



INFORMATION MEMORANDUM

195 VULTURE STREET&1 GLADSTONE ROAD HIGHGATE HILL 4101

Malcolm Li

malcolm.li@qldsir.com

+61 450 336 320

Michael Vettoretto

michael.vettoretto@qldsir.com

+61 438 705 745

Queensland

Sotheby's
INTERNATIONAL REALTY

THE OPPORTUNITY

195 VULTURE STREET & 1 GLADSTONE ROAD, HIGHGATE HILL, QLD 4101

OWNER OCCUPIERS - HIGHLY VERSATILE BUILDINGS WITH EXCELLENT ON-SITE CAR PARKING



The site is improved with 2 separate buildings, with the potential for the 510 sqm office building to be available for Owner Occupiers (currently occupied by the Vendors who would vacate). The building comprises 2 levels of office with amenities on each level and the potential to be divided into multiple tenancies. There is loads of natural light throughout and each floor possesses a functional layout. The building is further complimented with 12 onsite car parks to the rear and is located close to all forms of public transport.

The ability to Owner Occupy a building of this size within this highly desirable precinct is a rare attribute and we encourage all Owner Occupiers to take this opportunity seriously. The Owner Occupier will further benefit from the strong income being generated from the adjoining building which is leased until 2024.

INVESTORS - SUBSTANTIAL IMPROVEMENTS AND STRONG UNDERLYING LAND VALUE



Investors have the opportunity to purchase a prime inner-city holding that is destined for strong capital growth. The Vendor will lease-back the 510 sqm building for up to 2024 which will provide the Investor with a secure long term leased inner-city investment returning over \$208,000 net p.a.

We stress it is becoming increasingly rare for owners of leased investments to sell, and we expect this trend to continue well into the future. With the cost of debt under 3% p.a, there has never been a better time to invest your funds in a prime inner-city investment with strong underlying land value and future development upside.



DEVELOPERS -1,220M² LAND HOLDING WITH STRONG UPSIDE, EXCEPTIONAL VIEW CORRIDORS AND DUAL-STREET FRONTAGES



Very rarely do quality development sites surface to the market within the inner-city of Brisbane and this is an opportunity for Developers to capitalise. The site has flexible Neighbourhood Centre zoning with code assessable development for up to 3 levels (Refer town planning report within the IM for a sample of permitted development options). Development on the site will enjoy fantastic views towards the CBD and Mt Coot-tha. The site is further complemented with dual-street frontages and over 35 meters of prime frontage to the highly exposed Vulture Street/Gladstone Road intersection, directly opposite Brisbane State High School.

EXECUTIVE SUMMARY

ADDRESS: 195 Vulture Street & 1 Gladstone Road Highgate Hill, QLD, 4101

RPD: Lot 1 on RP 11718 Lot 1 & 2 on RP 11719

LAND AREA: 1,220m² over 3 lots

- 1 Gladstone Road Building Area: 318m²
- 195 Vulture Street Building Area: 510m²
- Total Building Area: 828m²

CAR PARKING: 21 onsite car parks

ZONING: Neighbourhood Centre

FULLY LEASED POTENTIAL NET INCOME: \$208,750 per annum*

METHOD OF SALE: For Sale, Price over \$3,600,000

Property Video:



FINANCIAL SUMMARY

TENANCY SCHEDULE

Address	Tenant	Area	Gross Rent	Car Parks	Lease Expire	Lease Term	Option	Increase
1 Gladstone Road	CS (QLD) Pty Ltd	318sqm	\$80,893	9	29/02/2024	5 Years	3 Years	3%
195 Vulture Street	Currently Owner Occupied (Lease Back available)	510sqm	\$148,500+\$36,000 (Car Park Income)	12				
Total		828 sqm	\$265.393	21				

OUTGOINGS

Item	Amount p.a
Rates	\$22,227.80
Water & Sewerage (Urban Utilities)	\$2,701.04
Land Tax (Company Holding)	\$27,781.00
Insurance	\$3,933.00
Total	\$56,642.84

SUMMARY

Item	Amount p.a+ GST
Fully Leased Potential Gross Income	\$265,393.00
Less Outgoings	\$56,642.84
Fully Leased Potential Net Income	\$208,750.16

TENANT SUMMARY

WORLDWIDE PRINTING



Interpreting ideas is the core of what Worldwide does, and they're proud to say they're true to the name.

At Worldwide, they design, print and deliver over 40 million products to customers nationally, making them one of Australia's leading printing companies. With a team of experts from coast to coast, they run a pretty tight ship in order to make sure their clientelle's brand looks the part - every time. Worldwide's progressive approach to all things print ensures that they are consistently delivering relevant and innovative products and printing services to their customers.

At Worldwide, they believe that it all starts with good design and with graphic designers like theirs working on offset and digital printing requirements, their clients are in great hands.

The Worldwide team love creating clever solutions for business, from print and promotional ideas, right through to tailored marketing campaigns.

At Worldwide, the clients' business is their business, so naturally, the standards are very high.

