.2km*	Swanbank Enterprise Park	4km*
TAFE QLD Ipswich Campus	12km*	Brookwater Golf & Country Club	5km*

GREATER
SPRINGFIELD

Development Snapshot



The Growth of Greater Springfield...



INVESTMENT
\$15 billion
Project investment to date.



EMPLOYMENT
52,000
Job target by 2030.



DEVELOPMENT
2.6 million
Square metres of approved mixed use space and 22,850 apartments in the Greater Springfield CBD.



COMPLETION
\$85 billion
Estimated project cost on completion.



GROWTH
86,000
Estimated residential population by 2030.



PROXIMITY
585,385^
Population within a 22 minute* drive of the Springfield CBD.

Source: 'Greater Springfield' - Springfield City Group (2017), Prepared by: Urbis 2017.
*Estimated drive times - Source RACQ Trip Advisor. ^Estimate prepared by Urbis.



“SPANNING 20 HECTARES OF GENTLE HILLSIDE ON THE SOUTH WESTERN CORRIDOR
IN AUGUSTINE HEIGHTS, THIS ASSET PRESENTS AN UNMATCHED OPPORTUNITY.”



Sale Process

12 PURSER ROAD, AUGUSTINE HEIGHTS, QLD 4300

METHOD OF SALE:

The property is being offered For Sale by Offers to Purchase (OTP).

The seller retains the right (in their absolute discretion) to:

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

ANNEXURES:

- ▶ Preliminary Planning & Civil Engineering Servicing Advice
- ▶ Smart Map
- ▶ Survey Plan
- ▶ Title Search
- ▶ Rates Notice
- ▶ EMR / CLR Search

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SUBMISSION

If the OTP is to be submitted by hard copy it is to be enclosed within a sealed envelope marked clearly with:

OTP for 12 Purser Road, Augustine Heights, QLD 4300
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

Sale Documents are available from the marketing agent upon request.

Offers to Purchase (OTP)

FORM / PARTICULARS

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 12 Purser Road, Augustine Heights (“the Property”).

Date	
------	--

Property Details:

Address	12 Purser Road, Augustine Heights, QLD 4300		
Real Properties Description	Lot 2 RP 47649		
Land Area	20.88 hectares (approx.)	Local Authority	Ipswich City Council

Offer to Purchase:

Proposed Price	\$	No GST.
Proposed Deposit	10% of the Purchase Price = \$	No GST.
Proposed Settlement Date		
Further Details or Information	(Finance, Conditions etc.)	

Details of Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	

Company Name	(If applicable)		
ABN		ACN	(If applicable)
GST Registered	<input type="radio"/> Yes <input type="radio"/> No (please circle one)		

Details of Proposed Buyer’s Solicitor (if known):

Firm			
Name / Contact			
Address			
Contact Telephone		Contact Email	

Offers to Purchase

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	
Signature	
Date	

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 **FOR SALE BY OFFERS TO PURCHASE**

The property is being offered For Sale by Offers to Purchase (OTP).

 **AGENTS CONTACT**

For further information or to arrange an inspection please contact the exclusive agents:

MARK CREEVEY

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TONY WILLIAMS

Executive Director
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E **tony.williams@raywhite.com**

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.



"THIS IS YOUR OPPORTUNITY TO BE PART OF FUTURE
FRAMEWORK OF THE GREATER SPRINGFIELD REGION."

Annexure #1



***Preliminary Planning
& Civil Engineering
Servicing Advice***

SOURCE: PEAK URBAN



Technical Memorandum

12 Purser Road, Augustine Heights

TO: Ray White Special Projects

FROM: PEAKURBAN Pty Ltd

SUBJECT: Preliminary Planning & Civil Engineering Servicing Advice

DATE: 31 October 2019

OUR REFERENCE: 19-0117-TMDD01-V_BT.DOCX

1 INTRODUCTION

PEAKURBAN Pty Ltd has been requested by Ray White Special Projects to prepare a preliminary planning and engineering Due Diligence Report for the proposed residential development site at 12 Purser Road, Augustine Heights.

The site is located within the Priority Infrastructure Area (PIA) within the Ipswich City Council (ICC) Local Government Area.

The extent of land is shown in **Figure 1** below.

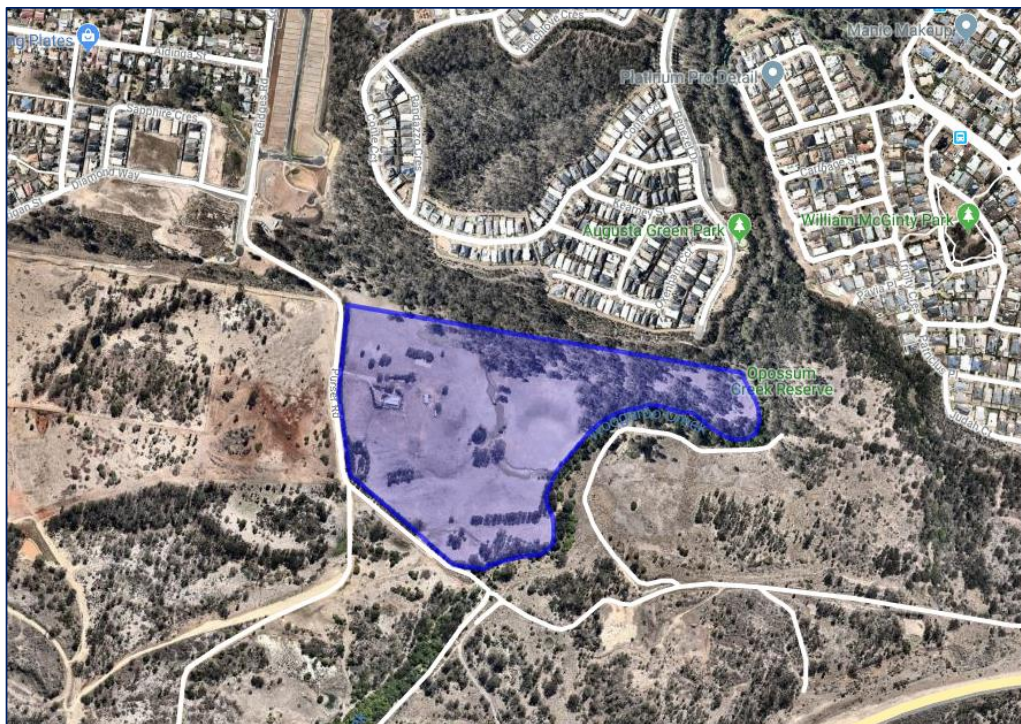


Figure 1: Locality Plan (Source: NearMap, 2019)

There are other developers actively delivering projects within the vicinity of the site including Stockland's Augustine Heights immediately to the north-east.

The following sections provide an outline of the key planning, infrastructure and engineering aspects relevant to the development of the site.

Achieve more.

Sunshine Coast Suite 4B, 1 Innovation Parkway, Birtinya Qld 4575
Brisbane Level 4, 196 Wharf Street, Spring Hill Qld 4000
Postal PO Box 1344, Buddina Qld 4575
P 07 5413 5300 E enquiries@peakurban.com.au



2 SITE PARTICULARS

- ▶ **Site Address:** 12 Purser Road, Augustine Heights
- ▶ **Real Property Description:** Lot 2 on RP47649
- ▶ **Site Area:** 20.882 Ha (Source: Qld Globe)

3 LOCAL PLANNING ASSESSMENT

▶ Zoning

The Site is located within the **Future Urban Zone**, specifically within Sub-Area FU2 – South Redbank Plains Plans, and the **Recreation Zone** (Refer **Figure 2** below) under the Ipswich Planning Scheme (Planning Scheme).



