



**541 SOUTH STREET**

**GLENVALE**

**TOOWOOMBA, QLD 4350**

APPROVED 1.295\* HECTARES  
RESIDENTIAL SUBDIVISION SITE



INFORMATION MEMORANDUM



## CONTENTS

INTRODUCTION	3
EXECUTIVE SUMMARY	5
DEVELOPMENT HIGHLIGHTS	7
ASSET OVERVIEW	8
TOWN PLANNING	9
MAJOR INFRASTRUCTURE	10
THE LOCATION	12
LOCAL AMENITIES	14
DEMOGRAPHIC OVERVIEW	16
SALES PROCESS	18
OFFERS TO PURCHASE	19
ENQUIRE NOW	21



Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice.

Graphic design by DuoCreate.com ©

## INTRODUCING TO THE MARKET FOR SALE

On behalf of the Mortgagee in Possession, Ray White Special Projects QLD are pleased to present for sale a 1.295 Ha\* residential development site at 541 South Street, Glenvale approximately 4km from the Toowoomba CBD.

The site's key attributes include;

- ✓ Land Area of 1.295\* hectares (12,950 sqm\*)
- ✓ Designated Low-Medium Density Residential
- ✓ Previously approved for townhouses with future options including residential subdivision (STCA<sup>^</sup>)
- ✓ 4km\* west of the Toowoomba CBD
- ✓ In close proximity to a vast array of shopping, educational, recreational, medical and public transport amenities.

Outline indicative only. \*Approximately. <sup>^</sup>Subject to council approval.



## EXECUTIVE SUMMARY

### The Exclusive Opportunity

A vacant redevelopment site with a range of development options and positioned only 4km\* west from the Toowoomba CBD is being offered via Offers to Purchase on behalf of The Mortgagee in Possession.

The site offers an opportunity to capitalize in:

- ✓ Manageable size development with varying development options including Residential subdivision and Townhouses
- ✓ Access to services/infrastructure (sewer, water, power) readily available to the site
- ✓ Previous approval for 56 townhouses being the balance of the existing development adjoining the site
- ✓ Well positioned approximately 4km from the Toowoomba CBD and close to a range of amenity including:
  - Clifford Gardens Shopping Centre (3.1km)
  - Toowoomba Turf Club (2.2km)
  - Queens Park (6km)
  - Wellcamp Airport (19km)
- ✓ Strong local economy within Toowoomba and surrounding Darling Downs areas with Toowoomba City being Australia's largest (non-capital) inland city with a population of 135,000 (June 2017).

### Agents Contact

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

#### Tony Williams

Executive Director  
 Ray White Special Projects (QLD)  
 M (+61) 0411 822 544  
 E [tony.williams@raywhite.com](mailto:tony.williams@raywhite.com)

#### Mark Creevey

Executive Director  
 Ray White Special Projects (QLD)  
 M (+61) 0408 992 222  
 E [mark.creevey@raywhite.com](mailto:mark.creevey@raywhite.com)

Outline indicative only.

*"The greater Glenvale area is undergoing significant redevelopment, fast becoming a vibrant residential community within the Toowoomba LGA."*



## DEVELOPMENT HIGHLIGHTS

### Infrastructure

Important infrastructure including power, water and sewerage are located in close proximity to the site allowing for convenient connection.

### Economy

Being Australia's largest inland non-capital city Toowoomba boasts a large range of facilities and amenities to support the growing population of 135,000 including shopping, parks and gardens, regional hospital, quality primary secondary and tertiary educational facilities and cultural centres.

### Location

Positioned only 4 kilometres South-West of the Toowoomba CBD in the growing suburb of Glenvale comprising new residential housing, established housing and large acreage lots.

### Land Form

A near level site predominantly cleared the property provides no major obstacles to redevelopment.

### Planning

The site is designated Low-Medium Residential and was previously approved for a 56 townhouse development - Stage one of which was completed on the block adjoining the south eastern boundary of the site.