When it comes to printing services, quality and consistency is key and the focus is always on delivering results. Clientelle's business is what matters most and that's why customer satisfaction is so important to the Worldwide team.

With over 60 locations in Australia, Worldwide is a printing company that can help you no matter where you are.

At Worldwide, their promise is worth the paper it's printed on.

<https://www.worldwide.com.au/>

ROYAL DUKE HOLDINGS



Royal Duke is the holding company for Cherrabah Resort in Warwick, Queensland. At Cherrabah you can simply relax and enjoy the views or join in a range of great activities including horse riding, bush walking, clay target shooting, canoeing, bush golf, quad bikes, mountain bikes, tennis, and much more. Cherrabah Resort is only two and half hours from Brisbane in Queensland. Cherrabah Resort is the perfect alternative to a coastal holiday.

<https://www.southernqueenslandcountry.com.au/destinations/warwick/accommodation/cherrabah-resort>

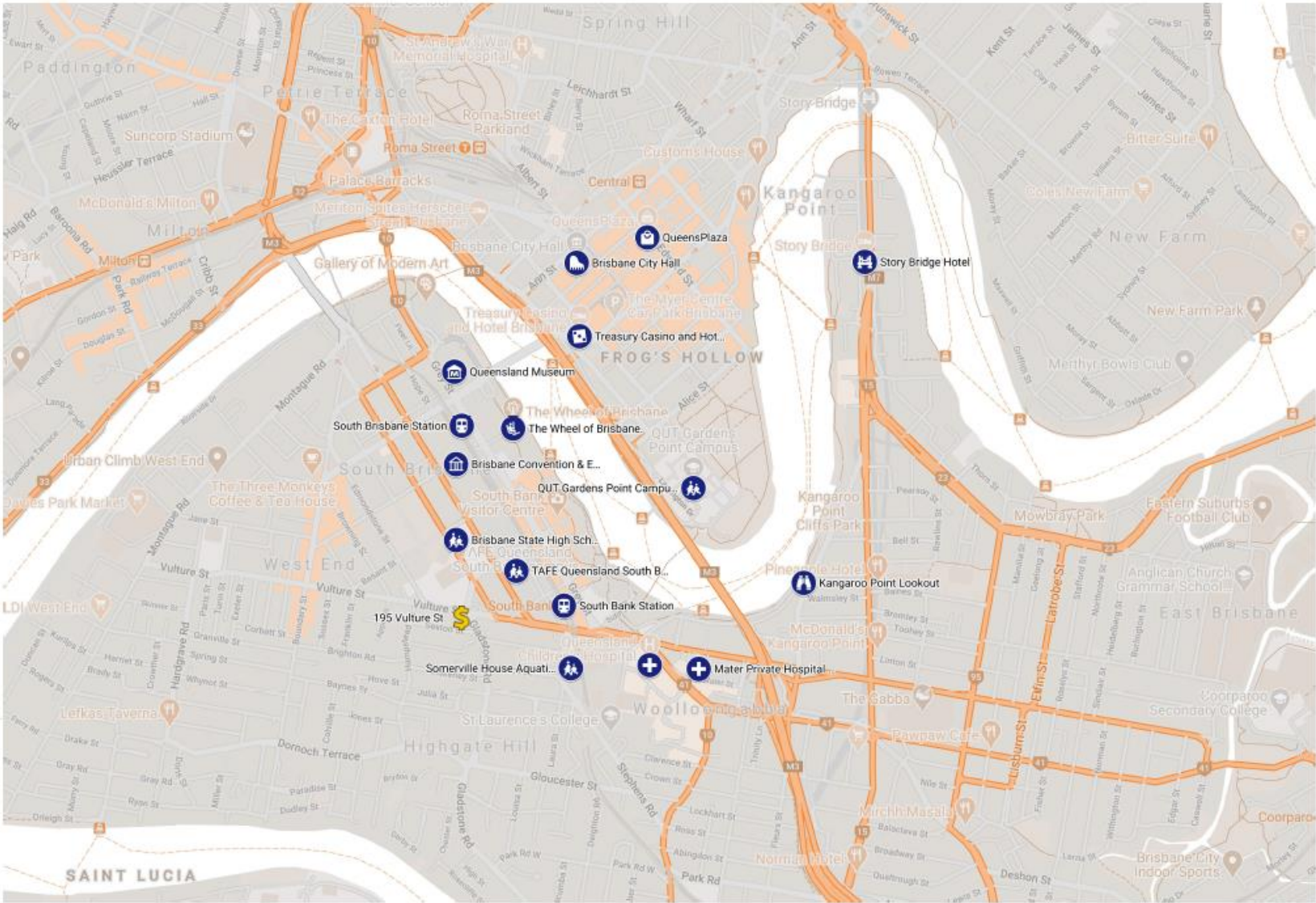
LOCATION

LOCATION HIGHLIGHTS

195 Vulture St

Location Highlights

- 195 Vulture St
- Queensland Museum
- Brisbane State High School
- The Wheel of Brisbane.
- Queensland Children's Hospital
- South Bank Station
- Brisbane City Hall
- QueensPlaza
- Treasury Casino and Hotel Brisbane
- QUT Gardens Point Campus.
- TAFE Queensland South Bank campus
- Brisbane Convention & Exhibition Centre
- Story Bridge Hotel
- Kangaroo Point Lookout
- Mater Private Hospital Brisbane
- Somerville House Aquatic Centre
- South Brisbane Station