Figure 2: Zone Map (Source: Ipswich Planning Scheme)

In relation to the Sub Area FU2 – South Redbank Plains (South Redbank Plains) section 4.8.5A of the Planning Scheme prescribes the following:

- 1) The majority of the land in the Redbank Plains area is recognised as an urban growth area in the SEQ Regional Plan.
- 2) The land in this Sub Area includes the emerging South Redbank Plains urban community and surrounding lands and is centred on the proposed School Road 'Main Street' Neighbourhood Centre and the Keidges Road local centre and the associated railway stations for both centres.
- 3) The future development of the area is intended to comprise an urban growth corridor catering for a population of approximately 16 000 people.
- 4) The area is intended to develop as an integrated urban community incorporating residential, retail, commercial and community uses designed to cater to a variety of users whilst creating a distinctive 'sense of place' and identity for the area.
- 5) The Land Use Concept Master Plan establishes the outer limits of the future urban development "footprint"....



The Land Use Concept Master Plan (LUCMP) (Refer **Figure 3**) identifies the following for the Site:

- ▶ Residential Medium Density 1 (RM1) – area intended to provide for medium density attached housing at two to three storeys in height, with a density range up to 75 dwellings per hectare, on land within 500 metres of a railway station (future).
- ▶ Residential Medium Density 2 (RM2) - Residential Mixed Density (RM2) provides for a mix of detached and attached housing up to two storeys in height, with a density range up to 50 dwellings per hectare, on land within 500 to 800 metres of a railway station (future).
- ▶ Residential Low Density – Traditional Lots (RL3) – area intended to provide for low density housing with a mix of lot sizes ranging from 450m² to 1,000m² and are located on slopes no greater than 10%.
- ▶ Transport Corridor (SU3) – accommodating a proposed railway line.
- ▶ Recreation Area (Rec 4) – general open space and associated features including recreation areas, drainage infrastructure, wildlife corridors, linear open space.
- ▶ Recreation Area (Rec 2) – Local Recreation Park circa 5,000m² in area.



Figure 3: South Redbank Plains - Land Use Concept Master Plan (Source: Ipswich Planning Scheme)

Further afield and of potential relevance to the future development of the Site, the following is identified:

- ▶ Railway Station (i.e. Keidges Road Station) – located over the adjoining parcel to the west i.e. 1-53 Purser Road (Lot 1 on RP47649) with the potential incorporation of a park and ride facility.
- ▶ Local Neighbourhood Centre (LN1) – located on the corner of Keidges Road and Mount Juillerat Drive, the centre is to consist of a small group of shops including a small possible small supermarket, newsagency, bakery etc.
- ▶ Indicative Southern Regional Water Pipeline Route Options – route identified along Purser Road then heading west along Mount Juillerat Drive.

A number of supporting plans within the South Redbank Plains Sub Area identify a range of additional site and development features to be considered. These have been outlined as follows:

► Greenspace Plan

In relation to the Site, the South Redbank Plains Greenspace Plan (Refer **Figure 4**) identifies:

- Special Fauna Treatment Road/Rail Crossing within the north-east corner of the site. This crossing relates to the potential continuation south of Benezet Drive (refer Strategic Road/Rail Network Plan below).

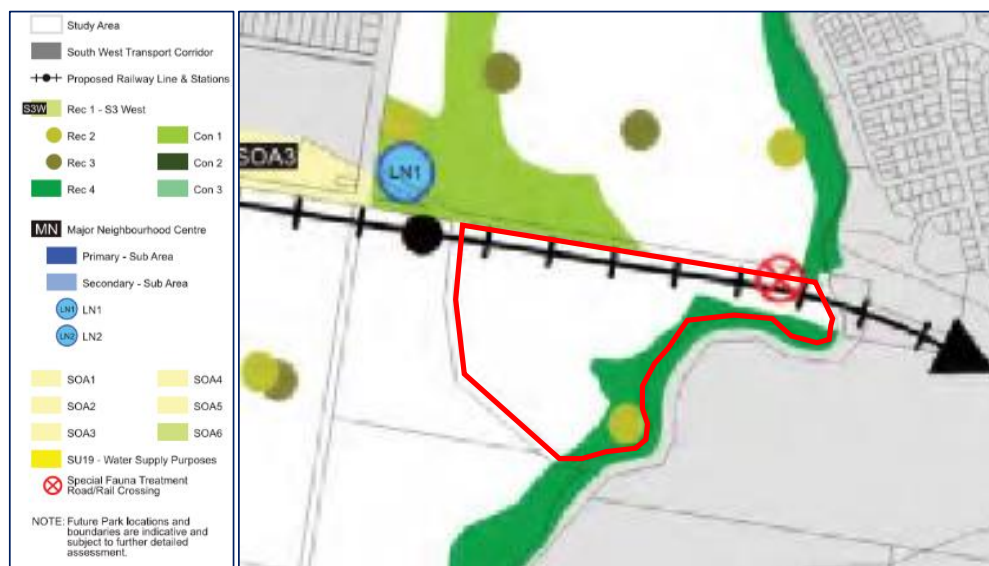


Figure 4: South Redbank Plains – Greenspace Plan (Source: Ipswich Planning Scheme)

► Strategic Road/Rail Network

In relation to the Site, the South Redbank Plains Strategic Road/Rail Network (Refer **Figure 5**) identifies:

- A Collector Road network including the continuation south of Benezet Drive, along the eastern edge of the Site, and providing a link through to Keidges Road to the west.
- Special Fauna Treatment Road/Rail Crossing within the north-east corner of the site.
- Proposed Railway Line along the northern edge of the Site is also identified.

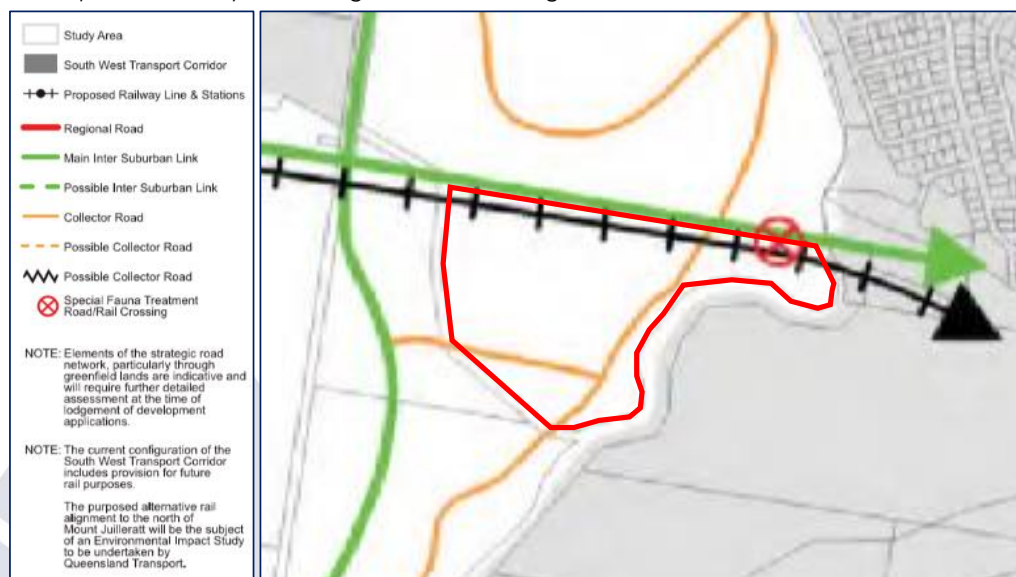


Figure 5: South Redbank Plains – Strategic Road/Rail Network (Source: Ipswich Planning Scheme)

- ▶ **Strategic Pedestrian/Cycleway Network**
In relation to the Site, the South Redbank Plains Strategic Pedestrian/Cycleway Network (Refer **Figure 6**) identifies:
 - Strategic Pedestrian/Cycle Network along the eastern edge of the Site continuing to the south and north where it links with Benezet Drive.



