

MCKERCHAR, Chenoa (cmcke291)

From: SHEPHERD, Cassandra <Cassandra.SHEPHERD@qed.qld.gov.au>
Sent: Friday, 19 July 2019 12:44 PM
To: HARLOW, Zoe (zharl2)
Subject: RE: 205 Tallebudgera Connection Road, Tallebudgera - Land Acquisition
Attachments: GCC Flood Hazard Area Map.pdf; NCP_RPT_Release.pdf; BNE-383459.pdf; Title.pdf; GCC Acid Sulfate Soils Map.pdf

Hello Zoe

In response to your email, I received the following information.

Hi Cassie

In response to your request, the above property was discussed at the Acquisitions and Augmentations Committee meeting held on 15 May 2019.

The said meeting is held on a monthly basis and discusses numerous properties to be endorsed for further investigation or otherwise.

At the May 2019 meeting, 20 properties were discussed at length and decisions made based upon future need or expansion requirements, site suitability, safety requirements and budget constraints.

Panel members at this meeting were myself, Grant Byrne, Brett Robertson, Rachel Miller, Dave Baxter, Paul Benedek and Trent Leins.

The subject property was not deemed as a viable solution for additional school parking. The location of the site was considered as potentially dangerous for vehicular access and egress, the land is subject to flooding and is traversed by a 33kW electricity line. Energex advised an Easement will be required to be surveyed and registered on title for the purpose of the overhead 33kW electricity line. The proposed easement will be approximately 21.7 metres in width and diagonally dissect the centre of the property from north west to south east. It will constrain an area of 1,393m². The land would cost approximately \$285,000 (ex GST) and the cost to develop the site for parking had not been assessed. In addition, preference also is always given to lands adjoining schools suffering capacity issues and required for additional class rooms etc.

It is due to the above reasons, the site was not favourably considered.

I have attached the valuation, flood map and council overlays for the site.

Please treat this information sensitively, happy for you to share the message with your school council. The City of Gold Coast documents are freely available however the valuation is owned by Energex.

s 47(3)(b) - Contrary to Public Interest and can drop in about 3.15 if that works to talk about the EMP?

Regards

Cassie

Cassie Shepherd
Infrastructure Advisor

Hope Island Regional Office | South East Region
Department of Education

P: 07 5656 6704

M: s 47(3)(b) -

E: cassandra.shepherd@qed.qld.gov.au

Building C, Level 1 | 340 Hope Island Road | Hope Island Qld 4212

PO Box 492 | Oxenford Qld 4210



Working together to lift learning and skilling outcomes for Queensland.

Please consider the environment before printing this email.

Stay in the know: [South East Studio](#)



IMPORTANT: This email (including any attachments) may contain legally privileged, confidential or private information and may be protected by copyright. You may only use it if you are the person(s) to whom it was intended to be sent and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If the email was not intended for you and was sent to you by mistake, please telephone or email me immediately, destroy any hard copies of this email, and delete it and any copies of it from your computer system. Any legal privilege and confidentiality attached to the email is not waived or destroyed by that mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

From: HARLOW, Zoe (zharl2) [<mailto:zharl2@eq.edu.au>]

Sent: Wednesday, 17 July 2019 10:06 AM

To: SHEPHERD, Cassandra <Cassandra.SHEPHERD@qed.qld.gov.au>

Subject: FW: 205 Tallebudgera Connection Road, Tallebudgera - Land Acquisition

Hi Cassie

When I shared this outcome with my school council they requested documentation related to the decision as they would still like to pursue this acquisition and want to explore possible solutions to the problems identified.

My community and I consider the provision of safe, legal parking spaces a high priority.

May I please have a copy of the information used to evaluate the suitability of the site, specifically about the flooding potential and the implications of the electricity line?

Thank you in anticipation of your assistance with this.

Kind regards

Zoe

Zoe Harlow
Principal

Tallebudgera State School
492 Guineas Creek Road
Tallebudgera Qld 4228
Phone: 5568 5222



This message (including attachments) is intended for the addressee named above. It may also be confidential, privileged and/or subject to copyright. If you wish to forward this message to others, you must first obtain the permission of the author. If you are not the addressee named above, you must not disseminate, copy, communicate or otherwise use or take any action in reliance on this message. You understand that any privilege or confidentiality attached to this message is not waived, lost or destroyed because you have received this message in error. If you have received this message in error please notify the sender and delete from any computer. Unless explicitly attributed, the opinions expressed in this message do not necessarily represent the official position or opinions of the State of Queensland or the Department of Education, Training and Employment. Whilst all care has been taken, the Department of Education, Training and Employment disclaims all liability for loss or damage to person or property arising from this message being infected by computer virus or other contamination.

From: HARLOW, Zoe (zharl2)
Sent: Monday, 27 May 2019 6:10 PM
To: SHEPHERD, Cassandra <Cassandra.SHEPHERD@qed.qld.gov.au>
Subject: RE: 205 Tallebudgera Connection Road, Tallebudgera - Land Acquisition

Hi Cassie

Thank you for letting me know. That is disappointing but I understand.

Kind regards

Zoe

Zoe Harlow
Principal

Tallebudgera State School
492 Guineas Creek Road
Tallebudgera Qld 4228
Phone: 5568 5222



This message (including attachments) is intended for the addressee named above. It may also be confidential, privileged and/or subject to copyright. If you wish to forward this message to others, you must first obtain the permission of the author. If you are not the addressee named above, you must not disseminate, copy, communicate or otherwise use or take any action in reliance on this message. You understand that any privilege or confidentiality attached to this message is not waived, lost or destroyed because you have received this message in error. If you have received this message in error please notify the sender and delete from any computer. Unless explicitly attributed, the opinions expressed in this message do not necessarily represent the official position or opinions of the State of Queensland or the Department of Education, Training and Employment. Whilst all care has been taken, the Department of Education, Training and Employment disclaims all liability for loss or damage to person or property arising from this message being infected by computer virus or other contamination.

From: SHEPHERD, Cassandra <Cassandra.SHEPHERD@qed.qld.gov.au>
Sent: Monday, 27 May 2019 4:34 PM
To: HARLOW, Zoe (zharl2) <zharl2@eq.edu.au>
Subject: 205 Tallebudgera Connection Road, Tallebudgera - Land Acquisition

Hello Zoe

I have been advised of the outcome of the request for the land acquisition of 205 Tallebudgera Connection Road.

In total 20 properties were discussed at length and decisions made based upon future need or expansion requirements, site suitability, safety requirements and budget constraints.

The location of the site was considered as potentially dangerous for vehicular access and egress, the land is subject to flooding and is traversed by a 33kW electricity line.

The subject property is not deemed as a viable solution for additional school parking and acquisition has not been endorsed.

Sorry this is not the outcome you were looking for

Kind Regards

Cassie

Cassie Shepherd
Infrastructure Advisor

Hope Island Regional Office | South East Region
Department of Education

P: 07 5656 6704

M: **s 47(3)(b) -**

E: cassandra.shepherd@qed.qld.gov.au

Building C, Level 1 | 340 Hope Island Road | Hope Island Qld 4212
PO Box 492 | Oxenford Qld 4210

Working together to lift learning and skilling outcomes for Queensland.
Please consider the environment before printing this email.