SOUTH BANK EMPORIUM

143 luxuriously appointed suites feature all the comforts you could ask for, while an abundance of premium food and beverage options will leave you spoilt for choice. On level 21 you will find a spectacular, 23m infinity edge pool and bar with magnificent views over South Bank Parklands, the Brisbane River, to the city and beyond. The coveted north easterly aspect will allow comfort and enjoyment morning to night, all year round.

FISH LANE

In 2006 Brisbane City Council commissioned the first Master Plan for Fish Lane, identifying it's potential as a key connector linking the CBD and Cultural Precinct to South Brisbane and West End. Together 'Austin' Apartments and the refurbishment of the adjacent block brought a new focus on retail and the public realm incorporating lighting, signage landscaping and public art. Fish Lane again sprang to life.

QUEENS WHARF PRECINCT

A new world-class integrated resort development is being constructed that will put Brisbane on the map as a tourism, leisure and entertainment destination. Expected to open in 2022, Queen's Wharf Brisbane will transform the CBD and river's edge with an iconic design that embraces Brisbane's inviting subtropical climate with interpretive trails and experiences spanning the Brisbane River and ridgeline.

MATER HOSPITAL

The largest of Mater Health Services' private facilities, Mater Private Hospital Brisbane has a total of 323 patient beds, 10 operating theatres (two of which are state of the art digital theatres), 24-hour private emergency service, Cardio Vascular Unit, Intensive Care and Coronary Care Units, Breast Care Unit, Endoscopy Unit and Day Procedure Unit.



BOUNDARY STREET RETAIL PRECINCT

West End has a quirky, local characteristic described as a fusion of cultures & mix of alternative & vintage. The shops, restaurants, coffee houses & bars on Boundary Street reflect this inner-city suburb's eclectic charm. The music scene is pumping - West End's bars & clubs have been pulsating since the early days of the Saints, the Go-Betweens & the Bee Gees.

WEST END MARKETS

Stroll through the weekly markets, where aspiring designers peddle their wares among the fresh produce & food stalls from all over the world. With thousands of visitors every weekend, Davies Park Market West End has a wide array of products & produce that you won't find anywhere else in.

WEST VILLAGE

Located just 3km* from the heart of the CBD, West Village is nestled in Brisbane's premier lifestyle location. Surrounded by vibrant precincts such as Boundary Street Dining and South Bank Parklands, the area is a hub of retail and dining attractions. West Village will breathe new life into the former Peters Ice Cream Factory site, an iconic West End landmark since the 1920's.

SOUTH BANK CULTURAL PRECINCT

A short walk from West End leads you into part of a vibrant cultural precinct at South Bank that includes Queensland Museum, Queensland Art Gallery, Gallery of Modern Art, Queensland Performing Arts Centre and the State Library of Queensland. Within you can investigate your family history, see a live performance, admire the work of international and Australian artists and wine and dine.



LOCATION HIGHLIGHTS

BRISBANE STATE HIGH SCHOOL

Queensland's Largest Secondary School



Located on Glenelg & Cordelia Streets, Brisbane State High School (BSHS or often commonly State High) is a partially selective, co-educational, state secondary school, located in South Brisbane. Brisbane State High School has come to symbolise and exemplify the excellence of state school education.

The school opened in July 1921 in the Normal School on the corner of Adelaide and Edward Streets and moved to the present site in 1925. Since then, efficient use of the available area, purchase of adjacent properties and judicious development of facilities on the site have resulted in a well-appointed school. In the decades since 1921, the school has grown dramatically, with a current population of over 3,300 students housed on two campus sites on Vulture and Merivale Streets. In 2015, BSHS opened a third campus on Edmondstone Street to house Year 7 students for the first year of Year 7 joining high school. Following the completion of BSHS's state-of-the-art Kurilpa Building (I Block) on the Merivale Street Campus, their Year 7 students have joined the rest of their students on Merivale Street and Vulture Street Campuses and the Edmondstone Street site has been reverted back into a carpark.

During Term 3, 2019, the areas in front of A and E Blocks (fronting Vulture Street) were converted from carparks into delightful shaded seating areas with sustainable planting for students and staff to utilise. The project is now complete and is a wonderful area for students to utilise. There are significant shaded seating areas which can also be used by teachers and students for informal classroom settings. Substantial work has been undertaken and significant funds invested with feasibility studies, site surveys and hydrologist's reports commissioned and completed for all proposals. BSHS have engaged the services of ThomsonAdsett Architects who have worked with the school previously in the construction of I Block – BSHS's six story building – as well as other work around the school.

