



INFORMATION MEMORANDUM

20-24 KATE STREET MACLEAY ISLAND QLD 4184

Prepared by Ray White Commercial Bayside
February 2020



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THE OPPORTUNITY

REDLAND CITY COUNCIL AND RAY WHITE COMMERCIAL BAYSIDE ARE INVITING EXPRESSIONS OF INTEREST FROM ALL MEMBERS OF THE PUBLIC FOR THE COMMERCIAL USE OF LAND ON MACLEAY ISLAND.

Over the next 25 years, the Queensland Government Department of Infrastructure, Local Government and Planning (DILGP) anticipate SEQ to grow to 5.3 million people, requiring 800,000 new dwellings and generating almost 950,000 new employment opportunities. Growth will be guided by ShapingSEQ (also known as South East Queensland Regional Plan 2017) in which the Redland Bay region will play a major role. The plan aims to create new communities that are in proximity to employment hubs and utilise existing and planned infrastructure.

The parcel of land located at 20-24 Kate Street, Macleay Island which is zoned ‘Low Impact Industry’ as part of the Redland City Plan 2018 has been deemed surplus to councils’ operational requirements. With the intention to provide opportunities for economic growth to the island Redland City Council is considering private sector feedback with regards to opening the land for development. The campaign intends to draw feedback not only from developers but all members of the public to understand the specific needs of the local community.

EXECUTIVE SUMMARY

The property	20-24 Kate Street, Macleay Island QLD 4184
Property description	The subject property comprises of eight (8) regular and irregular shaped rectangular lots, bordering Wandoo Avenue, Nunkeri Drive and Kate Street. The site is accessed from from Kate street via a sealed surface road.
Site area	The site in its entirety comprises a total land area of approximately 3ha*. The total land area available for development is approximately 6,548m ² as referenced in Annexure D and is limited to parts of the Lots 2,15 and 16 respectively.
Real property details	Lot 1 - RP187783 Lot 2 - RP126474 Lot 3 - RP187784 Lot 4 - RP187785 Lot 13 - RP 126474 Lot 14 - RP126474 Lot 15 - RP126474 Lot 16 - RP126474
Title reference	Lot 1 - 16488051 Lot 2 - 15685028 Lot 3 - 16489120 Lot 4 - 16489122 Lot 13 - 15898246 Lot 14 - 15898245 Lot 15 - 15685026 Lot 16 - 15898243
Zoning	The site has a mixed zoning of Low Impact Industry, Recreation & Open Space and Conservation respectively. Please see Annexures A, B and C for further information on zone codes.
Local authority	Redland City Council
Marketing agents	Calen Dagis Ray White Commercial Bayside T 07 3245 7199 M 0429 583 765 E calen.dagis@raywhite.com Nathan Moore Ray White Commercial Bayside T 07 3245 7199 M 0413 879 428 E nathan.moore@raywhite.com

* Approximately

^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

PROPERTY OVERVIEW

FRONTAGE

Kate Street	226m*
Nunkeri Drive	143m*
Wandoo Avenue	124m*

SHAPE

The site consists of both regular and irregular shaped rectangular lots.

TOPOGRAPHY

The land sits slightly above road level and is generally flat surfaced throughout. A vegetation buffer surrounds a majority of the site with a centralised clearing area. There is a large stock pile of soil and other general debris in the centre of the clearing. (Refer to photos for reference)

FLOODING

Constraints under the planning indicate the property is not within a flood plain management area and as such, is not considered to be subject to flooding.

SERVICES

Water, electricity and telecommunications services are all available to the site, however no direct connections currently exist.

Reticulated sewer infrastructure does not currently exist on Macleay Island.

THIRD PARTY INFRASTRUCTURE

The site contains an existing Telstra Tower and Energex backup generator storage area. The former will need to be retained and arrangements put in place to allow ongoing access. Energex has indicated that its generator storage may be able to be relocated.

The Telstra tower will provide holding income for the prospective Owner.

CONSTRAINTS

The land is impacted by the following City Plan Overlays:

- Environmental Significance (Matters of Local and State Environmental Significance) Overlay
- Bushfire Hazard Overlay

SUBMISSION PROCESS

REDLAND CITY COUNCIL PROJECT BRIEF

For submission process criteria and to receive a full project brief document please contact the listed marketing agents at Ray White Commercial Bayside.