Stay in the know: [South East Studio](#)



IMPORTANT: This email (including any attachments) may contain legally privileged, confidential or private information and may be protected by copyright. You may only use it if you are the person(s) to whom it was intended to be sent and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

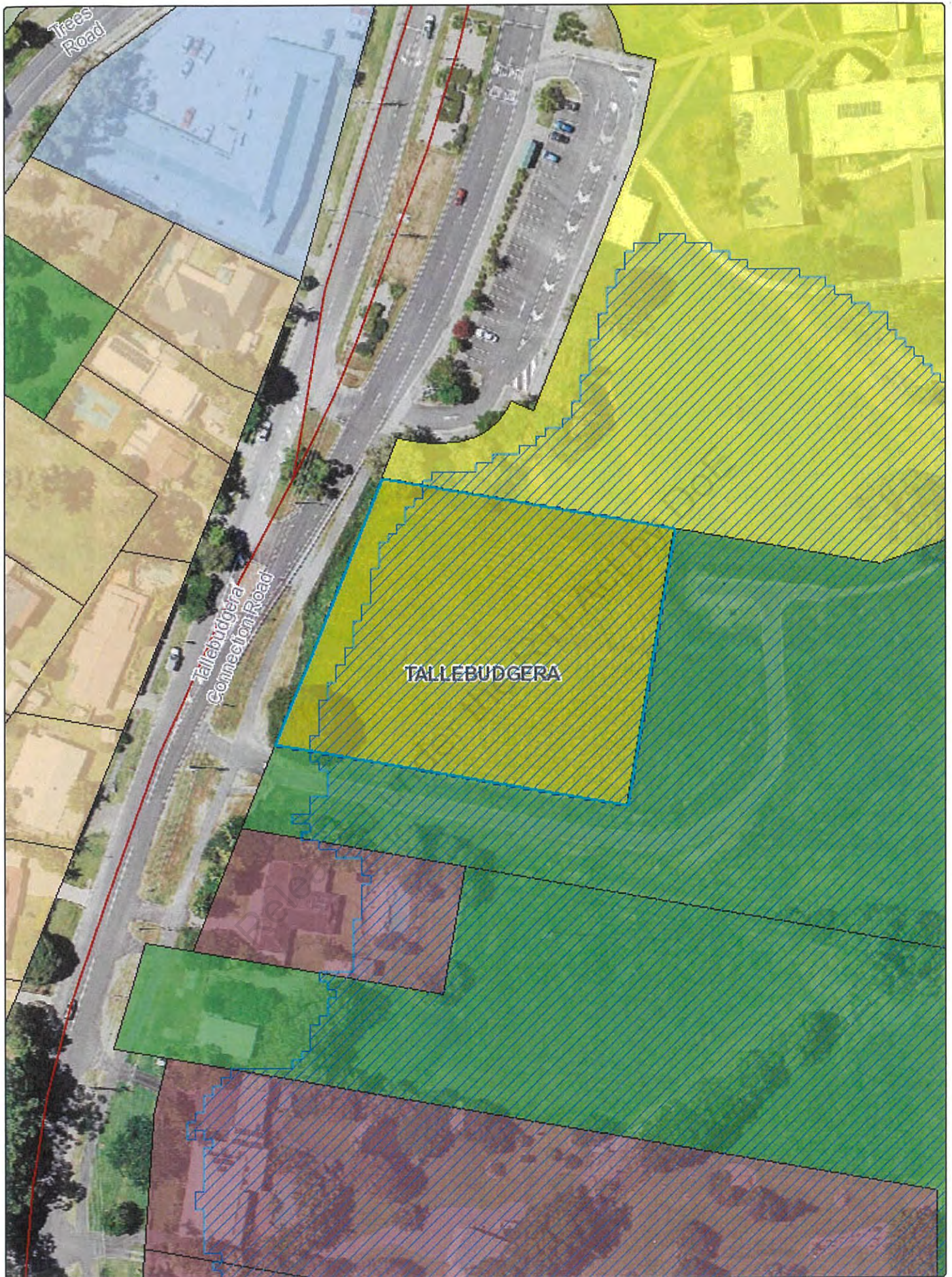
If the email was not intended for you and was sent to you by mistake, please telephone or email me immediately, destroy any hard copies of this email, and delete it and any copies of it from your computer system. Any legal privilege and confidentiality attached to the email is not waived or destroyed by that mistake.
It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

IMPORTANT: This email and any attachments may contain legally privileged, confidential or private information, and may be protected by copyright. You may only use or disclose this information if you are the intended recipient(s) and if you use it in an authorised way. No other person is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email and any attachments without appropriate authorisation.

If you are not the intended recipient(s) and the email was sent to you by mistake, please notify the sender immediately by return email or phone, destroy any hardcopies of this email and any attachments and delete it from your system. Any legal privilege and confidentiality attached to this email is not waived or destroyed by that mistake.

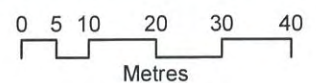
The Department of Education carries out monitoring, scanning and blocking of emails and attachments sent from or to addresses within the Department of Education for the purposes of operating, protecting, maintaining and ensuring appropriate use of its computer network. It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

The Department of Education does not accept any responsibility for any loss or damage that may result from reliance on, or the use of, any information contained in the email and any attachments.



City Plan

Date: 15/10/2018



GOLD COAST

polygonLayer

Override 1



GCCC Boundary

Surrounding Councils Labels

Adjacent Councils



<all other values>



Brisbane; Ipswich; Logan; Redland; Scenic Rim



NSW; Tweed



Flood assessment required



GCCC Boundary



Suburb Boundary Lines

NSW Tweed

Unit numbers

Suburbs Labels

Minor Roads

Waterway Labels

ADJACENT_LGA



Brisbane City Council; Ipswich City Council; Logan City Council; Redland City Council; Scenic Rim Regional Council



Tweed Shire Council



Ocean Labels



Railway (Brisbane - Robina Line)



Latest property boundaries

Functional road hierarchy



Arterial road



Sub-arterial road



Distributor road



State road

Zone



Low density residential



Low density residential, Calypso Bay precinct



Low density residential, Large lot precinct



Medium density residential



Medium density residential, Calypso Bay precinct



High density residential



Centre



Neighbourhood centre



Neighbourhood centre, West Burleigh historic township precinct



Sport and recreation

Legend



Sport and recreation, Bond University precinct



Sport and recreation, Bundall equestrian area precinct



Open space



Conservation



Low impact industry



Low impact industry, Future low impact industry precinct



Medium impact industry



Medium impact industry, Future medium impact industry precinct



High impact industry



High impact industry, Future high impact industry precinct



Waterfront and marine industry



Major tourism



Major tourism, Island resorts precinct



Major tourism, Sea World precinct



Major tourism, Wildlife park precinct



Community facilities



Emerging community



Extractive industry



Extractive industry, Extractive industry indicative buffer



Innovation



Innovation, Bond University precinct



Innovation, Gold Coast cultural precinct



Limited development (constrained land),



Mixed use



Mixed use, Bermuda Point precinct



Mixed use, Fringe business precinct



Rural



Rural, Rural landscape and environment precinct



Rural residential



Rural residential, Rural residential landscape and environment precinct



Special purpose



Special purpose, Special development areas precinct



Township



Township, Commercial precinct



Township, Large lot precinct



Unzoned

City Plan property report

Economy, Planning and Environment Directorate

Planning Enquiries Centre

City Development Branch

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8708 F: (07) 5596 3653

E: mail@goldcoast.qld.gov.au

W: cityofgoldcoast.com.au

Property details

Property address	205 Tallebudgera Connection Road Tallebudgera 4228
Lot and plan	Lot 1 on RP205692
Area	4781m ²
Division	14 (view divisional contact details)

