

19.1 SUPERSEDED PLANNING SCHEME REQUEST 1 AND 5 PITWIN ROAD NORTH, CAPALABA - SPS19/0009

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Eskinder Ukubamichael, Planner Officer

Attachments:

1. Indicative Proposal Plan
2. Zone and Aerial Map
3. Valuation Report

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (g) *any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.*

PURPOSE

This proposal is a request for a material change of use for a retail warehouse to be considered under the superseded planning scheme, being the Redlands Planning Scheme Version 7.2. It is referred to Council for determination.

BACKGROUND

The following approvals and applications are relevant on the subject site:

- A Showroom Class A (now Bunnings store) was approved in 1996 under Consent Order C2739 over Lot 20 on SP103406.
- Lot 3 on RP183683 contains an existing building, which previously operated as a refreshment establishment. The restaurant was originally approved as a Pizza Hut in 1982 under Consent Order C792. Additions and alterations were approved to the building in 2004 under MC007867. The use is currently not in operation.
- A development permit (MC012111) was given on 28 October 2010 for extensions to a retail warehouse (Bunnings), with a negotiated decision issued on 7 November 2011. The approval involves both Lot 3 on RP183683 & Lot 20 on SP103406. The approved development involves extensions to the existing retail warehouse in 4 stages:
 - Stage 1 will involve minor road works, amalgamating the two lots and demolishing the existing restaurant and pylon sign;
 - Stage 2 includes creation of the car park deck (99 parking spaces), the pedestrian plaza, footpaths, awning, verge landscaping and internal landscaping buffer;
 - Stage 3 will see the construction of the internal mezzanine (3608m² GLA); and
 - Stage 4 involves expanding the builders yard by an additional 543m² and removing 28 parking spaces, subject to further Council approval.

- On 23 January 2015 a change to development approval (MC012111) to add a fifth stage – ‘Stage 0’ – was approved. The change involved the establishment of a new ‘Stage 0’ for demolition of the building on Lot 3 on RP183683 to accommodate extra car parking for staff as an interim arrangement. The proposed ‘Stage 0’ will occur before Stage 1.
- BX318947 – an approval for demolishing of existing building as per ‘Stage 0’ of MC012111 on Lot 3 on RP183683 was approved on 16 August 2019.
- OPW002291 – compliance assessment to provided car park as per ‘Stage 0’ of MC012111 on Lot 3 on RP183683 was approved on 19 October 2019.
- A request to extend the existing development permit (MC012111) by a further period of four (4) years was lodged and subsequently approved by Council on 9 February 2015, resulting in a new relevant period until 7 October 2019. The applicant has requested an additional extension of four (4) years to this currency period (MCU19/0022). This request is being assessed by Council officers.

ISSUES

Proposal

The owner of the property is Bunnings Properties Pty Ltd and the applicant is RPS Group.

The request is for the proposed retail warehouse (refer attachment 1) to be accepted, assessed and decided under the superseded Redlands Planning Scheme (V7.2) (RPS).

The proposed use is defined under the RPS and City Plan as follows:

RPS

Retail warehouse:

‘Means the use of premises for the display, retail sale or hire of goods, where the gross floor area of the use is no less than 400m². The term includes, but is not limited to, the sale of liquor, clothing, footwear and sporting goods.’

City Plan

Hardware and trade supplies:

‘Means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.’

Site & Locality

The site (total area of 2.5912ha) is located on the corner of Mount Cotton Road and Pittwin Road North, Capalaba (refer attachment 2). Lot 20 is currently occupied by a Bunnings Warehouse with a floor area of 12,743m² and 274 car parking spaces at ground level. Lot 3 is currently vacant, with a car park under construction.

The lot slopes from the Pittwin & Mount Cotton Road intersection, which is the south-east corner down to the opposite corner. The site is vegetated with shrubs and shade trees along the north-western boundary, along car park areas and along the road frontage.

The site is zoned medium density residential (MDR1) in the City Plan and is surrounded with the following zones (refer attachment 2):

- East – Principal centre zoned lots with commercial uses across Mount Cotton Road (Capalaba Park Shopping Centre).
- South – Principal centre zoned lots with commercial uses and medium density residential (MDR1) zone lots with a mix of single dwellings and multiple dwelling across Pittwin Road.
- West – medium density residential (MDR1) zone lot and Capalaba Regional Park zoned recreation and open space.
- North – Principal centre zoned lots with commercial uses and part of Capalaba Regional Park.

ASSESSMENT OF REQUEST

Planning Act 2016

This request has been made in accordance with s.29(4)(a) of the *Planning Act 2016* (PACT) and Council must decide if it will accept the request or not. The following matters have been considered in the assessment:

Planning Scheme differences

Under the RPS the subject site is zoned major centre (sub-area MC1 – Capalaba central core). The level of assessment for retail warehouse is code assessable. The intent of sub-area MC1 of the major centre zone under RPS was for it to be developed as a principal centre core, acting as the primary retail and commercial centre in the City and incorporating uses such as discount department stores, supermarkets, a full range of specialty stores and commercial activities. The intent of the site under the Redlands Planning Scheme 2006 is consistent with the existing use of the site as a Bunnings Warehouse store, the approved extensions to the store under MC012111 and the proposed redevelopment of the site for a new Bunnings store. While it is likely that the development would need to be redesigned from the preliminary proposal plans submitted to meet outcomes in the RPS, it is likely that a gross floor area similar to that proposed could be achieved under the RPS.

Under City Plan the subject site is zoned medium density residential zone (precinct MDR1). The level of assessment for hardware and trade supplies is impact assessable and the key assessment benchmark is the entire planning scheme. The revised zoning of the site has been derived from the vision for the site outlined in the Capalaba Master Plan. The intent of the zone is primarily medium density residential uses with the potential for mixed commercial use on the ground floor. It is expected that a building height of around 22 metres is achieved on the site.

Adverse Planning Change

S.30(2) of the PACT provides:

‘An adverse planning change is a planning change that reduces the value of an interest in premises.’

