

RayWhite

INFORMATION MEMORANDUM

414-418 Shute Harbour Road

Airlie Beach QLD 4802



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Expression of Interest

RayWhite

Closing 5pm 30 August 2019

414–418 Shute Harbour Road

Airlie Beach Qld 4802



Property Consultants

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Description of Land

Lots 1,2 & 3 on RP 721168

Build up to 33 units(STCA) or simply build your dream home (or three)* on this elevated ocean view site literally metres from the Airlie Beach main street.

For sale is the first undeveloped parcel of land from the Airlie Beach central business area across three 809m² lots (2,427m² total)# with all town services and a mixed use zoning that gives you many options.

The views are elevated enough to enjoy stunning ocean views across Pioneer Bay and out to the North.

The land is a short 100 metre# walk to the Airlie main street restaurants, shops and right near the new \$7m Airlie Beach foreshore redevelopment that recently opened in June 2019.

The restaurants, shops, lagoon, ferry terminal and beach are right on your doorstep and what is best of all, you do not have to lumber up a big hill to get home after a sumptuous dinner with your family and friends.

All the big-name islands including Hayman, Hamilton, Daydream, Long Island and South Molle are a short ferry ride away or a quick boat or helicopter ride will have you picnicking at Whitehaven Beach in no time at all.

This rare property will suit those looking for a block with different options in a fantastic location.

Genuine sellers are prepared to listen to the market, call for more information today.

* subject to council approval

areas / distance approximate only

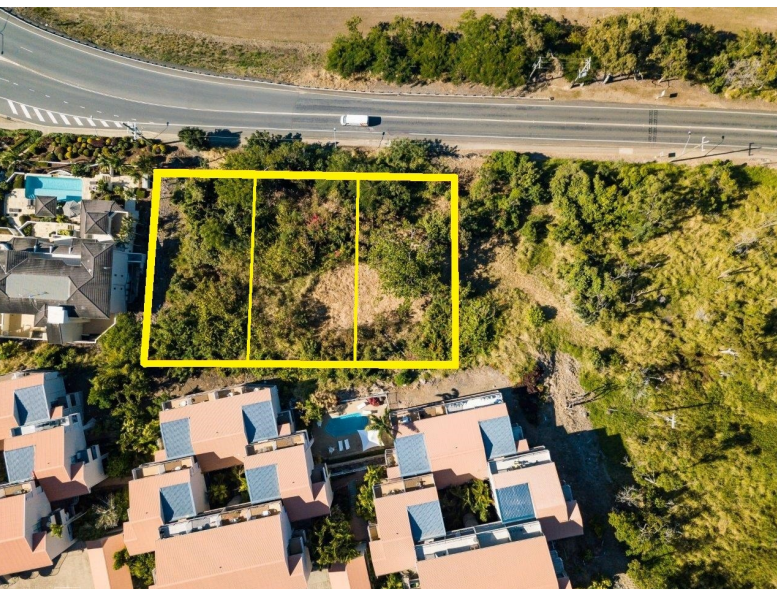
RayWhite.



Method of Sale

The Land is being sold by Expression of Interest with the closing date being 5pm Saturday 31 August 2019.

Interest parties are requested to complete the attached “expression of Interest form”.





Expression of Interest

Date: _____

Property:

Buyers Full Name/s: _____

Address: _____

Phone: _____ Email: _____

Solicitor Details: _____

Purchase Price: _____

Initial Deposit: _____

Finance: _____

Settlement Date: _____

Special Conditions:

Buyers Signature/s: _____

This is not a contract. This is a written expression of interest to the seller for their consideration. To formally buy property a contract approved by the Queensland Law Society, or some other recognized contract, must be signed, dated and completed by both buyer & seller in full agreement and subject to the terms and conditions of the contract.

6.2.13 Mixed use zone code

6.2.13.1 Application

This code applies to assessable development:

- (a) within the Mixed use zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Mixed use zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Mixed use zone code is to provide for a mixture of development that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact uses.
- (2) The purpose of the Mixed use zone code in the local government area is to provide for an appropriate mix of uses that take advantage of and support the development of key mixed use activity areas.
- (3) The purpose of the Mixed use zone code will be achieved through the following overall outcomes:
 - (a) development provides for a range of activities that are compatible with the intent of the zone;
 - (b) Community and Other activities established in the zone are appropriately designed and located to assist in maintaining public health, contribute to the comfort and safety of residents and visitors and integrate with the built form and character of the zone. Such uses include community uses, emergency services, health care services and utility installations;
 - (c) the range, scale and intensity of Business, Recreation and Entertainment activities provided within this zone service the needs of surrounding residents and visitors, not compromising the role and function of existing centres within the region. These activities include but are not limited to food and drink outlets, offices, shops, indoor sport and recreation, bars, clubs, hotels, nightclub entertainment facilities and tourist attractions;
 - (d) development provides for a range of Accommodation activities consistent with the mixed use environment intended in this zone. Such Accommodation activities include multiple dwellings, resort complexes, rooming accommodation and short-term accommodation;
 - (e) the scale, character and built form of development contributes to a high standard of amenity in keeping with the intended role and function of the particular precinct²¹;
 - (f) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
 - (g) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;

