

**6.27Ha Potential
School Site**



***Seabreeze
Estate***

POTTSVILLE, NSW 2489

■ **RayWhite**

INFORMATION MEMORANDUM



POTTSVILLE BEACH

TWEED COAST ROAD

POTTSVILLE VILLAGE

ST AMBROSE CATHOLIC
PRIMARY COLLEGE

← COOLANGATTA 25MINS

TOM MERCHANT DRIVE



“Every once in a while unique opportunities present themselves to the market.”



POTTSVILLE TAVERN

30MINS

BYRON BAY →

POTTSVILLE ROAD

SEABREEZE BOULEVARD



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

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THE OPPORTUNITY

Ray White Special Projects QLD are pleased to present a rare land offering to the market place.

Situated upon a prime 6.27Ha* site, Lot 1747, Seabreeze Boulevard represents a potential school site located in the northern NSW coastal village of Pottsville.

Key Features

- ▶ *Land area 6.27 Ha**
- ▶ *2.5km to Pottsville Village and beachfront*
- ▶ *25* mins drive to Coolangatta / Tweed Heads and only 30* mins to Byron Bay*
- ▶ *Designated "Potential School Site" in Tweed Shire Council DCP*
- ▶ *Designated Low Density Residential (Tweed LEP 2014)*
- ▶ *Cleared, generally flat, serviced vacant land*
- ▶ *Located within Seabreeze Residential Estate*

Method of Sale

The property located on Seabreeze Boulevard, Pottsville is being offered For Sale via Expressions of Interest closing Wednesday, 9th October 2019 at 4:00pm (AEST).

*Approximately



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

Mark Creevey

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

Tony Williams

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





KEY ASSET FEATURES

★ *High Quality Land*

The subject site is vacant, cleared of vegetation, generally level in contour and free from development constraints.

🏡 *Master Planned Community*

The subject site is located within the highly successful master planned Seabreeze Estate, a 500 lot land estate.

🗨️ *Work / Life Balance*

Home to beautiful beaches and pristine estuaries, Pottsville is increasingly popular with families seeking a sea-change lifestyle but within a commutable distance to a major metropolitan area.

🏠 *Designation*

The site is designated 'Potential School Site' in the Tweed Shire Council Development Control Plan (DCP).

*Approximately

🏖️ *Beach Access*

Only 2.5km* to Pottsville Beach and within 20 mins* commute to other popular Northern NSW beaches including Hastings Point, Cabarita Beach, Casuarina and Kingscliff.

⚓ *Coastal Charm*

One of the greatest qualities of Pottsville is its ability to retain its charming village atmosphere without compromising on important amenities, an aspect that many people look for when moving from the hustle and bustle of city life.

🛣️ *Direct Connectivity*

- ▶ Pottsville is only 5 mins* drive from the national M1 Motorway
- ▶ 1hr 30 mins* drive North to the Brisbane CBD
- ▶ 40 minutes* drive North to the Gold Coast and International Airport
- ▶ 30 mins* drive South to Byron Bay







Town Planning Report

PREPARED BY DAC PLANNING
22 AUGUST 2019



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IMAGES

REF IMAGE A	Aerial Photograph Showing Lot 1747 DP 1215252, Source: Tweed Shire Council, Printed 25 July 2019
REF IMAGE B	Aerial Photograph Locality Plan Showing Location of the Potential Future School Site in Relation to Surrounding Facilities, Drawing No. 20370B – B & P Surveys, 7 October 2014
REF IMAGE C	Concept Plan Showing Potential School Site, Drawing No. 20369B – B & P Surveys, 7 October 2014
REF IMAGE D	Aerial Photograph Showing Existing Residential Development in Relation to Potential School Site

Disclaimer: This report has been prepared by DAC Planning Pty Ltd to inform potential purchasers of the potential school site in relation to planning and development issues. The Report has been prepared with due care, skill and diligence; however prospective purchasers should seek their own independent advice in relation to the site and not rely solely on this Town Planning Report.

TOWN PLANNING REPORT
IN RELATION TO THE SALE OF A POTENTIAL SCHOOL SITE
WITHIN STAGE 18 OF SEABREEZE ESTATE, POTTSVILLE NSW

1.0 INTRODUCTION AND BACKGROUND

Seabreeze Estate is located at the picturesque seaside village of Pottsville, within the Tweed Local Government Area. Pottsville is approximately 35 kilometres south of the Queensland border and approximately 40 kilometres north of Byron Bay. Historically, the Pottsville locality has experienced high population growth rates.

Seabreeze Estate is a Master Planned community developed by Altitude Lifestyle Pty Ltd (formerly Metricon (Queensland) Pty Ltd). Currently, Stages 1 to 14 comprising approximately 500 lots have been completed.

Following rezoning of Stages 15 to 18 in 2010, Tweed Shire Council approved Development Application No. 13/0577 in June 2014 to subdivide Lot 1147 DP 1115395 to create 88 lots in Stages 15 to 18. The approval includes the creation of a potential future school site within Stage 18. The potential future school site is described as Lot 1747 DP 1215252. The site has been filled and is cleared and grassed and has an area of 6.27 hectares. The site is bounded by Tom Merchant Drive to the east, Seabreeze Boulevard to the south, Cudgera Creek and Council Reserves to the north and Sawtell Crescent to the west.

The location of the potential school site and its spatial relationship with adjoining and adjacent land is shown on the Aerial Photographs **REF Image's A and D**.

2.0 POTENTIAL SCHOOL SITE

The majority of Lot 1747 has been filled to the design flood level and has legal and practical access from Seabreeze Boulevard. The site also has frontage to Tom Merchant Drive and vehicular access to this street may also be feasible, subject to Tweed Shire Council's approval.

Lot 1747 is divided into two parts by an existing open drainage channel (Lot 1145 DP 1115395), which is dedicated as a drainage reserve and vested in Tweed Shire Council.

In relation to the suitability of the potential school site and the effect of the existing drainage reserve, the Council Officer's Report to the Tweed Shire Council Meeting on 19 September 2013 which recommends adoption of Draft Tweed Development Control Plan 2008, Section B15 – Seabreeze Estate, includes the following comments at Pages 441 and 442:

"In addition to the submissions discussed above, correspondence was received from the NSW Department of Education and Communities (DEC) during the public exhibition period. The DEC submission detailed that subject to the relocation of the open storm water channel to the western boundary, the site broadly met their requirements. Accordingly, the site is broadly suitable for a potential school site.

Subsequent to the previous Council report of 20 June 2013 and DEC's stipulated site requirement, the proponent has submitted a conceptual design for relocating the open storm water channel if/when required towards the Western boundary. Whilst, acknowledging the theoretical likelihood of achieving a satisfactory outcome, on the basis of the sketches and information provided to-date, Council officers have concerns that the proposed overland flow path is inferior to the existing infrastructure and cannot be supported.

In order to progress the draft Seabreeze DCP and ensure adequate drainage infrastructure, the draft Seabreeze DCP has been amended to require engineering detail be submitted with the first Development Application for Seabreeze Estate 'Stage 2'. The engineering detail required is to ensure that at least the same level of function is achieved by the proposed relocated overland flow path as the existing and that sufficient, constraint-free land is allocated for future school purposes.

Whilst Council officers are satisfied with this amendment, the realignment of the drainage infrastructure results in a contiguous land area for the purpose of Potential school parcel being 5.3ha, 0.7ha short of DEC's advisory notes for developers and consent authorities for master planning new education facility sites and Council's previous resolutions to enable the reconsideration of the draft Seabreeze DCP.

This information has been conveyed to DEC officers, whom have raised no objection and advised that the land still appears adequate for a potential school site. DEC officers have noted that the location of the existing playing/sports field that are within walking distance of the potential school site, enabling DEC staff to support a reduction from the optimal 6.0 ha requirement."

The Aerial Photograph **REF Image B** shows the location of the potential school site in relation to the existing Seabreeze and Koala Beach Sports Fields, the proposed future Seabreeze Town Centre on the corner of Seabreeze Boulevard and Watego Drive and the Pottsville Village Centre.

As indicated on the Concept Plan showing a potential school site **REF Image C**, if the overland flow path is relocated with Council approval, the usable area of the potential school site would be approximately 5.3 hectares.

In relation to the potential future school site, Council at its meeting on 14 February 2013, considered a Report on Tweed Development Control Plan 2008, Section B15 – Seabreeze Estate, Pottsville and resolved, inter alia, at Minute No. 71, that Council notes the earmarking of the potential future school site in the existing Section B15 to be reviewed, if requested, no earlier than 2018.