Figure 6: South Redbank Plains – Strategic Pedestrian/Cycleway Network (Source: Ipswich Planning Scheme)

- ▶ **Visual Character and Landscape Plan**
In relation to the Site, the South Redbank Plains Visual Character and Landscape Plan (Refer **Figure 7**) identifies:
 - Main Circulation Network (Landscape Boulevard) along the eastern edge of the Site
 - Outer Gateway identified for the north-east corner of the site, intended to provide special landscape/urban design treatments in order to provide a 'sense of arrival' and enhance the 'sense of place'.

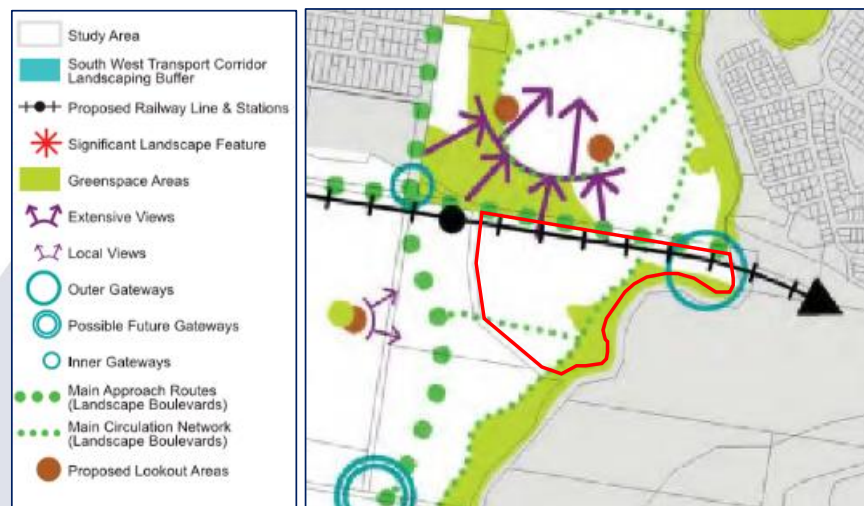


Figure 7: South Redbank Plains – Visual Character and Landscape Plan (Source: Ipswich Planning Scheme)



► Overlays

A review of the mapping overlays under the Ipswich Planning Scheme, which are applicable to the subject have been outlined below. Please note the vertical thin lines depict the Site.

○ **Difficult Topography Overlay**

The Difficult Topography Overlay identifies areas of the Site, predominantly along the Mount Juillerat Drive, area identified as containing difficult topography of varying grades (Refer **Figure 8**). We would not envisage this overlay as having a material impact upon any future development proposal.

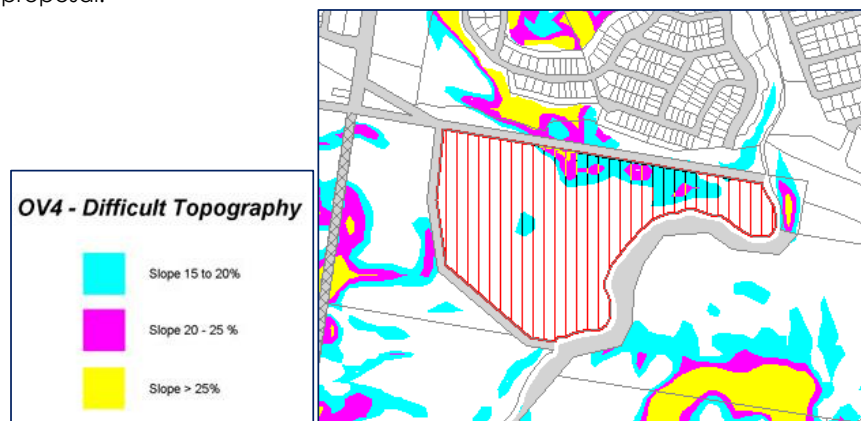


Figure 8: Difficult Topography Overlay (Source: Ipswich Planning Scheme)

○ **Flooding and Urban Catchment Flow Paths Overlay**

The Flooding and Urban Catchment Flow Paths Overlay identifies an Urban Catchment Flow Path is identified within the centre of the Site (Refer **Figure 9**), flowing from Mount Juillerat Drive through to Woogaroo Creek.

The Planning Scheme notes that these flow paths are indicative and require further detailed assessment as part of a development application to more precisely determine the flood level and extent.

We would envisage any future development proposal being required to accommodate this overland flow within a wider ecological corridor (Refer Section 8 of this Tech Memo).

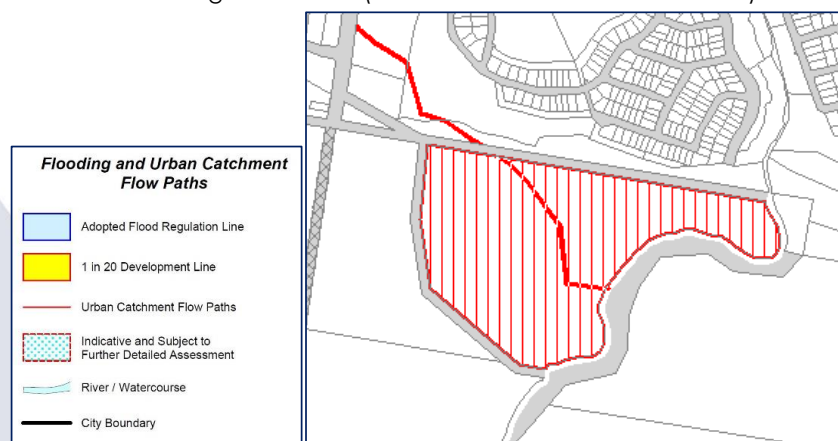


Figure 9: Flooding and Urban Catchment Flow Paths Overlay (Source: Ipswich Planning Scheme)



- **Unexploded Ordinance Areas Overlay**

The Unexploded Ordinance Areas Overlay includes the Site within the Unexploded Ordinance (UXO) Warnings Required area (Refer **Figure 10**).

The Planning Scheme prescribes that uses and works on land within the 'Warnings Area' are provided with warning signs for earthmoving contractors visible from any public place and at the access point to the land indicating the possibility of unexploded ordnance and of the procedure to be followed in the event of an object being found.

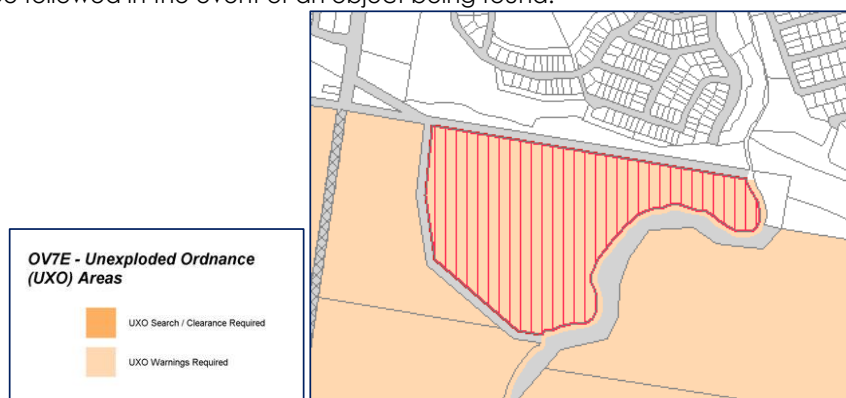


Figure 10: Unexploded Ordinance Areas Overlay (Source: Ipswich Planning Scheme)

- **Mining Influence Areas Overlay**

The Mining Influence Areas Overlay does not apply to the Site (Refer **Figure 11**).