City Plan content

Zone map



Residential zones category

- Low density residential
- Low density residential, Large lot precinct
- Low density residential, Calypso Bay precinct
- Medium density residential
- Medium density residential, Calypso Bay precinct
- High density residential

Centres zones category

- Centre
- Neighbourhood centre
- Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

- Sport and recreation
- Sport and recreation, Bond University precinct
- Sport and recreation, Bundall equestrian area precinct
- Open space

Tourism zones category

- Major tourism
- Major tourism, Island resorts precinct
- Major tourism, Sea World precinct
- Major tourism, Wildlife park precinct

Environment zones category

- Conservation

Industry zones category

- Low impact industry
- Low impact industry, Future low impact industry precinct
- Medium impact industry
- Medium impact industry, Future medium impact industry precinct
- High impact industry
- High impact industry, Future high impact industry precinct
- Waterfront and marine industry

Other zones category

- Community facilities
- Emerging community
- Extractive industry
- Extractive industry, Extractive industry indicative buffer
- Innovation
- Innovation, Bond University precinct
- Innovation, Gold Coast cultural precinct
- Limited development (constrained land)
- Mixed use
- Mixed use, Bermuda Point precinct
- Mixed use, Fringe business precinct

Functional road hierarchy

- Rural
- Rural, Rural landscape and environment precinct
- Rural residential
- Rural residential, Rural landscape and environment precinct
- Special purpose
- Special purpose, Special development areas precinct
- Township
- Township, Commercial precinct
- Township, Large lot precinct
- Unzoned
- Arterial road
- Sub-arterial road
- Distributor road
- State road
- Selected property
- Latest property boundaries
- Property boundaries - October 2017

Applicable mapping content	Related City Plan content
Zone	
Special purpose	Special purpose zone code Levels of assessment: <ul style="list-style-type: none"> • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Acid sulfate soils: <ul style="list-style-type: none"> • Land at or below 5m AHD • Land at or below 20m AHD 	Acid sulfate soils overlay code Levels of assessment: <ul style="list-style-type: none"> • Acid sulfate soils overlay
Airport environs - Airservices Australia aviation facilities: <ul style="list-style-type: none"> • Airport infrastructure 	Airport environs overlay code Levels of assessment: <ul style="list-style-type: none"> • Airport environs overlay
Airport environs - wildlife hazard buffer zones: <ul style="list-style-type: none"> • Wildlife hazard buffer zones 	Airport environs overlay code
Airport environs - Obstacle Limitation Surface (OLS): <ul style="list-style-type: none"> • Obstacle Limitation Surface (OLS) 	Airport environs overlay code Levels of assessment: <ul style="list-style-type: none"> • Airport environs overlay
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: <ul style="list-style-type: none"> • PANS-OPS contour 	Airport environs overlay code Levels of assessment: <ul style="list-style-type: none"> • Airport environs overlay
Environmental significance - wetlands and waterways: <ul style="list-style-type: none"> • Local significant wetlands 100m buffer area 	Environmental significance overlay code Levels of assessment: <ul style="list-style-type: none"> • Environmental significance - wetlands and waterways overlay
Flood: <ul style="list-style-type: none"> • Flood assessment required 	Flood overlay code Levels of assessment: <ul style="list-style-type: none"> • Flood overlay
State controlled roads, rail corridor and transport noise corridors: <ul style="list-style-type: none"> • Transport noise corridors • Property adjacent to State controlled road 	Regional infrastructure overlay code Levels of assessment: <ul style="list-style-type: none"> • State controlled roads, rail corridor and transport noise corridors overlay

Local Government Infrastructure Plan maps

Priority infrastructure area	Local Government Infrastructure Plan
------------------------------	--

Date created 17 Jul 2019

Released under the RTI Act by DoE

**VALUATION OF
VACANT LAND**



LOCATED AT

**205 TALLEBUDGERA CONNECTION ROAD
TALLEBUDGERA QLD 4228**

Valuation Date: 30 November 2018

File No: BNE-383459

s 47(3)(b) - Contrary to Public Interest

VALUERS & PROPERTY CONSULTANTS

Liability limited by a scheme approved under Professional Standards Legislation

Taylor Byrne Pty Ltd s 47(3)(b) -

CONTENTS

1	EXECUTIVE SUMMARY	4
1.1	Subject Property	4
1.2	Instructing Party	4
1.3	Purpose of Valuation	4
1.4	Interest being Valued	4
1.5	Prepared For	4
1.6	Registered Owner	4
1.7	Date of Inspection	4
1.8	Date of Valuation	4
1.9	Brief Description	5
1.10	Critical Conditions	6
1.11	Valuation	6
2	INTRODUCTION	7
2.1	Instructions	7
2.2	Definition of Market Value	7
2.3	As If Complete Value	7
2.4	Date of Inspection	7
2.5	Date of Valuation	7
2.6	Basis of Valuation	7
2.7	Qualifications and Disclaimers	8
2.8	Certification	9
3	PROPERTY SEARCH DETAILS	10
3.1	Real Property Description	10
3.2	Registered Owner	10
3.3	Easements and Encumbrances	11
3.4	Land Area	12
3.5	Local Authority	12
3.6	Town Planning	12
3.7	Site Value	13
3.8	Land Tax	13
3.9	Contamination Factors	13
3.10	Environmental Factors	14
3.11	Heritage Implications	15
4	PHYSICAL SITE DETAILS	16
4.1	Situation and Locality	16
4.2	Roads and Access	16
4.3	Services and Amenities	17
4.4	Land Description	17
5	VALUATION CONSIDERATIONS	18
5.1	Highest and Best Use	18
5.2	Valuation Process	18
5.3	Recent Sales History of the Subject	18
5.4	Sales Evidence	19
5.5	Summary of Evidence	21
5.6	Conclusions and Application of Evidence	22
5.7	Valuation Calculations	22

5.8	Valuation Conclusion.....	22
5.9	Goods and Services Tax (GST).....	22
6	VALUATION	23

Released under the RTI Act by DoE

1 EXECUTIVE SUMMARY

This valuation is based on certain conditions and contains a number of qualifications. Do not rely on this executive summary alone. This executive summary should be read in conjunction with and subject to our complete Valuation Report.