Council was requested to amend the Development Control Plan to delete the potential school site but decided not to do so.

3.0 STATUTORY PLANNING CONTROLS

Tweed Local Environmental Plan 2014 is the principal Planning Instrument controlling land use within Tweed Shire.

Under the provisions of this Plan, the potential future school site is zoned R2 Low Density Residential as indicated on **Figure 1**.

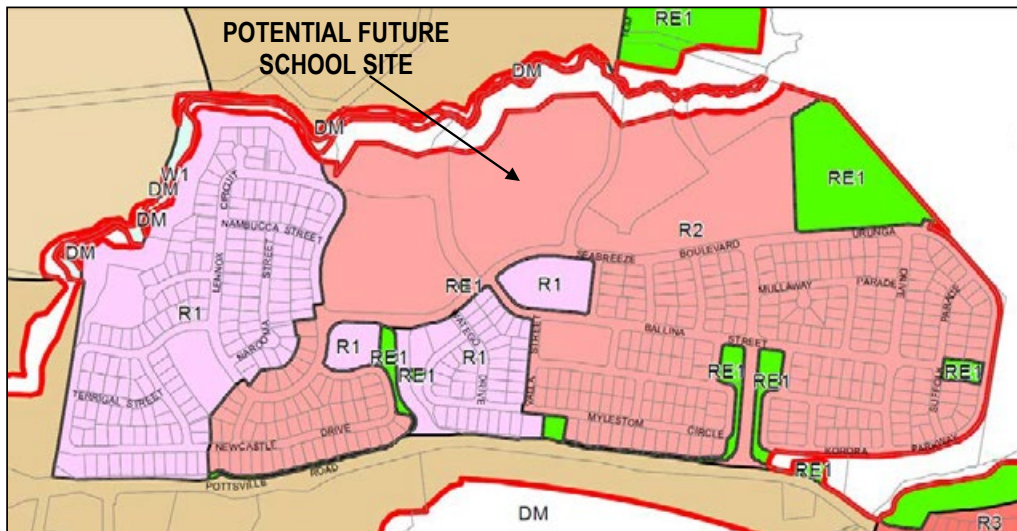


Figure 1 – Zoning Map
Source: Tweed Local Environmental Plan 2014

The objectives of the R2 zone are as follows:

**“Zone R2 Low Density Residential
1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.”

Development for the purpose of an “educational establishment” is permissible, with development consent, in the R2 zone.

Educational establishments are defined as follows:

“educational establishment means a building or place used for education (including teaching), being:
(a) a school, or
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.”

Under the provisions of the Local Environmental Plan, a maximum building height of 9m and a maximum floor space ratio of 0.8:1 apply to the site.

The subject land is also mapped as bushfire prone and development for the purpose of a school is a Special Fire Protection Purpose. The development will therefore need to be designed and operated in accordance with the publication “Planning for Bushfire Protection, 2006”.

The bushfire hazard comprises the riparian vegetation corridor adjacent to Cudgera Creek to the north of the site.

The vegetation is separated from the school site by Council owned public reserves. An asset protection zone could be designed on the northern side as part of the normal school playground and car parking area. As reticulated water supply and compliant vehicular access are available to the proposed school site, it is considered that a design compliant with Planning for Bushfire Protection, 2006 could be readily achieved on the site.

State Environmental Planning Policy (Infrastructure) 2007, at Clause 28, also provides that development for the purposes of an "educational establishment" may be carried out in a prescribed zone, with consent, by any person. The existing R2 zone is a prescribed zone and therefore the State Policy confirms the provisions of the current Tweed Local Environmental Plan 2014.

4.0 TWEED DEVELOPMENT CONTROL PLAN 2008, SECTION B15 – SEABREEZE ESTATE, POTTSVILLE

Section B15 shows the location of the potential school site on the Structure Plan at Map 7A (a copy of Map 7A is reproduced at **Figure 2**).

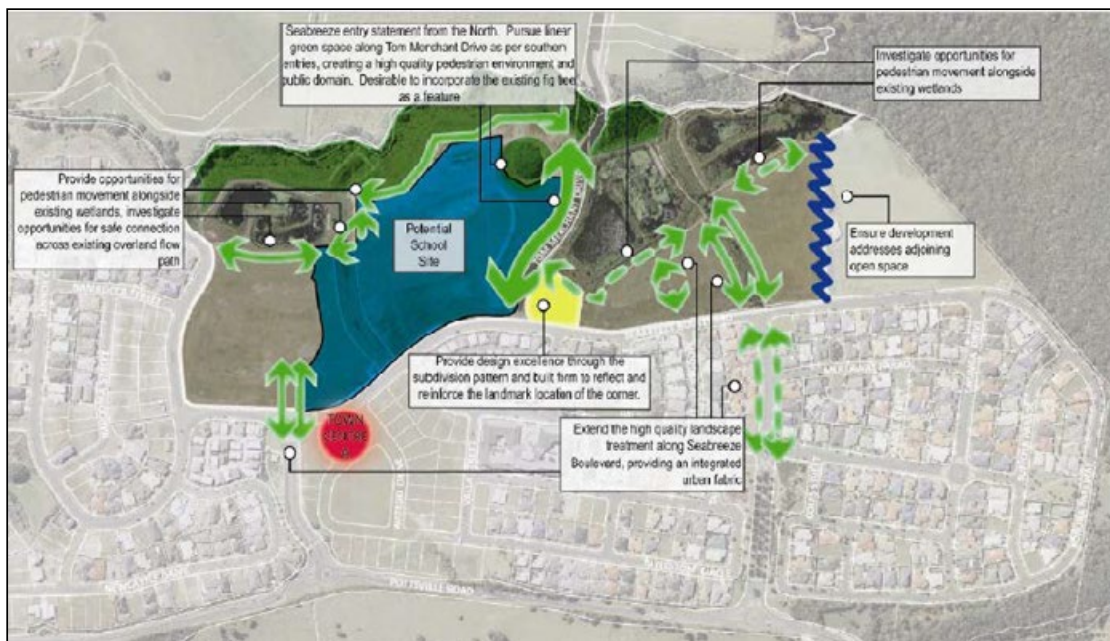


Figure 2 – Structure Plan – Map 7A
Source: Tweed DCP2008 - Section B15 – Seabreeze Stage 2

The boundaries of the potential school site shown on Map 7A generally coincide with the boundaries of proposed Lot 1747 DP 1215252 in Development Consent No. DA13/0577.

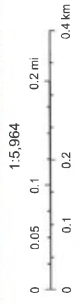
5.0 CONCLUSION

Subject to detailed design and compliance with relevant planning controls and development standards, it is considered that Tweed Shire Council would be likely to approve a Development Application for a school on Lot 1747 DP 1215252.

REF IMAGE A

Aerial Photograph Showing Lot 1747 DP 1215252, Source: Tweed Shire Council, Printed 25 July 2019