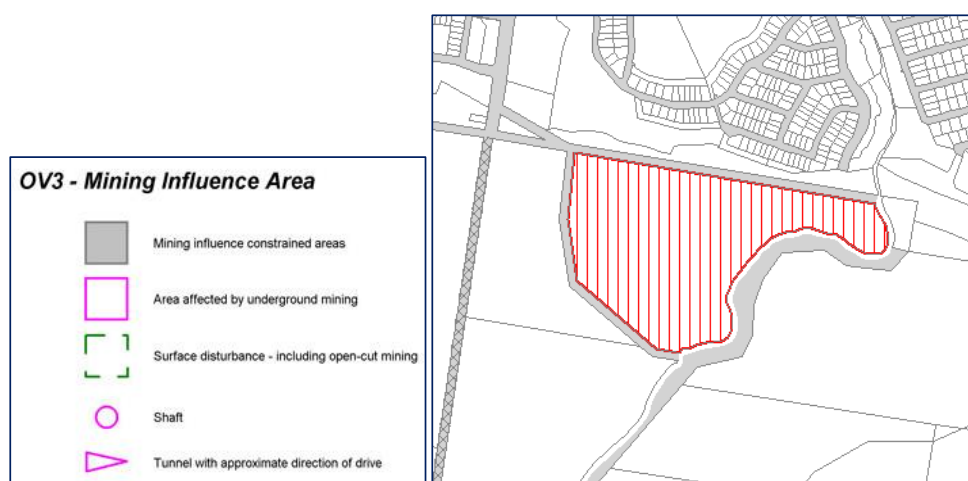


Figure 11: Mining Influence Areas Overlay (Source: Ipswich Planning Scheme)

- ▶ **Infrastructure Plan Maps**

The site is located within the Priority Infrastructure Area (PIA) within the Ipswich City Council (ICC) Local Government Area.

An assessment of the potential trunk infrastructure identified under the Local Government Infrastructure Plan (LGIP), is outlined as follows:

- Trunk Infrastructure – Roads



Mount Juillerat Drive (LGIP Project ID: 48) – Santa Monica Drive to Keidges Road – is envisaged to be upgraded to a new 2 lane road (4 lane corridor). The indicative timing for delivery of these works is 2031.

- Trunk Infrastructure – Public Parks
 - Local Park (LGIP Project ID: 1162)
A Local Park is identified within that part of the Site included with the Recreation Zone, specifically within the south-east corner. The LGIP identifies an area of 5,023m² for the Local Park.
 - Linear Park (LGIP Project ID: 1171)
A Linear Park is identified along Woogaroo Creek within that part of the Site included within the Recreation Zone.

The LGIP identifies both a land and embellishment component of this linear park which extends beyond the Site to the north and south along Woogaroo Creek within the locality of Augustine Heights.

Please note that further discussion and negotiation with Council is recommended in relation to the above items, to confirm the full extent of works they are likely to impose through approval conditions and the associated financial offsets that may be applicable.

4 STATE ASSESSMENT

A review of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) mapping, specifically the Development Assessment Mapping System (DAMS) has revealed a number of state related matters of relevance (Refer **Figure 12**).

These matters have been discussed in greater detail below.

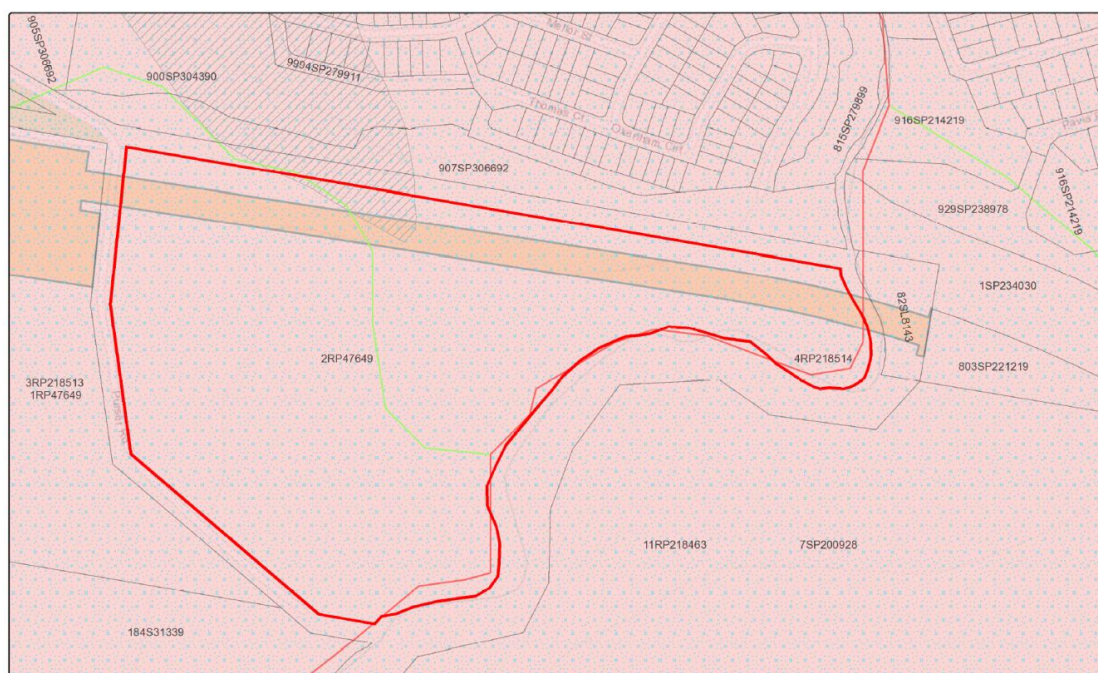


Figure 12: DA Mapping (Source: Department of State Development, Manufacturing, Infrastructure and Planning)



► **South East Queensland Regional Plan 2017**

The Site is located within the Urban Footprint under the South East Queensland Regional Plan 2017 (Area shown pink within Figure 11). The Urban Footprint identifies land within which the region's urban development needs to 2041 can be accommodated.

► **Regulated Vegetation**

Of Concern Regulated Vegetation is present within a small area in the north of the Site (black cross hatching shown within Figure 12). Initial environmental advice received has indicated that this mapped vegetation would not be of great constraint to development as the majority of the vegetation exists within a road reserve (clearing for road in gazetted Road is exempt if undertaken on behalf of Council) and within a future road/rail corridor. As such, we do not envisage the mapped regulation Vegetation as having a material impact upon any future development proposal.

In addition to the above, and in relation to referral to the Commonwealth Government under the Environmental Protection and Biodiversity Conservation (EPBC) Act, initial environmental advice received has advised that:

- it would be highly unlikely any Threatened Ecological Communities or Flora species would occur within the developable areas for this Site.
- Koala are known to the locality and always key to considerations in land development.
- Despite koala be known to the locality, it is unlikely that the 10-13ha of development land would meet the criteria for habitat critical for the survival of koala.
- As such, referral to the Commonwealth under the EPBC Act would not appear warranted in this instance.

We note that the above advice is preliminary only, and subject to change upon completion of detailed ecological investigations.