²¹ Development within the Mixed use zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

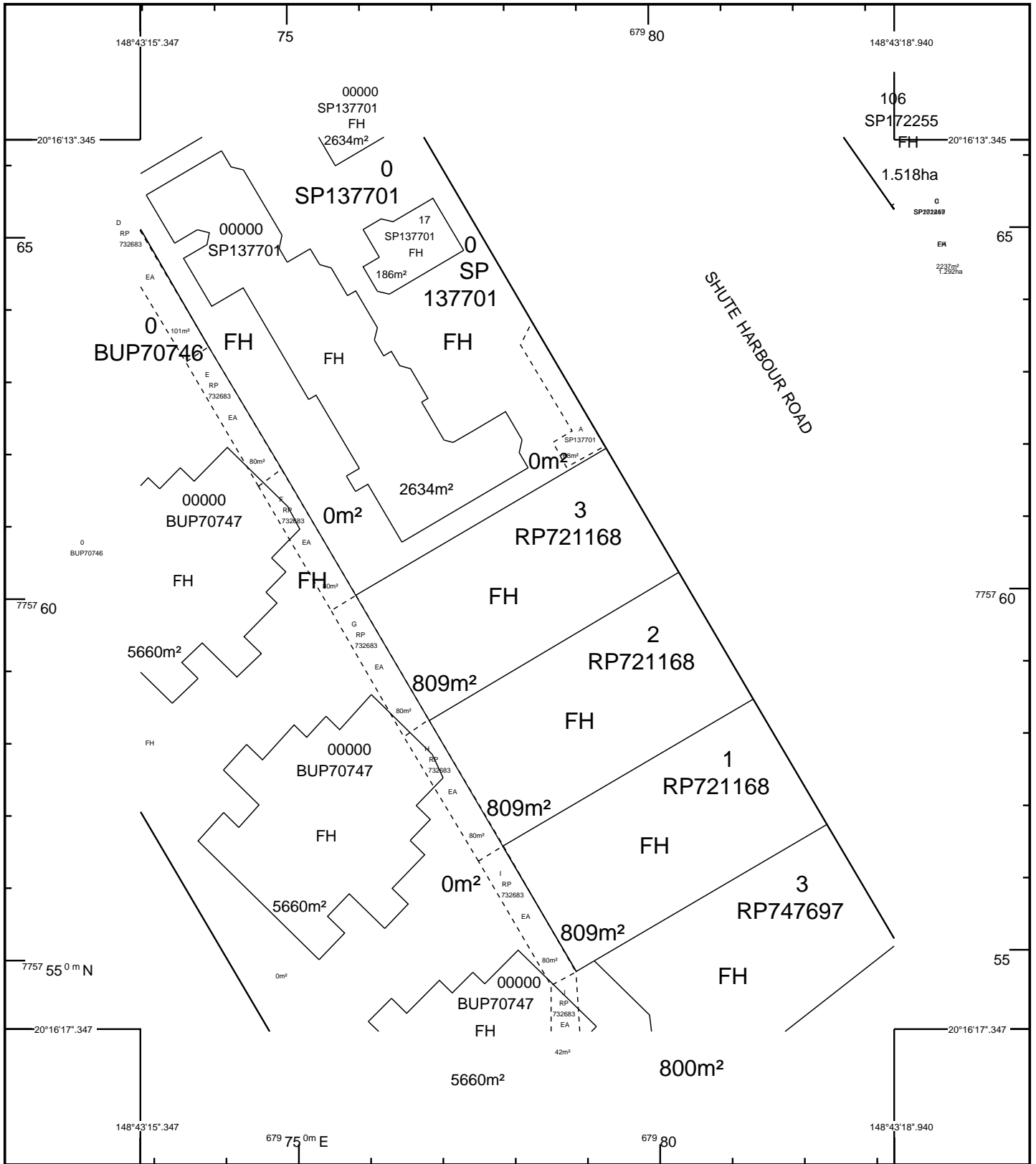
- (h) unless otherwise specified in a local plan code or Table 6.2.13.2.1 (Maximum building heights in Mixed use zone), development has a low to medium rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 12.0m above ground level;