Property Map



25/07/2019, 12:39:23

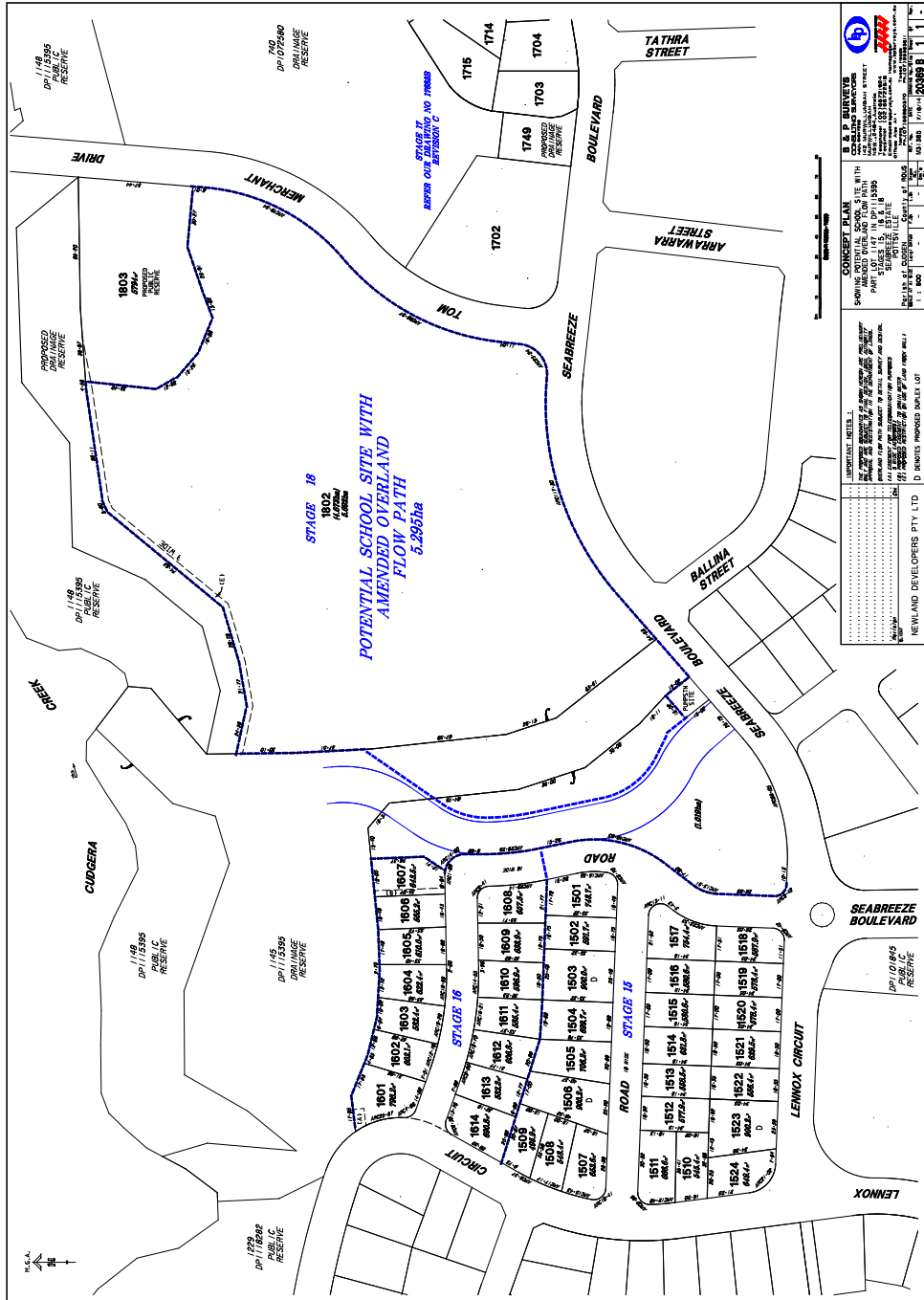
— Roads
— Property Boundaries (Imagery)

REF IMAGE B

Aerial Photograph Locality Plan Showing Location of the Potential Future School Site in Relation to Surrounding Facilities, Drawing No. 20370B – B & P Surveys, 7 October 2014



REF IMAGE C Concept Plan Showing Potential School Site, Drawing No. 20369B – B & P Surveys, 7 October 2014



REF IMAGE D **Aerial Photograph Showing Existing Residential Development in Relation to Potential School Site**



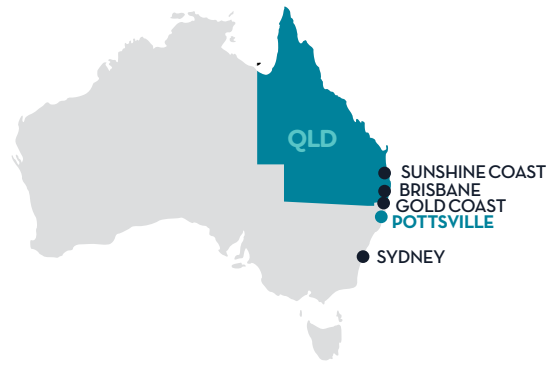
← BYRON BAY 30MINS

POTTSVILLE TAVERN

ST AMBROSE CATHOLIC
PRIMARY COLLEGE

POTTSVILLE VILLAGE

POTTSVILLE BEACH



THE LOCATION

Pottsville, NSW

Pottsville is a vibrant coastal town situated within the Northern Rivers region of New South Wales within the Tweed Shire, only 30 minutes drive south of the Gold Coast and a one and a half hour drive south of the Brisbane City.

The area forms a highly popular location for families and retirees, and currently calls home to approximately 5,800 residents. It provides a highly sought after laid back coastal vibe for residents, while providing excellent amenity and easy access to nearby major employment nodes within the Gold Coast and Brisbane.

It is only an 8 minute drive north to Cabarita and 18 minutes to Kingscliff whilst a short 30 minute trip to the premier tourist attraction of Byron Bay. Pottsville Beach spans from Brunswick Heads to Hastings Point, providing pristine coastline, well renowned for its world-class surfing and excellent fishing all year-round.

Within the heart of Pottsville, the main village precinct provides a wide array of excellent cafés, restaurants, health amenities, food stores and entertainment facilities including the Pottsville Tavern. This precinct continues to expand as the Pottsville population flourishes.

The region is surrounded by large nature reserves nature and provides abundant area for families with kids, with loads of open space and many activities to enjoy such as, sports grounds, tennis courts, bike paths, beaches and more.

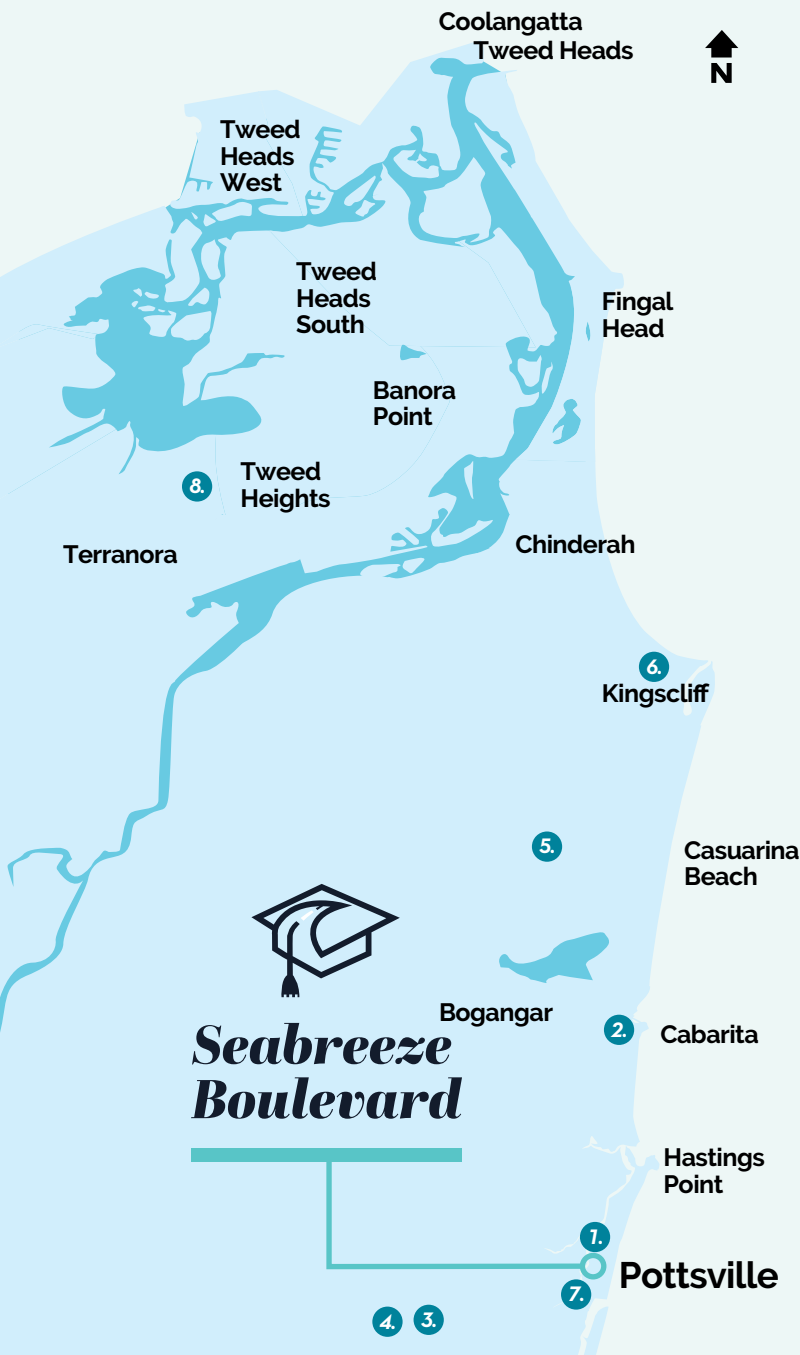
(Source - Visit North Coast NSW).