ThomsonAdsett have provided Master Plans of the school site located in South Brisbane, inclusive of a proposed new Sports Centre on the Edmondstone Street site (a State High Foundation project) BSHS also have undertaken a design process for the A and E Block Landscaping.

Brisbane State High is proud of the great number of past students who have contributed to their state and country through their achievements at the highest levels in public life, sport, business and the community. They are just as proud of those past students whose lives have been lived on a more modest scale, but who, through the decency, ethics and commitment that their school helped to develop, have served their community just as well. Their present students continue this tradition.

Sources:

<https://brisbaneshs.eq.edu.au/Pages/default.aspx>

<https://brisbaneshs.eq.edu.au/Facilities/masterplans/Pages/default.aspx>

CELEBRATING 100 YEARS IN 2021 AND CATCHMENT MAP



Brisbane State High School Celebrating 100 years in 2021

In 2021, we will acknowledge our foundations, celebrate the contribution of State High to education and Queensland over 100 years and look forward to the future. Together, we will create new memories and strengthen connections with many exciting opportunities for our State High community to take part in our celebrations.

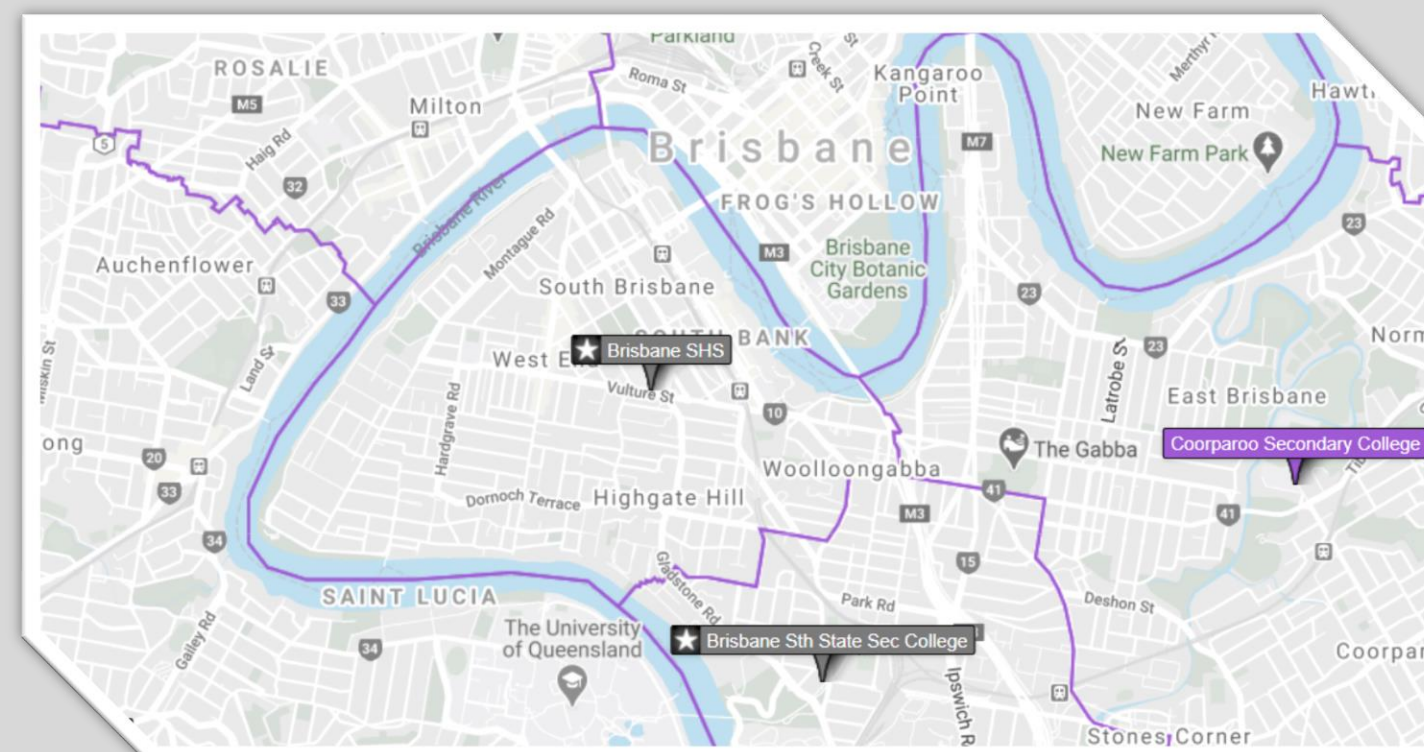
We look forward to sharing more information and our program of events with you. This will be detailed via our official centenary website proudly supported by the State High Foundation which will be launched soon.