► **Fish Habitat**

Whilst the Site is not located within a Fish Habitat Management Area, Woogaroo Creek is mapped as a High Priority Waterway for waterway barrier works. We would not envisage a future development proposal impacting this waterway.

A small tributary of Woogaroo Creek does transect the middle of the Site (shown green within Figure 12). Any works proposed within this mapped waterway would need to consider the potential impacts any future development proposal may have upon this waterway.

5 AUTHORITY ENGAGEMENT

It is noted that a Services Advice Notice (SAN) has not been requested from Queensland Urban Utilities (QUU). Additionally, no pre-lodgement meetings have been held with ICC. It is recommended that a SAN be obtained from QUU and pre-lodgement meeting with ICC held to validate some of the engineering and services assumptions.

As such, the servicing strategy has been prepared based on our understanding of the servicing in the area and likely requirements to be imposed by the Authorities.

6 SERVICING STRATEGY

The development of the site will involve internal subdivision works and estate major works. Some components of the estate major works will be creditable infrastructure and subject to an infrastructure charge offset under ICC planning Scheme.



We have exercised sound engineering judgment (informed by recent experience working with Council and QUU) to determine the likely site servicing requirements and key creditable infrastructure for the site.

These are summarized as follows:

- ▶ **Internal subdivision works** – based on our experience in delivering projects in the ICC Local Government Area the cost per lot for internal civil works ranges between \$38,000-\$50,000 per lot, with the difference largely driven by natural slope and the extent of earthworks and retaining. A detailed subdivision layout has not been prepared but we would envisage a typical internal cost per lot to be circa \$45,000 based on slope and the need for higher than normal earthworks and retaining solutions. We recommend that a layout be prepared over the site and a development cost estimate be prepared reflective of the layout.
- ▶ **Estate Major Works and Creditable Infrastructure** – this project will require the delivery of estate major works. Some works will be creditable and other works will not.

Key creditable items include:

- Land dedication for the future Rail Corridor (TMR land dedication);

The table below provides an approx. break-up by area of the various land use particulars and constraints that comprise the rail corridor. These are indicative only and subject to further investigation.

Land Use	Approx. Area	%
Possible Rail Resumption (Subject to further investigation)	4.217	100.0%
Indicative Waterway Centreline with 30m Offset (Subject to further investigation)	0.530	12.6%
Road Collector	0.102	2.4%
Park: Recreation 4 (Source: ICC Figure 4.8.2A)	0.373	8.8%
Potential Future Urban Land	3.212	76.2%

- Land dedication for the future Greenspace Area along Woogaroo Creek;
- A gravity sewer along Woogaroo Creek connecting to the trunk gravity sewer delivered by the adjacent developer of the Augustine Heights development (Stockland).

QUU's preference is for the site to be serviced to the north via the extension of a trunk gravity sewer along Woogaroo Creek. This extension is approximately 1,000m in length and is shown in **Figure 13** below.



Figure 13: Trunk Gravity Sewer Alignment

Initial assessment indicates that the existing trunk line is at a sufficient depth to enable the site to be connected by gravity to MH519990 (USIL: 37.45m). It is noted that this option is subject to consents from private property owners and ecological assessments.

Should consents and ecological assessments preclude the trunk gravity sewer to the north east then an internal pump station would be required to connect the site to the existing QUU sewerage network to the west (MH564679). This strategy and connection point is shown in **Figure 14** below. If this alternative is adopted, then it is unlikely that credits for this infrastructure would not apply.



Figure 14: SPS & Rising Main Alternative Sewer Option



- ▶ **Geotechnical Investigations** – no geotechnical investigations have been undertaken on the site as part of this scope of works. The area is known to have 'blacksoil' in some areas. The higher cost per lot accounts for a deeper than normal pavement box depth.
- ▶ **Water main connection** – An existing 1086mm dia. MS watermain located in Purser Road. It is unlikely that that QUU will allow a direct connection to this main and as such it is assumed a connection to the water network on Keidges Road can be obtained (500mm dia. MS water main). A potential connection to the QUU Redbank Plains Low Level Zone (LLZ) is shown below in **Figure 15**. It is noted that the Water Service Level for the LLZ is approx. RL104m for which the natural site levels are below.

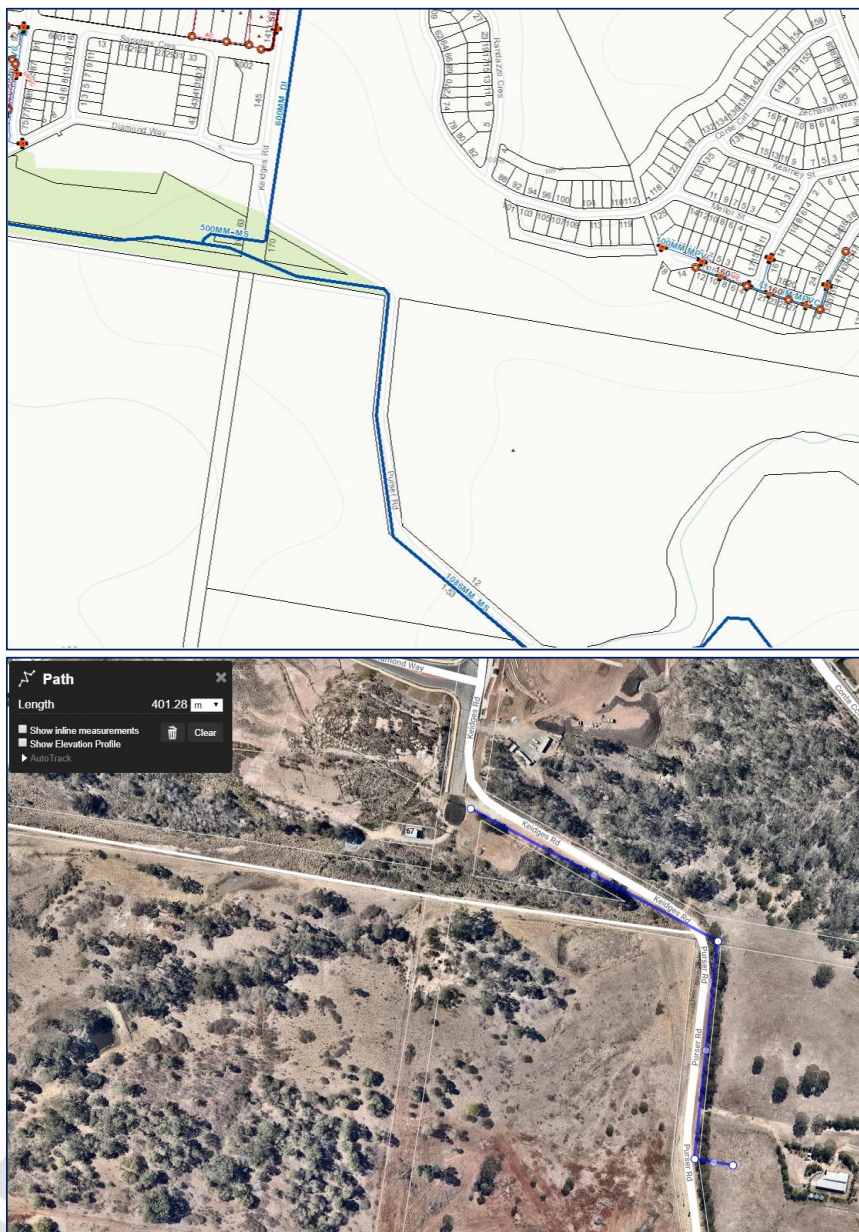


Figure 15: Water Main Connection Location



- ▶ **Sewer main connection** – There is currently no sewer connection to the site and as such would be two options available:
 - Extend the existing trunk gravity sewer from the Augustine Heights development along Woogaroo Creek into the development. The cost of this extension is likely to be creditable, however this option is subject to private property owners consent and ecological assessment along the proposed sewer corridor. In the event this option is precluded, a temporary SPS and rising main may be available.
 - Construct a temporary SPS and rising main from the development to the north west along Keidges Road. This option is unlikely to be creditable.