### Manageable Scale

The 1.295\* hectare site offers a variety of development opportunities and a smaller scale of project with a manageable development. With current challenges in development financing environment the site offers an attractive development size and potentially shorter development horizon.

### Development Flexibility

Under the Low-Medium Density Residential zoning the site offers a variety of development options including residential subdivision with potential to incorporate a range of alternative lot sizes and layouts as well as medium density with the site having previously been approved for 56 townhouses.

\*Approximately

## ASSET OVERVIEW

The property sits adjacent to residential development with infrastructure services works already undertaken, benefiting from a slightly elevated position with rear boundary fronting council owned open space.

Schools, local neighbourhood and major shopping, public transport, key employment nodes and Wellcamp Brisbane West Airport are all in close proximity.

The site was previously approved for 56 townhouses across four (4) stages and also provides an opportunity for a residential subdivision with varying lot sizes.

### Property Overview

Address	541 South Street, Glenvale QLD 4350
RPD	Lot 200 on SP 280260
Site Area	12,950 sqm*
Zoning	Low-Medium Residential (Urban Residential), Toowoomba Regional Planning Scheme 2012
Local Authority	Toowoomba Regional Council

\*Approximately.



Outline indicative only.

Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice.



### Lapsed Development Approval

The subject site has previously received Development Approval on the 16 September 2014 which has now lapsed, under council reference no. MCUC/2014/2680 and RAL/2014/2682 for the following:

### Development Permit

Combined MCU and RAL – Code – Material Change of Use for Multiple Dwelling (30 x 2 bedroom units, 35 x 3 bedroom units, and 1 x 4 bedroom unit) over 5 Stages, and Reconfiguring a Lot (1 lot into 2 lots).

A negotiated Decision Notice was provided on 28 November 2014. The site further had Operational Works Approvals for both Road Works and Driveway Crossover under council reference No. OW/2014/6323 and OW/2017/2921.

An extract of the previously approved plans are shown below.



Town Planning Stage Map

Outline indicative only.

TOWN PLANNING

## MAJOR INFRASTRUCTURE

A number of substantial infrastructure projects valued over at \$8.7 billion currently underway or in planning demonstrating the region's strength and future growth prospects.

\$1.606<sup>B</sup>

### TOOWOOMBA SECOND RANGE CROSSING

Status: Under construction.

\$330<sup>M</sup>

### CUNNINGHAM HIGHWAY ▶ YAMANTO TO EBENEZER INTERCHANGE

Status: In planning.

\$5.25<sup>B</sup>

### INLAND FREIGHT RAIL ▶ QUEENSLAND COMPONENTS

Status: In planning. Expected completion in 2025.

\$235<sup>M</sup>

### INTERLINKSQ FREIGHT TERMINAL

Status: Expected completion in 2019.

\$153<sup>M</sup>

### OAKEY SOLAR FARM

Status: Stage 1 is currently under construction.

\$600<sup>M</sup>

### BULLI CREEK SOLAR FARM

Status: Stage 1 is under procurement with completion expected for 2019. Stages 2 and 3 are scheduled for completion in 2020 and 2021.

\$250<sup>M</sup>

### YARRANLEA SOLAR FARM

Status: Construction expected to commence in 2019.

