

Outline indicative only

CBD Development Opportunity Or Land Bank

24-26 Scarborough Street, 1a Owens Lane, 4 & 4A White Street
Southport QLD 4215

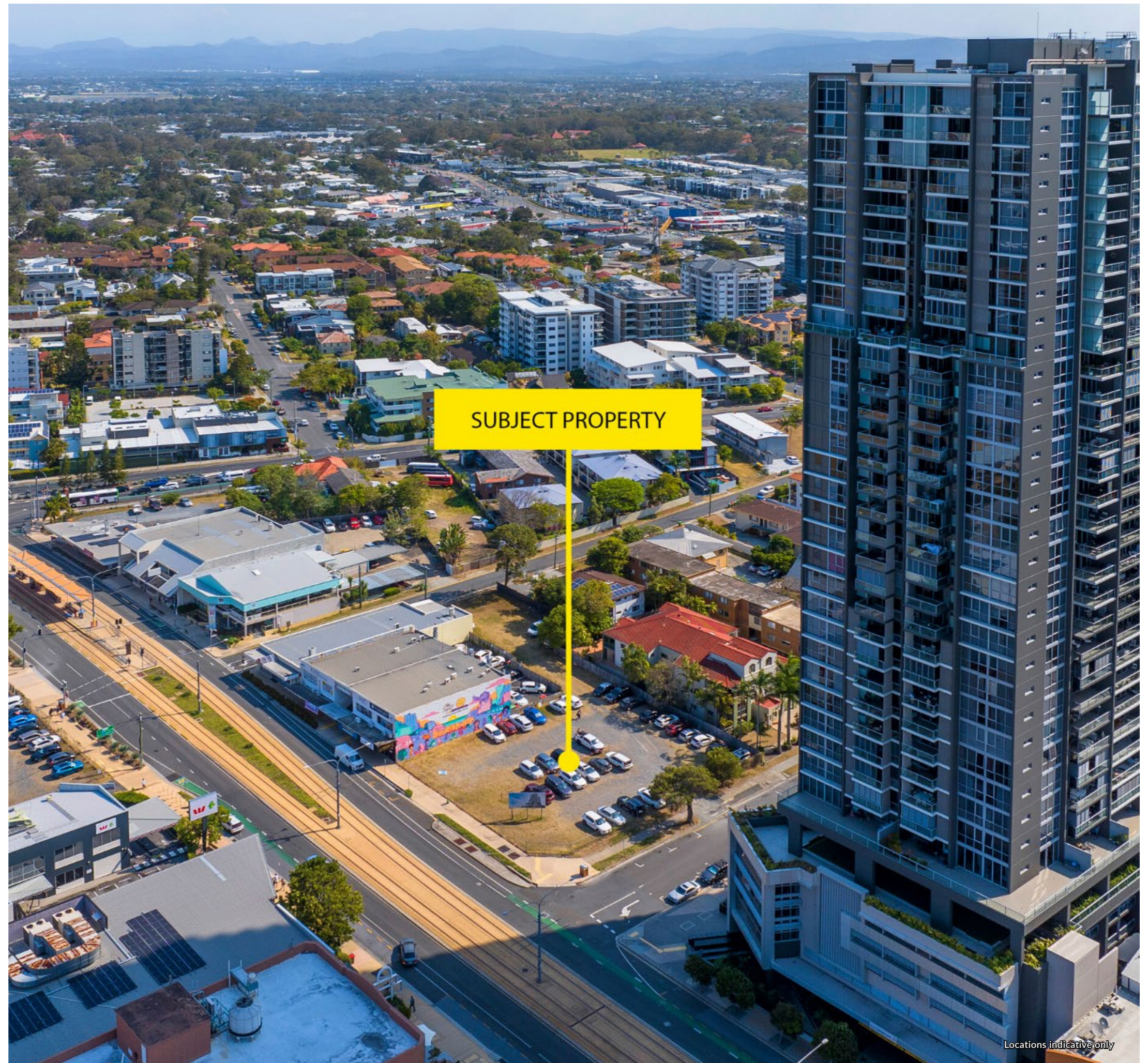
THIS PROPERTY WILL BE OFFERED FOR SALE VIA A FORTHCOMING AUCTION.

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RWC

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



Locations indicative only



1. The Opportunity

Jasper Marchant from RWC Burleigh Group are pleased to offer to the market for sale this high density residential development site located within the Southport PDA precinct.

This is a fantastic opportunity for you to either land bank or create a landmark mixed use development site.