The sewer servicing will need to be determined through the SAN process with QUU.

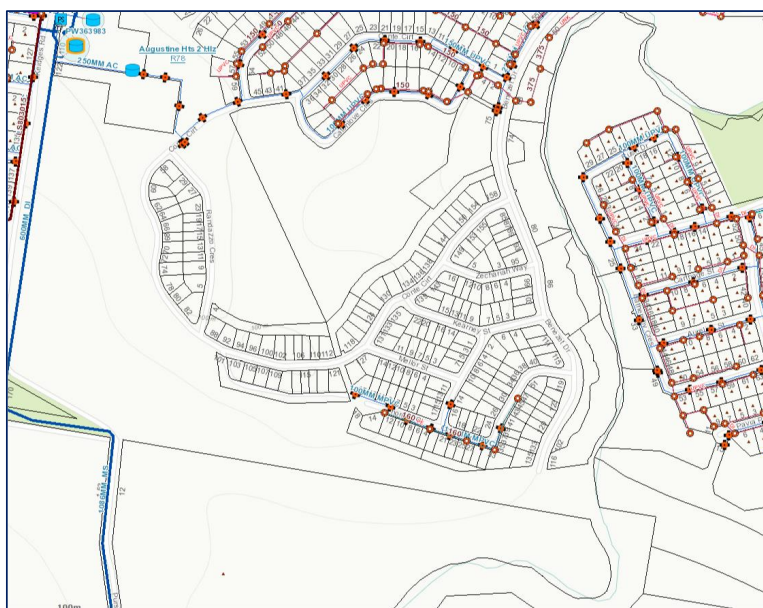


Figure 16: Existing Water & Sewer Infrastructure

- ▶ **Road Networks** – Primary access to the site will be obtained via Purser Road and Keidges Road.

An alternative road access could be considered from Benezet Drive to the north-east, in accordance with the South Redbank Plains – Strategic Road/Rail Network (Refer Section 3.0). It is noted that a private lot sits between the development site and Benezet Drive road reserve (Lot 907 on SP306692) and would require negotiation with that land owner to obtain access to Benezet Drive.

We note that negotiations with several Authorities will be required to agree the appropriate crossing arrangements of Mt Julieratt Drive and the future rail corridor. It is envisaged that access to the site would be provided before the construction of the rail corridor and as such, any adjustments to access attributable to the future rail corridor construction would be dealt with at that time.

Given no direct access, it is not anticipated that the development would trigger the construction of Mt Julieratt Drive.



Another item to negotiate with ICC would be the trigger for a second access if required as this would influence negotiations for access to Benezet Drive. It may be that ICC accept one point of access for the full development yield of this site.

- ▶ **Flooding, WSUD and Detention Strategy** – The site has 2 separate catchments that fall in the same general direction (Woogaroo Creek). End of line bio-retention / detention basins will be necessary and these are shown indicatively in the layout plan prepared by PEAKURBAN Pty Ltd. We have adopted 5% of the contributing catchment area for sizing purposes. It is also noted that there is a major overland flow path/mapped waterway through the centre of the site which intersects Woogaroo Creek. This overland flow path/mapped waterway is proposed to be crossed by a road with culvert sizing and ecological considerations to be confirmed.

It is noted that ICC allow sites outside of PDA's to pay a contribution for water quality in lieu of delivering on site. This may be an option available to this site however, the requirement for detention basins will likely drive the outcome and whether a contribution is cost effective.

- ▶ **Electricity / Utilities** – a general allowance for internal electrical and communications reticulation is \$7,500 per lot. Based on our experience in the area, major upgrades to the electricity network are not envisaged however this will need to be checked with an electrical engineer.
- ▶ **Acoustic Treatment** – it is anticipated that an acoustic fence along the rail corridor will be required in the ultimate proposal, however it is assumed that this will be dealt with by TMR and QLD Rail when the train line is extended through.
- ▶ **Cultural Heritage** – it is recommended that cultural heritage advice be sought as part of any site investigation and assessment. This is beyond the scope of this advice.

7 COSTINGS

EMW external infrastructure is required for this Site, with a high level Preliminary Opinion of Cost included below. Note that these are construction costs only exclusive of contingency, consultants and on-costs.

Roadworks:

- Keidges Road/Purser Road (site frontage) – circa \$1.30M (800m of half road (6m wide) construction)
- Benezet Drive (to the boundary of the site) – circa \$0.50M (100m of collector road standard)

Water:

- Water Feed – circa \$0.25M (400m of 250mm dia. watermain)

Sewer:

- Trunk Gravity Sewer (1,000m x assuming 225mm dia.) – circa \$1.50 to \$2.00M (subject to private consent and ecological assessment – likely creditable)
Or;
- Temp SPS & Rising Main – circa \$1.2M (1 x pump station and 900m of rising main) – unlikely to be creditable.

Excluding credits and adopting SPS / rising main option, the EMW costs to service the site are anticipated to be of the order \$3.25M.

This excludes contingency, GST, professional fees and internal costs (which are layout dependent).



The above reported costs are high level order and subject to Authority liaison and servicing strategy as a result of engaging with the Authorities.

8 DEVELOPMENT POTENTIAL

Based on the information identified within Sections 2-7 of this Technical Memorandum, a Concept Developable Area Plan (Concept Plan) has been prepared for the purposes of demonstrating an approximate developable area for the Site (Refer **Figure 17**).

In accordance with Table 4.8.2 (Assessment Categories and Relevant Assessment Criteria for Future Urban Zone – Other Development) within Part 4 of the Planning Scheme, reconfiguring a lot is Code Assessable if within sub area FU2.

A number of Site and project assumptions have been made in the absence of detailed project planning and design. These assumptions have the potential to affect the ultimate development potential and yield for the Site as such may create a level of risk for the project moving forward.

It is noted that the Concept Plan is subject to further Site and project investigations/design including site survey.

In preparing the Concept Plan, the Digital Cadastral Database (DCDB) has been used to establish the map base and contour information. The DCDB does not verify the legal property boundary or related Site attribute information such as contours, and as such has the potential to vary significantly from a final plan of survey or the related titling information and administrative data sets. Given this, the areas and dimensions shown on the prepared Concept Plan are subject to change upon completion of site survey and as such, should not be relied upon.

9 SUMMARY

This preliminary assessment has outlined key planning and infrastructure servicing aspects that need to be considered in any potential development of the land.

Whilst there are some infrastructure matters to be resolved, it is our view that the site can be serviced and developed consistent with the intent of the ICC planning scheme.