For the latest updates on our celebrations, find us on social media:

 @BrisbaneStateHighSchool

 @BrisbaneStateHigh

 Brisbane State High School



Town Planning

195 Vulture Street, and 1 Gladstone Road,
Highgate Hill

October 2020



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ABN 12 064 941 591

E admin@urbanstrategies.com.au

W www.urbanstrategies.com.au

BRISBANE
LEVEL 1, 39 GREY ST
PO BOX 3368
SOUTH BRISBANE QLD 4101
07 3360 4200

GOLD COAST – LOGAN
LEVEL 8, 33 ELKHORN AVE
SURFERS PARADISE QLD 4217
PO BOX 1136 SOUTHPORT QLD 4215
07 5551 9170

SYDNEY
7/LVL 2 LAWSON PLACE
165-167 PHILLIP ST SYDNEY NSW 2000
PO BOX 3036 REDFERN NSW 2016
02 8093 6950

Town Planning Overview

Site Details

Address	195 Vulture Street, 32 Sexton St and 1 Gladstone Road, Highgate Hill
Real Property Description	Lot 1 RP 11718, Lot 1 RP 11719, Lot 2 RP 11719
Local Government Area	Brisbane City Council; The Gabba Ward
Site Area	Combined: 1,220m ² Separate property holdings: Lot 1 on RP11718 - 405m ² Lot 1 on RP11719 - 405m ² Lot 2 on RP11719 - 410m ²
Site Frontage	37.8m frontage to Vulture St/Gladstone Rd 8m frontage to Sexton St
Existing use/s	Offices
Tenure	Freehold



Figure 1 - Aerial image of subject site (Source: Queensland Globe © October 2020)

Summary of Development Potential

The subject site comprises 3 existing lots in 2 separate property holdings and offers a generous redevelopment area of 1,220m². The land is currently improved with 2 commercial properties and associated car parking, with vehicular access available from either Sexton St (rear) or Gladstone Rd. The site is ideally located within a small commercial centre located within a varied and vibrant neighbourhood with excellent access to established residential districts, metropolitan-level community facilities and recreational opportunities as well as major road and public transport networks.

The land is included in the Neighbourhood Centre Zone and thus is intended to support a variety of 'centre activity' uses (as defined by City Plan 2014). The subject site is also contained in the West End - Woolloongabba District Neighbourhood Plan and various planning scheme overlays that may impact the ultimate form of development. The combined site offers the following opportunities for redevelopment:

- ❖ The subject properties are located on the western side in an established Neighbourhood Centre containing a mix of uses. Future redevelopment on the subject site is unlikely to compromise the ability for other properties in this centre to also undergo redevelopment (i.e. adjoining land will not be isolated).
- ❖ The existing buildings can be removed to facilitate construction of a new building without the need for development approval. Alternatively, the established buildings could be retained and reused and/or expanded to increase total floor space on the site (subject to any necessary approvals);
- ❖ The site's zoning supports a variety of Centre Activity uses without the need for development approval (where meeting specific planning scheme requirements) or requiring only a Code assessable application, including childcare centres, community uses, educational establishments, food and drink outlets, health care services, multiple dwellings, offices, small service industries or shops. (Note: other uses or non-complying proposals will trigger an Impact assessable application requiring public notification.)
- ❖ Development can be constructed to a maximum of 3 storeys and potentially with a site cover of 90% of the combined property area (subject to achievement of other Code requirements). Additional height may be appropriate given the site's development context, but compliance with height transition requirements would be expected.
- ❖ A new integrated and multi-use development across all lots offers the opportunity for an improved built form to the Vulture St and Gladstone Rd street frontages as well as improved car parking arrangements. New development may be required to respect the traditional building character of adjoining low density residential development.
- ❖ The ultimate scale and form of development will be strongly influenced by the ability to comply with planning scheme requirements managing site access, the provision of car parking and the servicing of the site. Future development may benefit from reduced car parking rates owing to the site's location within 400m of the pedestrian access to a major public transport interchange (South Bank Busway Station).

Overall, this site is considered to offer significant development potential for innovative design proposals. To further explore the development options available to this site, we encourage you to contact Lochlan Mummery on 07 3360 4200.

Development Context

Residential Uses: Mix of 1 and 2 storey Dwelling Houses and 1-3 storey Multiple Dwellings (duplexes, townhouses and apartment blocks) to the south-west, south and south-east. St Nicholas' Nursing Home is located within 100m to the west of the site. Adjoining residential properties to the west and south present with traditional character significance but are permitted to support additional infill development where appropriate. Residential land to the east and south is expected to transition to a higher density built form with the construction of 2-3 storey residential developments.

Commercial Uses: The site is adjoined to the south-east by a small commercial centre containing offices, cafes and shops. Gladstone Rd and Vulture St contain various commercial uses including a car sales yard, service stations and other standalone commercial premises (often in Commercial Character Buildings) such as

cafes, real estate agents, medical centres and the like. The District Centre along Boundary Rd is within 700m of the site.

Community Facilities: Educational establishments including Brisbane State High School (opposite in Vulture St), Somerville House, St Lawrence's College and TAFE Queensland South Bank Campus are all located within 1km of the site. St Andrews Church is located on the opposite corner of Vulture St and Gladstone Rd and Park Uniting Church is located within 100m to the west. The Queensland Children's Hospital is located within 750m of the site. Metropolitan level sport and recreation and open space facilities (including Musgrave Park, South Bank Parklands and the Brisbane River) are located within 600m of the site.

