

RayWhite



Outline indicative only

1000
NEW CLEVELAND ROAD
GUMDALE QLD 4154

INFORMATION MEMORANDUM

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THE OPPORTUNITY

Ray White Commercial Qld and Ray White Special Projects Qld are pleased to offer 1000 New Cleveland Road, Gumdale for sale by way of Expressions of Interest closing Thursday 5th August 2021 at 4:00pm (AEST).

- Land area: 1.76* Hectares
- High profile corner position site with 395* metres of direct street frontage
- Exposure to 22,000** passing vehicle daily
- Previously operated as a discount tyre store
- DA approved for a residential dwelling
- Zoned Environmental Management under the Brisbane City Plan 2014
- Range of potential uses^ including service station, agricultural supplies, animal keeping, bulk landscape supplies, emergency services, garden centres or wholesale nurseries
- 15 km* to the Brisbane CBD and in close proximity to the popular Brisbane bayside



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* Approximately
** Sitewisely
^ Subject to Council Approval

PROPERTY OVERVIEW

Property Address	1000 New Cleveland Road, Gumdale, QLD 4154
Site Area	17,606 sqm*
RPD	Lot 19 on RP67662
Description	<p>The property comprises an expansive 1.76 ha corner site with dual street frontages to New Cleveland Road and Molle Road.</p> <p>The site offers 110 metres* of uninterrupted street frontage to New Cleveland Road, with a further 290 metres* to Molle Road.</p> <p>The site benefits from direct exposure to over 13,900* daily vehicles along New Cleveland Road and a further 8,100* daily vehicles along Molle Road, providing an exceptional opportunity to capitalise on a number of future commercial development schemes (STCA).</p>
Development Application	Development Application (A005614346) was submitted on (10/12/2020) for a Material Change of Use for a 4-bedroom residential dwelling. Amended plans have since been submitted and received by council on the (18/06/2020) for a 5-bedroom residential dwelling with a pool and 4 car garage situated over a 2,500 sqm* development footprint.
Zoning	EM Environmental Management
Local Planning Scheme	Brisbane City Plan 2014
Local Authority	Brisbane City Council
Topography	The topography across the site is generally level throughout. Approximately 80% of the site is vegetated.
Roads & Access	Ingress and egress is currently available from both Molle Road and New Cleveland Road.
Services & Amenities	Mains water and electricity utility services are connected to the property.

*approximately

THE LOCATION

1000 New Cleveland Road, Gumdale comprises a potential development opportunity located 15km* from the heart of the Brisbane CBD and situated on one of Brisbane's busiest Eastbound arterial routes.

The suburb of Gumdale is strategically positioned between Brisbane's Inner-south metropolitan suburbs, the Australian Tradecoast Precinct and Brisbane's affluent bayside area.

Gumdale is considered one of Brisbane's premier rural residential postcode - with a median house price nearing \$1,000,000 (\$950,000 as at June 2021 - REA).

Through the gentrification process, Gumdale and the surrounding areas of Wakerley and other Brisbane bayside suburbs have witnessed increasing residential development. It is anticipated this process will continue as housing demand continues to grow throughout the Brisbane LGA.

Gumdale is surrounded by the neighbouring suburbs of Carina, Carindale, Belmont, Wakerley, Chandler and Ransome. This exclusive potential development site is well positioned to take advantage of nearby amenity including; Gumdale State School (1.8km*), Manly Boat Harbour (4.5km*), Gateway Motorway (5.5km*), Westfield Carindale (6.5km*), Brisbane Airport (12.5km*)¹, and Brisbane's first new 18 hole public golf course in 70 years - Minnippi Golf Course under construction only (6.3km*)² away.²