Table 6.2.13.2.1 Maximum building heights in Mixed use zone

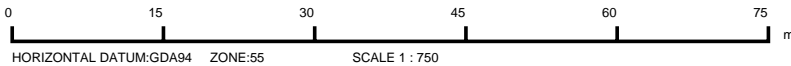
Mixed use location	Maximum building height
Airlie Beach Precinct A	14m
Airlie Beach Precinct C	21m
Airlie Beach Precinct F	18m
Airlie Beach Precinct G	14m

- (i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (k) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network²²;
- (l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (m) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

²² Development within the Mixed use zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).



STANDARD MAP NUMBER
8657-31113

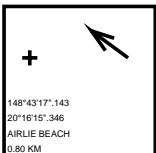


SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	3/RP721168
Area/Volume	809m ²
Tenure	FREEHOLD
Local Government	WHITSUNDAY REGIONAL
Locality	AIRLIE BEACH
Segment/Parcel	61453/63

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	05/07/2019
DCDB	04/07/2019
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For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>



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





Veris

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Planning Summary

**414, 416 & 418 Shute
Harbour Road,
Airlie Beach**



Planning Summary

The site is 2,427m², and is accessed from Shute Harbour Road. The site appears to be serviced by reticulated water and sewerage, electricity and telecommunication services.



Figure 1 – Site (Source: Google Earth)

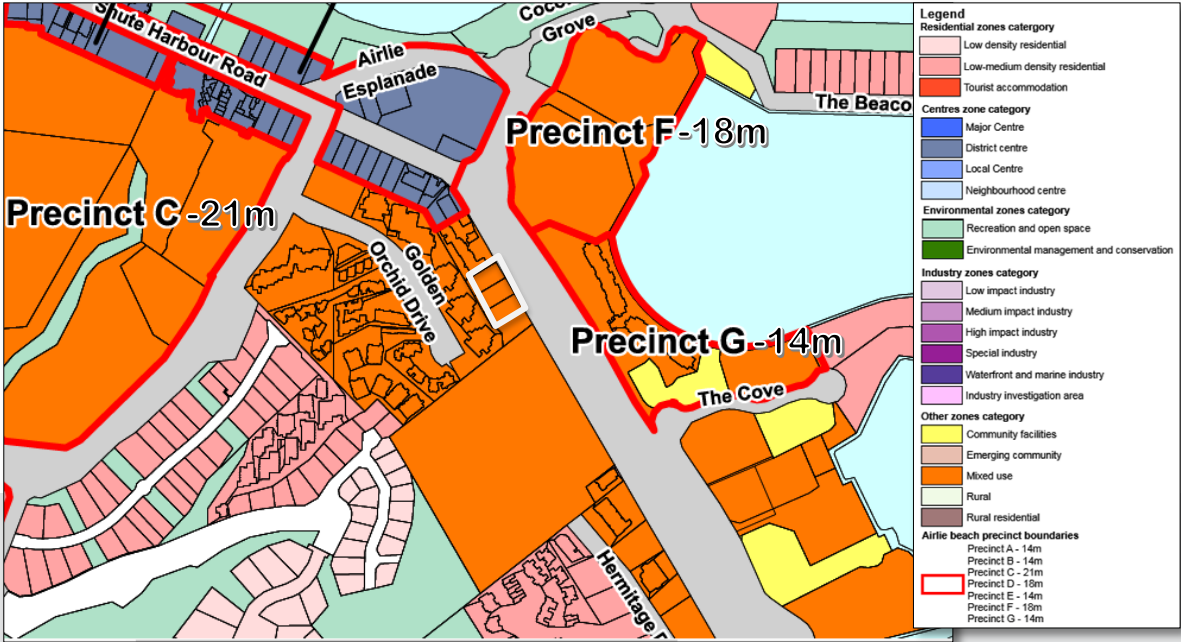


Figure 2 – Whitsunday Regional Planning Scheme 2017 Zoning Map (Source: WRC)

Property Details

Real Property Description	Lot 1, 2, 3 & RP721168
Address	414, 416 & 418 Shute Harbour Road, Airlie Beach
Local Government Authority	Whitsunday Regional Council
Area	809m ² per lot, 2,427m ² combined.
Tenure	Freehold

State Planning Controls

MIW Regional Planning Designation	Urban Footprint (supports future development of the site)
State Government Development Assessment Overlays	
– Remnant Vegetation	Not applicable.
– Main Roads / Rail Proximity	Applicable – Area within 25m of a State-controlled road.
– SEQ Koalas	Not applicable.
– Coastal Zone	Not applicable.
– Storm Tide Inundation	Not applicable.
– Erosion Prone	Not applicable.
– Ergon / Powerlink	Not applicable.