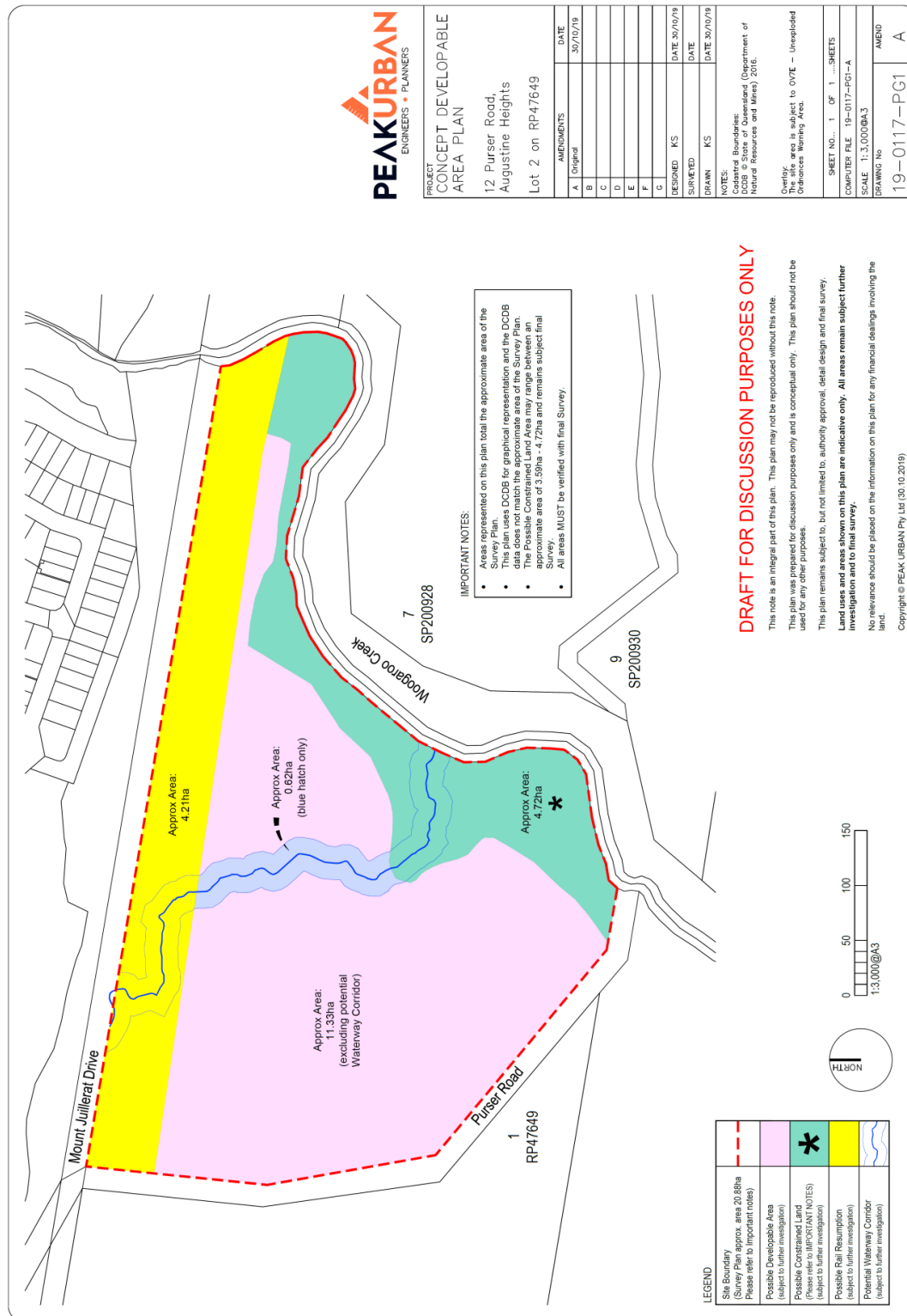


Figure 17: Concept Developable Area Plan

19-0117-TMDD01-V1_BT.DOCX

| 16



10 DISCLAIMER

This Technical Memorandum has been prepared on a preliminary investigation basis only. Detailed site investigations and discussions with the Authorities has not occurred.

Consequently, this planning and engineering assessment should be read as a guide only and is subject to change upon completion of detailed site and project assessments and liaison with the relevant local and state authorities.

19-0117-TMDD01-V1_BT.DOCX

| 17

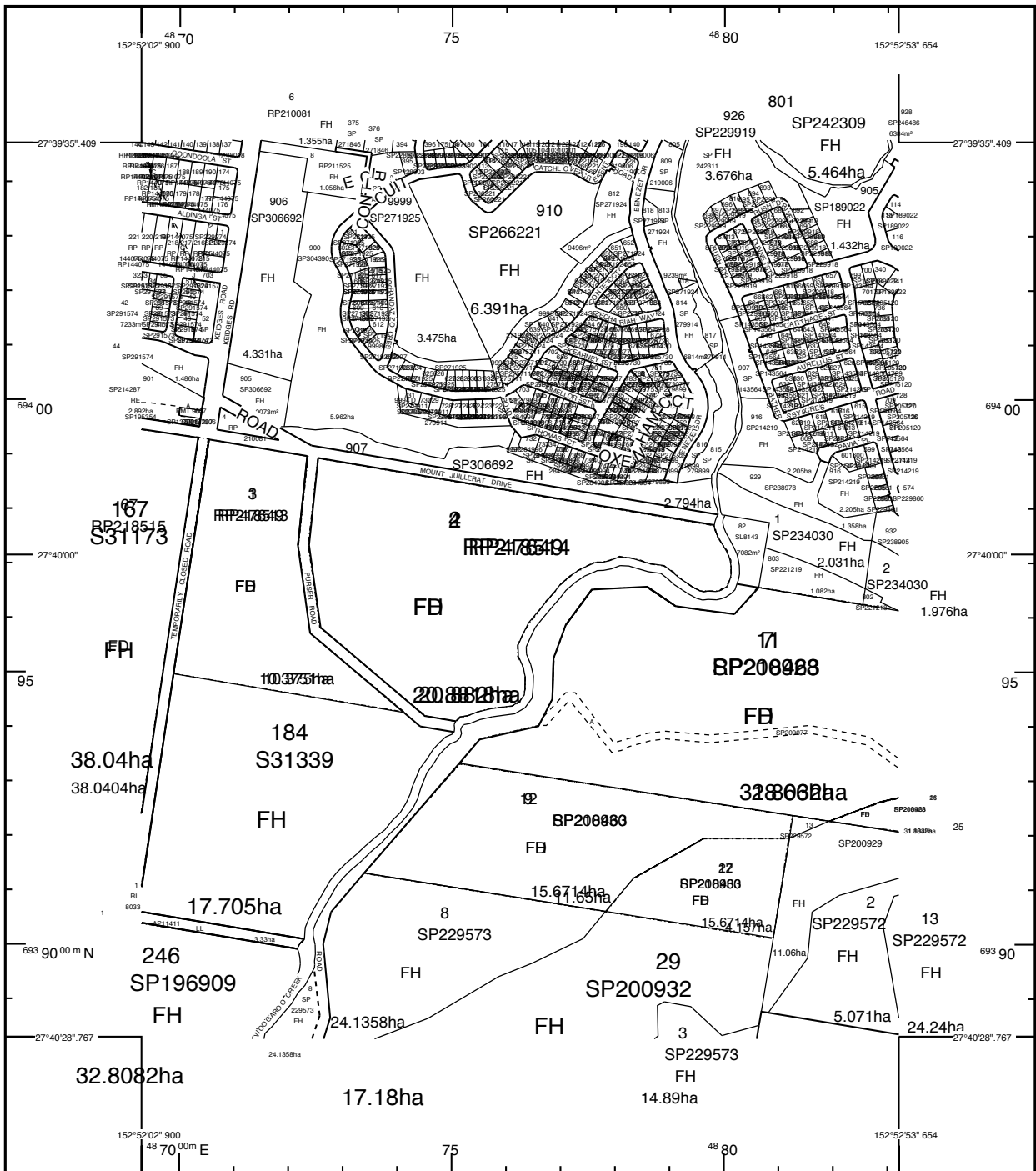
Annexure #2



Smart Map

**PREPARED 30 OCTOBER 2019 BY
RAY WHITE SPECIAL PROJECTS**





STANDARD MAP NUMBER
9442-13121

MAP WINDOW POSITION &
NEAREST LOCATION

152°52'28\"/>



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 2/RP47649
Area/Volume 20.882ha
Tenure FREEHOLD
Local Government IPSWICH CITY
Locality AUGUSTINE HEIGHTS
Segment/Parcel 63172/20

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.

