



Ipswich
Mwy

Redbank Plaza
Shopping Centre

Redbank
State School

RayWhite

Outline & Locations Indicative Only

INFORMATION MEMORANDUM

21 MINE STREET REDBANK QLD 4865

Prepared by Ray White Special Projects (Qld)
JULY 2018

CONTENTS

THE OPPORTUNITY	1
EXECUTIVE SUMMARY	2
PROPERTY OVERVIEW	3
ZONING MAP	4
LOCATION OVERVIEW	5
LOCATION MAP	6
AMENITIES MAP	7
DISCLAIMER	9
SOURCES OF INFORMATION	10
PHOTOGRAPHY	ANNEXURE A
OFFERS TO PURCHASE FORM	ANNEXURE B
TITLE SEARCH	ANNEXURE C
SURVEY PLAN	ANNEXURE D
SMART MAP	ANNEXURE E

THE OPPORTUNITY

ON BEHALF OF THE QUEENSLAND GOVERNMENT, RAY WHITE SPECIAL PROJECTS (QUEENSLAND) HAS PLEASURE IN OFFERING FOR SALE BY OFFERS TO PURCHASE THE DEVELOPMENT SITE SITUATED AT 21 MINE STREET, REDBANK QLD 4865.

Features include:

- Residential development site
- Land area: 6,051m²*
- 10* minutes to Ipswich, 30* minutes to Brisbane CBD and 15* minutes to Springfield Town Centre
- Walk to school, train station, pub and major shopping centre
- Close to Moggill Ferry

For further information, please contact one of your exclusive marketing agents:



Andrew Burke
Ray White Special Projects (QLD)
M 0417 606 128
E andrew.burke@raywhite.com



Matthew Fritzsche
Ray White Special Projects (QLD)
M 0410 435 891
E matthew.f@raywhite.com