Road Network and Public Transport: Gladstone Rd is an arterial road (not State Controlled Road); Vulture St is a District Road and Sexton St is a Neighbourhood Road. The site is afforded excellent access to South Bank Railway Station (within 500m) and the South Bank Busway Station (within 400m) as well as inbound and outbound bus routes along Vulture St and Gladstone Rd.







Figure 2 - Site Context (Source: Google Maps ©)

Planning Framework

Planning Scheme

Brisbane City Plan 2014

Zoning

	NC Neighbourhood centre
	CR2 Character residential (Infill housing)
	LMR2 Low-medium density residential (2 or 3 storey mix)
	CF4 Community facilities Community purposes

Neighbourhood Centre

The purpose of the LMR2 Zone is to provide for a small mix of land uses to service residential neighbourhoods. It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.



Figure 3 - Zoning (Source: BCC Interactive Mapping)

Neighbourhood Plan

West End - Woolloongabba District Neighbourhood Plan

The site is not included in any specific precinct.

The overall purpose of this Plan is to ensure development is of a height, scale and form that is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and that significant views of the City Centre from the public realm are retained.

Applicable Overlays

Airport Environs Overlay

- OLS - Horizontal limitation surface boundary
- Procedures for air navigation surfaces (PANS)
- BBS zone - Distance from airport 8-13km

Bicycle Network Overlay

- Secondary cycle route (Enoggera Road)
- Local cycle route (Lloyd Street)

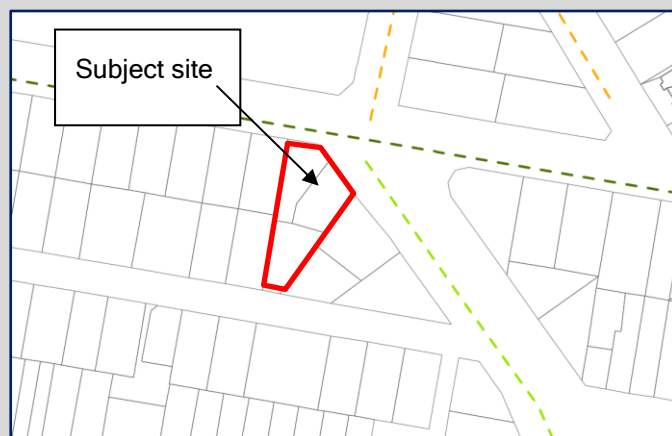


Figure 4 - Bicycle Overlay (Source: BCC Interactive Mapping)

Community Purposes Network Overlay

Critical Infrastructure and Movement Overlay

- Critical infrastructure and movement planning area sub-category

Road Hierarchy Overlay

- Arterial Road (Enoggera Road)
- Neighbourhood Road (Lloyd St and Huxley Ave)



Figure 5 - Road Hierarchy Overlay (Source: BCC Interactive mapping database)

Streetscape Hierarchy Overlay

- Sub-tropical Boulevard (Enoggera Road)
- City Street Major (Lloyd Street and Huxley Avenue)



Figure 6 - Streetscape Hierarchy Overlay (Source: BCC Interactive mapping database)

Transport Air Quality Corridor Overlay

- Transport Air Quality B

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Transport air quality A |
| <input checked="" type="checkbox"/> | Transport air quality B |



Figure 7 - Transport Air Quality Corridor Overlay (Source: BCC Interactive mapping database)

Transport Noise Corridor Overlay

- Noise Corridor- Brisbane: Queensland Development Code MP4.4 Noise Category 3 sub-category

☒ Queensland Development Code MP4.4 Noise Category 2
☒ Queensland Development Code MP4.4 Noise Category 3



Figure 8 - Transport Noise Corridor Overlay (Source: BCC Interactive Mapping)

Easements and Encumbrances Existing Services

None identified. NB Legal advice should be sought.

The site is connected to sewerage infrastructure in Vulture St and Gladstone Rd (red lines).
 Stormwater infrastructure traverses 195 Vulture St and 32 Sexton St (green lines).
 The sites achieve connection to water infrastructure in Vulture St and Gladstone Rd (blue lines) NB Civil engineering advice should be sought