DEMOGRAPHIC ANALYSIS

📍 South Coast - Pottsville Precinct

Located in the Northern Rivers region of New South Wales in Tweed Shire, Pottsville is expanding rapidly. Demography firm .id estimates Pottsville's population will overtake that of Kingscliff by 2036, with the former having 10,224 residents and the latter 10,186.

Strength in numbers:



Young Families

Predominant household type



8,618 persons

Population (2018 ABS ERP)



17.1% growth

5 year population change



74% total

Are home owner-occupiers



\$731,369 avg.

House sale price in 2019



8+ years

Average length of home ownership for residents

Source: Compiled and presented by .id (August, 2019).
© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic).

Community Education:

1. Pottsville Beach Public School
Kindergarten to Year 6 (Co-Ed)
2. Boganbar Public School
Kindergarten to Year 6 (Co-Ed)
3. Crabbes Creek Public School
Kindergarten to Year 6 (Co-Ed)
4. Burringbar Public School
Kindergarten to Year 6 (Co-Ed)
5. Duranbah Public School
Kindergarten to Year 6 (Co-Ed)
6. Kingscliff High School
Years 8 - 12 (Co-Ed)
7. St Ambrose Catholic Primary School
Kindergarten to Year 6 (Co-Ed)
8. Lindisfarne Anglican Grammar School
Kindergarten to Year 12 (Co-Ed)

SALE PROCESS

Potential School Site,
Seabreeze Boulevard, Pottsville NSW 2489

Method of Sale:

The property is being offered For Sale by Expressions of Interest closing Wednesday, 9th October 2019 at 4pm (AEST).

The seller retains the right (in their absolute discretion) to:

- ▶ Decline to consider and / or accept any Expressions of Interest lodged in response to this invitation;
- ▶ Negotiate directly with any party who has lodged an Expressions of Interest at any stage;
- ▶ Accept or decline a non-conforming Expressions of Interest at any stage of the sale process;
- ▶ Enter into any agreement for sale of the property on such terms as are acceptable to the sellers discretion;
- ▶ Change this invitation;
- ▶ Require additional information from a party who has lodged an Expressions of Interest;
- ▶ Reject all or any Expressions of Interests at any time for any reason; and
- ▶ Withdraw the property from sale.



Additional Information:

Further supporting documentation in a series of Annexures is available bundled with this Information Memorandum.

This documentation includes:

- ▶ Title Search
- ▶ Survey Plan
- ▶ Services / Contour Plan
- ▶ Rates Notice
- ▶ Land Tax Advice
- ▶ Geotechnical Report

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Submission:

If the EOI is to be submitted by hard copy it is to be enclosed within a sealed envelope marked clearly with:

**EOI for Seabreeze Boulevard, Pottsville NSW
c/- Mark Creevey
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane QLD 4000**

If the EOI is to be submitted electronically, details are as follows:

**c/- Ray White Special Projects (QLD)
E-mail: mark.creevey@raywhite.com and tony.williams@raywhite.com**

Sale Documents are available from the marketing agent upon request.



KINGSCLIFF

CABARITA BEACH

HASTINGS POINT

**POTTSVILLE BEACH
FOOTBALL CLUB**

**NATURAL ELEMENTS EARLY
LEARNING CENTRE**

**BUPA AGED CARE
POTTSVILLE BEACH**



POTTSVILLE BEACH

“Every once in a while unique opportunities present themselves to the market.”

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) 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.
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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.



EXPRESSIONS OF INTEREST (EOI) FORM / PARTICULARS



I / We register our Expression of Interest to enter into negotiations to purchase the property located at Seabreeze Boulevard, Pottsville NSW 2489 ("the Property").

Date

Property Details:

Address	Stage 18 of Seabreeze Estate, Seabreeze Boulevard, Pottsville NSW 2489		
Real Properties Description	Lot 1747, DP1215252		
Land Area	6.27 hectares (approx.)	Local Authority	

Expression of Interest:

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

Details of Proposed Buyer:

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

Details of Proposed Buyer's Solicitor (if known):

Firm			
Name / Contact			
Address			
Contact Telephone		Contact Email	



EXPRESSIONS OF INTEREST (EOI)

Proposed Buyer Acknowledgement:

In submitting an Expression of Interest to buy the subject property ("EOI"), 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 EOI 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 EOI.
5. The Vendors may sell the subject property to any person they choose, as a result of the EOI 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 EOI or other proposal to buy the subject property as determinative; or
 - The submission of the Proposed Buyer's EOI 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 EOI.
7. This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution:

Signed by the Proposed Buyer only.

Full Name	
Signature	
Date	

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

Annexure #1



*Title Search
Report*

PREPARED 30 AUGUST 2019 BY
RAY WHITE SPECIAL PROJECTS



**LAND
REGISTRY
SERVICES** **Title Search**



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1747/1215252

SEARCH DATE	TIME	EDITION NO	DATE
26/8/2019	10:16 AM	3	22/9/2016

LAND

LOT 1747 IN DEPOSITED PLAN 1215252
AT POTTSVILLE
LOCAL GOVERNMENT AREA TWEED
PARISH OF CUDGEN COUNTY OF ROUS
TITLE DIAGRAM DP1215252

FIRST SCHEDULE

ALTITUDE LIFESTYLE PTY LTD (CN AK776640)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
- 2 DP1045822 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (15) IN THE S.88B INSTRUMENT
- 3 DP1059141 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1059141 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT
- 5 DP1101845 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1101845 EASEMENT TO DRAIN WATER & SEWAGE 3 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1101845 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (12) IN THE S.88B INSTRUMENT
- 8 DP1207462 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1207462 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (10) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