Key features include:

- 1,871m²* Land Parcel
- Three street frontages
- DA Lapsed for 221 dwellings and 311 bedrooms
- PDA (Primary Development Area) Precinct 1 Mixed-Use Development Site
- Adjoins GCCC proposed \$300m* "Towers Of Power" Government and Court precinct
- Surrounding amenities include light rail, shopping, retail and dining
- Spectacular potential views over Broadwater, South Stradbroke Island and Ocean

This property will be offered for sale via a Forthcoming Auction.

For further information, please contact the exclusive marketing agents:



Jasper Marchant

RWC Burleigh Group

M: 0450 772 000

E: jasper.marchant@raywhite.com

*Approximately.

Concept image only

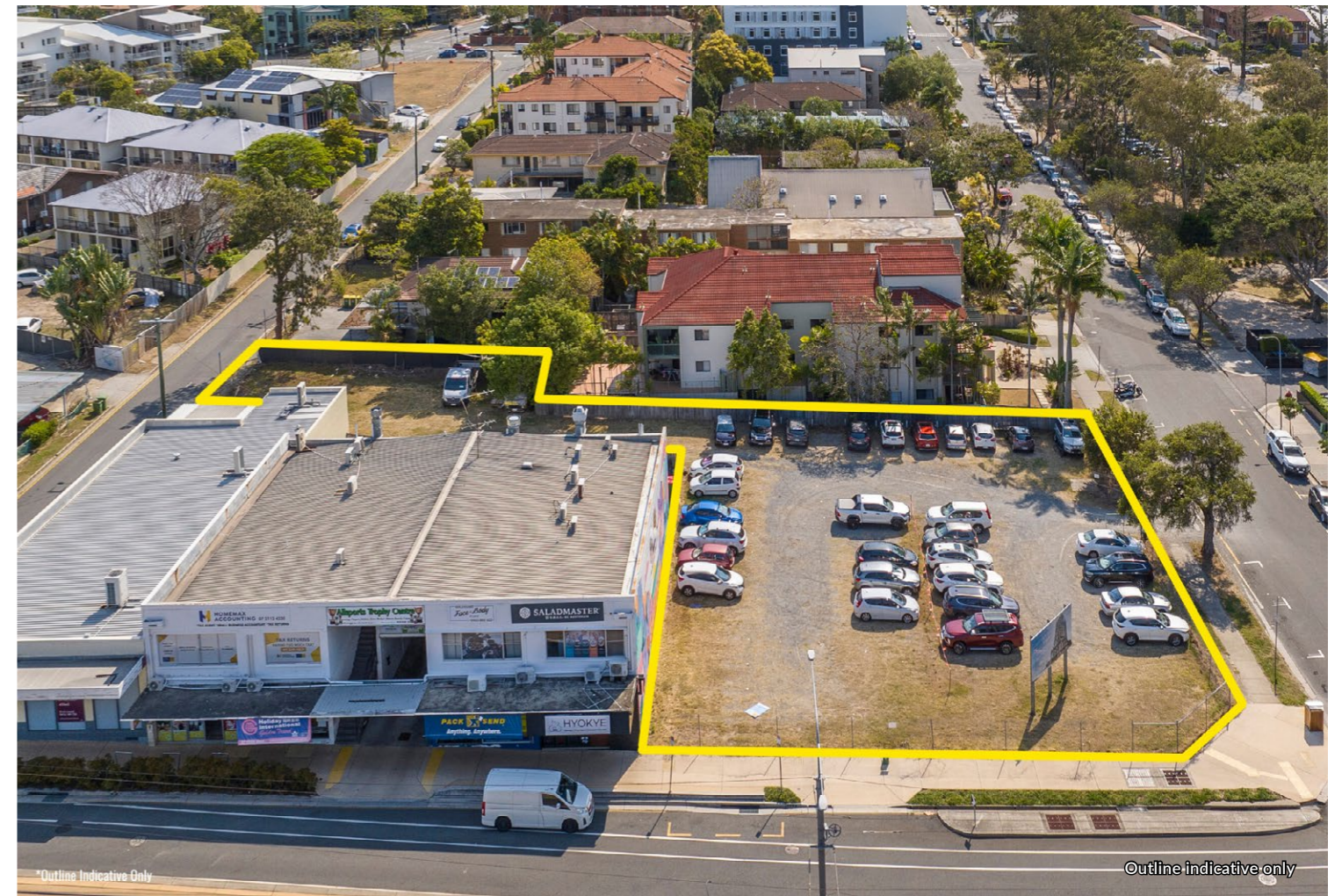
2. Executive Summary

Address	24-26 Scarborough Street, 1a Owens Lane, 4 White Street, 4A White Street, Southport QLD 4215.
Real Property Description	Lots 1 and 2 on RP63324, Lot 2 on RP4778 and Lots 2 and 4 on RP4780.
Site Area	1,871m ² *.
Street Frontages	The site has a combined frontage to White Street of 37m*; a frontage to Scarborough Street of 33m* as well as a secondary frontage to Owens Lane of 16m*.