1.1	Subject Property	205 Taliebudgera Road Taliebudgera QLD 4228
1.2	Instructing Party	s 47(3)(b) - Contrary to Public Int of Energy Queensland.
1.3	Purpose of Valuation	Asset Transfer
1.4	Interest being Valued	Freehold on an As If Complete basis, subject to the proposed easement
1.5	Prepared For	Energy Queensland Attention: s 47(3)(b) - Contrary to Public Interest & Education Queensland Attention: Tony Crompton Senior Facilities Services Officer Real Estate Management This valuation has been prepared in accordance with the Practice Standards of the Australian Property Institute for Commercial Valuations, the IVSC Valuation Standard and the Queensland Government Land Transaction Policy August 2017. All investigations have been conducted independently and without influence from a third party in any way. The Valuer/Firm (in addition to the principal valuer) has no Potential Conflict of Interest or Pecuniary Interest (real or perceived) relating to the subject property.
1.6	Registered Owner	Energex Limited
1.7	Date of Inspection	30 November 2018
1.8	Date of Valuation	30 November 2018

1.9 Brief Description

The subject property is located in an established residential area at Talgebudgera, approximately 23 kilometres south of the Southport CBD. Surrounding development comprises park land and rural residential homesites improved with dwellings of mixed age and construction. The Talgebudgera State School is immediately north of the subject and a local park immediately south and east.

Within the Town Planning Scheme for City of Gold Coast Council, the subject property is designated "Special Purpose Zone".

The property comprises a 4,781m² regular shaped inside allotment. The site is easy sloping however low lying in nature with risk of flood inundation apparent. The subject is situated below road height with the footpath falling moderately away to the subject land. A bitumen sealed walkway and metal traffic barrier runs along the road frontage of the subject.

We have undertaken an "As If Complete" assessment of the property on the basis that Easement in Gross No. 716037749 has been surrendered and extinguished from title. Further, the assessment is on the basis that proposed Easement B in Lot 1 on RP205692 is registered on title for the purpose of an overhead 33kW electricity line. The proposed easement will be approximately 21.7 metres in width and diagonally dissect the centre of the property from north west to south east. It will constrain an area of 1,393m².

Based on the land uses surrounding the subject property, we consider the highest and best use of the subject to be a single unit residential dwelling site. It is likely that site works would be required to form a building pad above known flood levels for a residential use. Albeit, we are not town planning experts and recommend the reader of this report seek professional advice to confirm any such use.

On an alternate use basis, we anticipate the property would be suitable for community use as parkland or sports fields.

The market value of the property has been assessed by the direct comparison approach. Our assessment adopts a rate of \$60/m² on a residential use basis and \$50/m² on an alternate use basis.

1.10 Critical Conditions

We have undertaken an "As If Complete" assessment of the property on the basis that Easement in Gross No. 716037749 has been surrendered and extinguished from title. Further, the assessment is on the basis that proposed Easement B in Lot 1 on RP205692 is registered on title for the purpose of an overhead 33kW electricity line. The proposed easement will be approximately 21.7 metres in width and diagonally dissect the centre of the property from north west to south east. It will constrain an area of 1,393m².

Our assessment adopts the highest and best use as a single unit residential dwelling site as per surrounding land uses. It is likely that site works would be required to form a building pad above known flood levels for a residential use. We are not town planning experts and recommend the reader of this report seek professional advice to confirm any such use.

1.11 Valuation

Subject to the stipulations and conditions contained within the body of this report, it is our opinion that the Market Value of the subject property as at 30 November 2018 is:

"AS IF COMPLETE"

\$285,000

Two Hundred and Eighty-Five Thousand Dollars

Excluding GST

VALUER

s 47(3)(b) - Contrary to Public Interest

ENDORSED

s 47(3)(b) - Contrary to Public Interest

*The counter signatory verifies that this report is genuine and endorsed by Taylor Byrne.
The opinion of value expressed in this report has been arrived at by the prime signatory alone.*

2 INTRODUCTION

2.1 Instructions

In this matter we have been instructed by ^{6 47(3)(b) - Contrary to Public Inte} of Energy Queensland, to assess the Market Value of the property described herein, for Asset Transfer purposes.

The interest being valued is the Freehold on an As If Complete basis, subject to the proposed easement.

2.2 Definition of Market Value

The Australian Property Institute defines Market Value as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

2.3 As If Complete Value

The value "as if complete" assessed herein is the market value of the property based on the registration of a proposed easement as detailed in the report. The valuation reflects the valuer's view of the market conditions existing at the date of the report and does not purport to predict the market conditions and the value at the actual registration of the easement because of time lag.

The valuer reserves the right to review, and if necessary, vary the initial valuation report if there are any changes in relation to the proposed easement itself or in property market conditions and prices.

2.4 Date of Inspection

30 November 2018.

2.5 Date of Valuation

30 November 2018.

2.6 Basis of Valuation

This valuation is made conditional upon the following:

1. That the property complies with all statutory requirements with respect to health, building, town planning, and fire safety regulations, and that all appropriate approvals have been obtained from the relevant authorities.
2. That a comprehensive test of soils on the land would not reveal contamination of any kind which could affect the utility of the property.
3. That there are no orders of compulsory acquisition for the whole or part of the property currently issued by any Government Authority.