S.30(4)(f) of the PACT states that an adverse planning change does not include a planning change that:

‘is about the relationships between, the location of, or the physical characteristics of, buildings, works or lots, if the yield achievable is not substantially different from the yield achievable before the change;’

Under s.30(7) of the *Planning Act* yield means:

'(a) for buildings and works—the gross floor area, the density of buildings or persons, or the plot ratio, achievable for premises; or

(b) for reconfiguring a lot—the number of lots in a particular area of land.'

Under the RPS and City Plan the anticipated development outcomes vary and hence the yield as per the respective planning schemes needs to be investigated. Council officers sought a land valuation assessment by an external consultant (refer attachment 3) to consider the:

- Current market value of the land under the superseded RPS V7.1; and
- Current market value of the land under the City Plan V3.

The land valuation assessment by the valuer is as follows:

'My assessment of the market value range for this land, on the basis of the zoning of the land being 'Major Centre 'under the superseded Redlands Planning Scheme V7.1 is in round figures

[REDACTED]

My assessment of the market value range for this land, on the basis of the zoning of the land being 'Medium Density Residential' under the current Redland City Plan is in round figures:

[REDACTED]

The report has identified the following limitations:

- There is limited market evidence available, both in respect of land zoned for 'commercial' purposes and 'medium density residential' purposes that can be shown to demonstrate a clear and noticeable difference in value that can be attributed solely to the zoning of the land.
- There is a rareness of land sales of a comparable size, with most sales evidence comprising of smaller size land areas.

Other relevant factors will be the likelihood of the subject site to be developed for a residential use considering the lot size. [REDACTED]

[REDACTED] due to the size of the site as a residential lot.

While the valuer's advice indicates that the value of the land is similar under either planning scheme, despite having very different land use intents, [REDACTED]

[REDACTED]

However, the following matters are relevant to consider in making a decision on this request:

- The land is currently owned by [REDACTED] who have an interest in retaining a presence on the site and further developing the site for a commercial purpose;
- Their interest is demonstrated by submissions received as part of the Capalaba Master Plan and City Plan public notification processes, requesting that the land be retained in a zone that allows them to further develop the land for commercial purposes;

- The owner retains existing lawful use rights and the land can continue to be used as a retail warehouse;
- Should Council refuse the request any application would have to be assessed under City Plan. In undertaking this assessment Council must have regard to the lawful use of the premises, being the existing retail warehouse use. It is considered likely that significant weight would need to be given to this matter, noting the existing lawful use rights;

- [REDACTED]

- [REDACTED]

CONCLUSION

City Plan has introduced medium density residential zone (Precinct MDR1) on the subject lot. The City Plan zoning of the site to medium density residential has been derived from the vision for the site outlined in the Capalaba Master Plan. [REDACTED]

[REDACTED] In this regard, the request to be considered under the superseded planning scheme being the *Redlands Planning Scheme Version 7.2* has been assessed and it is recommended that the request be approved.

STRATEGIC IMPLICATIONS

Legislative Requirements

This request has been made in accordance with s.29 of the PACT and Council must decide if it will accept the request or not.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request in accordance with s.29 of the PACT. [REDACTED]

Financial

People

Not applicable. There are no implications for staff.

Environmental

There are no environmental issues associated with the request.

Social

There are no social issues associated with the request.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Division 9 Councillor	10/09/2019	A copy of the development application was sent to the local Councillor as per regular procedure.

OPTIONS

Option One

That Council resolves as follows:

1. To accept, assess and decide the development application for a material change of use for a retail warehouse on land known as 1 and 5 Pittwin Road North Capalaba being Lot 3 on RP183683 & Lot 20 on SP103406 under the superseded *Redlands Planning Scheme Version 7.2*.
2. To maintain this report and attachments as confidential until a development application for the proposed development is accepted, assessed and decided, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

Option Two

That Council resolves as follows:

1. To refuse the request and require the application be assessed and decided under City Plan.
2. That this report and attachments remain confidential subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To accept, assess and decide the development application for a material change of use for a retail warehouse on land known as 1 and 5 Pittwin Road North Capalaba being Lot 3 on RP183683 & Lot 20 on SP103406 under the superseded *Redlands Planning Scheme Version 7.2*.**
2. **To maintain this report and attachments as confidential until a development application for the proposed development is accepted, assessed and decided, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.**

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE AND CONSTRUCTION

STORE TYPE LARGE

FOR COMMENT



UNDERCROFT CAR PARK
SCALE: 1:400 @ A1

- NON STANDARD ITEMS**
1. WAREHOUSE RACKING DEPTH 10 X 10 BAY RUNS
 2. CHAMFER TO NURSERY AND BGC
 3. BGC AND NURSERY LOCATIONS
 4. TTS AND BMLY LOCATIONS

Capalaba, QLD, SP0_01 & SP0_02 - Area Analysis Large 10000

	Existing	Proposed	Difference	Matrix V14	Difference
Main Warehouse (Minimum Area)	7,652.0m ²	10,176.4m ²	2,524.4m ²	10,106.0m ²	70.4m ²
Main Entry	67.4m ²	305.0m ²	237.6m ²	78.7m ²	228.3m ²
Warehouse Area	7,719.4m²	10,481.4m²	2,762.0m²	10,184.7m²	296.7m²
Outdoor Nursery Area	1,108.0m ²	1,526.3m ²	418.3m ²	1,393.3m ²	133.0m ²
Bagged Goods Canopy Area	438.6m ²	1,673.3m ²	1,234.7m ²	1,673.3m ²	-0.1m ²
Total Nursery Area	1,546.6m²	3,199.5m²	1,652.9m²	3,066.7m²	132.9m²
Timber Trade Sales Area	0.0m ²	2,660.2m ²	2,660.2m ²	2,663.0m ²	-2.8m ²
Building Materials and Landscape Yard Area	1,727.1m ²	2,079.3m ²	352.2m ²	1,680.0m ²	399.3m ²
Total Timber Trade Area	1,727.1m²	4,739.5m²	3,012.4m²	4,343.0m²	396.5m²
Total Retail Area	10,993.1m²	18,420.4m²	7,427.3m²	17,594.4m²	826.0m²
Standard Car Parks	265	508	243	-	-
Disabled Car Parks	3	10	7	-	-
Trailer Bays	0	4	4	-	-
Total Site Car Parks	268	522	254	-	-
5 Year Car parking Requirement:	TBC	TBC	-	-	-
Trolley Bays	1	8	7	-	-
Land Size	Bunnings (m ²)	24,168.0m ²	24,168.0m ²	0.0m ²	-
Land Size	Balance Excess Land (m ²)	0.0m ²	0.0m ²	-	-
Total Land	(m²)	24,168.0m²	24,168.0m²	0.0m²	0.0m²