Description	Five adjoining allotments combining to form a 1,871m ² * vacant parcel featuring 3 street frontages and prominently positioned in the core of the Southport CBD. The site is close to local retail amenities, cafes, restaurants and services including the Southport RSL Club, Australia Fair, Chinatown, Southport TAFE, Southport Magistrates Court and public transport. The site is also a short walk to the Southport Broadwater Parklands.
Existing Use	Vacant land - currently used as a car park subject to a month-to-month lease.
Lapsed Development Approval	The site has a lapsed DA for two towers totalling of 221 dwellings and 311 bedrooms with approximately 456m ² * of commercial/retail accommodation.
Local Authority	Gold Coast City Council.
Council Rates	\$37,794.74* per annum.
Zone	Southport PDA, Precinct 1 - Central Business District.
Interest for Sale	100% freehold.
Method of Sale	This property will be offered for sale via a Forthcoming Auction.
Marketing Agents	Jasper Marchant RWC Burleigh Group M 0450 772 000 E jasper.marchant@raywhite.com

Important:

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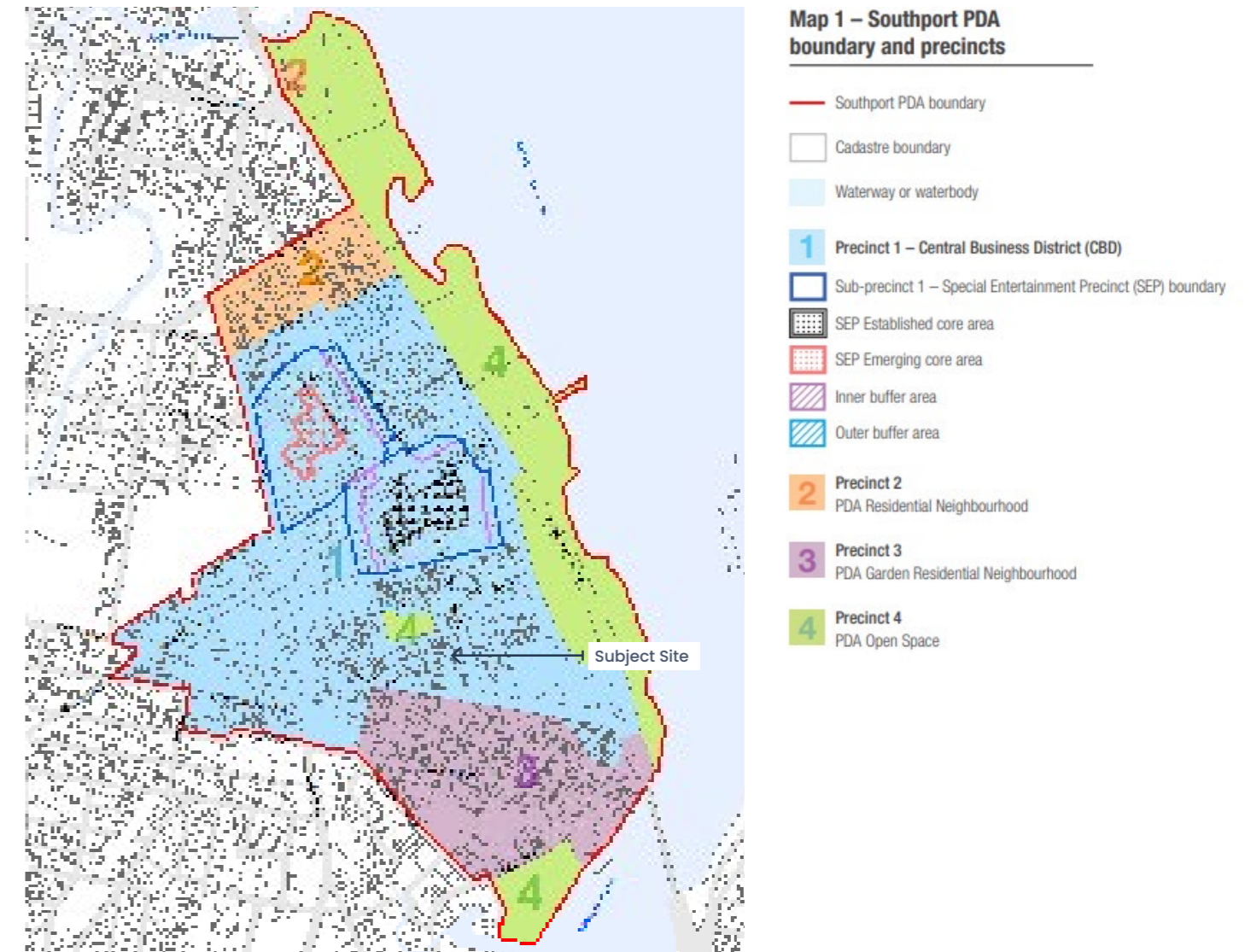