\$100<sup>M</sup>

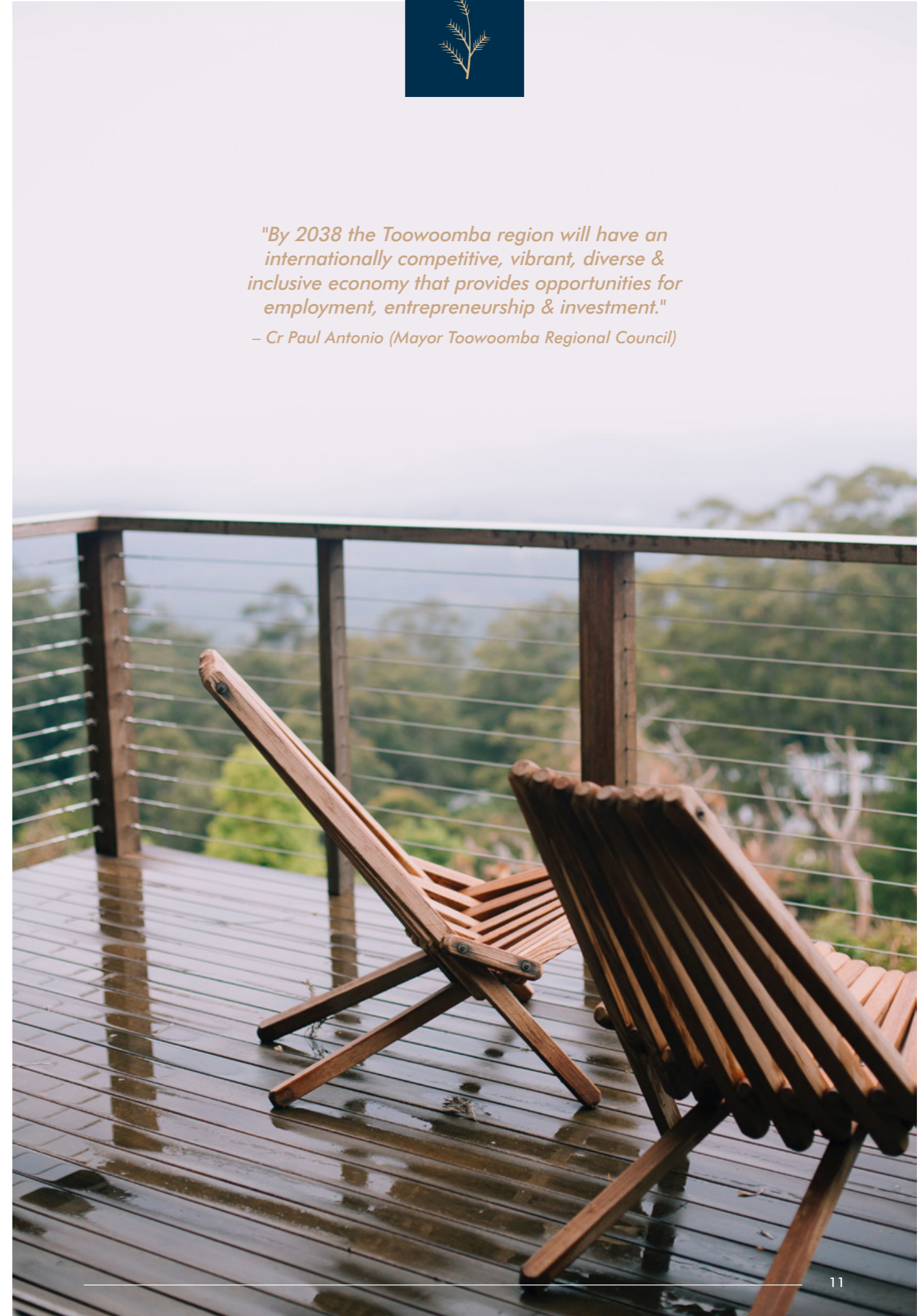
### LOCKYER VALLEY GAS POWER STATION

Status: Construction expected to commence over the next year, with completion forecast for 2020.