PSO APPROVED
DATE: 06/03/18 DRAWING No: SP0_02_A

DATE	REV	AMENDMENT	DWN
15/03/18	A	PROPOSED SITE PLAN UPDATED AS PER PSO FEEDBACK: 1. CENTRAL AISLE TO CAR PARK MOVED CLOSER TO THE REAR 2. CUSTOMER EXIT ON MOUNT COTTON ROAD REMOVED, CUSTOMER AND GI ENTRY ONLY 3. CAR PARKING AMENDED TO REFLECT ONE WAY ENTRY 4. EXIT LEFT ONLY	CM
28/02/18	-	INITIAL SITE PLAN	CM

AUTHORISATION:
CUSTOMER COMMUNICATIONS MGR:.....DATE:.....
VISUAL MERCH MANAGER:.....DATE:.....
STORE DESIGN&STD MANAGER:.....DATE:.....
STORE PLANNING MANAGER:.....DATE:.....
STORE PLANNING COORDINATOR:.....DATE:.....



PROJECT NAME: **CAPALABA** SERIES SIZE: **10,000**
PROJECT ADDRESS: **CRN PITWIN NTH & MT COTTON RD, CAPALABA QLD 4157**
STORE NUMBER: **8101** STORE TYPE: **LARGE**

DRAWING STAGE: **DESIGN CONCEPT**

DRAWING TITLE: **PROPOSED SITE PLAN**

PLOT DATE: 15/03/2018 9:53 AM

CHECKED BY:

DRAWN: CA	PROJECT NORTH	DRAWING NO: SP0_02	REVISION: A
SCALE: AS SHOWN			
DATE: 16/03/2018			

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE AND CONSTRUCTION

STORE TYPE LARGE

FOR COMMENT



PITWIN ROAD NORTH

MT COTTON ROAD

PROPOSED SITE PLAN
SCALE: 1:400 @ A1

NON STANDARD ITEMS

1. WAREHOUSE RACKING DEPTH 11 X 9 BAY RUNS
2. CHAMFER TO NURSERY AND BGC
3. BGC AND NURSERY LOCATIONS
4. TTS AND BMLY LOCATIONS

Capalaba, QLD, SP0_01 & SP0_02 - Area Analysis Large 10000

	Existing	Proposed	Difference	Matrix V14	Difference
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Warehouse Area	7,719.4m²	10,481.4m²	2,762.0m²	10,106.0m²	296.7m²
Outdoor Nursery Area	1,108.0m²	1,526.3m²	418.3m²	1,393.3m²	133.0m²
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Standard Car Parks	265	508	243	-	-
Disabled Car Parks	3	10	7	-	-
Trailer Bays	0	4	4	-	-
Total Site Car Parks	268	522	254	-	-
5 Year Car parking Requirement:	TBC	TBC	-	-	-
Trolley Bays	1	8	7	-	-
Land Size (Burnings (m²))	24,168.0m²	24,168.0m²	0.0m²	-	-
Land Size (Balance Excess Land (m²))	0.0m²	0.0m²	0.0m²	-	-
Total Land (m²)	24,168.0m²	24,168.0m²	0.0m²	0.0m²	0.0m²

PSO APPROVED
DATE: 06/03/18 DRAWING No: SP0_01_A

15/03/18	A	PROPOSED SITE PLAN UPDATED AS PER PSO FEEDBACK: 1. RACKING BREAKUP UPDATED AS PER VM FEEDBACK, REAR EOD MOVED TO SUIT 2. NURSERY PUSHED FORWARD, BGC SHAPE AMENDED AND GI RELOCATED 3. CUSTOMER EXIT ON MOUNT COTTON ROAD REMOVED, CUSTOMER AND GI ENTRY ONLY 4. STAGING AREA NOTED ON PLAN	CM
28/02/18	-	INITIAL SITE PLAN	CM

DATE: REV: AMENDMENT: DWN:

AUTHORISATION:
CUSTOMER COMMUNICATIONS MGR:.....DATE:.....
VISUAL MERCH MANAGER:.....DATE:.....
STORE DESIGN&STD MANAGER:.....DATE:.....
STORE PLANNING MANAGER:.....DATE:.....
STORE PLANNING COORDINATOR:.....DATE:.....



PROJECT NAME: **CAPALABA** SERIES SIZE: **10,000**
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STORE NUMBER: **8101** STORE TYPE: **LARGE**

DRAWING STAGE: **DESIGN CONCEPT**
DRAWING TITLE: **PROPOSED SITE PLAN**

PLOT DATE: 15/03/2018 9:53 AM
CHECKED BY:

DRAWN: CA	PROJECT NORTH	DRAWING NO: SP0_01	REVISION: A
SCALE: AS SHOWN			
DATE: 16/03/2018			

FILE LOCATION: G:\Store Planning\PLANNING SUPPORT TOOLS_Arc\CA\Planning\A1\SP01\DRAWER\TEMPLATE\Store Planning\The Book 2012.rvt