EXECUTIVE SUMMARY

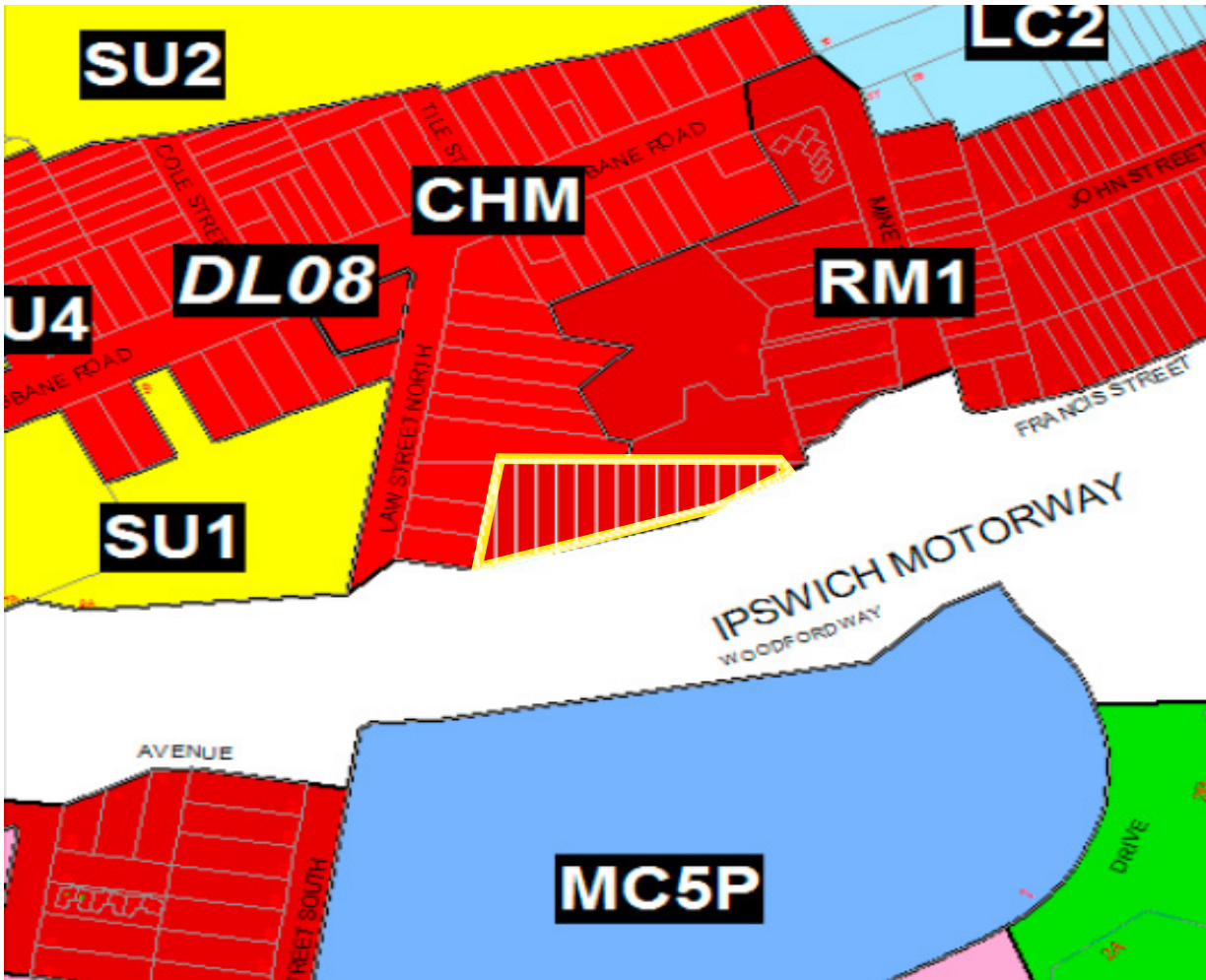
The property	21 Mine Street, Redbank QLD 4865
Property description	6,051m ² * vacant site
Method of sale	<p>The property is for sale by Offers to Purchase.</p> <p>The sellers retain the right (in their absolute discretion) to:</p> <ul style="list-style-type: none"> – Decline to consider and/or accept 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 Seller in the Seller’s absolute discretion; – Change this invitation; – Require additional information from a party who has lodged an offer to purchase; – Reject all or any offers to purchase at any time for any reason; and – Withdraw the property from sale <p>If the OTP is to be submitted by hard copy it is to be enclosed within a sealed envelope marked clearly with:</p> <p>OTP for 21 Mine Street, Redbank QLD 4865 c/- Andrew Burke Ray White Special Projects (QLD) Level 26, One One One Eagle Street 111 Eagle Street, Brisbane Qld 4000</p> <p>If the OTP is to be submitted electronically, details are as follows: c/- Ray White Special Projects (QLD) Facsimile: (07) 3832 4777 E-mail: andrew.burke@raywhite.com or matthew.f@raywhite.com</p> <p>Sale Documents are available from the marketing agents upon request.</p>
Marketing agents	<p>Andrew Burke Ray White Special Projects M 0417 606 128 E andrew.burke@raywhite.com</p> <p>Matthew Fritzsche Ray White Special Projects M 0410 435 891 E matthew.f@raywhite.com</p>

PROPERTY OVERVIEW

Address	21 Mine Street, Redbank QLD 4865
Real Property Details	Lot 1 on SP301745
Land Area	6,051m ^{2*}
Local Authority	Ipswich City Council
Land Description	<p>The subject site comprises an irregular shaped, inside allotment, which is accessed via an local gravel verged roadway via Mine Street to the east.</p> <p>The site features gently undulating topography, which slopes from the north western boundary to the east.</p>
Zoning	<p>The property is zoned “RM01 - Residential Medium Density (3 Storeys)” under the current Town Planning Scheme of the Ipswich City Council.</p> <p>As a broad overview, the Residential Medium Density Zone provides a range of residential forms to meet community housing needs for higher intensity living, to the general exclusion of most other uses.</p> <p>Multiple Residential development is Code Assessable if situated within the RM1 Sub Area and if not exceeding the following building heights or densities:</p> <p>(i) RM1 Sub Area – 3 storeys and 75 dwellings per hectare.</p>
Roads & Access	<p>The site is accessed via an unmarked bitumen roadway which connects to Mine Street in the east. Mine Street is a two way, dual lane roadway which connects to Collingwood Drive in the south and Brisbane Road in the north.</p> <p>The site borders an Ipswich Motorway Service Road on the southern boundary.</p>
Services & Amenities	All normal utilities including electricity, telephone, reticulated town water and sewerage services are available for connection to the property.
Development Approvals	There are no existing applications or approvals with the Ipswich City Council.