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

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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

Annexure #3



Survey Plan

**PREPARED 30 OCTOBER 2019 BY
RAY WHITE SPECIAL PROJECTS**



Annexure #4



Title Search

**PREPARED 30 OCTOBER 2019 BY
RAY WHITE SPECIAL PROJECTS**



CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND
Request No: 32454911
Search Date: 29/10/2019 08:49

Title Reference: 12193210
Date Created: 25/02/1903

Previous Title: 12045138

REGISTERED OWNER

Dealing No: 703903503 29/02/2000

FRANCIS JOHN PURSER
JEAN MARY PURSER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 47649
Local Government: IPSWICH

For depth restrictions refer to Plan RP 47649

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10362146 (POR 165)

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

Page 1/1

Historical Document stored on behalf of rwcbris01 for exclusive use of rwcbris01

Annexure #5



Rates Notice

**PREPARED 30 OCTOBER 2019 BY
RAY WHITE SPECIAL PROJECTS**



QUARTERLY RATE NOTICE

FIRST AND FINAL NOTICE



Mr F J Purser and Mrs J M Purser
12 Purser Road
AUGUSTINE HEIGHTS QLD 4300



040
1012520
R2_7211

12 Purser Road, AUGUSTINE HEIGHTS QLD 4300
Lot 2 RP 47649 TO DEPTH 22.86M

Opening Balance	\$68.80Cr
Differential General Rate	\$801.00
Enviroplan Levy	\$11.25
Household Waste Service - Wheelie Bin	\$90.25
State Govt Emergency & Fire Levy	\$55.55

*Phoned 22/7/2019
Received \$700 Fire Levy*



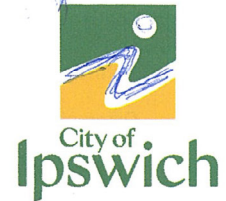
For emailed notices:
ipswich.enotices.com.au
Reference No: **86B6FE0E2Z**

Notice of Categorisation of Land 2019-2020

In accordance with S88 of the Local Government Regulation 2012 a rating category statement is included herewith. An electronically copy can be viewed Councils website at www.ipswich.qld.gov.au.

Waste Levy

For the financial year 2019-2020, the Queensland Government has paid Council, an annual payment of \$7.36 million. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area.



A.B.N. 61 461 981 077
143 Brisbane Street
Cnr Ipswich City Mall, Ipswich
PO Box 191 Ipswich Q 4305 Australia
(07) 3810 6666 or 1300 IPSWICH
Email: council@ipswich.qld.gov.au

Assessment Number	124464
Issue Date	12 Jul 2019
Period	1 Jul - 30 Sep 2019
Rateable Valuation	\$470,000
Annual Land Valuation	\$500,000
Gross Amount	\$889.25
Discount	\$33.00Cr
Net Total Payable By Due Date	\$856.25
Rate & Discount Due Date	15 Aug 2019

PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS

Commonwealth Bank
Commonwealth Bank of Australia
IPSWICH, QLD



Name: Mr F J Purser and Mrs J M Purser

Due Date: 15/08/2019



POST billpay



*217 1244642

Credit

Date 12/07/2019 Gross \$889.25 Discount \$33.00Cr

Net \$856.25



Bill Code: 1958
Ref. 1244642

Date / /

Teller stamp & initials

Name of customer
Assess No.

No. of Cheques

Paid in by

Drawer Bank Branch

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.
For CREDIT of Ipswich City Council

User Code
2385

Customer Ref. No.
1244642

T/C
831

Teller Use

\$100
\$50
\$20
\$10
\$5

Notes

Coin

Cheques

Total \$

00000000 1 24464 2100 2385

831

Notice is hereby given that the rates and charges levied by the Ipswich City Council by virtue of the Local Government Act 2009 on the land described for the period in this notice are DUE ON THE RATE AND DISCOUNT DATE SHOWN ON THIS NOTICE. Interest is payable on overdue rates and charges, from the day on which they became overdue, at the rate of 9.83% per annum compounding daily, pursuant to s. 133 of

Differential General Rate - Category 41	\$470,000 x \$0.006817	\$801.00
Enviroplan Levy	1 at \$45.00 per annum	\$11.25
Household Waste Service - Wheelie Bin	1 at \$361.00 per annum	\$90.25
State Govt Emergency & Fire Levy - Group 2	1 at \$222.20 per annum	\$55.55

1,208,000

Payments made after 5 July 2019 are not included in the calculation of this rate notice.
The Next Rate Notice is scheduled to issue on 11 October 2019 with a due date of 14 November 2019.

Payment Options



Online Payments

Visit Councils website at:
www.ipswich.qld.gov.au and pay rates online using MasterCard or Visa credit card. Go to Online Services and select rates payments and follow the prompts. Please use your
IPSWICH CITY COUNCIL CUSTOMER REF. NO 1244642



Billor Code: 1958

Ref: 1244642

Telephone & Internet Banking BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card, or transaction account. More info: www.bpay.com.au

* Registered to BPAY Pty Ltd
ABN 69 079 137 518



By Telephone

Call **1300 309 270** any time of the day to pay your account using your MasterCard or Visa credit Card. Please ensure that you have a pen ready to record your transaction (receipt) number that will be given at the end of the call. Retain this number for future reference. Use your **IPSWICH CITY COUNCIL CUSTOMER REF.NO 1244642**



Direct Debit

To arrange quarterly direct debit payment from your bank account call (07) 3810 6666



By Mail

Please detach payment slip and mail payment to:
Ipswich City Council
PO Box 191,
Ipswich QLD 4305
Cheques and money orders to be payable to IPSWICH CITY COUNCIL.



Pay in Person

Present this notice to:

- Australia Post
- Any branch of the Commonwealth Bank
- Customer Service Centre
143 Brisbane Street,
Cnr Ipswich City Mall, Ipswich
Monday – Friday 8.30am to 4.30pm

Electronic Rate Notice Delivery Options

Please note that once you have signed up for any of these options you will no longer receive a paper copy.



To receive your rates notices directly to your email box each quarter, go to ipswich.enotices.com.au and complete the registration using the reference No. supplied below.



For emailed notices:
ipswich.enotices.com.au
Reference No: **86B6FE0E2Z**



BPAY View®

To receive and view your Ipswich City Council quarterly rates notice online, go to your online banking account to register for BPAY View. Your **billor code is 1958** and **BVRN reference number is 1244642**
For more info go to www.bpay.com.au

Annexure #6



EMR / CLR Search

**PREPARED 30 OCTOBER 2019 BY
RAY WHITE SPECIAL PROJECTS**





Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

GLOBALX
GPO Box 2746
Brisbane QLD 4001

Transaction ID: 50565330 AMA/AN Id: 5285 29 October 2019
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 2 Plan: RP47649
12 PURSER RD
AUGUSTINE HEIGHTS

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

ENQUIRE TODAY



TWELVE PURSER ROAD

Exclusively presented by...



raywhitespecialprojects.com

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