Local Planning Authority Controls

Planning Scheme	Whitsunday Regional Council Planning Scheme 2017
Planning Scheme Zoning	Mixed Use
Planning Scheme Zone Intent	The purpose of the Mixed-Use zone code is to provide for a mixture of development that may include business, retail, and residential, tourist accommodation and associated services, service industry and low impact uses.
Maximum building height	12m above ground level
Planning Scheme Overlays	
– Acid Sulphate Soil	Not applicable.
– Agricultural Land	Not applicable.
– Airport Environs	Not applicable.
– Bushfire Hazard	Not applicable.
– Coastal Protection Overlay – Storm Tide Inundation	Not applicable.
– Coastal Protection Overlay – Erosion Prone Areas and Permanent Inundation	Not applicable.
– Environmental Significance	Not applicable.
– Extractive Resources	Not applicable.
– Flood Hazard	Not applicable.
– Heritage	Not applicable.
– Infrastructure	Applicable – Public Passenger Transport Buffer, Major Electricity Buffer and Road Noise Corridor, Category 1, 2, 3.
– Landslide Hazard	Applicable.
– Waterways and Wetlands	Not applicable.

Development Parameters

<p>Consistent Uses</p>	<p>Accommodation activities: Caretaker's accommodation, Dual occupancy, Dwelling house, Home based business, Multiple dwelling, Residential care facility, Rooming accommodation and Short term accommodation.</p> <p>Business activities: Food and drink outlet, Market, Office, Sales office and Shop.</p> <p>Entertainment activities: Bar, Club, Function facility, Hotel, Nightclub entertainment facility and Theatre</p> <p>Community activities: Health care services</p> <p>Recreation activities: Indoor sport and recreation</p> <p>Other activities: Parking station</p>
<p>Level of Assessment</p>	<p>Accepted Development* or Code Assessable* *subject to further planning scheme parameters</p>
<p>Definitions</p>	<p>Caretaker's accommodation Premises used for a dwelling for a caretaker of a non-residential use on the same premises.</p> <p>Dual Occupancy A residential use of premises for 2 households involving 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property.</p> <p>The use may include any domestic outbuilding associated with the dwellings; but does not include a residential use of premises that involves a secondary dwelling.</p> <p>Dwelling house Residential use of premises involving 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.</p> <p>Home based business A dwelling or domestic outbuilding on premises used for a business activity that is subordinate to the residential use of the premises.</p> <p>Multiple Dwelling Residential use of premises involving three or more dwellings, whether attached or detached, for separate households.</p> <p>Residential care facility The use of premises for supervised accommodation, medical and other support services, for persons who cannot live independently, and require regular nursing or personal care.</p>

Rooming accommodation

Premises used for residential accommodation, if each resident—

- has a right to occupy 1 or more rooms on the premises;
- does not have a right to occupy the whole of the premises;
- does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and
- shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises.

Where ancillary the use may include a manager's residence, an office or providing food or other services to residents.

Short-term accommodation

Premises used to provide accommodation of less than 3 consecutive months to tourists or travellers. Where ancillary the use may include a manager's residence, office, or recreation facilities for the exclusive use of guests.

Food and drink outlet

Premises used for preparation and sale of food and drink for consumption on or off the premises. Where ancillary the use may include the sale of liquor for consumption on premises.

Market

Premises used on a regular basis for the selling of goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables. Where ancillary the use may include entertainment.

Office

Premises used for

- providing an administrative, financial, management or secretarial service or function;
- the practice of a profession; or
- providing business or professional advice or services.

The use does not include the use of premises for making, selling or hiring goods.

Sales office

The use of premises for the temporary display of land parcels or buildings that are for sale, or proposed to be sold; or can be won as a prize in a competition.

Shop

Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

Bar

Premises used primarily to sell liquor for consumption on the premises and that has seating for 60 or less people. Where ancillary the use may include entertainment activity, or preparing and selling food and drink for consumption on the premises.

Club

Premises used by an association established for social, literary, political sporting athletic or other similar purposes. Where ancillary the use may include the preparation and selling of food and drink.

Function facility

Premises used for receptions or functions that may include the preparation and provision of food and liquor for consumption on premises as part of a reception or function.

Hotel

Premises used primarily to sell liquor for consumption on the premises. Where ancillary the use may include accommodation to tourists or travellers, dining and entertainment activities. The use does not include a bar.