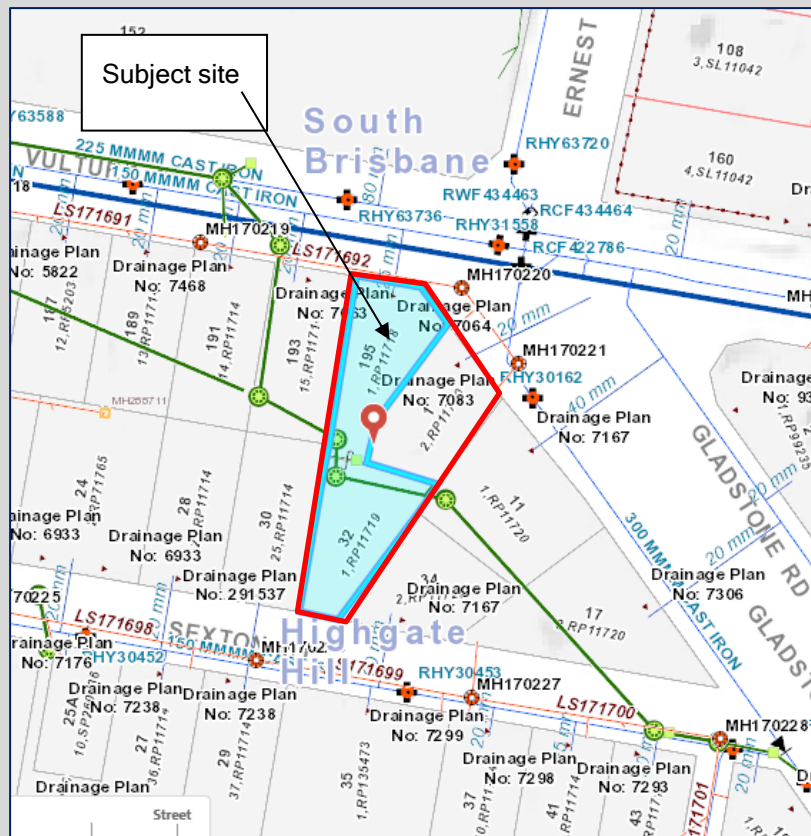


Figure 9 - Infrastructure servicing the site (Source: eBimap)

Local Government Infrastructure Plan (LGIP)

The site is not affected by any planned upgrades to infrastructure networks under the LGIP. However it is recommended that specific advice be sought from Brisbane City Council regarding the likelihood of future road resumptions along the existing lot frontages.

State Planning Framework

The site is not affected by any Matters of State Interest and new development requiring Council approval is unlikely to trigger referral to SARA for assessment.

Development Opportunities

Development History

No development approvals are recorded on Brisbane City Council's Development-i search engine.
It is recommended that a standard or full planning and development certificate be requested as part of the due diligence process to accurately determine the site's development history.

Notable Site Opportunities

Site Opportunities:

- The site's generous size and 3 street frontages;
- Position within an established Neighbourhood Centre, thereby improving the variety of land uses permissible on the site without the need for development approval;
- Ability to remove existing buildings without requiring development approval (no character protection);
- Proximity to major road networks and public transport infrastructure;
- Proximity to metropolitan-level community facilities including hospitals, schools, recreation facilities and open space
- Appears unencumbered by easements and serviced with essential infrastructure (note legal and civil engineering advice should be sought)

Potential Land Uses

Material Change of Use:

Accepted Development (where complying with identified level of assessment or Code requirements):

- Caretaker's accommodation;
- Centre Activities (activity group);* See Appendix A for uses
- Garden Centre;
- Hardware and Trade Supplies;
- Home-based Business;
- Park;
- Rooming Accommodation;
- Showroom;
- Utility Installation.

Code Assessable Uses:

- Aquaculture;
- Caretaker's accommodation;
- Centre Activities (activity group);* See Appendix A for uses
- Garden Centre;
- Hardware and Trade Supplies;
- Home-based Business;
- Intensive Horticulture;
- Multiple Dwelling;
- Park;
- Residential Care Facility;

	<ul style="list-style-type: none"> - Retirement Facility; - Rooming Accommodation; - Service Station; - Showroom. - Telecommunications Facility; - Utility Installation. <p>Impact Assessable Uses: All other uses, or any Code assessable development not complying with specified height or other requirements.</p> <p>Reconfiguring of a Lot:</p> <ul style="list-style-type: none"> - The reconfiguring of existing lot boundaries or creation of new lot boundaries (standard format or volumetric) will trigger a Code assessable application; - Volumetric subdivision where not associated with an existing or approved building will trigger an Impact assessable application.
Key Development Parameters	<p>The West End - Woolloongabba District Neighbourhood Plan does not contain any specific development requirements affecting the type or form of future development on the site.</p> <p>Reconfiguring of a Lot: Key development parameters from the Subdivision Code include:</p> <ul style="list-style-type: none"> - Standard lot minimum lot size - 800m² - Standard lot minimum rear lot size - 800m² - Minimum average lot width - 20m - Minimum accessway width for rear lot - 7.5m - Minimum development rectangle - 18x20m <p>Material Change of Use: Key development parameters for the site are determined by the type of use proposed and the applicable development Codes. The parameters expressed in these Codes are Council's preferred outcome, however an applicant can propose an alternative outcome where the proposal achieves the appropriate Performance Outcome. In summary, parameters of note from the Centre or Mixed Use Code are included below (note: the list is not exhaustive):</p> <ul style="list-style-type: none"> - Building height - maximum 3 storeys <i>(Centre Activity uses, Garden Centre, Hardware and Trade Supplies, Multiple Dwellings, Residential Care Facility, Retirement Facility, Rooming Accommodation and Showroom);</i> - Building height transition - 3 storeys permitted within 10m of adjoining Character Residential zoned land; 4 storeys beyond 20m (performance outcome);