ZONING MAP

Residential Medium Density Zone



Urban Areas

BI Business Incubator	BRS Bundamba Racecourse Stables Area
CHL Character Housing (Low Density - Sub Area)	CHM Character Housing (Mixed Density - Sub Area)
CMU Character Areas - Mixed Use	CON Conservation
FU Future Urban	LB Local Business and Industry
LBB Local Business and Industry Buffer	LBIA Local Business and Industry Investigation
LC Local Retail and Commercial	LDC Limited Development (Constrained)
LLR Large Lot Residential	MC Major Centres
REC Recreation	RL Residential Low Density
RM Residential Medium Density	SA Special Opportunity
SU Special Uses	

LOCATION OVERVIEW

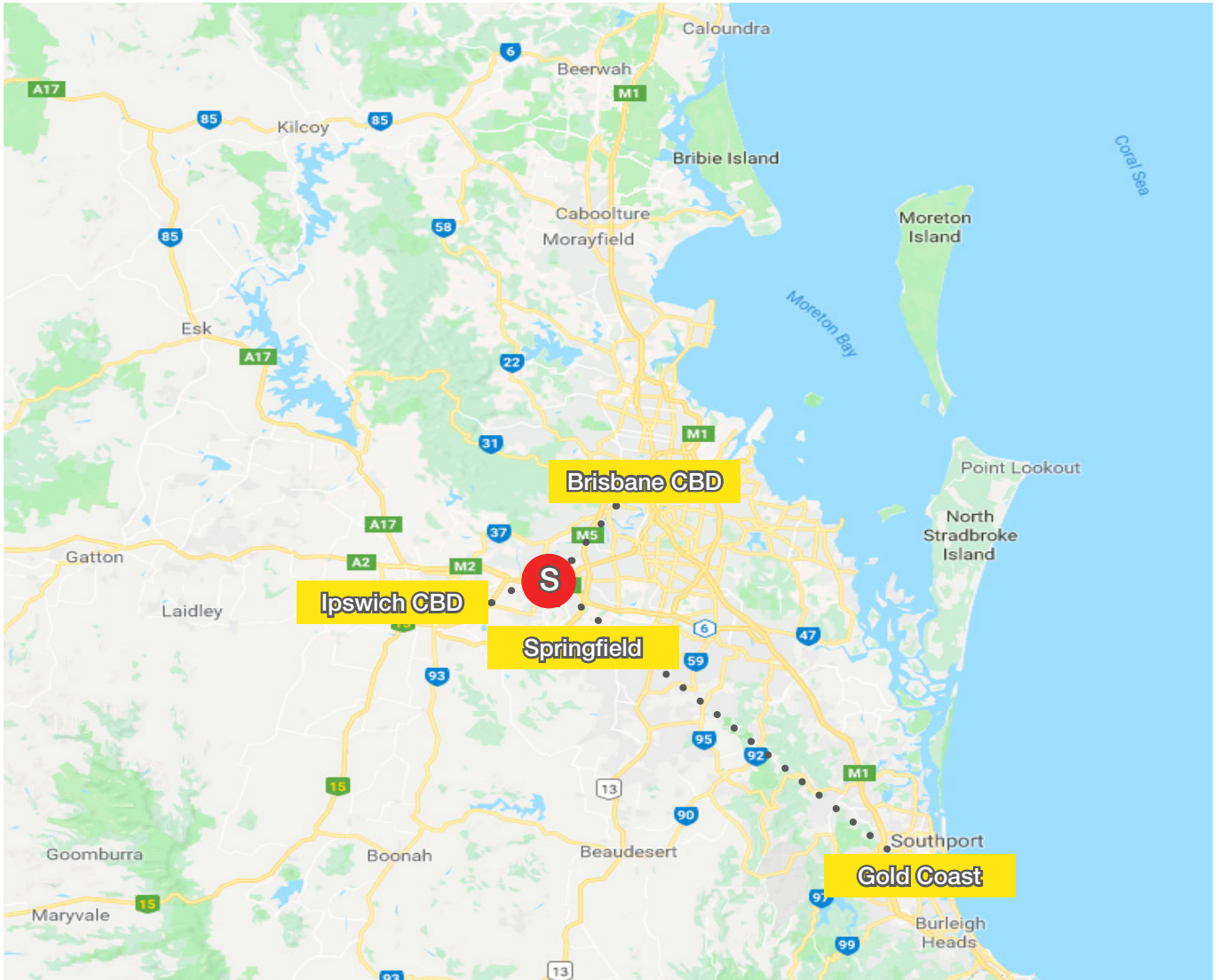
The property is located in the established suburb of Redbank, approximately 13 kilometers east of the Ipswich Central Business District and 27 kilometers south west of the Brisbane Central Business District. The suburb is split into two main precincts - an industrial precinct situated to the north and a residential precinct to the south.