*"By 2038 the Toowoomba region will have an internationally competitive, vibrant, diverse & inclusive economy that provides opportunities for employment, entrepreneurship & investment."*

*– Cr Paul Antonio (Mayor Toowoomba Regional Council)*



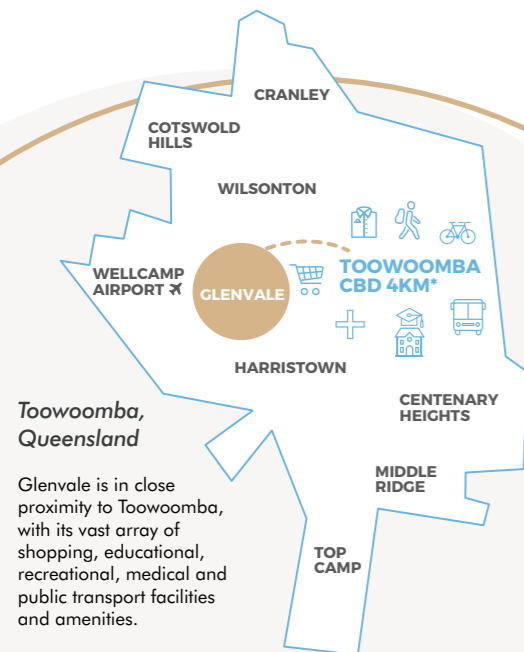
## THE LOCATION

### SEQ's Western Corridor

Toowoomba is located approximately 130km west of Brisbane. The city is located in the Darling Downs Region and is Australia's largest non-capital inland city (after Canberra).

The Toowoomba Regional Council lists their 'priority' industries as Agribusiness, Transport and Logistics, Advanced Manufacturing, Tourism, Health and Education, Resources and Defence and Aerospace. Growth in a number of these industries has been boosted during recent years by some large-scale infrastructure and social infrastructure projects that have been completed, are currently underway, or in planning.

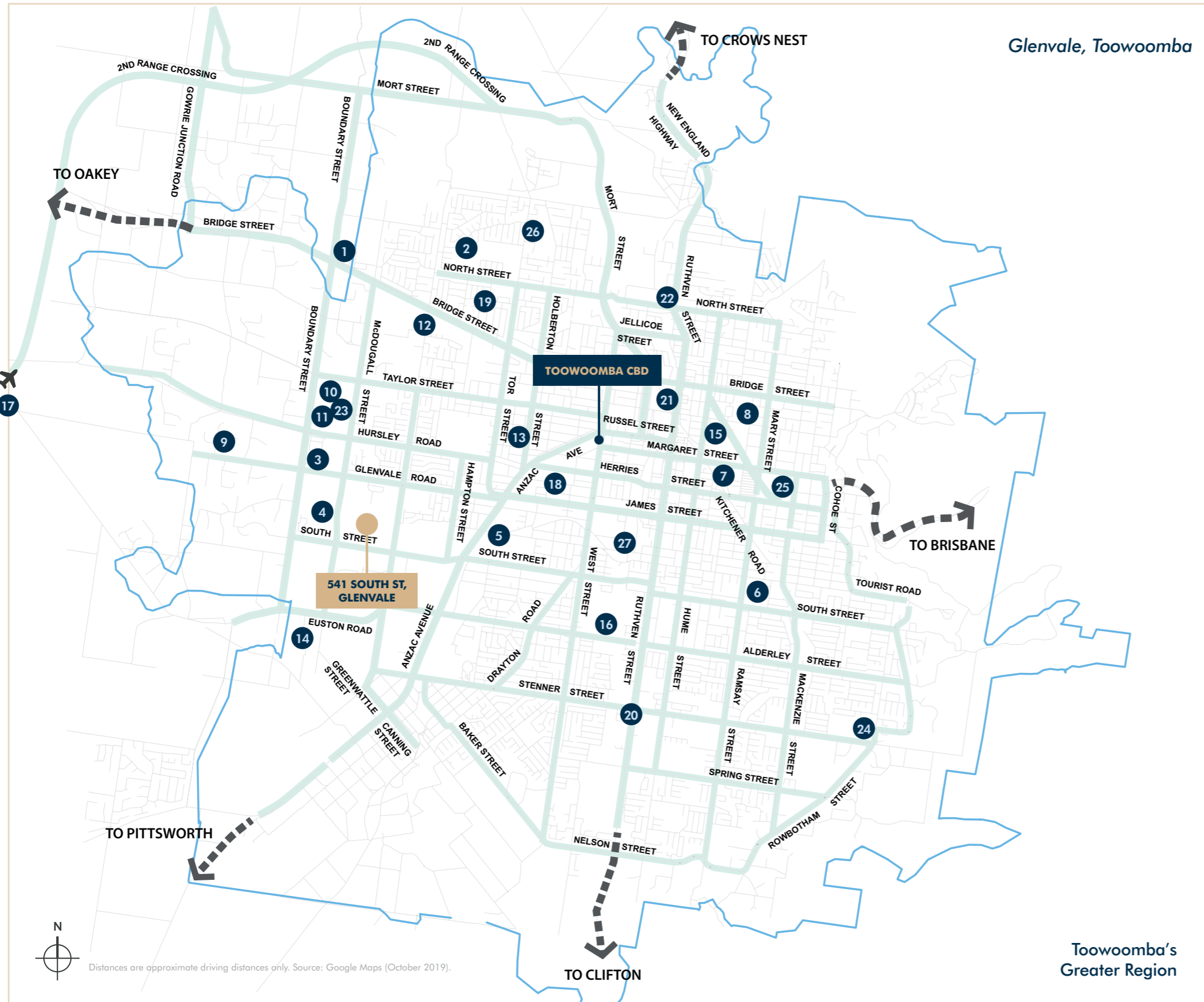
Economic growth in the region has also been driven by the large pipeline of works, which are gradually transforming the region to be an agricultural and freight and logistics centre. Projects such as the Inland Rail, Second Range Crossing and InterlinkSQ will be catalysts for a significant transformation of Toowoomba going forward. These projects will have substantially positive impacts on the residential and commercial property markets in the region.