LODGEMENT OF FORMAL SUBMISSIONS

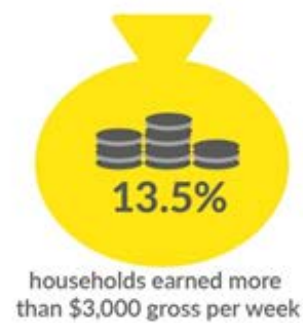
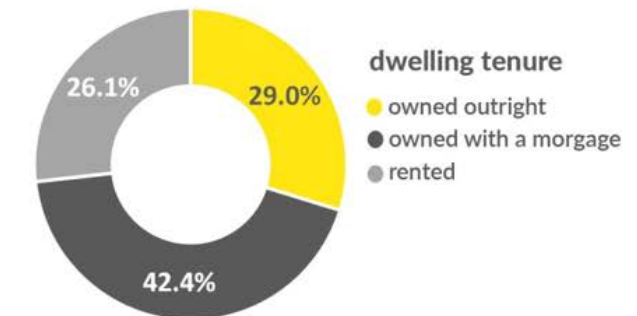
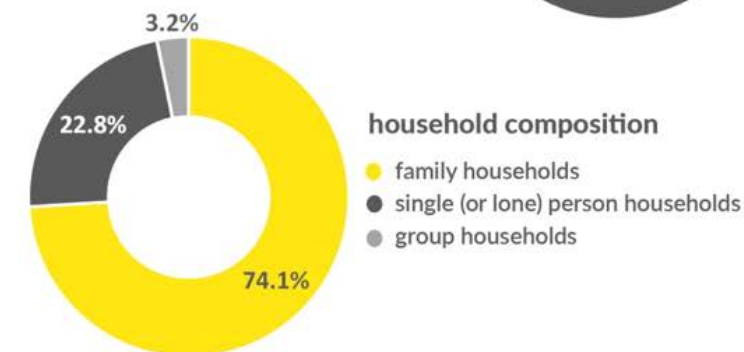
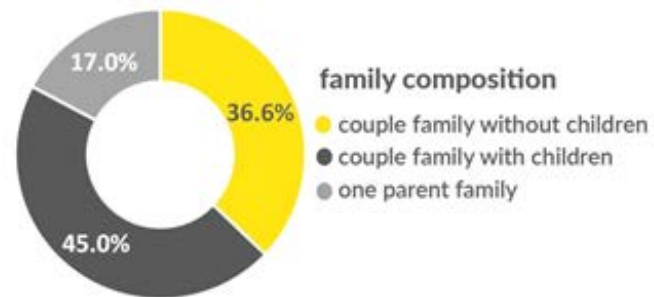
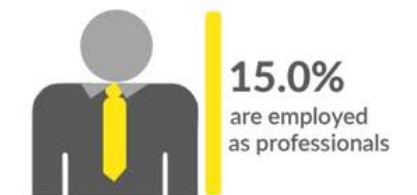
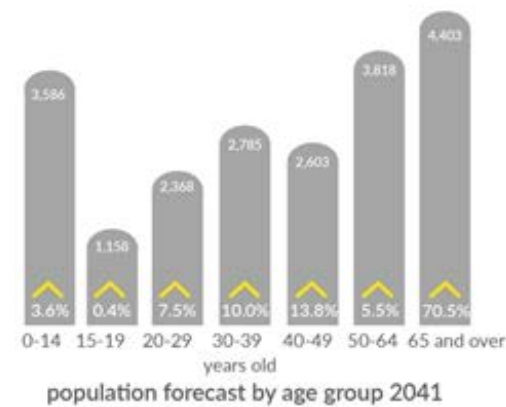
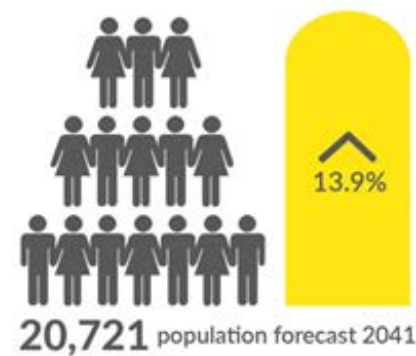
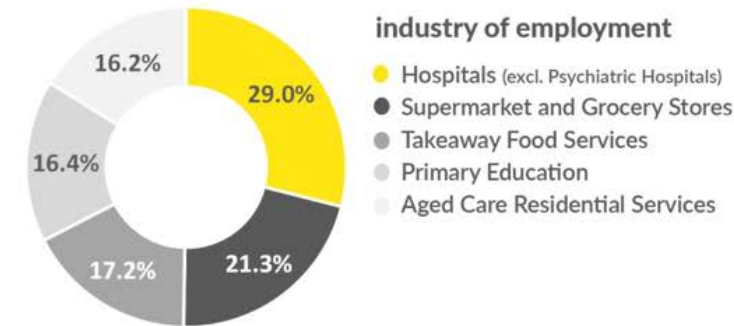
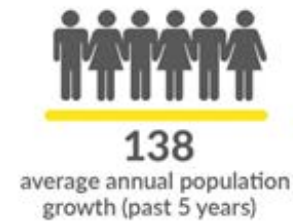
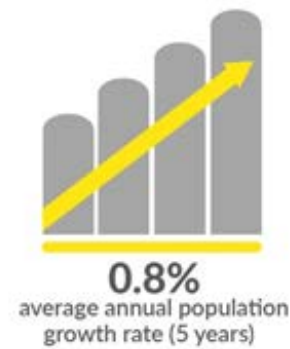
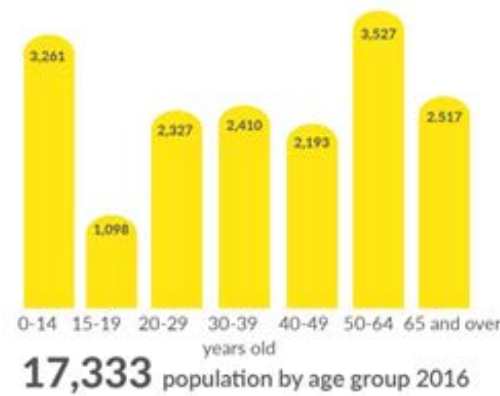
The submission is to be received by Redland City Council's nominated contact before 4:00pm on Friday 8 May, 2020. Emailed submissions are preferred, however the proposal may be posted to the address PO Box 21, Cleveland 4163 or placed in the Tender Submission box in the foyer of the Redland City Council Administration building at Cleveland, clearly labelled with the quotation number, no later than the submission closing date and time. Late submissions will not be accepted.