1| Nearmaps

2| Brisbane City Council

*approximately



BRISBANE CBD

GATEWAY MOTORWAY

GATEWAY BRIDGE

NEW CLEVELAND ROAD

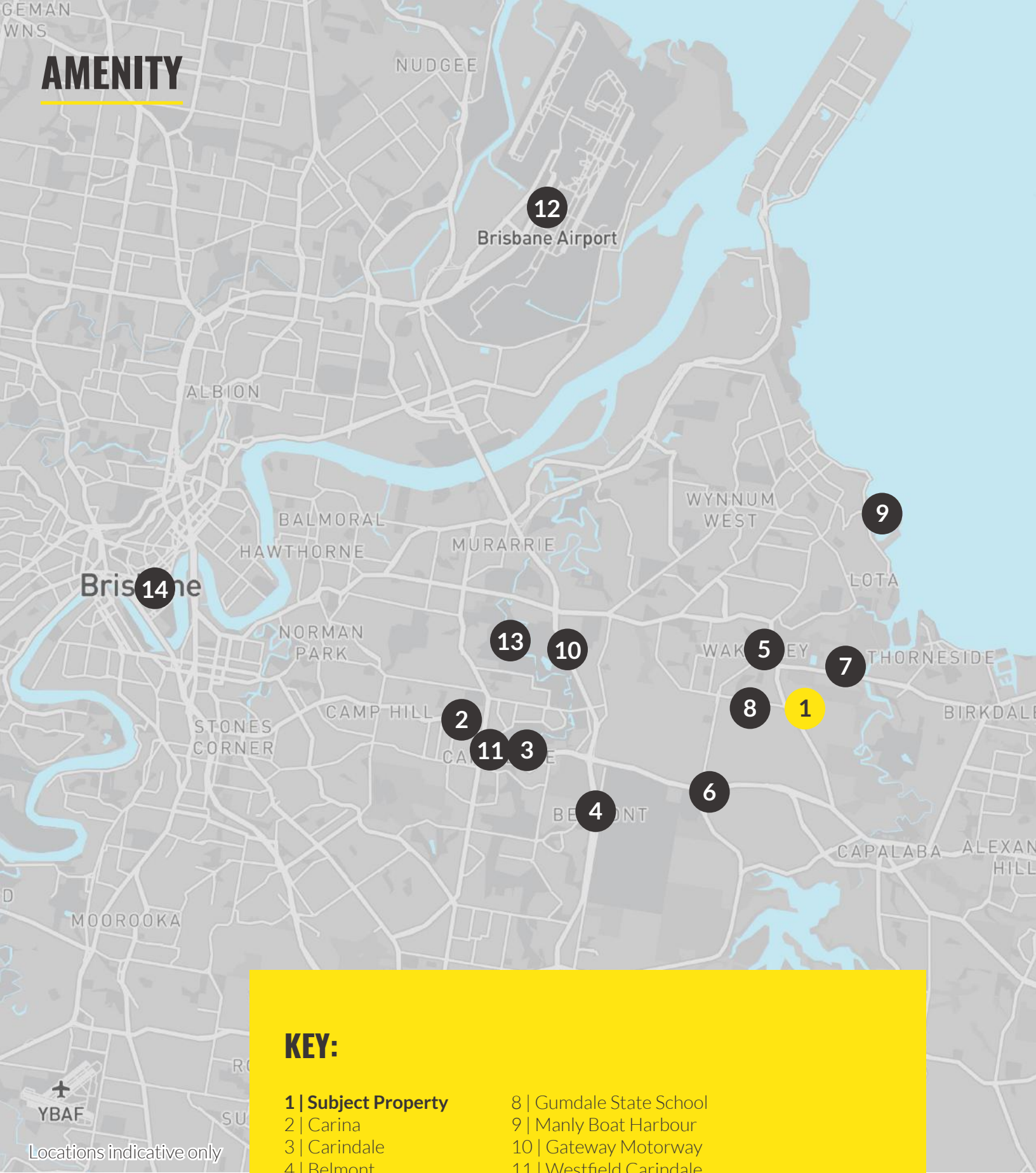
GREEN CAMP ROAD

SUBJECT PROPERTY

NEW CLEVELAND ROAD

MOLLE ROAD

AMENITY



KEY:

1 Subject Property	8 Gumdale State School
2 Carina	9 Manly Boat Harbour
3 Carindale	10 Gateway Motorway
4 Belmont	11 Westfield Carindale
5 Wakerley	12 Brisbane Airport
6 Chandler	13 Minnippi Golf Course (under construction)
7 Ransome	14 Brisbane CBD



TOWN PLANNING SUMMARY

The subject property is zoned EM- Environmental Management under the Brisbane City Plan 2014.

The purpose of the Environmental Management zone code is to recognise environmentally sensitive areas and may provide for houses on lots and other low impact activities where suitable. The provisions of this zoning designation are provided overleaf.

Surrounding land uses comprise mostly rural residential properties with some small-scale commercial and light industry land uses scattered throughout Gumdale and surrounding suburbs. Directly adjacent to the subject property is a Shell Service Station and NightOwl convenience offering which represents potential development schemes available to the subject property.