#Notes

Attachment 2 - Zone and aerial map



CRANE & COMPANY VALUERS PTY LTD

VALUATION REPORT OF 1-5 PITTWIN ROAD NORTH CAPALABA QLD



DATE: 14 October 2019

CLIENT: Redland City Council

VALUER: Chris Beattie, AAPI
Certified Practising Valuer QRV 2179
AAPI Certified Practising Valuer

CRANE AND COMPANY VALUERS PTY LTD
PO BOX 60 CLEVELAND, QLD 4163
PHONE: 0411-476-327
www.cranevaluers.com.au

Liability limited by a scheme approved under Professional Standards Legislation

VALUATION REPORT

CLIENT:

Redland City Council

DATE OF VALUATION:

14 October 2019

PREPARED BY:

Chris Beattie, AAPI, QRV 2179

PURPOSE:

I refer to written instructions received from Eskinder Ukubamichael, Planning Assessment Office, on behalf of the Redland City Council, to assess the current fair market value of the vacant land, of the combined properties situated at **1-5 Pittwin Road North, Capalaba Qld.**

There are 2 properties concerned, both being currently in the same ownership.

For the purposes of this assessment I have been instructed to assess the value 'as one parcel' and not as 2 separate parcels of land.

More specifically the valuation of the vacant land has been requested to be assessed as follows:

Current market value under the superseded Redlands Planning Scheme (RPS V7.1)

Current market value under the current Redland City Plan (RCP)

A **market value range** has been requested in determining the value under both the current and superseded planning scheme.

MARKET VALUE DEFINITION:

The estimated amount for which an asset should exchange on the date of valuation, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion.

VALUATION SUMMARY:

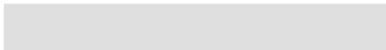
Address 1-5 Pittwin road North, Capalaba, Qld

Land area 2.5912 square metres (2.5912 hectares) combined
1 Pittwin Road North 1,742 square metres
5 Pittwin Road North 24,170 square metres

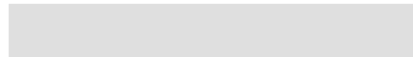
Date of Valuation 10 October 2019

Current Market Value Range

RPS V7.1



RCP



The property has been inspected and I submit the following valuation report as follows:-

REGISTERED PROPRIETORS:

The two properties are both currently in the same ownership, being Bunnings Properties Pty Ltd according to RP Data property ownership searches.

TITLE DETAILS:

The two parcels of land area described as being:

1 Pittwin Road North:

Lot 3 on Registered Plan 183683

5 Pittwin Road North:

Lot 20 on Survey Plan 103406

Both are County of Stanley, Parish of Capalaba.

Local Government Area:

Redland City Council.

Check Survey:

None evident, however more formal searches were not undertaken.

Zoning and Planning:

Under the current **Redland City Plan** that became operative in October 2018, both parcels are zoned 'Medium Density Residential', Precinct MDR1 as per the below map.



Under the superseded **Redlands Planning Scheme V7.1**, both parcels of land were zoned 'Major Centre 1' MC1 as per the below map.



The current and former zones have different purposes and the below table identifies some of the more notable variances between each zone.

	RPS	RCP
Zone	Major centre (MC1)	Medium density residential (MDR1)
Use	Retail warehouse - Means the use of premises for the display, retail sale or hire of goods, where the gross floor area of the use is no less than 400m ² . The term includes, but is not limited to, the sale of liquor, clothing, footwear and sporting goods.'	Hardware and trade supplies - means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.
Overlays	Acid sulphate soils overlay Land slide hazard overlay Road and rail noise impacts overlay	Environmental significance overlay Landslide hazard overlay Transport noise corridor overlay
Zone intent	Range of uses that enhance primacy, vibrancy of the Major Centre, service primary retail/commercial/other functions, provide economic activity and employment, etc. <ul style="list-style-type: none"> • A GFA of up to 10,184m² 	Primarily residential uses (apartment building) with mixed commercial use on ground floor facing major road. <ul style="list-style-type: none"> • Site cover does not exceed: <ul style="list-style-type: none"> ▪ 60%. • Maximum building height is 22m.

The purposes of the **Medium Density Residential** zone code are to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and multiple dwellings.

The purpose of the code will be achieved through the following overall outcomes:

the medium density residential zone consists predominantly of townhouses and apartments.

Short term accommodation, retirement and residential care facilities may also be established;

housing provides a range of dwelling sizes;

non-residential uses which provide a community service function or a local service such as a café, may be established where they are small scale, primarily serve the needs of the immediate locality, do not significantly detract from residential amenity, do not compromise the role of any centre and are provided as part of a mixed use development with residential, retirement or tourist accommodation;

lot sizes are not reduced below 800 square metres, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;

home based businesses are undertaken where they do not detract from the residential amenity of the area;

development is generally two to three storeys in height, unless otherwise intended in a particular precinct;

buildings are set back from property boundaries to maintain a consistent streetscape character, and protect the privacy and amenity of adjoining residences;

development incorporates architectural styles and elements that reduce the visual impact of the built form;

small sites are amalgamated into larger sites to facilitate better and more efficient building design results;

wherever practical, development retains significant trees and avoids alteration to natural drainage lines; and

development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

Under the Redlands Planning Scheme V7.1 I have identified that the **Major Centre** zone has the following provisions.

Sub-areas MC1 and MC2 comprise the Capalaba Major Centre which provides for a range of uses that –

- a. recognise Capalaba as a Principal Centre for south east Queensland and the primary retail and commercial centre in the City;
- b. serve a catchment greater than 50 000 people;
- c. include discount department stores, supermarkets, a full range of specialty stores and commercial activities;
- d. incorporate administrative functions that are secondary to those of Cleveland and are limited to local government support branches and State and Commonwealth government services;
- e. encourage residential mixed use development; 4.103 In combination, the overall outcomes in section 4.12.7(3)(a) - (f) define the character of the Major Centre Zone. Page 20 - Part 4 - Zones, Division 12 - Major Centre Zone RPS V7.1 - 2016
- f. recognise Capalaba as a tourist gateway to the City as well as a centre for special events facilitated by traders and the local community;
- g. provide entertainment facilities such as cinemas, nightclubs, restaurants and bowling alleys;
- h. incorporate a major transport interchange providing public transport to many areas within and outside the City;
- i. incorporate good road access to the City's arterial road network ensuring a driving time of approximately 20 minutes or less to much of the City;
- j. within sub-area MC1 - encourages key businesses and facilities to concentrate in the area and pursue opportunities for mixed use development;
- k. within sub-area MC2 do not have the intensity and activity of the sub-area MC1 the centre core but provide a key supporting business and commercial area and because of proximity to the open space to the north fronting Tingalpa Creek encourages, mixed use residential development. (iv) Sub-areas MC3, MC4, MC5, MC6,

Environmental:

The properties are subject to a number of zoning ‘overlays’ that affect various parts of the property as per the **Redland City Plan**.