INFORMAL COMMUNITY FEEDBACK

Redland City Council and Ray White Commercial Bayside welcome all levels of community feedback with regards to the Expressions of Interest Campaign. If you are a community member interested in the site, are interested in the potential leasing or purchasing of an industrial warehouse or similarly constructed type building but do not necessarily wish to develop the site, please do not hesitate to contact the listed marketing agents.

[Suburb] [Street Address]

WIDER REDLAND BAY DEMOGRAPHICS



PHOTOS

Showroom



Open plan office



PHOTOS (CONTINUED)

Mezzanine level offices



Boardroom



RAY WHITE 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. Kedmoor Pty Ltd ABN 93 818 763 584 trading as Ray White Commercial Bayside 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.

REDLAND CITY COUNCIL DISCLAIMER

- a. This brief is intended to provide interested parties with background information to this project. Whilst every care has been taken in the preparation of the information contained in this brief, and it is believed to be accurate, the Council gives no warranty, expressed or implied, as to the accuracy of completeness of any information contained in this brief or which may be provided in association with it, in writing or oral, or whether provided on or before the date of this brief or in the future by the Council, its officers or agents in relation to this brief, the site or the project.
- b. Neither the Council nor any of its consultants accept any responsibility to any organisation or other third parties under the law of contract, tort or otherwise for any loss or damage which may arise from anything contained in this brief, any matter deemed to form part of this brief, the supporting information or documents referred to in this brief or any information supplied on behalf of the Council.
- c. All information given to an organisation and ultimately the preferred developer by the Council or its respective officers or agents will be given on an "all care and no responsibility" basis.
- d. This brief and attachments are not intended to be exhaustive or to replace the need for interested parties to make their own enquiries. It is incumbent on each organisation and ultimately the preferred developer to make its own enquiries, examinations, investigations, interpretations, deductions and conclusions and rely on its own information and verification of information provided. The information is provided on the basis that it is not binding on the Council.
- e. The Council reserves the right not to proceed with the project and to decline to discuss the project further with any parties. No reimbursement of costs will be paid to persons or organisations preparing submissions in relation to this brief.
- f. No unsuccessful organisation will be entitled to any redress against the Council or in the event that the Council permits any amendments or additions to any submission or enters into any agreement in relation to the project with any other person whether an organisation or not.