Surrounding development includes low density residential housing to the north, east and west of the site. Redbank Plaza sits to the south of the subject, south of the Ipswich Motorway. Further to the north is an existing industrial estate and a train line. In recent years multiple residential development projects have taken place which have bolstered infrastructure and amenity for the area.

Commercial/retail amenity in the area is primarily provided by Redbank Plaza, which includes major retailers such as Coles Supermarket, Mcdonalds, Big W and Kmart. The shopping centre also includes a Cineplex and multiple eateries.



LOCATION MAP

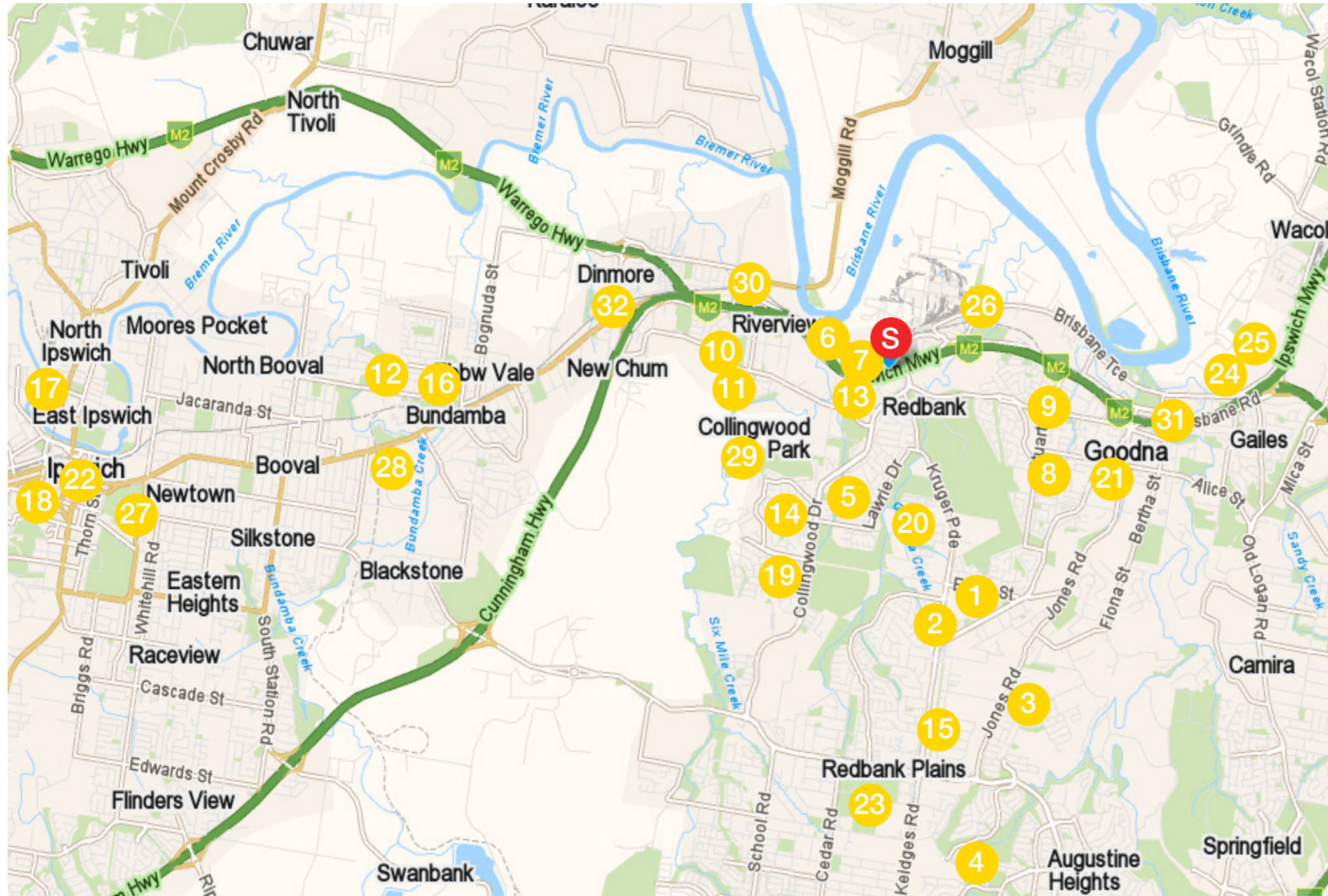


Subject Property

Distance to:

- Brisbane CBD - 27km*
- Ipswich CBD - 13km*
- Springfield - 9km*
- Gold Coast - 85km*

AMENITIES MAP



S Subject Property

Schools

1. Kruger State School
2. Kruger Primary
3. Bellbird Park State High School
4. Augusta State School
5. Collingwood Park State School
6. Redbank Primary
7. Redbank State School
8. Westside Christian College
9. Goodna Preschool
10. Riverview Preschool
11. Riverview State School
12. TAFE Ipswich Campus

Public Transport

30. Riverview Railway Station
31. Goodna Railway Station
32. Dinmore Railway Station

Shopping

13. Redbank Plaza
14. Woolworths Collingwood Park
15. Town Plaza Redbank Plains
16. Bunnings Warehouse
17. Riverlink Shopping Centre
18. Ipswich City Square

Medical

19. Collingwood Park Family Medical Centre
20. Palm Lake Medical Centre
21. Goodna Medical Centre
22. Ipswich Hospital

Recreation and Parks

23. Redbank Plains Recreational Reserve
24. Wolston Park Golf Course
25. Gales Golf Course
26. Pan Pacific Peace Gardens
27. Ipswich Nature Centre
28. Ipswich Turf Club
29. Bailey Street Reserve

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

SOURCES OF INFORMATION

Page	Content	Source