\*Approximately.



## LOCAL AMENITIES



### Education

1. Fairview Heights State School (7 mins)
2. Wilsonton State High School (10 mins)
3. Glenvale State School (2 mins)
4. Darling Downs Christian School (2 mins)
5. Harristown State High School (6 mins)
6. Centenary Heights State School (10 mins)
7. Toowoomba Grammar School (12 mins)
8. TAFE QLD, Toowoomba Campus (13 mins)

### Public Infrastructure

9. Toowoomba Showgrounds (5 mins)
10. Toowoomba Hockey Club (5 mins)
11. Brothers Toowoomba R.L. Club (4 mins)
12. Toowoomba City Aerodrome (TWB) (5 mins)
13. Clifford Park Racecourse (6 mins)
14. Eustondale Golf Course (3 mins)
15. Queens Park Botanic Gardens (12 mins)
16. City Golf Club (7 mins)
17. Toowoomba Wellcamp Airport (17 mins)

### Retail & Shopping

18. Clifford Gardens Shopping Centre (6 mins)
19. Wilsonton Shopping Centre (8 mins)
20. Ruthven Street Shopping (10 mins)
21. Bunnings Toowoomba North (10 mins)
22. Northpoint Shopping Centre (13 mins)

### Health

23. Bupa Aged Care Glenvale (3 mins)
24. Anglicare Symes Thorpe Aged Care (13 mins)
25. St Vincent's Private Hospital (13 mins)
26. Darling Downs Hospital & Health (10 mins)
27. Toowoomba Hospital (7 mins)