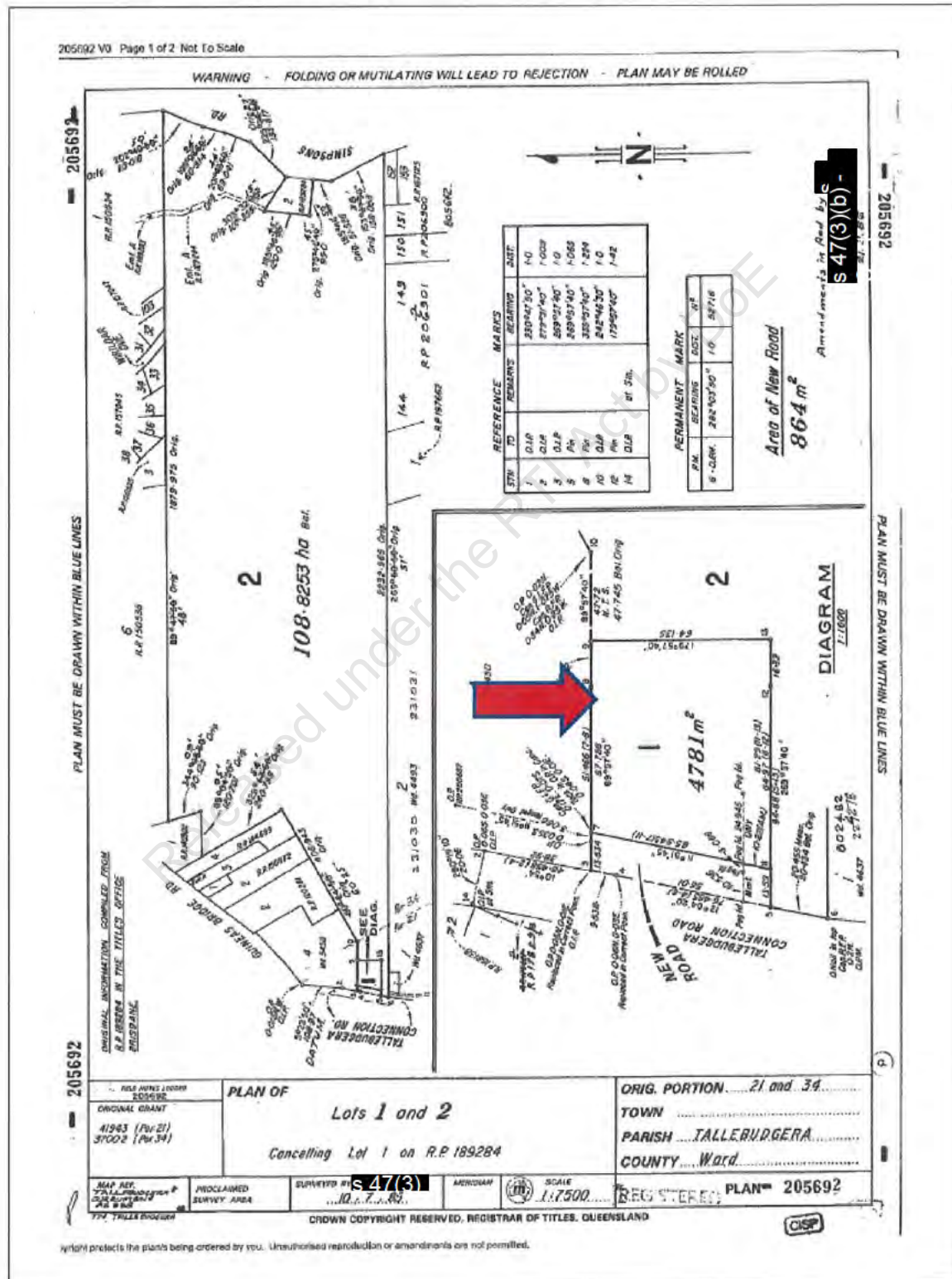
We recommend you make your own enquiries regarding the above conditions. Should any issues arise, this report should be returned to the valuer for comment. We reserve the right to review and or amend our report if necessary, at that time.

2.7 Qualifications and Disclaimers

- i. This valuation has been prepared on specific instructions from [REDACTED] of Energy Queensland, for Asset Transfer purposes. The report is not to be relied upon by any other person, or for any other purpose. We accept no liability to third parties, nor do we contemplate that this report will be relied upon by third parties. Any parties who may seek to rely on this report must seek the specific written consent of the valuer. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought. In any event this valuation cannot be assigned if the valuation is older than 90 days.
- ii. We state that this report is for the use only of Energy Queensland and Education Queensland. The report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.
- iii. This valuation cannot be relied upon for mortgage security purposes.
- iv. This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
- v. We advise we do not have a pecuniary or other interest that would conflict with the proper valuation of the property.
- vi. Taylor Byrne provides no warranty for claims arising out of, based upon directly or indirectly resulting from or in consequence of, or in any way involving the depreciation, failure to appreciate, or loss of any investments and/or property for investment purposes when such depreciation, failure to appreciate or loss is a result of normal or abnormal fluctuations in any financial, stock or commodity, or other markets which are outside the influence or control of the valuer.
- vii. Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.
- viii. The instructing party acknowledges its responsibility for full disclosure of all relevant information and undertakes to provide all relevant documents in its possession that may have an effect on the service to be provided. This valuation is based upon information reasonably available to the valuer as at the date of issue in accordance with usual valuation practices.
- ix. Taylor Byrne does not undertake or commission site surveys, nor has a site survey been provided to us. Our valuation assumes that there are no encroachments by or on to the subject property. The nominated parties who are relying on this report should seek their own advice in this regard from a registered surveyor. Should any encroachments be found this valuation should not be relied upon without consulting Taylor Byrne to assess any effect on the valuation.

2.8 Certification

The property has been identified by reference to the current title search listed in Section 3 and cross referenced against the Registered Plan reproduced below:-



3 PROPERTY SEARCH DETAILS

3.1 Real Property Description

An Estate in Fee Simple, being Lot 1 on Registered Plan 205692.

Current Title Reference: 169020102

A copy of the Current Title Search is shown below.

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30141566
Search Date: 03/12/2018 13:25
Title Reference: 169020102
Date Created: 21/05/1986

Previous Title: 16601235

REGISTERED OWNER

Dealing No: 712917688 08/12/2009
ENERGEX LIMITED A.C.N. 078 849 055

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 205692
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10379203 (POR 21)
2. EASEMENT IN GROSS No 716037749 25/09/2014 at 11:38
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
LOT 1 ON RP205692

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing	Type		Lodgement Date	Status
719128333	SURRENDER	716037749	27/11/2018 14:12	UNREGISTERED
719128338	SURVEY PLAN	SP/310106	27/11/2018 14:14	UNREGISTERED
719128353	EAS IN GROSS		27/11/2018 14:16	UNVERIFIED