Nightclub entertainment facility

Premises used to provide entertainment, that is cabaret, dancing or music. Where ancillary the use may include the sale of liquor and the preparing and selling of food for consumption on site

Theatre

Premises used for presenting movies, live entertainment or music to the public or the production of film or music. Where ancillary the use may include preparing and selling food and drink for consumption on the premises, facilities for editing and post-production, facilities for wardrobe, laundry and make-up, set construction workshops, and sound stages.

Health care services

Premises used for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Indoor sport and recreation

Premises used for leisure, sport or recreation conducted wholly or mainly indoors.

Parking station

Premises used for parking vehicles, other than parking that is ancillary to another use.



Introducing Veris

A business united in excellence, Veris combines national strength with local expertise to ensure exceptional project outcomes. With offices across Australia and a proven track record in both the public and private sectors, Veris is a market leader in town planning, urban design, surveying and spatial solutions.

Veris generates value for stakeholders through a union of strategic thinking and expertise. We thrive on challenge, delivering project services and advice that don't just solve problems but take developments to the next level. Our leaders draw on their knowledge to deliver truly unique project solutions and enduring client relationships.

Our business has grown with a single vision – to deliver market-leading planning, design, surveying and spatial solutions. Wherever a client operates, Veris is there with the knowledge, expertise and experience to form partnerships that truly build better environments.

Our formula is tried, tested and it works; we call it the Veris Advantage. Best summarised by four key attributes, it is our guarantee of the standard clients can expect when partnering with Veris.

- **Response** – we are agile in our work; we meet the needs of our clients instinctively.
- **Innovation** – we seek out the new and unexplored; we deliver project solutions with an edge.
- **Collaboration** – we listen and work together with our clients; we thrive in partnership.
- **Experience** – we have in-depth project experience; we deliver optimal outcomes through the expertise of our people.

Quality Management and Safety Systems

Committed to the safe delivery of industry leading service, Veris operates under strict management systems that are certified to the highest international standards. Our Quality Management System is certified to Australian/New Zealand Standard ISO 9001:2016, which governs all business processes and ensures the highest standard of delivery to every client.

The safety of our people and a commitment to zero harm are values upheld to the highest level throughout our business and on every project; reflecting this, we hold Australian/New Zealand Standard 4801:2001 (Occupational Health and Safety Management) certification. Veris is also dedicated to safeguarding the environment and ensuring that the solutions we provide completely reflect this commitment. In light of this, we hold ISO 14001 (Environmental Management Systems) certification.



Veris Capabilities

Property Surveying

Whether a client requires the definition of complex boundaries, status of land ownership, or a subdivision of a land parcel, Veris has the depth of knowledge and technical skills to deliver. Working with highly experienced local surveyors, the best tools and cutting-edge equipment, Veris can tackle even the most challenging or remote environments. Our people pride themselves on delivering spatial solutions that are a step ahead.

Veris cadastral surveyors are registered with the Surveyors Board of each State and Territory in which we operate. They have expertise across a broad range of sectors including residential, agribusiness, industrial, mining, tourism, commercial/retail and education.

Veris surveying services include:

- Cadastral surveys
- Greenfield estate surveys
- Urban renewal
- Infrastructure corridor assessments
- Strata surveys
- Volumetric surveys
- Lease surveys
- Site context surveys
- Land tenure strategy and strata consulting





Town Planning

With an in-depth understanding of planning and regulatory processes, Veris goes beyond simply assisting clients to navigate the planning landscape, we challenge and influence the process itself to deliver innovative success.

We combine our in-house resources with carefully chosen specialists to create powerful partnerships; working in collaboration with our clients, communities and authorities we achieve exceptional, commercially sound strategic project outcomes.

Our town planning solutions include:

- Site identification and evaluation
- Due diligence assessment and reporting
- Statutory and strategic planning
- Planning approvals and stakeholder management

Urban Design

Veris recognises the importance of place-making: today, the creation of urban spaces that people can truly connect with is more vital than ever. We take the time to understand the unique social, economic, physical and environmental angles of every project as part of our integrated design process.

An inclusive, open-ended approach allows our team the freedom to explore a vast range of possible outcomes. The result is liveable, sustainable communities that connect meaningfully with their environment.

Creating special places to live, work and play is our mantra, and we can help you unlock the true potential of your project.

Our urban design services include:

- Site analysis and opportunities assessment
- Due diligence and yield assessment
- Visioning and project positioning
- Master planning, structure planning and planning for growth
- Design guidelines and urban framework planning
- Urban regeneration and infill strategies
- Place-making
- Graphics, visualisation and project marketing materials
- Consulting and negotiation support

Office Locations

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