Page 4	Property Overview	Ipswich City Council / RP Data
Page 5	Town Planning Overview	Ipswich City Council
Page 6	Location Overview	Google
Page 7	Location Map	Google Maps
Page 8-9	Amenities Map	Google Maps / Whereis
Annexure A	Photography	Skyepics
Annexure B	Offer to Purchase Form	Ray White
Annexure C	Title Search	Department of Natural Resources and Mines
Annexure D	Survey Plan	Department of Natural Resources and Mines
Annexure E	Smart Map	Department of Natural Resources and Mines

ANNEXURE A

PHOTOGRAPHY

(Source: Skyepics)



ANNEXURE A

PHOTOGRAPHY

(Source: Skyepics)



ANNEXURE A

PHOTOGRAPHY

(Source: Skyepics)



ANNEXURE B

OFFER TO PURCHASE FORM

(Source: Ray White)

OFFER TO PURCHASE FORM

Offer to Purchase (OTP) Form / Particulars

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 21 Mine Street, Redbank ("the Property").

Property Details

Address 21 Mine Street, Redbank QLD 4865

Real Property Description Lot 1 on SP301745

Title Reference 51132876

Land Area 6,051m²*

Local Authority Ipswich City Council

Offer to Purchase

Proposed Price: \$ excluding GST

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date:

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company Name:
ABN:
Registered for GST: Yes or No (please circle one)

Contact Details Address:
Mobile:
Email:

FIRB approval require to purchase the Property: Registered for GST: Yes or No (please circle one)
Buyers should consult their legal advisers if in doubt

Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust): Name:
Address:
Telephone:
Email:

*Guarantors should be directors of a company Buyer or principal beneficiaries if trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

Proposed Buyer Acknowledgment

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:

Signature

Full Name:

ANNEXURE C

TITLE SEARCH

(Source: Department of Natural Resources and Mines)