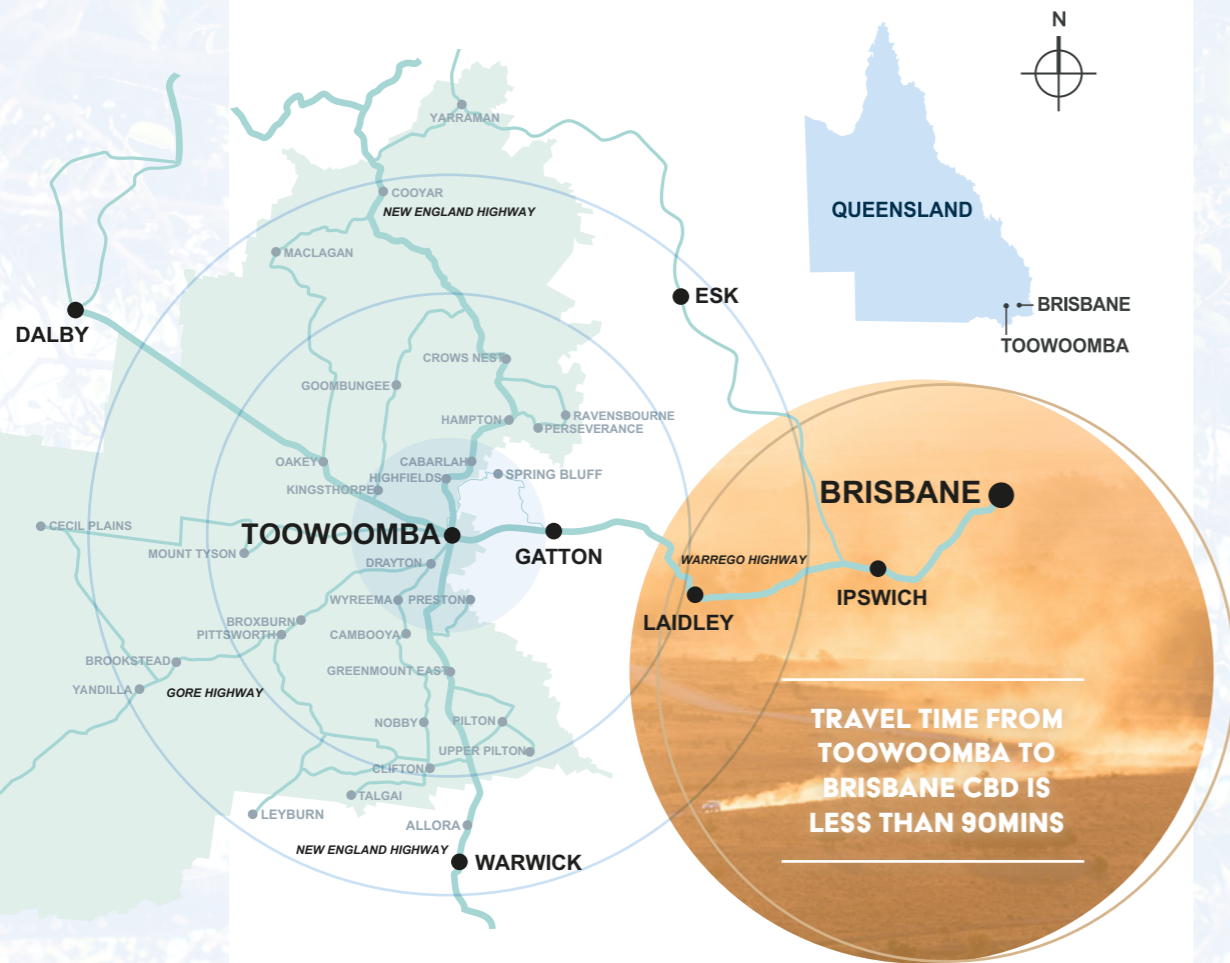


## DEMOGRAPHIC OVERVIEW

The Toowoomba region is on an upward spiral of economic development with significant infrastructure set to transform productivity, accessibility and amenity.

The next wave of economic growth in the Toowoomba region will be driven in large part by major infrastructure investments recently completed and those in the pipeline including the Brisbane to Melbourne Inland Rail Link, the Toowoomba Second Range Crossing, InterLinkSQ, Pulse Date Centre & Technology Park and the further development of Toowoomba Wellcamp Airport.