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

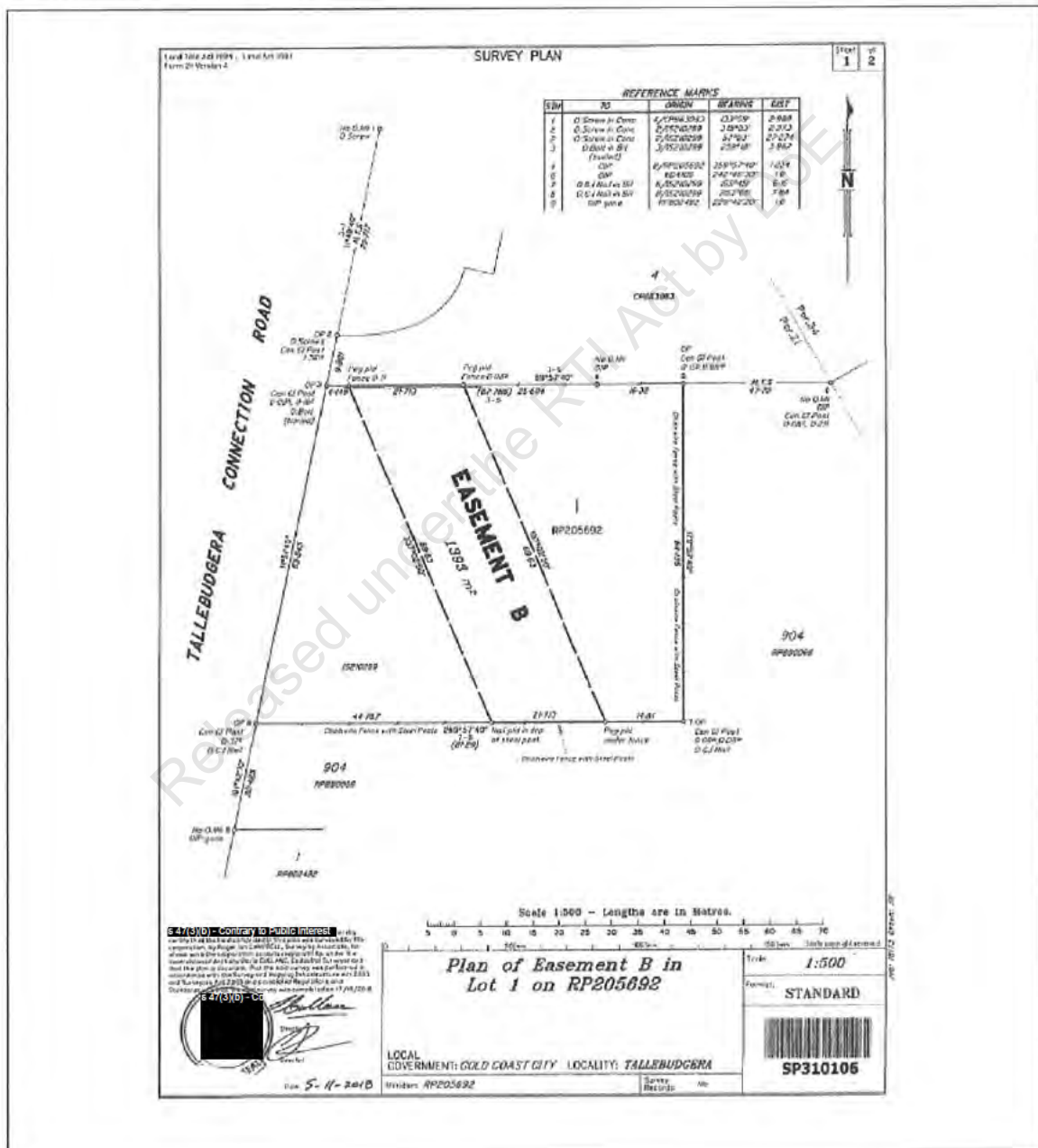
** End of Current Title Search **

3.2 Registered Owner

Energex Limited.

3.3 Easements and Encumbrances

We have undertaken an "As If Complete" assessment of the property on the basis that Easement in Gross No. 716037749 has been surrendered and extinguished from title. Further, the assessment is on the basis that proposed Easement B in Lot 1 on RP205692 is registered on title for the purpose of an overhead 33kW electricity line. The proposed easement will be approximately 21.7 metres in width and diagonally dissect the centre of the property from north west to south east. It will constrain an area of 1,393m². An extract of the proposed Plan of Easement is shown below.



3.4 Land Area

Real Property Description	Area
Lot 1 on Registered Plan 205692	4,781 m ²
Total	4,781 m²

3.5 Local Authority

City of Gold Coast Council.

3.6 Town Planning

Within the Town Planning Scheme for City of Gold Coast Council, the subject property is designated "Special Purpose Zone".



Source: City of Gold Coast Council

Special Purpose Zone Purpose

The purpose of the special purpose zone code is to provide for public uses that are owned or operated by a government, statutory authority, government owned corporation, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport, sea port, rail line, railway station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.

Development is buffered from encroachment by incompatible uses.

The zone may also provide for special development areas.

We have searched the publicly available records for the relevant zoning and/or designation for the information noted above. We advise however, that a formal search with the appropriate Local Authority has not been carried out or obtained.

The valuation is made on the basis that all appropriate and necessary town planning and building approvals and/or certifications are in place.

3.7 Site Value

The Department of Natural Resources, Mines and Energy (QLD) site value, effective for local authority rating and land tax purposes as at 30 June 2018 is \$300,000.

3.8 Land Tax

The site value falls below the land tax threshold and accordingly land tax is assessed as nil.

3.9 Contamination Factors

A search with the Department of Environment and Science (QLD) has not been undertaken.

No indication of contamination was apparent during inspection. However, the reader should be aware that this valuation has been prepared without the benefit of appropriate tests or expert advice and presupposes that no contamination exists that would adversely affect market value.

The client acknowledges and recognises that the valuer is not an expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or cost associated with the clean up of the property to which an environmental hazard has been recognised, including action by the Environmental Protection Agency to recover clean up costs pursuant to the relevant Environmental Protection Act.

3.10 Environmental Factors

We have viewed the City of Gold Coast PD Online website in relation to the subject property, which indicates the following:

Planning Overlay

Environmental significance - wetlands and waterways:

- Local significant wetlands 100m buffer area

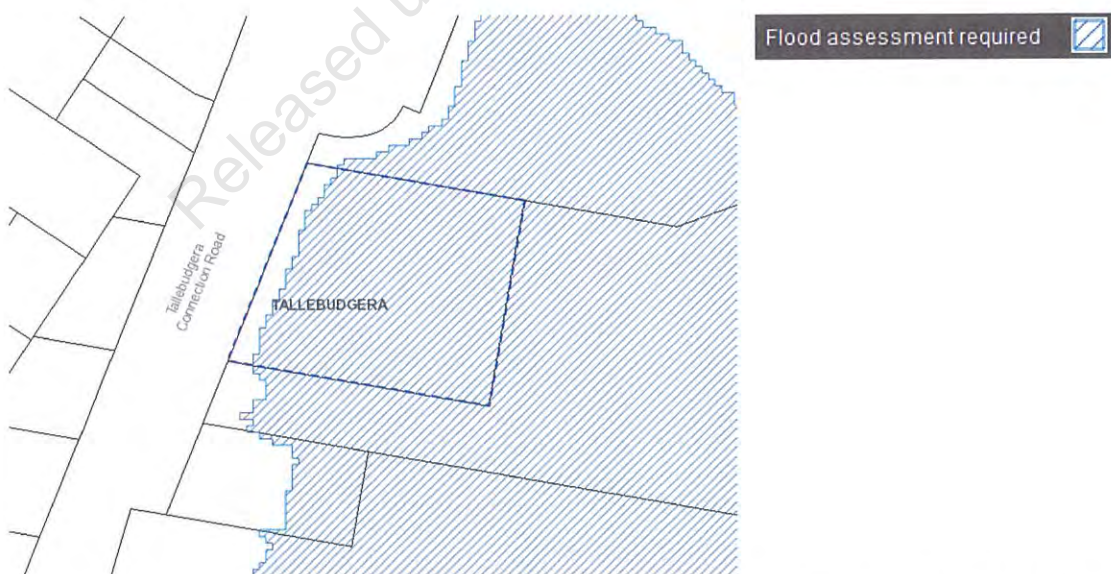
State controlled roads, rail corridor and transport noise corridors:

- Property adjacent to State controlled road

Superseded and historic content:

- Land at or below 5m AHD
- Land at or below 20m AHD
- Airport infrastructure
- Obstacle Limitation Surface (OLS)
- PANS-OPS contour
- Wildlife hazard buffer zones
- Flood assessment required
- Transport noise corridors

Flood Overlay



We advise that we have not undertaken a formal search to confirm whether or not the property is subject to flooding, or has previously been flooded. We recommend you undertake your own enquiries in this regard. Should any issues arise this report should be referred back to the valuer for comment and or amendment.

3.11 Heritage Implications

None apparent.