SOURCES OF INFORMATION

Page	Content	Source
1	Location Photo	Google Maps
2	Real property details	Pricefinder
3	Property overview	Redlands PD Online
5	Redlands Infographic	Message Point
Annexure B, C & D	Zoning Info	Redland City Plan 2018

ANNEXURE A

LOW IMPACT INDUSTRY ZONE CODE

6.2.15 Low impact industry zone code

6.2.15.1 Application

This code applies to development:

- (1) within the low impact industry zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the low impact industry zone code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.15.2 Purpose

- (1) The purpose of the low impact industry zone code is to provide land for a range of low impact industrial activities, and a limited range of other activities that are compatible with industrial activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone is used for low intensity industry activities, including low impact industry, research and technology industry, service industry, transport depot and warehouse uses;
 - (b) non-industrial activities, including caretaker's accommodation and small scale food and drink outlets primarily servicing local workers may be established in the zone where they are compatible with the ongoing operation of industrial activities and maintain the integrity of the low impact industry zone;
 - (c) activities such as trade supplies and wholesale activities, agricultural supplies stores, service stations and indoor sport and recreation activities, may also be established where they are compatible with low impact industrial activities;
 - (d) showrooms and other retailing activities do not establish within the zone, other than where sales are a minor and ancillary component of industry or trade related activities;
 - (e) industrial activities are protected from the intrusion of incompatible activities that may constrain or conflict with their ongoing operation;
 - (f) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - (g) a safe environment is created for customers and other visitors;
 - (h) development makes a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design that is in keeping with a modern, safe and attractive industrial environment; and
 - (i) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses.

ANNEXURE B

RECREATION AND OPEN SPACE ZONE CODE

6.2.12 Recreation and open space zone code

6.2.12.1 Application

This code applies to development:

- (1) within the recreation and open space zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the specialised centre zone code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.12.2 Purpose

- (1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities and to protect ecological, drainage and flood related functions of open space areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas are provided for sport and recreational uses to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
 - (b) sport and recreation areas are planned and designed to enhance community liveability;
 - (c) impacts on surrounding areas are managed through buffering and appropriate design, siting and operation of facilities and infrastructure;
 - (d) opportunities for sporting clubs to establish club facilities are facilitated;
 - (e) open space is easily accessible for the community it serves, and linkages to other parts of the open space network and nearby centres or community uses are facilitated;
 - (f) land used for privately operated recreational facilities is retained for open space-based recreational functions and development is limited to activities and facilities that support or have a nexus with the primary open space or recreational function of the land;
 - (g) development is compatible with and does not detract from the visual quality or the ecological, buffering, drainage or flood related functions of the land;
 - (h) in the Kinross Road – Hilliards Creek open space network:
 - (i) habitat, ecological corridors and the safe movement of fauna (particularly koalas) are protected, and opportunities for enhancement are facilitated;
 - (ii) the ecological functions of the east-west open space corridor through the Kinross Road area are maximised;
 - (iii) three neighbourhood parks and one community park are accommodated in locations that minimise the need for clearing and best serve the needs of the community; and
 - (iv) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (i) development is supported by transport infrastructure that is designed to provide safe and efficient access by public transport, walking and cycling; and
 - (j) a safe and comfortable environment is created, which minimises the potential for anti-social behaviour.

ANNEXURE C

CONSERVATION ZONE CODE

6.2.14 Conservation zone code

6.2.14.1 Application

This code applies to development:

- (1) within the conservation zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the conservation zone code by the tables of assessment in Part 5 (tables of assessment).