Source: Brisbane City Council



BRISBANE TOWN PLANNING CODE

1. The purpose of the Environmental Management Zone Code will be achieved through the following overall outcomes:
 - a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
 - i. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values;
 - ii. Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.
 - b. Development sustains natural environment-centred living and other land uses, compatible with conserving and maintaining the integrity of the city's wildlife, habitats and other significant ecological assets and processes on private lands.
 - c. Development provides for land to be managed for both its nature conservation values and environmental functions, including a broad range of ecosystem services.
 - d. Development provides for the restoration of wildlife habitat and associated features through the rehabilitation of land functioning as a receiving site for environmental offsets.
 - e. Development provides for a natural environment-centred land use, including permanent biodiversity plantation or nature-based outdoor recreation activity to co-exist with, conserve and enhance environmental values and functions through innovative design, planning and construction approaches.
 - f. Development of a compatible land use, such as nature-based living, adopts and promotes sustainable operational features and practices, including climate responsiveness and water conservation.
 - g. Development for housing comprises predominantly a 1 or 2 storey dwelling house which is located on an appropriately sized lot and is designed and sited to respect the environmental values and identity of the Environmental management zone.
 - h. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.
 - i. Development for an agricultural supplies store, animal keeping, bulk landscape supplies, emergency services, garden centre, service station, or wholesale nursery:
 - i. is of a scale which is compatible with the Environmental management zone;
 - ii. is located on a district road or suburban road (or motorway or arterial road only, if a service station);
 - iii. supports existing concentrations of centre-type activities;
 - iv. is not located within an area of high or general ecological significance or an area of strategic high or general ecological significance on the Biodiversity areas overlay map.
 - j. Development for cropping may be accommodated where compatible with adjoining existing and envisaged future uses.
 - k. Development for a place of worship, retirement facility, residential care facility or other intensive land use is not accommodated as their size, bulk and visual impact detract significantly from the landscape character and environmental values of land.
 - l. Development does not adversely impact upon the values and functions of the land, including its landscape or natural resource values through innovative design, planning and construction approaches, including application of noise, light and physical buffers external to the values being conserved.
 - m. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.

INFRASTRUCTURE

Water	Located at site boundary
Electricity	Located at site boundary
Sewerage	Not Connected



KEY:

- Reticulation Main
- Inground Hydrant
- Service

Outline Indicative only

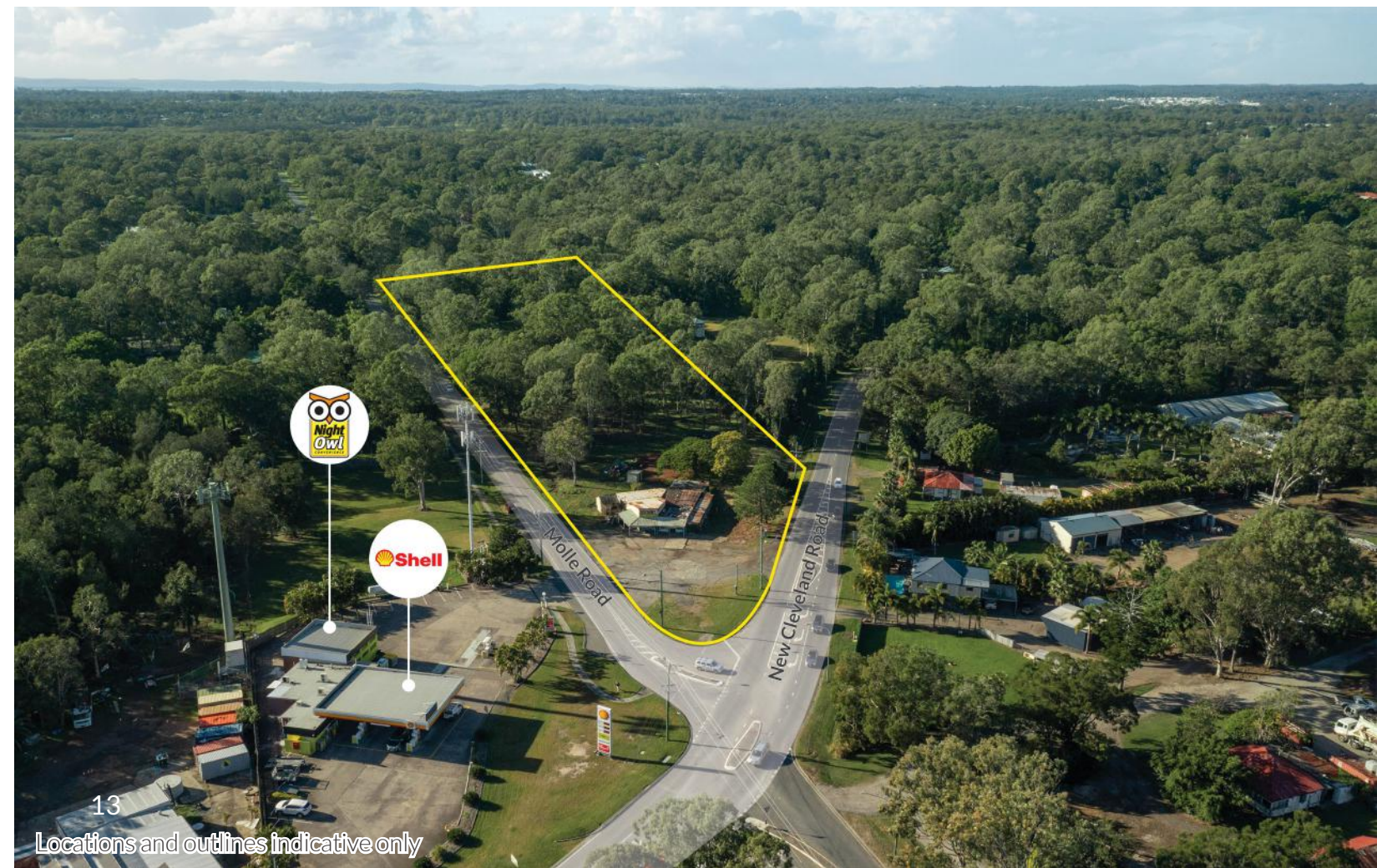
^ Urban Utilities Open Data Map



*approximately



Outlines Indicative only



IMPROVEMENTS

Existing improvements encompass a low set older style retail shop with an ancillary shed and numerous storage crates and shipping containers, located on the front portion of the site. The balance of the property is unimproved and comprises mostly vegetated land.