These include:

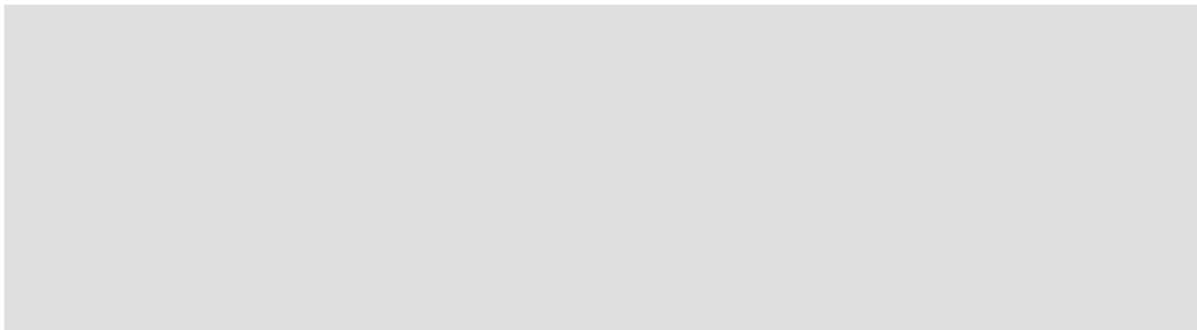
Environmental Significance Overlay



There are some areas of Local Matters of Environmental Significance as shown in light ark green on the below map.

Small areas of the site along the western and northern side boundaries are impacted by this overlay.

Landslide Hazard Overlay



Transport Noise Corridor Overlay



The eastern regions of this site are subject to the noise overlay as per the mapping being the land adjacent to Mount Cotton Road and the intersection with Redland Bay Road to the north east.

None of these overlays are considered to be unduly onerous to the 'as built' nature of the property.

Under the provisions of the former **Redland Planning Scheme V7.1**, both parcels were subject to the following zoning overlays:

Acid Sulphate soils

Landslide Hazard overlay

Road and Rail Noise overlay

These former overlays are generally considered to be similar to those contained within the RCP and cover or affect most of the same areas or parts of the site, notably the Landslide Hazard and the Road and Rail Noise overlays.

None of these overlays are considered to be unduly onerous to the 'as built' nature of the property.

Property Searches:

I have not undertaken searches of the Environmental Management Register or the Contaminated Land Register.

My valuation assumes such searches would not identify any issues which may affect the value and/or liquidity of the property.

Should the owner through its own enquiries and/or searches become aware of an issue which may affect value and/or liquidity then this valuation should be referred back to the valuer for comment and reconsideration.

Unimproved Capital Value:

The 2 parcels of land currently have unimproved capital valuations (UCV) as follows:

1 Pittwin Road North

5 Pittwin Road North

Aggregate Value

These assessments were undertaken in late 2018 and became effective on 30 June 2019 for rating and land tax purposes.

The two properties do not appear to have been amalgamated together for rating purposes.

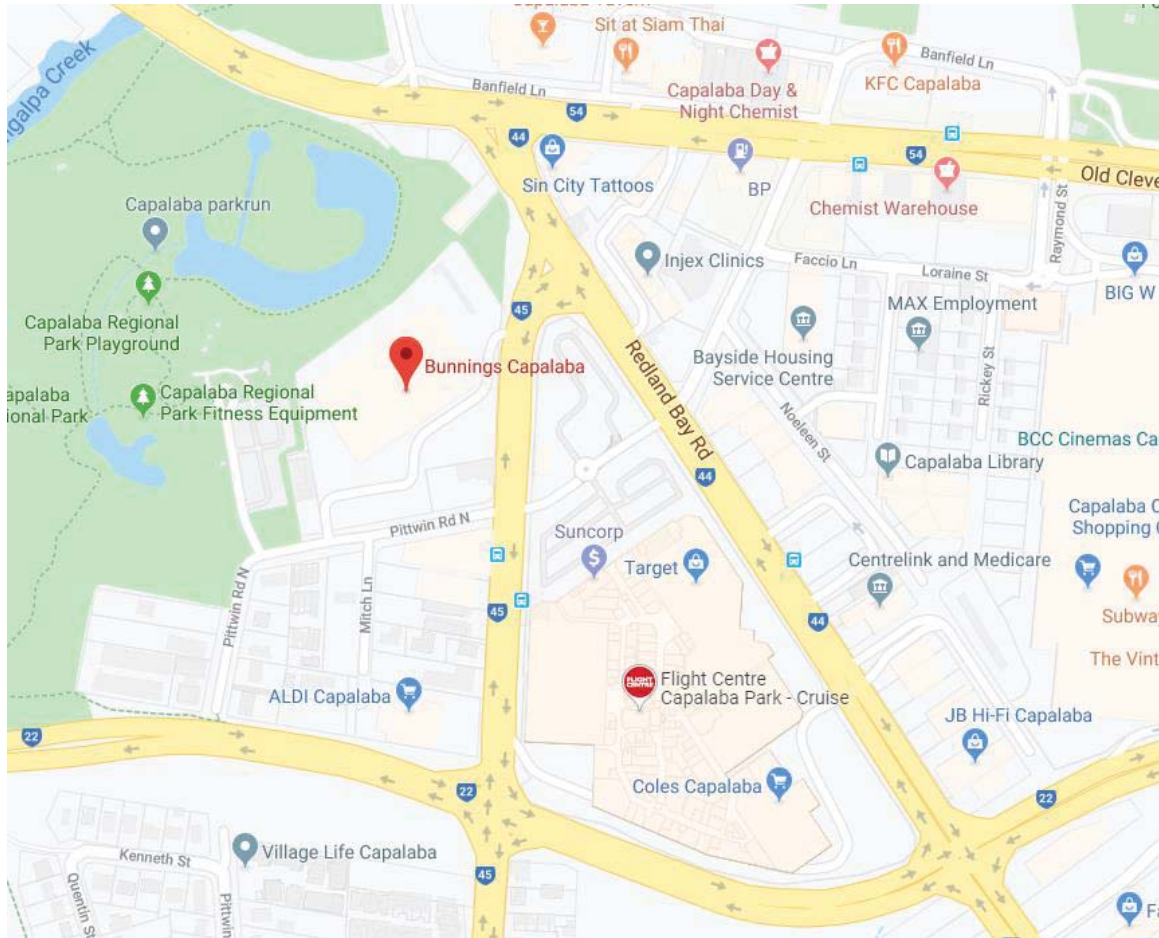
LOCATION:

The subject properties form part of the local Capalaba commercial and business centre.

They are located on the corner of Pittwin Road North and Mount Cotton Road and are positioned towards the north western fringe of the local business centre.

The position is also opposite one of the entrances to the Capalaba Park Shopping Centre.

Mount Cotton Road continues to carry relatively high traffic volumes and the property thus has reasonably good exposure to passing traffic.



Surrounding Development:

The immediate surrounding area comprises the Capalaba commercial and business centre that is locally regarded as the main business centre within the Redlands.

It is centred around four main roads, being Mount Cotton Road to the west, Redland Bay Road to the centre, Old Cleveland Road to the north, and Moreton Bay Road to the south.

Development is generally that of low-rise retail business and office development.

There are two large shopping centres that are the major drawcards to the area, with numerous supporting commercial developments outside of these centres.

Limited residential development remains in the local area and is restricted to some areas along Pittwin Road North being west and south of the subject properties.

LAND:

The 2 parcels of land combine to create an irregular shaped corner lot on the northern side of Pittwin Road North and the western side of Mount Cotton Road.

Vehicle access is currently available via both street frontages and there are ample on-site parking areas that surround the existing Bunnings Warehouse.

IMPROVEMENTS:

Whilst a full inspection of the existing improvements was not required in this instance, I note that the larger site, 5 Pittwin Road North, is currently occupied with a Bunnings Warehouse, with sealed parking and access driveway surrounding the building.

The smaller corner site, 1 Pittwin Road North has for many years been occupied with a free-standing restaurant and on-site parking areas.

SALES EVIDENCE:

In considering the market value of the land, as vacant, and subject to the current and former zonings I have referred to a range of local sales evidence in respect of ‘commercial’ land and ‘medium density residential’ land.

I confirm that there has been a limited volume of sales activity in respect of ‘commercial’ vacant land from the local Redlands area, and therefore I have also made reference to some sales of vacant commercial land in alternate locations.

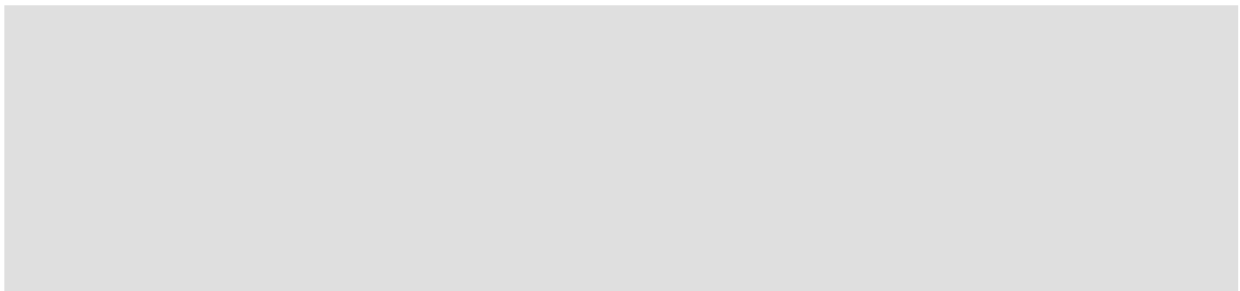
I advise that the sales quoted in this report are the most recent sales available at the time of production of this report and in my analysis, I have made adjustments for differences in sale dates as well as differences in land and presentation and features offered, as well as location variables.



	30/5/16		8,487	
<p>This property comprises of two adjoining sites on the western side of the street at the southern end.</p> <p>Formerly occupying the land was an old dwelling that has since been demolished.</p> <p>The land has been approved for a 3- lot development including a petrol service station, swim school and a child care centre. Zoning is Neighbourhood Centre and part Low Density Residential.</p> <p>Compared to the subject property this is another smaller size land area in an inferior location having limited exposure to a lesser volume of vehicles.</p> <p>Sale is considered to reflect a lower sale rate per square metre overall</p>				
	1/12/16		9,095	
<p>This property comprises of an irregular shaped site locally known as the</p> <p>Compared to the subject property this is a smaller size land area in a superior commercial location and was sold to an adjoining owner. Location is considered to be superior to the subject position. Land is zoned Principal Centre.</p> <p>Sale is considered to reflect a much higher sale rate per square metre overall.</p>				
	27/3/19		26,400	
<p>This property comprises of an irregular triangular shaped corner site that forms part of a modern and developing residential area at</p> <p>Land is currently vacant, and has dual street frontage and is currently lightly treed, and the position forms part of the new 'town centre' for this area of . The property is surrounded by new and proposed residential development and is close to the .</p> <p>Compared to the subject property this is a slightly larger size land area in a developing town centre forming part of a modern housing area, in the corridor between . Future development in and around this locality is expected to be significant in the ensuing next few years.</p> <p>Sale is considered to reflect a similar sale rate per square metre overall.</p>				