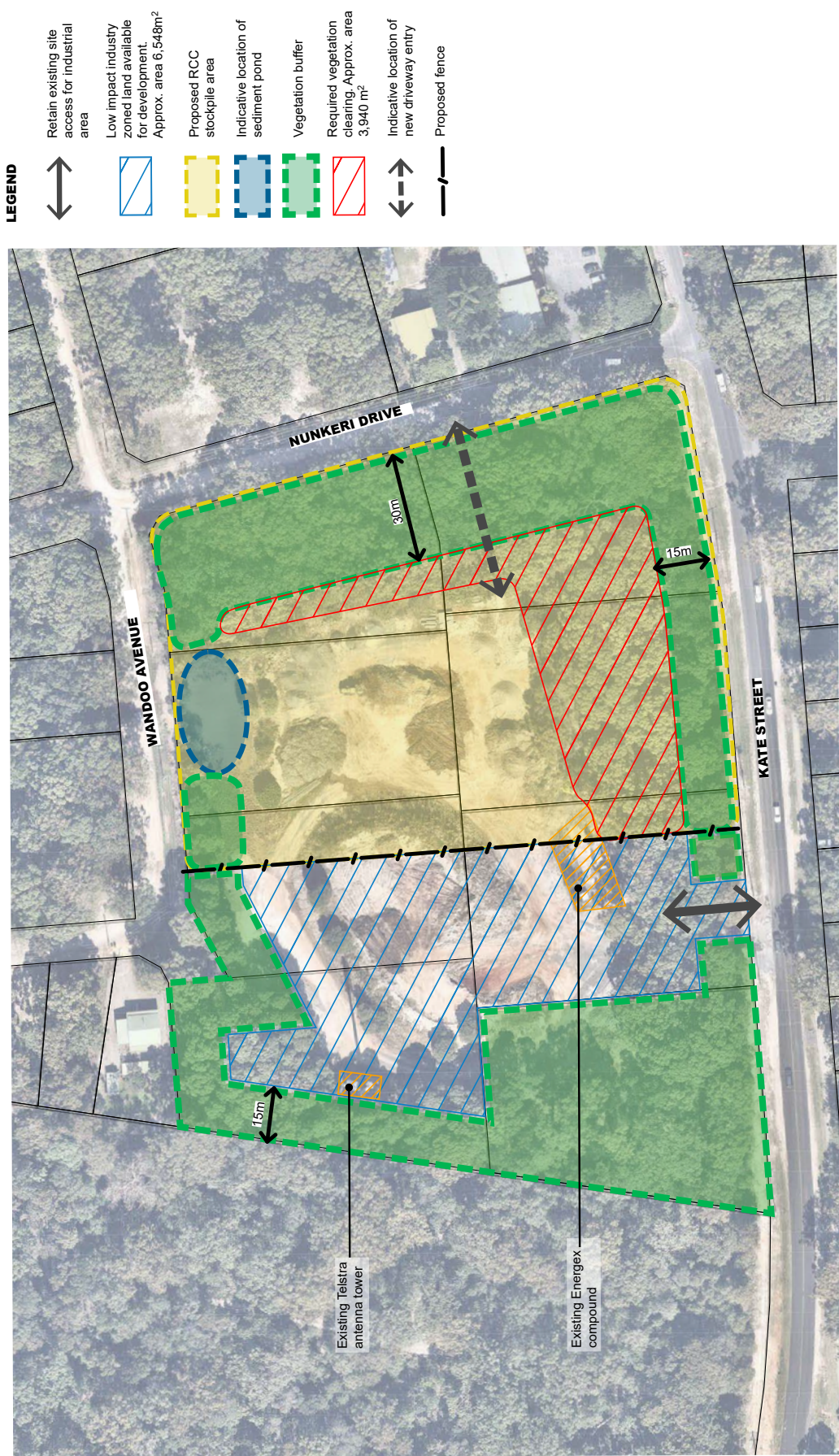
When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.14.2 Purpose

- (1) The purpose of the conservation zone code is to provide for the protection of land which supports significant biological diversity and ecological functions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the landscape qualities, environmental values and ecological functions of land within this zone are maintained or enhanced;
 - (b) development is small in scale and limited to management and conservation activities, or nature-based education, tourism and recreation;
 - (c) reconfiguration avoids further fragmentation of land;
 - (d) development is compatible with flooding and storm tide hazards or other drainage constraints affecting the land; and
 - (e) development minimises adverse impacts on scenic and natural values of land within the conservation zone.

ANNEXURE D

SITE MAP



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