These developments will enhance the Toowoomba region's agriculture industry supply chain – including food product manufacturing, machine manufacturing and freight and logistics – and will increase the competitiveness of Toowoomba's agricultural industry on a domestic and international level. This presents opportunities to further capitalise on export potential to Asia and other global markets.<sup>^</sup>



<sup>^</sup> Source: Toowoomba Region Economic Development Strategy, Bold Ambitions 2038 (A Blueprint for Regional Prosperity – May 2018), Prepared by: Toowoomba Regional Council, Economic Development Branch (2018).

## TOOWOOMBA BY THE NUMBERS

45,000<sup>+</sup>

Expected population increase in Toowoomba catchment by 2031.<sup>1</sup>

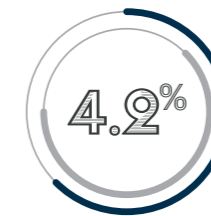


### NEW JOBS INCREASE

The Toowoomba CBD is expected to require a dramatic increase of new jobs by 2041.<sup>4</sup>

13B<sup>+</sup>

Estimated value of projects proposed for Toowoomba since 2016.<sup>2</sup>



### BUSINESS GROWTH

Registered businesses in Toowoomba have grown yearly. In contrast, Brisbane has decreased.<sup>5</sup>

26,000<sup>+</sup>

Expected increase in 65+ aged Toowoomba residents by 2036.<sup>3</sup>

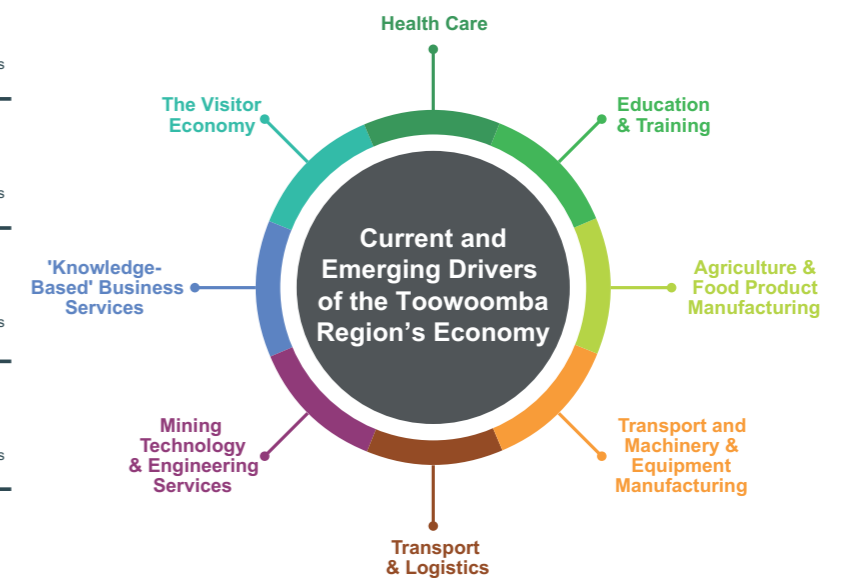


### ANNUAL VISITORS

Toowoomba received over 2.9 million visitors in the 2016-2017 calendar year. This is expected to increase.<sup>6</sup>

## THE FUTURE OF TOOWOOMBA

HEALTH CARE & SOCIAL ASSISTANCE	<b>6,558</b> additional employees required by 2041
PUBLIC ADMINISTRATION & SAFETY	<b>5,525</b> additional employees required by 2041
EDUCATION & TRAINING	<b>4,391</b> additional employees required by 2041
ACCOMMODATION & FOOD SERVICES	<b>3,871</b> additional employees required by 2041
TRANSPORT, POSTAL & WAREHOUSING	<b>3,439</b> an additional 3,439 employees



<sup>1</sup> Source: National Institute of Economic and Industry Research (NIEIR); <sup>2</sup> Source: National Institute of Economic and Industry Research (NIEIR); <sup>3</sup> Source: Department of Employment. Prepared by Toowoomba Region Council (2018); <sup>4</sup> Source: Department of Industry and Science. Prepared by Toowoomba Region Council (2018); <sup>5</sup> Source: Department of Industry and Science. Prepared by Toowoomba Region Council (2018); <sup>6</sup> Source: National Institute of Economic and Industry Research (NIEIR); <sup>7</sup> Source: National Institute of Economic and Industry Research (NIEIR). Prepared by Toowoomba Region Council (2018).