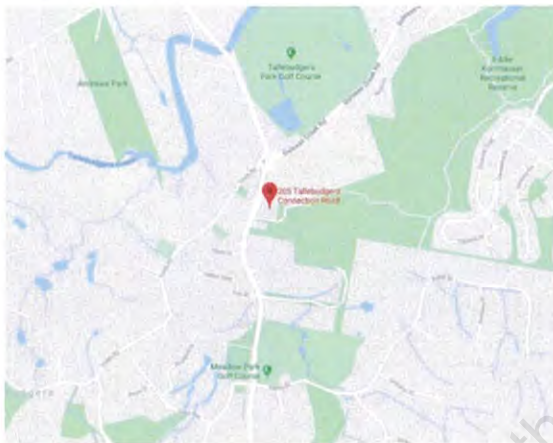
Released under the RTI Act by DoE

4 PHYSICAL SITE DETAILS

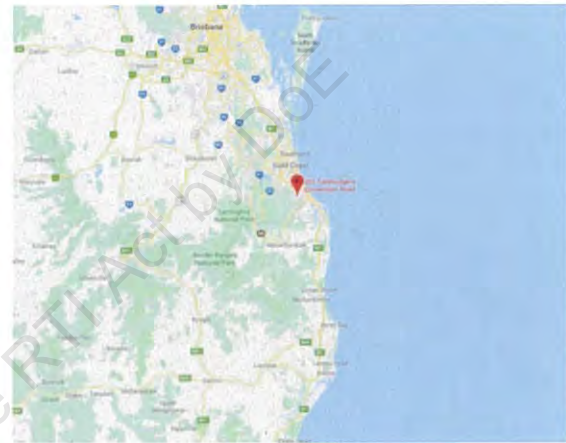
4.1 Situation and Locality

The subject property is located in an established rural residential area at Tallebudgera, approximately 23 kilometres south of the Southport CBD. More specifically, the site is located along the eastern alignment of Tallebudgera Creek Road, being the second allotment south of the intersection with Guineas Creek Road.

Surrounding development comprises rural residential homesites improved with dwellings of mixed age and construction. The Tallebudgera State School is immediately north of the subject and a local retail convenience centre is a short distance away.



Locality Map
Source: Google Maps



Regional Map
Source: Google Maps

4.2 Roads and Access

Tallebudgera Connection Road is a two way bitumen sealed road formed between concrete kerbing and channelling / earth shoulders. The road carries a medium volume of through traffic.

Site access is not currently formed from the road. A metal roadside traffic barrier is located along the road frontage of the subject.



Northbound Outlook



Southbound Outlook

4.3 Services and Amenities

All normal utilities including electricity, telephone, reticulated town water and sewerage services are available and connected to the property.

4.4 Land Description

The property comprises a 4,781m² regular shaped inside allotment. The site is easy sloping however low lying in nature with risk of flood inundation apparent. The subject is situated below road height with the footpath falling moderately away to the subject land. A bitumen sealed walkway and metal traffic barrier runs along the road frontage of the subject.

The land has a street frontage of approximately 65.5 metres and a maximum depth of 81.3 metres.



Site



Site



Aerial Map
Source: RP Data

5 VALUATION CONSIDERATIONS

5.1 Highest and Best Use

Highest and best use is defined by the Australian Property Institute as:

"The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible."

Within the Town Planning Scheme for City of Gold Coast Council, the subject property is designated "Special Purpose Zone".

Surrounding land uses are predominantly for single unit residential dwellings with zone designations including "Township" and "Rural Residential" zones. Other surrounding land uses include park land zoned "Open Space".

Based on the land uses surrounding the subject property, we consider the highest and best use of the subject to be a single unit residential dwelling site. It is likely that site works would be required to form a building pad above known flood levels for a residential use. Albeit, we are not town planning experts and recommend the reader of this report seek professional advice to confirm any such use.

On an alternate use basis, we anticipate the property would be suitable for community use as parkland or sports fields.

5.2 Valuation Process

The appropriate method of valuation is by direct comparison with sales evidence.

5.3 Recent Sales History of the Subject

There have been no transfers of the subject in the past five years.

5.4 Sales Evidence

The following sales have been used as a guide in assessing the market value of the subject property.



Sale 1

Property Address: 245 Talgebudgera Connection Road,
Talgebudgera
Sale Price: \$890,000
Sale Date: 29/09/2016
Zoning: Rural Residential
Land Area: 13,150 m²

Comment: The property comprises a 13,150 m² near regular shaped allotment located in an established residential area at Talgebudgera, approximately 23 kilometres south of the Southport CBD. The site is situated below road height, being low lying and flood prone in nature. A power line easement dissects the centre of the allotment from north to south.

The land is improved with a semi modern low set brick dwelling with four bedrooms and three bathrooms. Other improvements include a self contained one bedroom cabin, swimming pool, four bay metal shed, horse stables and yards and dam.

For analysis purposes, we have assessed the added value of the improvements at \$250,000 which reflects an underlying land value at \$640,000 (\$49/m²).



Sale 2

Property Address: 60 Valley Drive, Talgebudgera
Sale Price: \$1,050,000
Sale Date: 18/04/2018
Zoning: Rural Residential
Land Area: 11,320 m²

Comment: The property comprises a 11,320 m² near regular shaped allotment located in an established residential area at Talgebudgera, approximately 23 kilometres south of the Southport CBD. The site is situated below road height with a raised building pad and the remainder of the site being low lying and flood prone in nature.

The land is improved with a semi modern low set brick dwelling with four bedrooms and two bathrooms. Other improvements include a triple stable with wash down bay, single bay metal shed, swimming pool and fenced paddocks.

For analysis purposes, we have assessed the added value of the improvements at \$300,000 which reflects an underlying land value at \$750,000 (\$66/m²).



Sale 3

Property Address:	66 Valley Drive, Tallebudgera
Sale Price:	\$1,150,000
Sale Date:	27/07/2017
Zoning:	Rural Residential
Land Area:	13,370 m ²

Comment: The property comprises a 13,370 m² near regular shaped allotment located in an established residential area at Tallebudgera, approximately 23 kilometres south of the Southport CBD. The site comprises a raised building pad at the front with the rear being low lying and flood prone in nature.

The land is improved with a semi modern two level brick dwelling with five bedrooms and three bathrooms. Other improvements include a swimming pool and fenced paddocks.

For analysis purposes, we have assessed the added value of the improvements at \$300,000 which reflects an underlying land value at \$850,000 (\$64/m²).



Sale 4

Property Address:	330A Pine Mountain Road, Mount Gravatt East
Sale Price:	\$100,000
Sale Date:	21/12/2016
Zoning:	Low Density Residential
Land Area:	3,536m ²
\$/m ² - Land Area:	\$28

Comment: The property comprises a 3,536m² irregular shaped set back allotment located in an established residential area at Mount Gravatt East, approximately 11 kilometres south of the Brisbane CBD. It is designated "Low Density Residential Zone" under the Brisbane City Plan 2014. The site has no formed access and is heavily constrained by a number of environmental overlays including Flood, Biodiversity and Bushfire. The land is devoid of structural improvements.