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 28716825

Search Date: 28/05/2018 11:08

Title Reference: 51132876

Date Created: 05/02/2018

Previous Title: 50813574

REGISTERED OWNER

Dealing No: 718552420 01/02/2018

THE STATE OF QUEENSLAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 301745
Local Government: IPSWICH

For depth restrictions refer to Plan SP 301745

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19510054 (POR 127)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2018]

Requested By: D-ENQ GLOBAL X

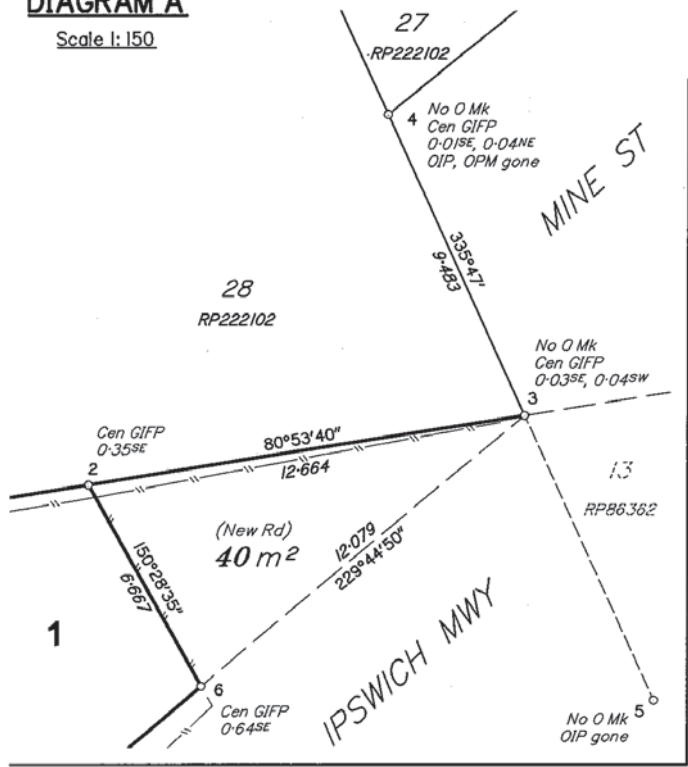
ANNEXURE D

SURVEY PLAN

(Source: Department of Natural Resources and Mines)

DIAGRAM A

Scale 1:150



Original information compiled from SP236301 in the Department of Natural Resources and Mines

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	6/RP86984	180°49'40"	7-222
3	Screw in M/H		130°43'	2-728
4	OIP	21/SL9314	335°47'	1-0
5	OIP gone	19/SL9314	335°47'	1-0
6	Screw in Conc		122°39'	2-355
8	OIP gone	18/SL9314	140°35'50"	1-0
8	OIP distd St'd	16/SP236301	351°18'45"	2-098
10	OIP	12/SP236301	48°25'	2-275