3. Town Planning Summary

Summary	
Local Authority	Gold Coast City Council.
Local Planning Scheme	Gold Coast City Plan 2016.
Zone	Special Purpose Southport PDA - Precinct 1 (Central Business District).
Building Height	Refer to Southport PDA.
Residential Density	1 bed / 9m ² .
	<p>Precinct 1 will be the definitive centre of regionally significant commerce for the Gold Coast. It will be the place where people come to do business, be entertained, live and be educated.</p> <p>Development within the CBD precinct will:</p> <ul style="list-style-type: none"> • Contribute to a diverse mix of residential and nonresidential CBD uses • Increase commercial office space to accommodate a range of business activity • Provide high residential densities²⁴, with residents expecting a reasonable level of ambient noise • Support the 24 hours a day, 7 days a week nature of the CBD • Focus high-end retail uses on the existing main streets of Scarborough and Nerang Streets • Reinforce and build upon Chinatown with associated uses and activities • Promote public transport use by focusing land uses that generate higher pedestrian traffic near public transport nodes • Provide opportunities for casual, low-key dining that interacts with and activates the pedestrian junctions with the Gold Coast Highway, fronting onto the Broadwater Parklands • Activate vacant land and under-used buildings, for interim commercial or community purposes.

Southport PDA Map

Boundary & Precincts



Further information can be obtained from the Gold Coast City Council.

4. Lapsed Development Approval Summary

The site has lapsed Development Approval for two towers of 32 storeys and 9 storeys comprising 221 dwellings and 311 bedrooms with 456m²* of ground level commercial/retail accommodation. Car parking is provided in three (3) basement levels accommodating 102 parking spaces.

Summary	
Reference of Originating Development Approval	MCU201400199 & PN33338/01/DA3.
Date of Originating Development Approval	18 June 2014.
Reference of Most Recent Development Approval	MCU201800524 & PN33338/01/DA3.
Date of Most Recent Approval	4 June 2018.
Application Number	EXA/2020/98.
Date of Approval	28.08.2020.
Lapse Date	18 June 2024.

The total development consists of 221 dwelling units in 23 different unit typologies comprising a total of 293 bedrooms.

The proposed unit mix is as follows:

- 137 x studio and 1 bedroom units
- 78 x 2 bedroom units
- 6 x 3 bedroom units

Residential Density

Communal open space is provided for residents in the form of recreational facilities located on Level 6. This area provides the following facilities:

- 15m lap pool
- pool lounge terrace/ deck
- artificial lawn terrace
- yoga terrace
- raised garden bed with feature planting
- lounge deck
- productive garden
- teppanyaki grill and dining bench

Communal Open Space

Buyers are required to undertake their own due diligence and enquiries.



Concept image only



Concept image only



Local Cafes - 5mins*



Gold Coast University Hospital - 10mins*



The Broadwater - 3mins*



Southport TAFE - 5mins*

5. The Location

Southport

Just north of Surfers Paradise, Southport is well known as one of the major business hubs of the Gold Coast. It is serviced by a growing central business district, which is being revitalised as a dynamic and vibrant urban centre. More than \$5 billion* worth of investment in major projects is currently underway, or planned for the suburb, giving rise to new commercial opportunities. The precinct is also increasingly being recognized as an emerging innovation centre for medicine, education and new technologies.

The Broadwater

The Gold Coast's world class Broadwater precinct is one of the most popular lifestyle destinations of the Gold Coast, offering a diverse range of locations and activities. The precinct stretches north from Southport past Labrador to Paradise Point and is protected by The Spit (to the South) and South Stradbroke Island (to the North). The vast amount of natural greenspace, attractive parklands and waterfront promenade provide popular family friendly lifestyle activities including music, sporting and cultural events.