The property was sold without any applications or approvals. Purchased by Brisbane City Council as an adjoining owner.



Sale 5

Property Address: 208 Yawalpah Road, Pimpama
Sale Price: \$750,000 excluding GST
Sale Date: 14/01/2016
Zoning: Coomera Residential
Land Area: 20,610m²
\$/m² - Land Area: \$36/m²

Comment: A rectangular shaped inside allotment designated within the "Coomera Residential" precinct of the Coomera Local Area Plan. The land is heavily constrained by its flood prone nature and is positioned within a high potential bushfire hazard area. Improved on the site is a single residence of poor quality positioned on a cleared building pad. The highest and best use is considered to be a lifestyle property with a single residence and associated buildings. The dwelling adds no value overall given its condition.

Purchased by Gold Coast City Council for the purpose of park land.

5.5 Summary of Evidence

No.	Address	Sale Date	Sale Price	Land Value ex. Structures	Area (m ²)	\$/m ² ex. Structures
1	245 Tallebudgera Connection Road, Tallebudgera	09/2016	\$890,000	\$640,000	13,150	\$49
2	60 Valley Drive, Tallebudgera	04/2018	\$1,050,000	\$750,000	11,320	\$66
3	66 Valley Drive, Tallebudgera	07/2017	\$1,150,000	\$850,000	13,370	\$64
4	330A Pine Mountain Road, Mount Gravatt East	12/2016	\$100,000	\$100,000	3,536	\$28
5	208 Yawalpah Road, Pimpama	01/2016	\$750,000	\$750,000	20,610	\$36

5.6 Conclusions and Application of Evidence

The evidence indicates a range in land values excluding structures of between \$100,000 and \$850,000, as well as \$28/m² and \$66/m² of land area.

Sales 1 – 3 comprise larger improved home sites within the local area which are constrained by similar environmental issues as the subject. We have apportioned an improvements value to each sale to determine an underlying land value.

Sale 1 comprises a larger site on the subject street with similar flooding issues and powerline easement. Reflects an inferior rate/m² of land area excluding structures given larger size of allotment.

Sales 2 and 3 comprise larger sites in a similar location however superior position off a main road. Similar flooding issues however no power line easements. Sales include building pads above known flood levels. Considered superior on a rate/m² of land area excluding structures.

Sales 4 and 5 comprise constrained vacant sites from surrounding areas. Sale 4 is considered inferior overall and on a rate/m² of land area given its set back nature with lack of access.

Sale 5 comprises a larger flood prone site however with elevated flood free building pad. Considered superior overall however inferior on a rate/m² of land area given larger allotment.

Further to the above, we are aware of the sale at 73 Terrigal Street, Fig Tree Pocket which was purchased for the purpose of sports fields by Brisbane Girls Grammar School. The site sold in November 2012 for \$4,625,000 reflecting a rate of \$35/m² over 13.11 hectares of flood prone land. Given the dated nature of the sale and its significantly larger site area, we have not utilised this sale as primary evidence. We anticipate a superior rate/m² of land area for the subject given its smaller size.

Having regard to the evidence detailed above, and the positive and negative attributes of the subject property, we have assessed a market rate of \$60/m² on a residential use basis.

On an alternate use basis as parkland or sports fields, we would expect a market rate of \$50/m².

5.7 Valuation Calculations

	Alternate Use	Residential Use
Land Area:	4,781m ²	4,781m ²
Adopted Rate:	\$50/m ²	\$60/m ²
Direct Comparison Value:	\$239,050	\$286,860
ADOPT	\$240,000	\$285,000

5.8 Valuation Conclusion

We have adopted a market value of \$285,000 based on the highest and best use of the property as a single unit residential dwelling site. Our alternate use assessment reflects a low range of \$240,000.

5.9 Goods and Services Tax (GST)

It is anticipated that GST would be added to the sale price of the property when sold, if the vendor is required to remit GST to the Australian Tax Office following a sale. Our valuation is made exclusive of GST components.

6 VALUATION

Subject to the stipulations and conditions contained within the body of this report, it is our opinion that the Market Value of the subject property as at 30 November 2018:

"AS IF COMPLETE"


\$285,000

Two Hundred and Eighty-Five Thousand Dollars

Excluding GST


VALUER

s 47(3)(b) - Contrary to Public Interest



ENDORSED

s 47(3)(b) - Contrary to Public Interest



The counter signatory verifies that this report is genuine and endorsed by Taylor Byrne.
The opinion of value expressed in this report has been arrived at by the prime signatory alone.

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 29770703

Search Date: 16/10/2018 08:19

Title Reference: 16902102

Date Created: 21/05/1986

Previous Title: 16601235

REGISTERED OWNER

Dealing No: 712917688 08/12/2009

ENERGEX LIMITED A.C.N. 078 849 055

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 205692
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10379203 (POR 21)
2. EASEMENT IN GROSS No 716037749 25/09/2014 at 11:38
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
LOT 1 ON RP205692

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Requested By: SMIS .



City Plan

Date: 15/10/2018

0 5 10 20 30 40
Metres

GOLD COAST

polygonLayer

Override 1



GCCC Boundary

Surrounding Councils Labels

Adjacent Councils



<all other values>



Brisbane; Ipswich; Logan; Redland; Scenic Rim



NSW; Tweed



Land at or below 5m AHD



GCCC Boundary



Suburb Boundary Lines

NSW Tweed

Unit numbers

Suburbs Labels

Minor Roads

Waterway Labels

ADJACENT_LGA



Brisbane City Council; Ipswich City Council; Logan City Council; Redland City Council; Scenic Rim Regional Council



Tweed Shire Council



Ocean Labels



Railway (Brisbane - Robina Line)



Latest property boundaries

Functional road hierarchy



Arterial road



Sub-arterial road



Distributor road



State road

Zone



Low density residential



Low density residential, Calypso Bay precinct



Low density residential, Large lot precinct



Medium density residential



Medium density residential, Calypso Bay precinct



High density residential



Centre



Neighbourhood centre



Neighbourhood centre, West Burleigh historic township precinct



Sport and recreation

Legend



Sport and recreation, Bond University precinct



Sport and recreation, Bundall equestrian area precinct



Open space



Conservation



Low impact industry



Low impact industry, Future low impact industry precinct



Medium impact industry



Medium impact industry, Future medium impact industry precinct



High impact industry



High impact industry, Future high impact industry precinct



Waterfront and marine industry



Major tourism



Major tourism, Island resorts precinct



Major tourism, Sea World precinct



Major tourism, Wildlife park precinct



Community facilities



Emerging community



Extractive industry



Extractive industry, Extractive industry indicative buffer



Innovation



Innovation, Bond University precinct



Innovation, Gold Coast cultural precinct



Limited development (constrained land),



Mixed use



Mixed use, Bermuda Point precinct



Mixed use, Fringe business precinct



Rural



Rural, Rural landscape and environment precinct



Rural residential



Rural residential, Rural residential landscape and environment precinct



Special purpose



Special purpose, Special development areas precinct



Township



Township, Commercial precinct



Township, Large lot precinct



Unzoned