Commercial Sales Summary:

ADDRESS	DATE	LAND AREA	\$/SQM
[REDACTED]	11/18	1,441	[REDACTED]
Much smaller land area, similar location, higher sales rate overall.			
[REDACTED]	12/18	2,065	[REDACTED]
Much smaller land area, similar but inferior location, higher sales rate overall.			
[REDACTED]	5/16	8,487	[REDACTED]
Smaller land area, inferior location, lower sales rate overall.			
[REDACTED]	12/16	9,095	[REDACTED]
Smaller land area, similar location, higher sales rate overall.			
[REDACTED]	3/19	26,400	[REDACTED]
Slightly larger land area, slightly superior location, similar sales rate overall.			



Regard has been given to multiple factors which influence the commercial land value (as if vacant) of the property, including but not limited to:

The potential development opportunities of the land

Demand for development sites in the locality

Shape and size of the property

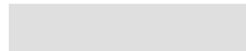
Location of the property and access to local amenities

The quantum value range into which the subject property lies

Valuation Summary as Major Centre zoned land:

Land area (1-5 Pittwin Road North) 25,912 square metres

Value range per square metre



Indicative value range



Residential Sale Evidence:

In considering the market value of the land subject to the current zoning of 'Medium Density Residential' I have referred to the following sales evidence.

ADDRESS	DATE	SALE PRICE	LAND AREA sqm	\$/SQM
[REDACTED]	[REDACTED]	[REDACTED]	3,861	[REDACTED]
<p>This property comprises of a level corner site on the northern side of the road, and the eastern side of Kensington Place. It is adjoined to the east and north by a retirement village, with medium density new and existing development to the west. Land at the time of sale was occupied with a 1990 era lowset brick dwelling plus there is a detached flat-studio to the rear yard.</p> <p>[REDACTED]</p> <p>Compared to the subject property this is a much smaller size development site in a similar well built up and developed residential area.</p>				
[REDACTED]	[REDACTED]	[REDACTED]	6,070	[REDACTED]
<p>This property comprises of a regular rectangular shaped front lot positioned on the southern side of the street and is located opposite the local RSL. Contour is level and at the time of sale the land was fully cleared.</p> <p>Current zoning is part Neighbourhood Centre and part Medium Density Residential.</p> <p>[REDACTED]</p> <p>Compared to the subject property this is a smaller size land area in a well-established residential location that is within close proximity to a wide range of local amenities within Cleveland.</p>				
[REDACTED]	4/7/17	[REDACTED]	8,144	[REDACTED]
<p>This property comprises 5 adjoining sites positioned on the southern side of the street. Contour is level and at the time of sale the land was mostly well cleared but with 2 sites improved with an old dwelling and a dis-used [REDACTED]</p> <p>Current zoning is Medium Density Residential.</p> <p>[REDACTED]</p> <p>Compared to the subject property this is a smaller size land area in a well-established residential location that is within close proximity to a wide range of local amenities within Cleveland.</p>				

	2/11/18		6,055	
<p>This property comprises of a large corner site comprised of 10 separate lots that combine to create a slightly irregular shaped corner lot. Land is of near level contour and is mostly vacant but includes some hardstand area and there is an older style sales office-building.</p> <p>Current zoning is part Medium Density Residential and part District Centre.</p> <p>Possible development options are best suited to possibly mixed use with commercial-retail to the ground floor and residential apartments above.</p> <p>Compared to the subject property this is a smaller size land area located on a prominent corner and is in a much higher value residential location closer to the Brisbane CBD.</p>				

As with the commercial sales evidence, generally the smaller size land area sales reflect a higher overall rate per square metres, and the larger size land areas reflect a much lower sale rate per square metre.

Locally within the Redlands all of the recent sales comprise of smaller size land areas.

I have been unable to confirm the sale of any similar size land parcels that have been zoned for, or have been developed as MDR within the greater Redlands area and other locations within Brisbane.

MDR sites of this size, over 2.5 hectares or 25,000 square metres are uncommon.

From a potential developers perspective a site of this size could in the current market, be considered as 'too big' and hence it may have limited market appeal and saleability.

Essentially for a site of this size, a staged development is arguably the best option and it is conceivable that development may take place of a number of years, possibly up to 5 or more depending on market conditions at the time.

As such it is considered that the size of the site may impact detrimentally to a degree upon the value in the current market.

Demand for development sites in the Redlands and greater Brisbane areas is currently not high and were this site to be marketed, as a vacant development site, then it is plausible that limited interest may be shown and market values are not likely to attract a premium.

Residential Sales Summary:

ADDRESS	DATE	LAND AREA	\$/SQM
50-54 Collingwood Road, Birkdale	8/18	3,861	
Smaller size land area, inferior location, similar zoning, higher sale rate per square metre			
201 Middle Street, Cleveland	8/17	6,070	
Smaller land area, similar location, higher value surroundings, higher sale rate overall			
55-63 Shore Street East, Cleveland	7/17	8,144	
Smaller land area, similar location, higher value surroundings, higher sale rate overall			
909-915 Logan Road, Holland Park	11/18	6,055	
Smaller land area, superior location, higher value surroundings, higher sale rate overall			

Regard has been given to multiple factors which influence the residential component value of the property, including but not limited to:

The potential development opportunities of the land

Demand for development sites in the locality

Demand for the 'end product' of residential townhouses/apartments in the immediate locality

Shape and size of the property

Location of the property and access to local amenities

Competition from other developments in the local area

The quantum value range into which the subject property lies

Valuation Summary as MDR zoned land:

Land area (1-5 Pittwin Road North) 25,912 square metres

Value range per square metre



Indicative value range



CONCLUSION:

There is limited market evidence available, both in respect of land zoned for 'commercial' purposes and 'medium density residential' purposes that can be shown to demonstrate a clear and noticeable difference in value that can be attributed solely to the zoning of the land.