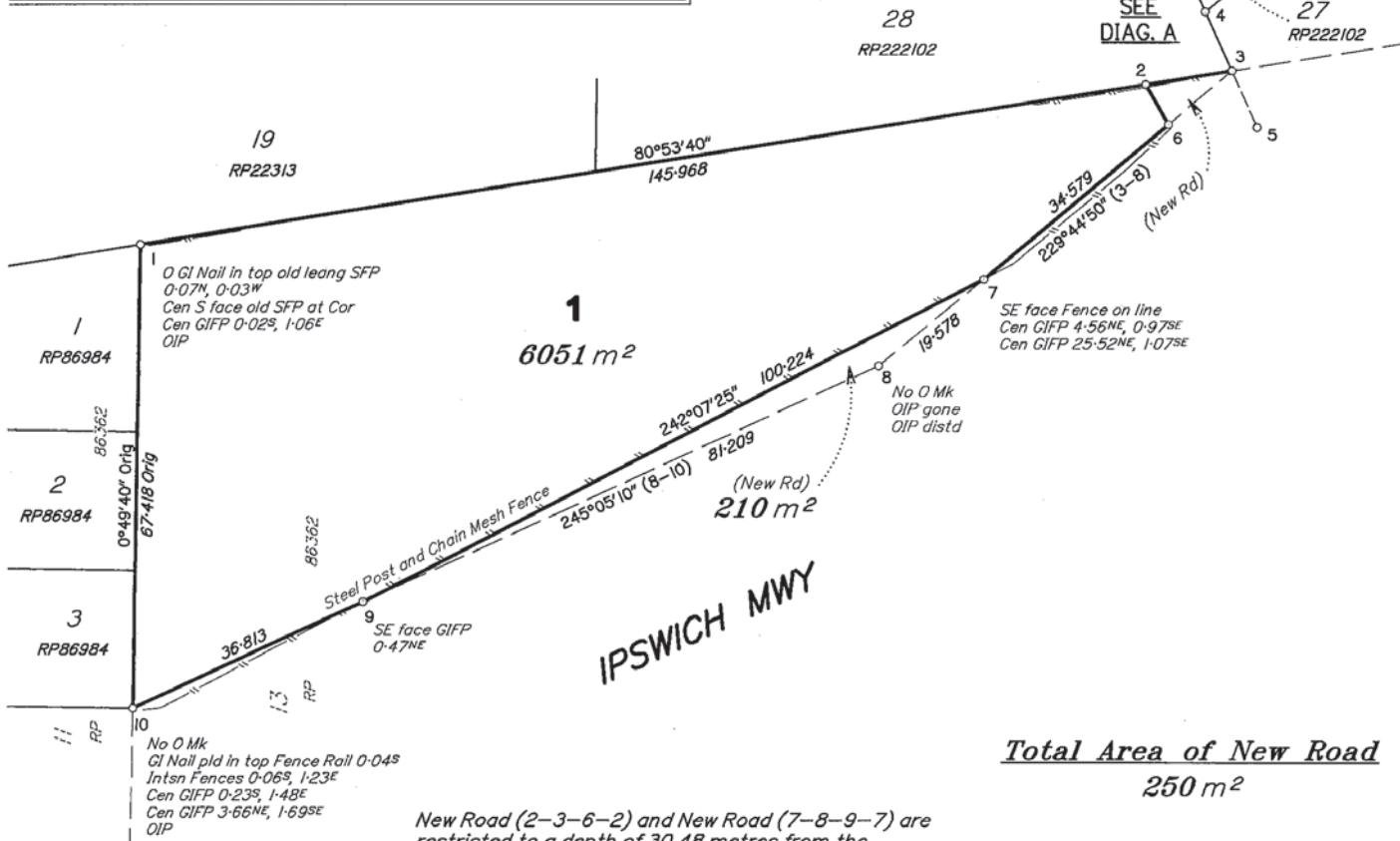
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
4-OIP gone	19/SP236301	45°55'40"	71-662	70139

TRAVERSES ETC

LINE	BEARING	DIST
3-5	155°47'	9-0

Peg placed at all new corners, unless otherwise stated.



Total Area of New Road
250 m²

New Road (2-3-6-2) and New Road (7-8-9-7) are restricted to a depth of 30.48 metres from the surface as defined by RP86362.
Lot 1 is restricted to a depth of 30.48 metres from the surface as defined by RP86362.

I, Robert Andrew ARNOLD hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 30/11/2017.

Date: 4/12/2017
Cadastral Surveyor

0 30m 60m 90m State copyright reserved.

Plan of Lot 1 (Restricted)

Cancelling Lot 1 on SP236301 (Restricted)