- Hours of operation - 6am to 10pm, unless otherwise specified;
- Minimum site area - 800m²;
- Minimum frontage width - 20m;
- Maximum premises area - 1,500m²
(to remain Code assessable for Garden Centre, Hardware and Trade Supplies and Showroom)
- Land use mix - no requirements limiting specific uses;
- No residential uses on ground floor;
- Maximum site cover - 90% of site area;
- Minimum front boundary setbacks
 - Ground floor - 3m for non-residential uses; 6m for residential uses;
 - Podium (up to 5 storeys) - 4m to balcony, 6m to wall;
- Minimum rear boundary setbacks
 - Ground floor - 0m for non-residential uses, 4.5m for residential uses;
 - Podium (up to 5 storeys) - 6m;
- Minimum side boundary setbacks
 - Ground floor - 0m if blank or 2m for non-residential uses, 1.5m for residential uses;
 - Podium (up to 5 storeys) - 0m if blank, 3m if non-habitable, 5m if habitable or to balconies;
- Car parking below or behind the building;
- Car parking *(site not included in City Frame, but is within 400m of dedicated pedestrian access point of a major public transport interchange)*:
 - Centre Activities Activity Group - Maximum 5 spaces per 100m² gross floor area on all levels accessible at-grade from a public street or an on-site car parking area, plus maximum 2 spaces per 100m² gross floor area on other levels;
 - Rooming Accommodation - minimum 0.25 spaces per room;
 - Short-term Accommodation - Minimum 0.25 spaces per room, unit or cabin plus 1 space for staff per 20 rooms, units or cabins
- Minimum deep planting area of 10% of site area.

Other uses may be subject to alternative development parameters in City Plan development codes specific to that use.

Appendix A - Centre Activities Defined Activity Group Uses

- caretaker's accommodation
- childcare centre
- club
- community care centre
- community use
- dwelling unit
- educational establishment
- emergency services
- food and drink outlet
- function facility
- health care service
- indoor sport and recreation
- office
- parking station, if bicycle parking
- place of worship
- sales office
- service industry, if less than a gross floor area of 100m²
- shop
- shopping centre
- short-term accommodation
- substation
- telecommunications facility, if a broadcasting station or television station
- theatre
- veterinary

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7. The Information does not purport to contain all of the details which the Recipient would require to make a decision to make an offer to purchase the Property. Recipients should seek independent legal and financial advice.
8. Not all fixtures and fittings on the Properties may be available for sale and the Vendor reserves the right to remove any item on the Property from Sale at any time.
9. None of the Parties make any representations or warranties with respect to fixtures, fittings, plant and equipment.
10. None of the Parties make any representations or warranties with respect to the continuation or enforceability of any licence, lease, supply, service, consultancy, certification, standard, approval or other agreement referred to in this Information Memorandum following completion of the Contract of Sale for the Sale of the Property.
11. None of the Parties make any representations or warranties with respect to the legality of the current use of the Properties or the ability of any purchasers to redevelop the Property.
12. The Information does not and will not form part of any Contract of Sale of the Property. If any Recipient Party makes an offer or signs a Contract of Sale for the sale of either Property or Both, that Recipient Party represents that it is not relying on the Information supplied by any of the Parties (unless otherwise agreed in a written contract with the Vendor). The only information, representations and warranties upon which the Recipient Parties will be entitled to rely will be expressly set out in such a contract.
13. Recipients will be responsible for meeting their own costs of participating in the sale process for the Properties. The Parties shall not be liable to compensate any Recipient Parties for any costs or expenses incurred in reviewing, investigating or analysing any Information, whether that Information is contained in this Information Memorandum or otherwise.
14. None of the Parties are liable to compensate or reimburse the Recipient Parties for any liabilities, costs or expenses incurred in connection with the sale of the Properties.
15. Except as may be expressly provided in any agreement in writing between the Parties and the Recipient, the Recipient acknowledges and agrees (for itself and the other parties) that to the maximum extent permitted by law, all terms, conditions, warranties and statements, whether express, implied,

written, oral, collateral, statutory or otherwise, relating to the Information Memorandum and the sale of the Property are excluded, and each of the Parties disclaim all liability for any loss or damage arises in connection with any negligence, default or lack of care on the part of the Parties, any misrepresentation or any other cause, by reason of, or in connection with, the provision of the Information or by the purported reliance thereon by any of the Recipient Parties.

16. No person is authorised to give information other than the Information Memorandum or in another brochure or document authorised by the Vendors. Any statement or representation by an office, agent, supplier, customer, relative or employee of the Vendor will not be binding on the Vendor.
17. The Information is confidential. The Information must not be reproduced, transmitted or otherwise made available or communicated to any person other than the Recipient Parties without the prior written approval of the Vendors. The Recipients acknowledge and agree that upon deciding that they do not wish to proceed with the purchase of the Properties, or at the request of the Parties, they will immediately return the Information together with any reproduction thereof.
19. 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.
20. This disclaimer is additional to the contract and survives execution of a Contract of Sale for the sale of the Property.

FLOOR PLAN