There are numerous factors that will determine the market value a that parcel of land may transact for, one of which is the zoning.

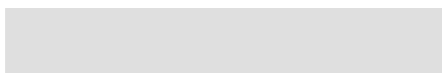
The market evidence considered is the most recent and comparable that I have been able to confirm and, in my opinion, a clear and distinct difference in the value that can be attributed solely to the land zoning cannot be quantified.

Further there is a paucity of land sales of a comparable size, with most sales evidence comprising of smaller size land areas.

As such I consider that a market value range is the best available valuation assessment that I can provide in the circumstances.

VALUATION ASSESSMENTS:

My assessment of the market value range for this land, on the basis of the zoning of the land being 'Major Centre' under the superseded Redlands Planning Scheme V7.1 is in round figures:



My assessment of the market value range for this land, on the basis of the zoning of the land being 'Medium Density Residential' under the current Redland City Plan is in round figures:



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22

VALUATION ASSUMPTIONS-LIMITATIONS

Assumptions, Disclaimers, Limitations & Qualifications

Important Warning Regarding Purpose Of Valuation:

This ‘Valuation Assessment’ has been prepared for the instructing party for the stated purpose and HAS NOT been prepared for mortgage security purposes.

This confidential document is for the sole use of persons directly provided with it by Crane and Company Valuers Pty Ltd. Use by, or reliance upon this document by anyone other than our instructing party for the stated purpose is not authorised by Crane and Company Valuers Pty Ltd. and Crane and Company Valuers Pty Ltd. is not liable for any loss arising from such unauthorised use or reliance.

This document should not be reproduced without my prior written authority.

Valuation Subject to change

Real estate values vary from time to time in response to changing market circumstances and it should, therefore, be noted that this valuation is based on available information as at the date of valuation.

No warranty can be given as to the maintenance of this value into the future. It is, therefore, recommended that the valuation be reviewed periodically.

My Investigations

The valuation is conducted on the basis that I am not engaged to carry out all possible investigations in relation to the property.

Where in my report I identify certain limitations to my investigations, this is to enable you to instruct further investigations if you consider this appropriate or I recommend as necessary to allow me to complete the valuation.

Crane and Company Valuers Pty Ltd is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations/the valuation.

Crane and Company Valuers Pty Ltd. adopts assumptions for the purpose of providing its valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions.

The person or entity to whom the report is addressed acknowledges and accepts that the valuation contains certain specific assumptions and as such the person or entity to whom this report is addressed acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by others

The valuation contains information which is derived from other sources. Unless otherwise specifically instructed by you and/or stated in the valuation, I have not independently verified that information, nor adopted it as my own, or accepted its reliability.

The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information/advice provided by others and referred to in the valuation is incorrect, then this may have an effect on the valuation.

GST

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Crane and Company Valuers Pty Ltd at the date of this document.

Crane and Company Valuers Pty Ltd. does not warrant that such statements are accurate or correct. Issues concerning GST continue to arise which impact on market values.

Where relevant, the valuation is based on the assumptions relating to GST set out in the Valuation Rationale section of this document.

If any of the assumptions are found to be incorrect, or if the party on whose instructions this valuation is provided wishes my valuation to be based on different assumptions, this valuation should be referred back to Crane and Company Valuers Pty Ltd for comment and, in appropriate cases, amendment.

Site Details

A current survey has been provided. The valuation is made on the basis that there are no encroachments by or upon the property and the person or entity relying upon the valuation should confirm this by obtaining a current survey report and/or advice from a registered surveyor.

If any encroachments are noted by the survey report, that person or entity must not rely upon the valuation, before first consulting Crane and Company Valuers Pty Ltd to reassess any effect on the value stated in the valuation.

Property and Title

I caution that I have not conducted a title search and may not have perused the original Crown Grant documentation.

I have assumed that there are no restrictions, easements or onerous encumbrances not disclosed which may affect market value.

However, in the event that a comprehensive title search is undertaken by the person or entity relying upon the valuation, which reveals further easements or encumbrances, that person or entity must not rely upon the valuation, before first consulting Crane and Company Valuers Pty Ltd to reassess any effect on the valuation.

Valuation Methodology

The primary valuation methodology used by Crane and Company Valuers Pty Ltd in valuing the subject property is the direct comparison approach with sales.

The result is the best estimate of value Crane and Company Valuers Pty Ltd can produce, but it is an estimate and not a guarantee of value.

My valuation is fully dependent upon the accuracy of information provided to me and to market derived assumptions obtained from analysed transactions.

The most relevant transactions are detailed in this report.

Where reliance has been placed upon external sources of information in applying the direct comparison methodology, Crane and Company Valuers Pty Ltd has not independently verified that information and Crane and Company Valuers Pty Ltd does not adopt that information and/or advice nor accept it as reliable.

The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Town Planning

The zoning/instrument stated in this report is based on information sourced from the relevant Town Plan (for the subject locality) or RP Data. I advise that I have not undertaken a formal Town Planning Search for the subject property.

Should a formal Town Planning Search reveal that the actual zoning/instrument for the subject property differ in intent from that which is contained within this report, then I reserve the right to amend my assessment.

Environmental Conditions

In the absence of an environmental site assessment relating to the subject property, I have assumed that the site is free of elevated levels of contaminants.

My visual inspections of the subject property and immediately surrounding properties revealed no obvious signs of site contamination.

Furthermore, I have made no allowance in my valuation for site remediation works.

However, it is important to point out that my visual inspection is an inconclusive indicator of the actual condition of the site. I make no representation as to the actual environmental status of the subject property.

If a test is undertaken at some time in the future to assess the degree, if any, of contamination of the site and this is found to be positive, I reserve the right to review my valuation assessed herein, should I deem it to be necessary.

Side Agreement

My valuation assumes that there are no side agreements that would have an adverse effect on the market value of the property.