MDB:TL:20174173

PRINTED ON 26/8/2019

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 26/08/2019 10:16:37

Annexure #2



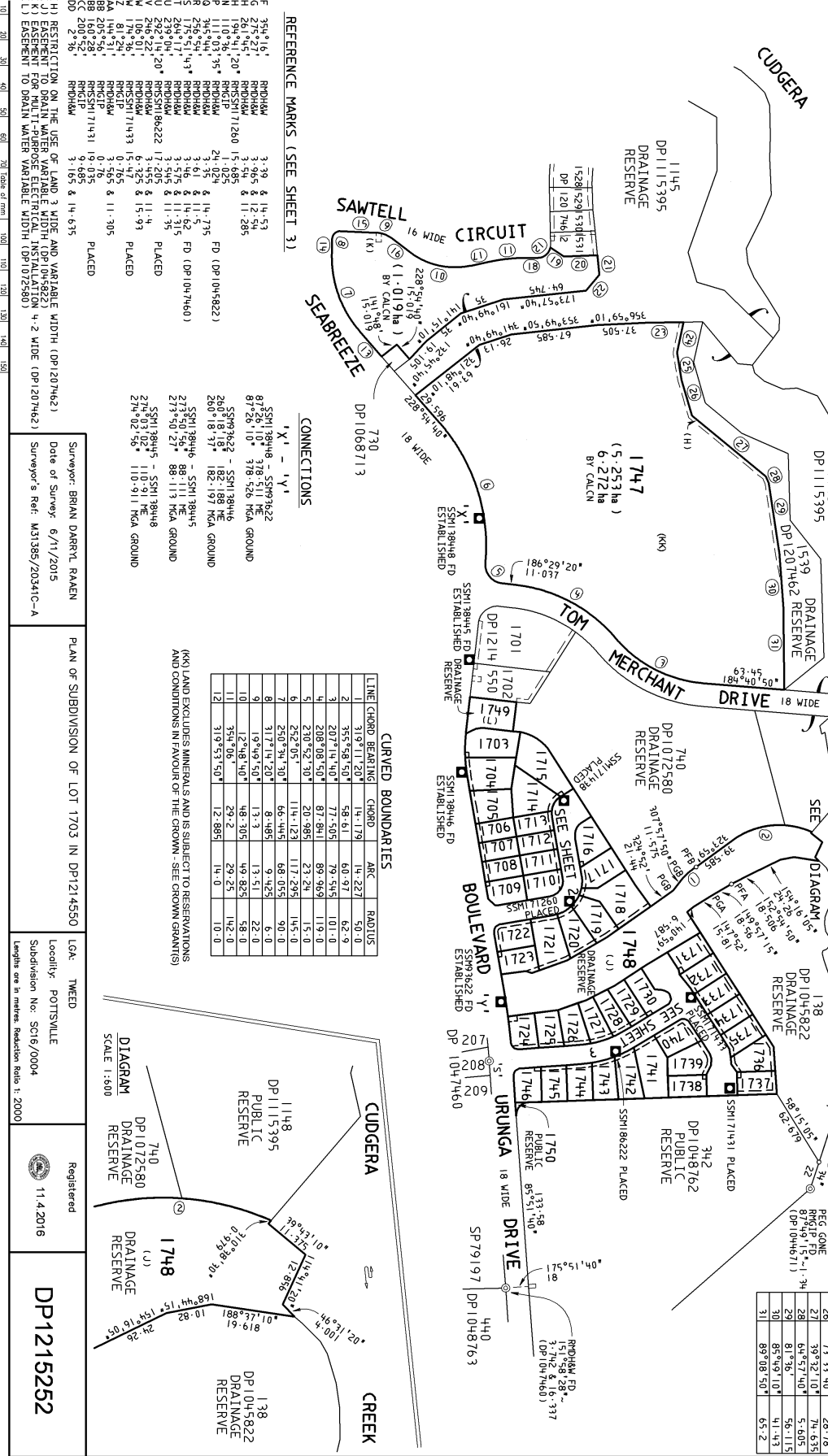
Survey Plan Report

PREPARED 30 AUGUST 2019 BY
RAY WHITE SPECIAL PROJECTS

■ **RayWhite**

SURVEYING & SPATIAL INFORMATION REGULATION 2012:		CLASSIFICATION		CLASSIFICATION	
MARK	E	N	N	N	N
SSM18422	554591.961	686027.136	C	C	FROM SCINS
SSM18448	554324.547	686002.881	C	C	FROM SCINS
SSM18446	554412.430	685996.481	C	C	FROM SCINS
SSM18448	554513.994	686001.209	C	C	FROM SCINS
SSM171280	554513.433	686020.627	D	MA	CAD TRAV
SSM171431	554659.438	686020.627	D	MA	CAD TRAV
SSM171431	554659.438	686020.627	D	MA	CAD TRAV
SSM171438	554438.874	686007.278	D	MA	CAD TRAV
SSM18422	554630.665	686011.649	D	MA	CAD TRAV

SOURCE: H.G.A. CO-ORDS ADAPTED FROM SCINS 7.5.2015
 COORDINATE SCALE FACTOR 0.999630 ZONE 56.



REFERENCE MARKS (SEE SHEET 3)

MARK	E	N	CLASSIFICATION	ORIGIN
SSM18422	554591.961	686027.136	C	FROM SCINS
SSM18448	554324.547	686002.881	C	FROM SCINS
SSM18446	554412.430	685996.481	C	FROM SCINS
SSM18448	554513.994	686001.209	C	FROM SCINS
SSM171280	554513.433	686020.627	D	MA CAD TRAV
SSM171431	554659.438	686020.627	D	MA CAD TRAV
SSM171431	554659.438	686020.627	D	MA CAD TRAV
SSM171438	554438.874	686007.278	D	MA CAD TRAV
SSM18422	554630.665	686011.649	D	MA CAD TRAV

CONNECTIONS

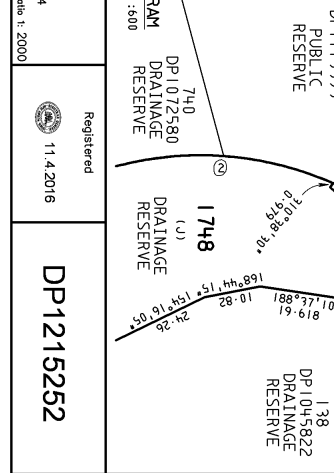
MARK	E	N	CLASSIFICATION	ORIGIN
SSM18422	554591.961	686027.136	C	FROM SCINS
SSM18448	554324.547	686002.881	C	FROM SCINS
SSM18446	554412.430	685996.481	C	FROM SCINS
SSM18448	554513.994	686001.209	C	FROM SCINS
SSM171280	554513.433	686020.627	D	MA CAD TRAV
SSM171431	554659.438	686020.627	D	MA CAD TRAV
SSM171431	554659.438	686020.627	D	MA CAD TRAV
SSM171438	554438.874	686007.278	D	MA CAD TRAV
SSM18422	554630.665	686011.649	D	MA CAD TRAV

CURVED BOUNDARIES

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	319°11'20"	14.179	14.227	50.0
2	355°58'50"	58.61	60.97	62.9
3	207°14'40"	77.505	79.505	101.0
4	208°08'50"	87.841	89.969	119.0
5	230°52'30"	20.885	23.24	15.0
6	252°05'	114.123	117.295	145.0
7	250°34'30"	66.445	68.055	90.0
8	317°14'20"	8.485	9.425	6.0
9	19°49'50"	13.3	13.51	22.0
10	12°48'40"	48.305	49.825	58.0
11	354°06'	29.2	29.25	14.0
12	319°53'50"	12.885	14.0	10.0

SHORT BOUNDARIES

LINE	BEARING	DISTANCE
13	228°54'40"	25.794
14	272°14'20"	110.128
15	2°14'20"	28.025
16	372°52'20"	17.6
17	348°12'	15.265
18	0°00'10"	8.69
19	373°46'20"	12.71
20	372°42'30"	26.785
21	6°16'20"	15.405
22	302°22'40"	16.31
23	152°51'20"	30.105
24	162°15'40"	24.36
25	59°31'40"	24.17
26	303°31'40"	28.17
27	61°57'40"	5.605
28	81°34'10"	50.413
29	85°30'10"	41.51
30	89°08'50"	65.2



RESTRICTION ON THE USE OF LAND: 3 METER AND VARIABLE WIDTH (DP1207462)
 EASTMENT FOR DRAIN WATER VARIABLE WIDTH (DP1045822)
 EASTMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 METER (DP1207462)
 EASTMENT FOR DRAIN WATER VARIABLE WIDTH (DP1012580)

Surveyor: BRIAN DARRELL RAEN
 Date of Survey: 6/11/2015
 Surveyor's Ref: M31385/20341C-A

PLAN OF SUBDIVISION OF LOT 1703 IN DP1214550

LGA: TWEED
 Locality: POTTSVILLE
 Subdivision No: S016/0004
 Lengths are in metres. Reduction Ratio: 1:2000

Registered
 11.4.2016

DP1215252

PLAN FORM 2 (A2)