## SALE PROCESS

541 SOUTH STREET, GLENVALE, TOOWOOMBA QLD 4350

### 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 offers lodged;
- ▶ Negotiate directly with any party who has lodged an offer at any stage;
- ▶ Accept or decline a non-conforming offer 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 offer;
- ▶ Reject all or any offers at any time for any reason; and
- ▶ Withdraw the property from sale.

### CONTRACT

Contract has been prepared and will be available for review on request.

### DUE DILIGENCE INFORMATION

A complete Data Room is available to qualified parties which can be accessed via secure data room link. Please contact the marketing agents to obtain access.

### GST

The property is offered for sale as a Going Concern and as such, GST won't apply. Please refer to the relevant clause in Special Conditions of the Contract of Sale for further clarification.

### AGENTS CONTACT

All enquiries in relation to this opportunity including contracts, are to be directed to the exclusive marketing agents:

#### Tony Williams

Executive Director  
Ray White Special Projects (QLD)  
M (+61) 0411 822 544  
E [tony.williams@raywhite.com](mailto:tony.williams@raywhite.com)

#### Mark Creevey

Executive Director  
Ray White Special Projects (QLD)  
M (+61) 0408 992 222  
E [mark.creevey@raywhite.com](mailto:mark.creevey@raywhite.com)



## OFFERS TO PURCHASE (OTP)

### FORM / PARTICULARS

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 541 South Street, Glenvale ("the Property").

Date

### Property Details:

Address	541 South Street, Glenvale QLD 4350		
Real Properties Description	Lot 200 on SP 280260		
Land Area	1.295 hectares (approx.)	Local Authority	Ipswich City Council

### Offer to Purchase:

Proposed Price	\$	GST Exclusive.
Proposed Deposit	10% of the Purchase Price = \$	GST Exclusive.
Proposed Settlement Date		
Further Details or Information	<i>(Finance, Conditions etc.)</i>	

### Details of the Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	
Company Name	<i>(if applicable)</i>		
ABN		ACN	<i>(if applicable)</i>
GST Registered	<input type="radio"/> Yes <input type="radio"/> No <i>(please circle one)</i>		

### Details of the 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.

<b>Full Name</b>	
<b>Signature</b>	
<b>Date</b>	

Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice.



**Agents Contact:**

All enquiries in relation to this opportunity including contracts, are to be directed to the exclusive marketing agents:

**Tony Williams**

Executive Director  
Ray White Special Projects (QLD)  
M (+61) 0411 822 544  
E tony.williams@raywhite.com

**Mark Creevey**

Executive Director  
Ray White Special Projects (QLD)  
M (+61) 0408 992 222  
E mark.creevey@raywhite.com

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.



**541 SOUTH STREET**

**GLENVALE**

**TOOWOOMBA, QLD 4350**

*Exclusively presented by*

 **RayWhite®**

[raywhitespecialprojects.com](http://raywhitespecialprojects.com)

Disclaimer: The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein with by Ray White Commercial Queensland (including its related bodies corporate), its principal or its servants or agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers should not only rely on the material but should make their own enquiries and satisfy themselves as to the accuracy of all aspects of the material. Any liability on the part of Ray White Commercial Queensland or the Vendor, their servants or agents for damages for any claim by a potential purchaser arising out of or in connection with this material, other than liability which is totally excluded by this clause, will not (whether or not such liability results from or involves negligence) exceed \$1,000.00.