*Approximately



Queen Street Village (concept only) - 5mins*



Bars & Restaurants - 3mins*



Southport CBD

Southport CBD Rejuvenation

With the highest concentration of employment and the most populated centre on the Gold Coast, the Southport CBD is undergoing more than \$5 billion worth of public and private investment providing a solid foundation for sustained future growth. An integral part of the development is Gold Coast's Chinatown with a \$6.8 million investment to renew the popular precinct.



Health & Knowledge Precinct

Gold Coast Health & Knowledge Precinct

The 200-hectare Gold Coast Health and Knowledge Precinct (GCHKP) is a unique global business location for high-tech industry development, research collaboration and jobs of the future. The precinct will create thousands of new jobs and strengthen and diversify the local economy.



Australia Fair Redevelopment - concept

Australia Fair Redevelopment

Australia Fair has long been one of the Gold Coast's most iconic shopping centres, and it's finally getting a much-anticipated revamp. Construction has commenced on the \$50-million makeover on the centres northern end. The upgrades promise customers an immersive foodie experience, a massive new gym, a new rooftop bar and cafe, and a variety of new retailers. The staged works are anticipated to be completed by the end of 2023.

Queen Street Village

Upon completion, the \$500 million village will be an integrated masterplanned community, featuring showrooms, food and retail tenancies, offices, childcare and medical centres, high-rise living and a cinema with at least seven mid-rise towers. The first stage of the mixed-use project has completed construction and comprises a four-storey shopping and entertainment centre, which includes an 11-screen, 1,000-seat Dendy cinema complex.

*Approximately

Source: www.gchkp.com.au; www.mycg.com.au/construction-begins-on-australia-fairs-50-million-makeover; <https://www.hutchinsonbuilders.com.au/projects/commercial/queen-street-village>. <https://www.architectureanddesign.com.au/news/gold-coast-hotel-superyacht-marina-kennon>



Queen Street Village - concept image

6. Nearby Development

Planned: \$480-million hotel and superyacht marina at Main Beach

This luxury development, led by Melbourne-based Pelligra Group and Giannarelli Group in partnership with Marriott International, will transform the Mariner's Cove site. Key features include a six-star Ritz-Carlton hotel with 150 rooms; a 70-berth superyacht marina accommodating vessels up to 75 metres; over 5,000m² of food and beverage outlets; a rooftop infinity pool, ballroom, and event spaces; a floating beach club and boardwalk amphitheatre and a high-end retail precinct with 17 tenancies. The project aligns with the Queensland Government's Spit Master Plan, aiming to revitalize the area into a premier luxury destination. As of June 2025, construction has not yet commenced but is slated to begin early next year.



Proposed Hotel & Super Yacht Facility



Proposed Hotel & Super Yacht Facility

7. Sale Process

This property will be offered for sale via a Forthcoming Auction.

Contract Document

The contract document is available upon request to the marketing agent.

Agent Contacts

For more information on the sale process or to organise an inspection, please contact the exclusive agent:

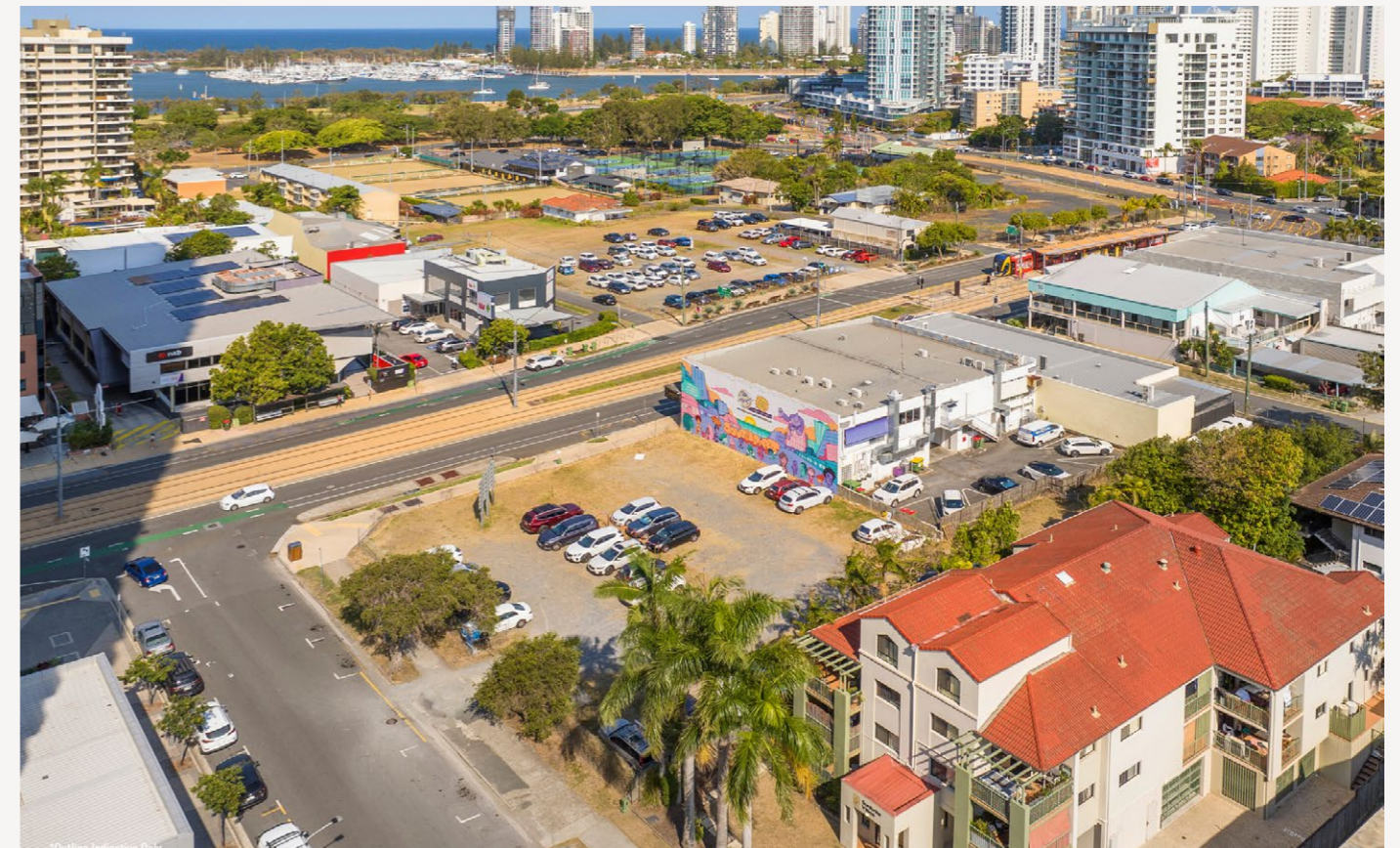


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8. Disclaimer

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

Expressions of interest form



Expressions of Interest (EOI) Form / Particulars

I / We register our Expression of Interest to enter into negotiations to purchase the property located at Scarborough St, Owens Lne & White St

PROPERTY DETAILS

Address	24-26 Scarborough Street, 1A Owens Lane & 4A White Street, Southport QLD 4215
Real Property Details	Lot 2 RP4778, L2&4 RP 4780 & L1-2 RP63324
Title Reference	11498118, 11546204, 15085200, 12417196
Zone	Southport PDA, Precinct 1 - Central Business District
Land Area	1,871m2

EXPRESSION OF INTEREST

Proposed Purchase Price: \$ inc. GST	\$	inc. GST
Proposed Deposit:		
Proposed Settlement Date:		
Further Details / Information: (Finance, Conditions etc.)		

DETAILS OF PROPOSED BUYER

Full Name(s):	
If Company	Name: ABN: Registered for GST: Yes or No (please circle one)
Contact details	Address: Mobile: Email:

DETAILS OF PROPOSED BUYER'S SOLICITOR (IF KNOWN)

Firm:	
Name / Contact:	
Address:	
Contacts:	Telephone: Email:

Expressions of interest form



PROPOSED BUYER ACKNOWLEDGMENT

In submitting an Expression of Interest to buy the subject properties ("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 properties 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 agrees that the Vendors will not be obliged to sell the subject properties in response to this or any particular EOI.
4. The Vendors may sell the subject properties 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 properties as determinative; or
 - the submission of the Proposed Buyer's EOI will lead to any particular outcome.
5. 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 properties or submitting an EOI.
6. This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject properties.

EXECUTION:

Signed by the Proposed Buyer only.

Full Name/s:	
Signature:	
Date:	

Enquire Now

The logo consists of a dark grey square with the letters 'RWC' in white, bold, sans-serif font centered within it.

RWC

www.raywhitecommercialburleighgroup.com.au