DP1215252

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

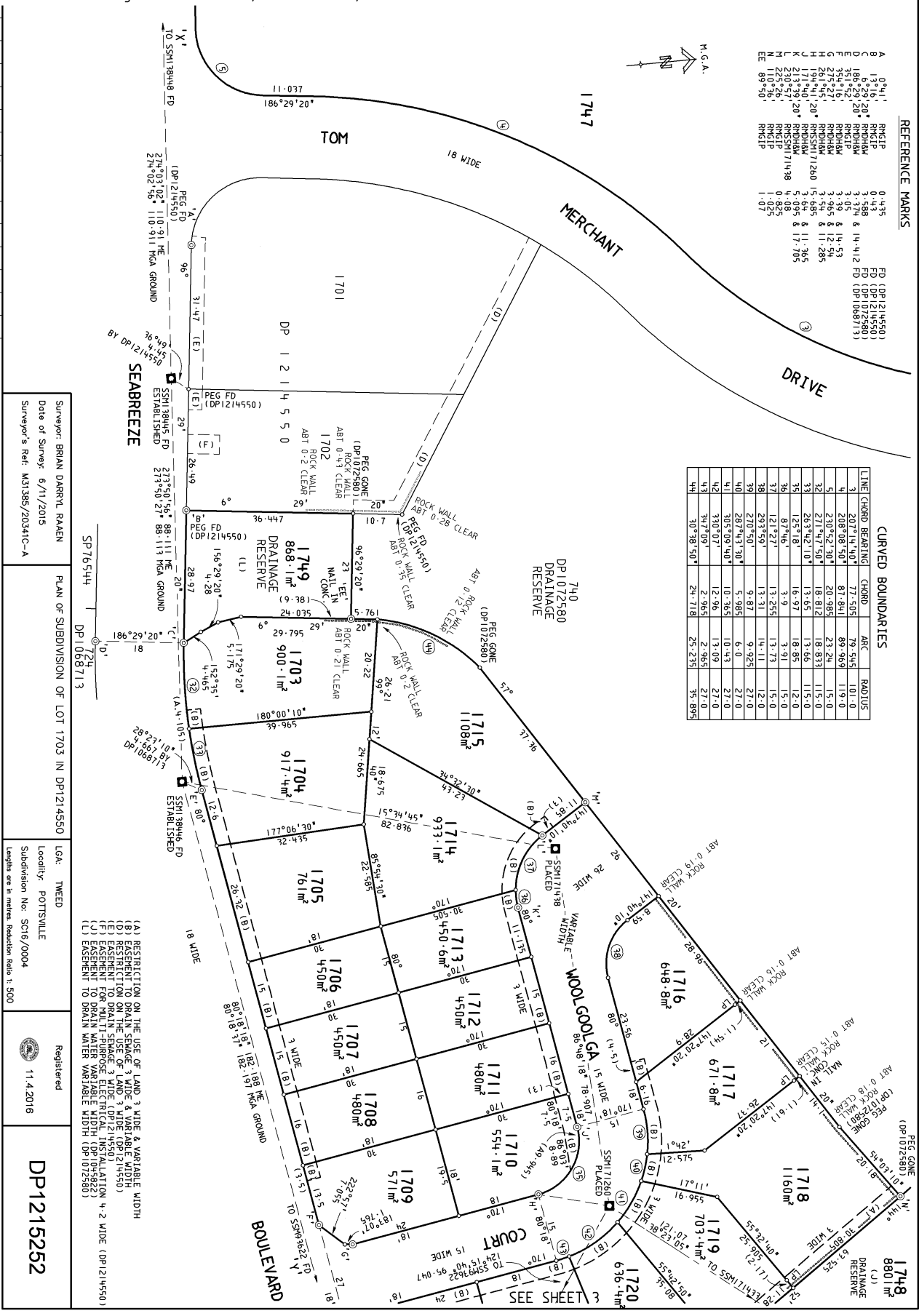
Plan Sheet 2 of 3 sheets

REFERENCE MARKS

A	0.941	RKCFP	FG (DP1214550)
B	1.041	RKCFP	FG (DP1214550)
C	1.86°29'20"	RKCFP	FG (DP102580)
D	1.86°29'20"	RKCFP	FG (DP102580)
E	3.95	RKCFP	FG (DP1068113)
F	3.95	RKCFP	FG (DP1068113)
G	3.95 & 14.53	RKCFP	FG (DP1068113)
H	3.95 & 11.285	RKCFP	FG (DP1068113)
I	3.95 & 11.285	RKCFP	FG (DP1068113)
J	3.95 & 11.285	RKCFP	FG (DP1068113)
K	5.095 & 17.785	RKCFP	FG (DP1068113)
L	4.08	RKCFP	FG (DP1068113)
M	0.852	RKCFP	FG (DP1068113)
N	1.07	RKCFP	FG (DP1068113)
EE	89°50'	RKCFP	FG (DP1068113)

CURVED BOUNDARIES

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	207°14'40"	77.505	79.545	101.0
2	208°08'50"	87.481	89.969	119.0
3	230°52'30"	20.988	23.24	15.0
4	271°47'50"	18.812	18.833	115.0
5	263°42'10"	13.65	13.66	115.0
6	125°18'	16.97	18.85	12.0
7	67°46'	3.9	3.91	15.0
8	121°27'	13.255	14.11	15.0
9	293°59'	9.87	9.925	12.0
10	270°50'	5.965	6.0	27.0
11	287°43'30"	10.365	10.43	27.0
12	330°07'	12.96	13.09	27.0
13	347°09'	2.965	2.965	27.0
14	30°18'50"	24.718	25.235	35.895



Surveyor: BRIAN DARRELL RAEN
 Date of Survey: 6/11/2015
 Surveyor's Ref: M31385/20341C-A

PLAN OF SUBDIVISION OF LOT 1703 IN DP1214550
 DP168713

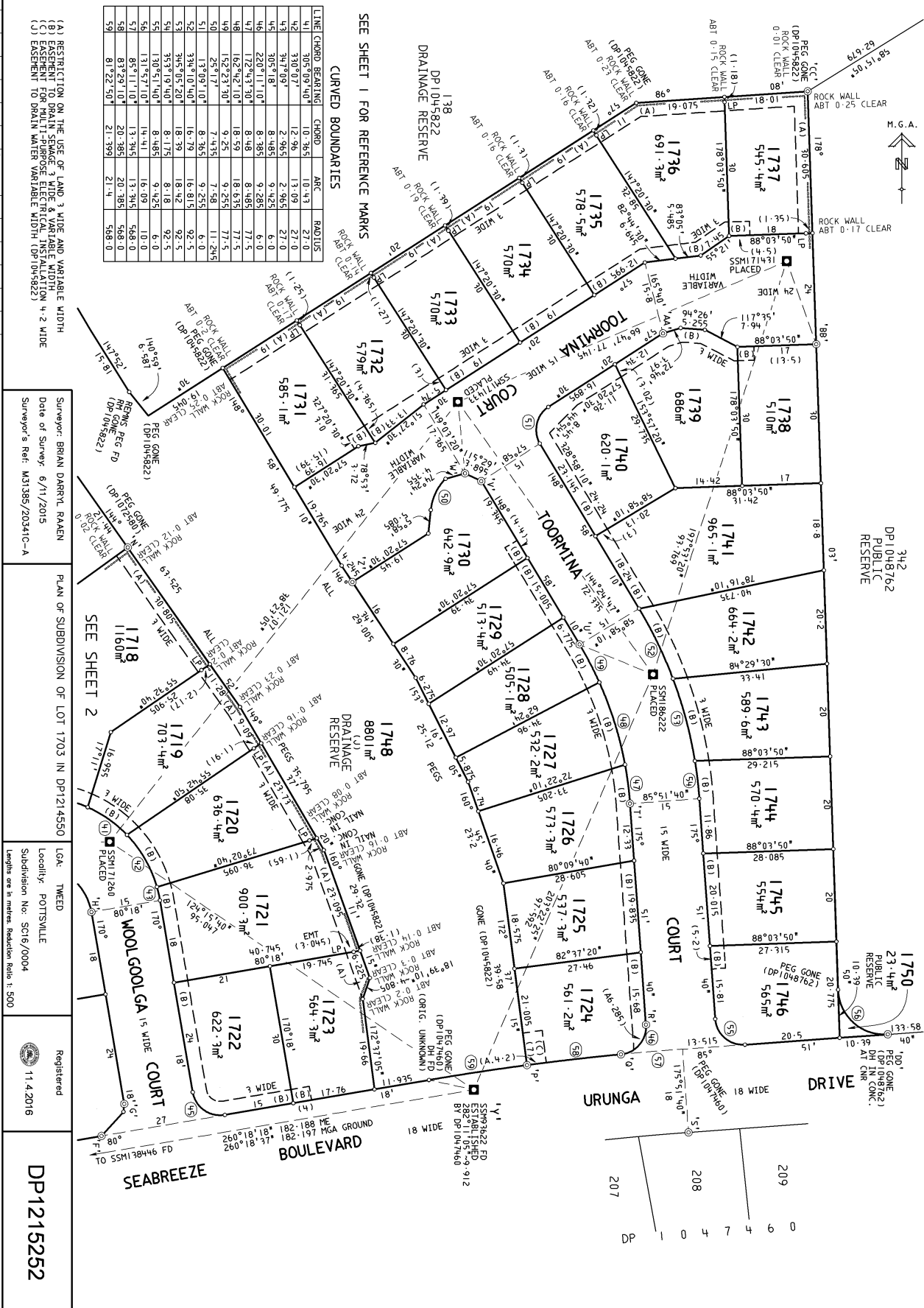
LGA: TWEED
 Locality: POTTSVILLE
 Subdivision No: S016/0004


Registered
 11.4.2016

DP1215252

- (A) RESTRICTION ON THE USE OF LAND 3 WIDE & VARIABLE WIDTH
- (B) EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE WIDTH
- (C) RESTRICTION ON THE USE OF LAND 3 WIDE & VARIABLE WIDTH
- (D) RESTRICTION ON THE USE OF LAND 3 WIDE (DP1214550)
- (E) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP1214550)
- (F) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1049822)
- (G) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP102580)

PLAN FORM 2 (A2) DP1215252
 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
 Plan Sheet 3 of 3 sheets



DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 4 sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  11.4.2016</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p style="text-align: right;">Office Use Only</p> <h1 style="text-align: center;">DP1215252</h1>	
<p>PLAN OF SUBDIVISION OF LOT 1703 IN DP1214550</p>	<p>LGA: TWEED Locality: POTTSVILLE Parish: CUDGEN County: ROUS</p>	
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: Date: File Number: Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, BRIAN DARRYL RAAEN of B & P Surveys, PO Box 46, Murwillumbah, NSW, 2484 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on</i></p> <p><i>*(b) The part of the land shown in the plan (*being/*excluding ^ lots 1703 – 1746, 1749, 1750, Part Lot 1748 and connections) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on 6-11-2015 the part not surveyed was compiled in accordance with that Regulation.</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p> <p>Signature: <i>B. Raen</i> Dated: <i>15/1/16</i></p> <p>Surveyor ID: 1881..... Datum Line: 'X' – 'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p><i>*Strike through if inapplicable.</i> <i>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</i></p>	
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <i>Raymond Musgrave</i> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <i>R. Musgrave</i> Accreditation number: Consent Authority: TWEED SHIRE COUNCIL Date of endorsement: <i>10.3.16</i> Subdivision Certificate number: <i>SC16/0004</i> File number: DA13/0577</p> <p><i>*Strike through if inapplicable.</i></p>	<p>Plans used in the preparation of survey/compilation. DP1044671 DP1045822 DP1047460 DP1062587 DP1068713 DP1072580 DP1101845 DP1115395 DP1207462 DP1214550</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>	
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE WOOLGOOLGA COURT AND TOORMINA COURT TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO CREATE LOT 1750 AS A PUBLIC RESERVE. IT IS INTENDED TO CREATE LOTS 1748 & 1749 AS DRAINAGE RESERVES.</p>	<p>Surveyor's Reference: M31385/20341C-A</p>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>		


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

<p>Registered:  11.4.2016</p> <p>Office Use Only</p>	<p>Office Use Only</p> <p style="font-size: 2em; text-align: center;">DP1215252</p>
<p>PLAN OF SUBDIVISION OF LOT 1703 IN DP1214550</p>	
<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 	
<p>Subdivision Certificate number: <u>SC1610004</u></p> <p>Date of Endorsement: <u>10.3.16</u></p>	

Lot	Street Number	Street Name	Street Type	Locality
1703	38	Seabreeze	Boulevard	Pottsville
1704	36	Seabreeze	Boulevard	Pottsville
1705	34	Seabreeze	Boulevard	Pottsville
1706	32	Seabreeze	Boulevard	Pottsville
1707	30	Seabreeze	Boulevard	Pottsville
1708	28	Seabreeze	Boulevard	Pottsville
1709	26	Seabreeze	Boulevard	Pottsville
1710	3	Woolgoolga	Court	Pottsville
1711	5	Woolgoolga	Court	Pottsville
1712	7	Woolgoolga	Court	Pottsville
1713	9	Woolgoolga	Court	Pottsville
1714	11	Woolgoolga	Court	Pottsville
1715	13	Woolgoolga	Court	Pottsville
1716	14	Woolgoolga	Court	Pottsville
1717	12	Woolgoolga	Court	Pottsville
1718	10	Woolgoolga	Court	Pottsville
1719	8	Woolgoolga	Court	Pottsville
1720	6	Woolgoolga	Court	Pottsville
1721	4	Woolgoolga	Court	Pottsville
1722	24	Seabreeze	Boulevard	Pottsville
1723	22	Seabreeze	Boulevard	Pottsville
1724	1	Toormina	Court	Pottsville
1725	3	Toormina	Court	Pottsville
1726	5	Toormina	Court	Pottsville
1727	7	Toormina	Court	Pottsville
1728	9	Toormina	Court	Pottsville
1729	11	Toormina	Court	Pottsville
1730	13	Toormina	Court	Pottsville
1731	15	Toormina	Court	Pottsville
1732	17	Toormina	Court	Pottsville
1733	19	Toormina	Court	Pottsville
1734	21	Toormina	Court	Pottsville
1735	23	Toormina	Court	Pottsville

If space is insufficient use additional annexure sheet

Surveyor's Reference: M31385/20341C-A


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:  11.4.2016 PLAN OF SUBDIVISION OF LOT 1703 IN DP1214550 Subdivision Certificate number: <u>SC16/0004</u> Date of Endorsement: <u>10.3.16</u>	Office Use Only <h1 style="margin: 0;">DP1215252</h1> Office Use Only This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
--	---

Lot	Street Number	Street Name	Street Type	Locality
1736	25	Toormina	Court	Pottsville
1737	27	Toormina	Court	Pottsville
1738	18	Toormina	Court	Pottsville
1739	16	Toormina	Court	Pottsville
1740	14	Toormina	Court	Pottsville
1741	12	Toormina	Court	Pottsville
1742	10	Toormina	Court	Pottsville
1743	8	Toormina	Court	Pottsville
1744	6	Toormina	Court	Pottsville
1745	4	Toormina	Court	Pottsville
1746	2	Toormina	Court	Pottsville
1747	NA	Seabreeze	Boulevard	Pottsville
1748	NA	Seabreeze	Boulevard	Pottsville
1749	NA	Seabreeze	Boulevard	Pottsville
1750	NA	Urunga	Drive	Pottsville

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:-

1. EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE WIDTH
2. EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE
3. RESTRICTION ON THE USE OF LAND 3 WIDE & VARIABLE WIDTH
4. POSITIVE COVENANT
5. POSITIVE COVENANT
6. RESTRICTION ON THE USE OF LAND
7. RESTRICTION ON THE USE OF LAND
8. RESTRICTION ON THE USE OF LAND
9. RESTRICTION ON THE USE OF LAND
10. RESTRICTION ON THE USE OF LAND
11. RESTRICTION ON THE USE OF LAND
12. POSITIVE COVENANT
13. POSITIVE COVENANT

If space is insufficient use additional annexure sheet


Surveyor's Reference: M31385/20341C-A

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 4 sheet(s)

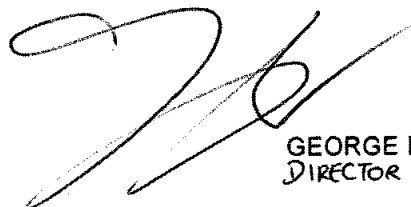
Office Use Only
Registered:  11.4.2016
PLAN OF SUBDIVISION OF LOT 1703 IN DP1214550

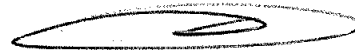
DP1215252

Subdivision Certificate number: SC1610004
 Date of Endorsement: 10.3.16

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.




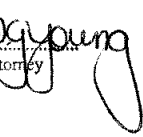

GEORGE KLINE
 DIRECTOR




YVONNE JUNE FELL
 SECRETARY

New South Wales

EXECUTED by BENDIGO AND ADELAIDE)
 BANK LTD ABN 11 068 049 178 by being signed)
 by its Attorneys)
DIANNE MARY WILMOTT)
LEISA SAU YOUNG)
 who certify that they are the) Attorney
TEAM LEADER - LOAN SERVICES RETAIL)
LOAN SERVICES OFFICER)
 respectively for the time being of the)
 Company under the Power of Attorney)
 dated 9 April 2008 registered in)
 Book 4542 Number 334 in the presence)
 of) Attorney

I certify that the attorney(s) signing opposite,
 with whom I am personally acquainted or as
 to whose identity I am otherwise satisfied,
 signed this instrument in my presence.

Signature of witness 

Name of witness ELLEN MARGRETHE KOCH

Address of witness 114 Brisbane St
IPSWICH QLD 4305

If space is insufficient use additional annexure sheet

Surveyor's Reference: M31385/20341C-A

Annexure #3



*Services /
Contour Plan*

PREPARED 30 AUGUST 2019 BY
RAY WHITE SPECIAL PROJECTS

Annexure #4



*Rates Notice
Summary*

PREPARED 30 AUGUST 2019 BY
RAY WHITE SPECIAL PROJECTS



TWEED
SHIRE COUNCIL

Customer Service

(02) 6670 2400

1300 292 872

tsc@tweed.nsw.gov.au

www.tweed.nsw.gov.au

Facebook, Twitter, YouTube, LinkedIn icons

PO Box 816

Murwillumbah NSW 2484

ABN 90 178 732 496

DATE OF ISSUE	08/07/2019
VALUATION BASE DATE	01/07/2016
RATING CATEGORY	Residential



027-534-14

Altitude Lifestyle Pty Ltd
PO Box 153
MT WAVERLEY VIC 3149

Rating period 1 July 2019 to 30 June 2020
Property details Seabreeze Boulevard POTTSVILLE NSW 2489
Lot 1747 DP 1215252