LOCAL GOVERNMENT: IPSWICH CITY COUNCIL LOCALITY: REDBANK

Meridian: SP236301 Survey Records: No

Scale: 1:750
Format: STANDARD

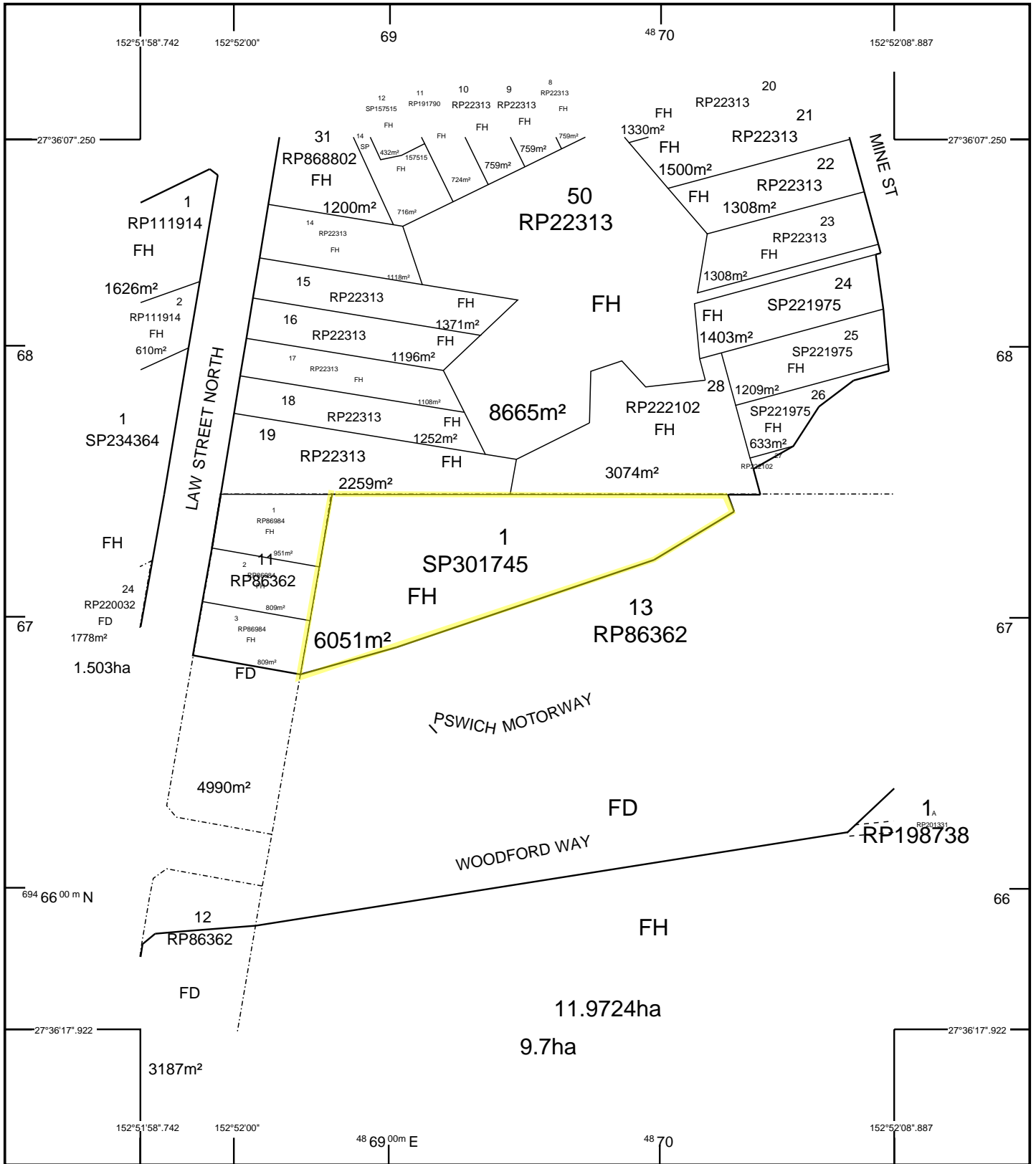
SP301745

495/1217

ANNEXURE E

SMART MAP

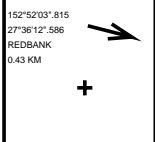
(Source: Department of Natural Resources and Mines)



STANDARD MAP NUMBER
9442-14221



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/SP301745
Area/Volume	6051m ²
Tenure	FREEHOLD
Local Government	IPSWICH CITY
Locality	REDBANK
Segment/Parcel	46854/458

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	28/05/2018
DCDB	25/05/2018
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Natural Resources and Mines(DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
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



(c) The State of Queensland, (Department of Natural Resources and Mines) 2018.



**ANDREW
BURKE**

0417 606 128
andrew.burke@raywhite.com

**MATTHEW
FRITZSCHE**

0410 435 891
matthew.f@raywhite.com

Level 26, ONE ONE ONE, 111 Eagle Street
Brisbane QLD 4000
raywhitespecialprojects.com