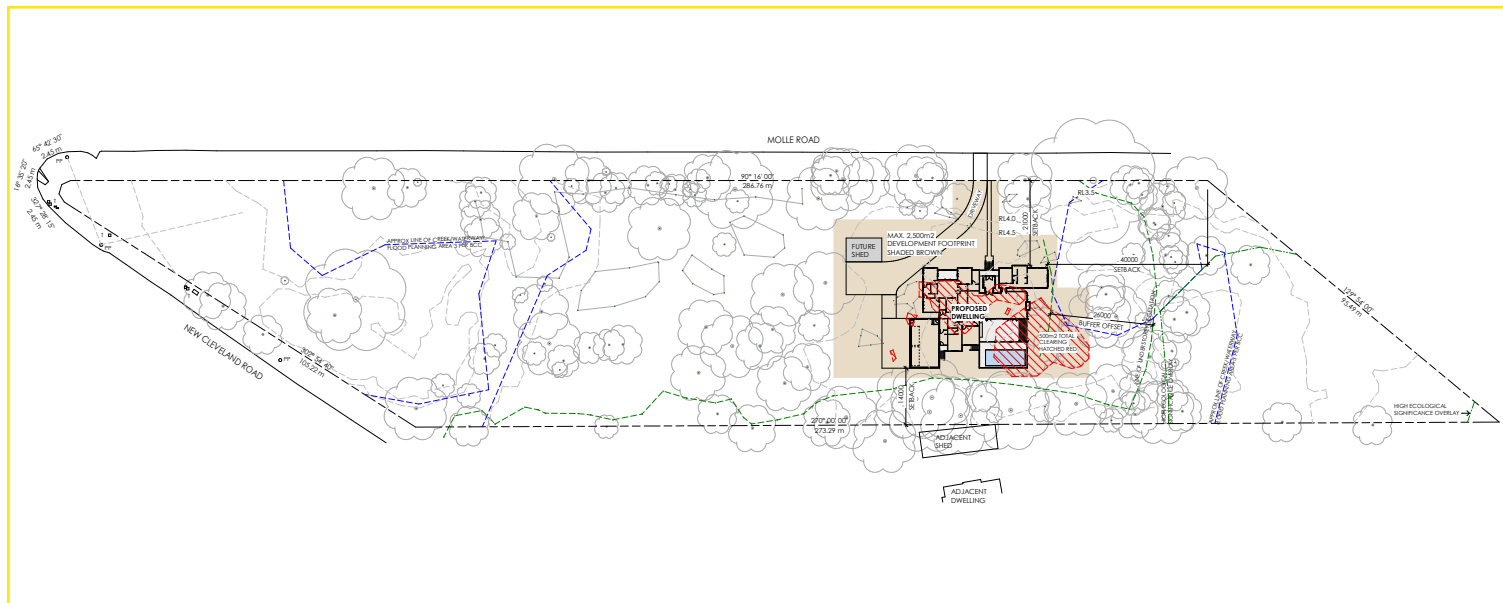
DEVELOPMENT APPROVAL

The property has been approved for a 5 bedroom residential dwelling with a pool and 4 car garage, comprising a 2,500 sqm* development footprint, under Brisbane City Council application reference A005614346.

Approval Date: 2 July 2021

Aspects of Development: DA - PA - Material Change of Use – Development Permit
Description of Proposal: New Dwelling house in the Environmental management zone, Biodiversity areas overlay, Flood overlay and Waterway corridors overlay

Currency Period: 27 September 2027.



FUTURE DEVELOPMENT POTENTIAL

The property lends itself to potential commercial development opportunities over the north-western portion of the site free 'mostly' of ecological significance overlays. Any future development opportunity would be subject to council and DA approval.

Potential development outcomes under the Brisbane 2014 City Plan include but are not limited to: agricultural supplies, animal keeping, bulk landscape supplies, emergency services, garden centres, service stations or wholesale nurseries (STCA).

BRISBANE MAJOR PROJECTS

BRISBANE OLYMPIC GAMES (2032)

In February 2021, the International Olympic Committee (IOC) named Brisbane, Queensland as the Preferred Host for the 2032 Olympic and Paralympic Games. If Brisbane is successful the games are expected to generate \$8.1 billion dollars in benefits for Queensland.¹

BRISBANE AIRPORT EXPANSION (2020)

Brisbane's new runway was one of the largest aviation construction projects undertaken in Australia and completed last year. It has been estimated that by 2035 the new runway will lead to the creation of 7,800 new jobs and contribute an additional \$5 billion in annual economic benefit to the region. For the domestic community of travellers this project will also lead to a greater choice in airlines, destinations and flight times.²

QUEENS WHARF CASINO PRECINCT (2022)

Queen's Wharf is a generational precinct redevelopment which will change the face of Brisbane forever. Comprising a new state of the art casino, four luxury hotels and three residential towers plus much more, the iconic development will encompass more than 12 football fields of redeveloped and enhanced public realm. Queens Wharf will help create a vibrant new world city that attracts visitors and investment, reconnects the activity of the CBD to the river, preserves and celebrates Brisbane's heritage, and delivers high quality public spaces.³

CROSS RIVER RAIL (2024)

Cross River Rail is a new 10.2 kilometre rail line from Dutton Park to Bowen Hills, which includes 5.9 kilometres of twin tunnels under the Brisbane River and the CBD. This transformational project will improve our quality of life, help our economy keep growing, generate thousands of jobs and activate urban development, across the whole of South East Queensland.⁴

MINNIPPI GOLF COURSE - CANNON HILL (2022)

Minnippi Golf Course is the first public golf course to be developed in Brisbane for 70 years on a 72 hectare parcel of 125 hectare of land owned by the City of Brisbane alongside Bulimba Creek. Designed by Pacific Coast Design and developed by the BMD Group the golf course is set to establish new standards for golf in Australia.⁵

1| QLD Government (KPMG Economic Assessment)
2| Brisbane Airport Corporation
3| Queens Wharf Brisbane (Website: Project Page)
4| Cross River Rail (Website: Project Page)
5| Brisbane City Council (Website: Project Page)

SALE PROCESS

1000 New Cleveland Road, Gumdale is being offered for sale by way of Expressions of Interest closing Thursday 5th August 2021 at 4:00pm (AEST).

Inspections

Inspection of the property is highly recommended and can be arranged by appointment only with the exclusive selling agents.

Enquiries

All enquiries regarding information and requests for inspections are to be directed to the exclusive selling agents below.

Finance

We gladly recommend the opportunity to provide funding support or options to all potential buyers and encourage those who require further information to contact James Kelder of Green Finance Group on 0432 393 608 or james@greenfinancegroup.com.au.



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For Sale via Expressions of Interest Closing at
4:00pm (AEST) Thursday 5 July 2021

RAY WHITE COMMERCIAL QLD

RAY WHITE SPECIAL PROJECTS (QLD)

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