Rates Notice

Property Identifier:	109841
If paying in full:	\$33866.00
Due date:	31/08/2019

	First instalment	Second instalment	Third instalment	Fourth instalment
If paying by instalments:	\$8466.50 31/08/2019	\$8466.50 30/11/2019	\$8466.50 28/02/2020	\$8466.50 31/05/2020

Summary of Rates and Charges	Cents in \$	Rateable Value	Amount
DOMESTIC WASTE ADMIN CHARGE	Annual Charge		69.80
LANDFILL MANAGEMENT CHARGE	Annual Charge		54.00
RESIDENTIAL RATE	0.49190	6650000	32711.30
SEWERAGE ACCESS RESIDENTIAL	Annual Charge	1	854.35
WATER ACCESS RESIDENTIAL	Annual charge	1	176.55

Please note: Interest is charged on overdue rates at 7.5% per annum accruing daily

QUARTERLY INSTALMENTS MUST BE PAID BY THE DUE DATES OR INTEREST CHARGES APPLY
To the owner: You are hereby notified that such land has been rated by the Tweed Shire Council as shown in this Rates Notice.
Please note: The due date for payment does not apply to Rates and Charges in arrears. If there are arrears of rates and/or charges shown, although they are included in the first instalment amount, they are overdue and should be paid immediately. Rates and Charges may be paid outside instalment dates, subject to terms and conditions set by Council. Each unpaid instalment amount becomes a recoverable amount after its due date. If no payment arrangement has been made with Council, debt recovery action will commence if payment is not received by due date. Payment arrangements can be registered online via www.tweed.nsw.gov.au/RatesArrangement or phone (02) 6670 2400.

Amount due if paying in full:	\$33866.00
First instalment amount (if paying by instalments):	\$8466.50
Deduct payments since:	05/07/2019

Payment Slip – Rates

See overleaf for all methods of payment

Scan and pay this notice with your iPhone, iPad or Android device. Download the Australia Post mobile app today.



*575 80468291



Billers Code: 131284
Ref: 80468291



Billpay Code: 0575
Ref: 80468291

BPAY® Telephone and Internet Banking. Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

Credit card payments can be made in person at any Council office, online at postbillpay.com.au or by calling 13 18 16. A surcharge applies to all credit card payments.

NAME	Altitude Lifestyle Pty Ltd
LOCATION	Seabreeze Boulevard POTTSVILLE NSW 2489
PROPERTY IDENTIFIER	109841
AMOUNT DUE IF PAYING IN FULL	\$33866.00
AMOUNT DUE IF PAYING BY INSTALMENTS	\$8466.50

I REQUIRE A RECEIPT – CHEQUE PAYMENT ONLY
A receipt will only be mailed to you if this box is ticked and this Payment Slip is sent in with your payment.

GO PAPERLESS www.tweed.nsw.gov.au/gopaperless

TWEED SHIRE COUNCIL | Living and loving the Tweed

Annexure #5



*Land Tax
Advice*

PREPARED 30 AUGUST 2019 BY
RAY WHITE SPECIAL PROJECTS

DIRECTOR:
Mark Bolster LL.B

CONSULTANT:
Paul Bolster



Liability limited by a scheme
approved under Professional
Standards Legislation.

mark_bolster@bolster.com.au

BOLSTER & CO.
S O L I C I T O R S
NEW SOUTH WALES & QUEENSLAND
A division of Bolster & Co Pty Ltd ACN 123 917 162

Your Ref:

Our Ref: MDB:AR:20182017

8 Beryl Street
Tweed Heads

PO Box 52
Tweed Heads 2485

Telephone: (07) 5536 1188
Facsimile: (07) 5536 1505

4 September 2019

Ray White Special Projects
Level 26, ONE ONE ONE
111 Eagle Street
BRISBANE QLD 4000

Attn: Mark Creevey

By email: tony.williams@raywhite.com

Dear Mr Creevey

Property at Seabreeze Boulevard, Pottsville

We act of Altitude Lifestyle Pty Ltd, the owner of property a Seabreeze Boulevard, Pottsville. We understand you have been engaged to market the property on behalf of our client. In accordance with our client's instructions, we have prepared the calculations for the land tax liability for the property in the 2019 tax year. The liability for land tax, based on our calculations and assuming that the property is the only real estate owned in New South Wales by the taxpayer, is the sum of \$79,637.00. The details of the calculation are contained within the attached sheet.

If you have any queries or we can assist further, please do not hesitate to contact us.

Yours faithfully
BOLSTER & CO

MARK BOLSTER



Land Tax 2019

Seabreeze Boulevard Pottsville PID 3920646

Taxable value 2019 - \$5,376,667

Less threshold \$ 692,000

Land tax \$100 + 1.6% on \$3,539,000 (4,231,000 – 692,000) = \$56,724

2.0% on 1,145,667 (5,376,667 – 4,231,000) = \$22,913

\$ 79,637

Annexure #6



Geotechnical Report

PREPARED 30 AUGUST 2019 BY
RAY WHITE SPECIAL PROJECTS

■ **RayWhite**®

Gary Deane Constructions

‘Phase 4 - Possible School Site’

**Seabreeze Estate
Pottsville**

LEVEL ONE CERTIFICATION

G2003/018H-1



Work Performed By
Morrison Geotechnic Pty Limited

1st September, 2004

TABLE OF CONTENTS

1.0	INTRODUCTION	2
2.0	EXISTING SURFACE ASSESSMENT	2
3.0	FILL PLACEMENT AND TESTING	2
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APPENDIX 'A' (Field Density Test Certificates)

APPENDIX 'B' (Site Plan)



MORRISON GEOTECHNIC PTY LIMITED

1.0 INTRODUCTION

This report summarises results of the Level 1 Supervision and Quality Control Testing performed by Morrison Geotechnic Pty Ltd. It is for fill placed to finished fill level on the 'possible school site' at Phase 4 Seabreeze Estate, Pottsville.

Our involvement for this was carried out between January and August, 2004.

The work was commissioned by Mr Richard Lindell of Gary Deane Constructions.

Earthworks requirements were to be in accordance with the job specifications requiring Level 1 supervision in accordance with AS3798 - 1996, and testing to AS1289 test procedures.

Our on site representative for this project was Mr Ian Masman based at our Gold Coast office.

2.0 EXISTING SURFACE ASSESSMENT

The surface was stripped of topsoil and grass etc, revealing a natural material suitable to commence filling from an initial 'bridging layer' was placed due to the soft natural ground in this low-lying area. Our brief was to inspect, test and certify the fill placed over the natural surface up to the finished surface level.

3.0 FILL PLACEMENT AND TESTING

The fill placed for this project was taken from cut areas on site.

Some of the fill contained coarse rock, which was sometimes too coarse to be tested to standard test procedures. Our representative observed proof rolling of these areas and we are satisfied that sufficient compaction has been achieved, and the material was broken down sufficiently to fill most of the voids.

Any deleterious material encountered in the fill such as sticks, roots etc was removed prior to compaction.

Test procedures and frequencies were carried out to the requirements of AS3798 – 1996.

The field density testing carried out for this stage achieved a minimum of 98.0% Dry Density Ratio (Standard AS1289 5.1.1) either initially, or after further compaction and retesting.

MORRISON GEOTECHNIC PTY LIMITED

Field density test certificates are attached in Appendix 'A'.

A site plan is attached in Appendix 'B'.

4.0 GENERAL STATEMENT OF COMPLIANCE

Our representative observed the relevant earthworks operations including the stripped ground surface and carried out proof rolling and field density tests in accordance with the required standard and specification at this project.

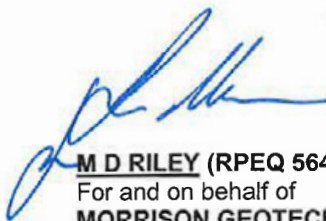
We confirm that Level 1 Supervision has been carried out on the fill placed at the '*possible school site*' in Phase 4 of the Seabreeze Estate, Pottsville, and that it has been placed satisfactorily to Australian Standard (AS3798). This fill can be classed as 'controlled fill' to AS2870 – 1996.

This certification is limited to the fill placed under our supervision, and does not include any trenches or subsequent work.

* * * * *

If you have any queries regarding the above, please contact Ian Masman at our Gold Coast office.




M D RILEY (RPEQ 5641)
For and on behalf of
MORRISON GEOTECHNIC PTY LTD

MORRISON GEOTECHNIC PTY LIMITED



Seabreeze Boulevard

POTTSVILLE, NSW 2489

Exclusively presented by...

 **RayWhite**

raywhitespecialprojects.com

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

Mark Creevey

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

Tony Williams

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

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