



TENURE SOLUTIONS: TENURE OPTIONS REPORT

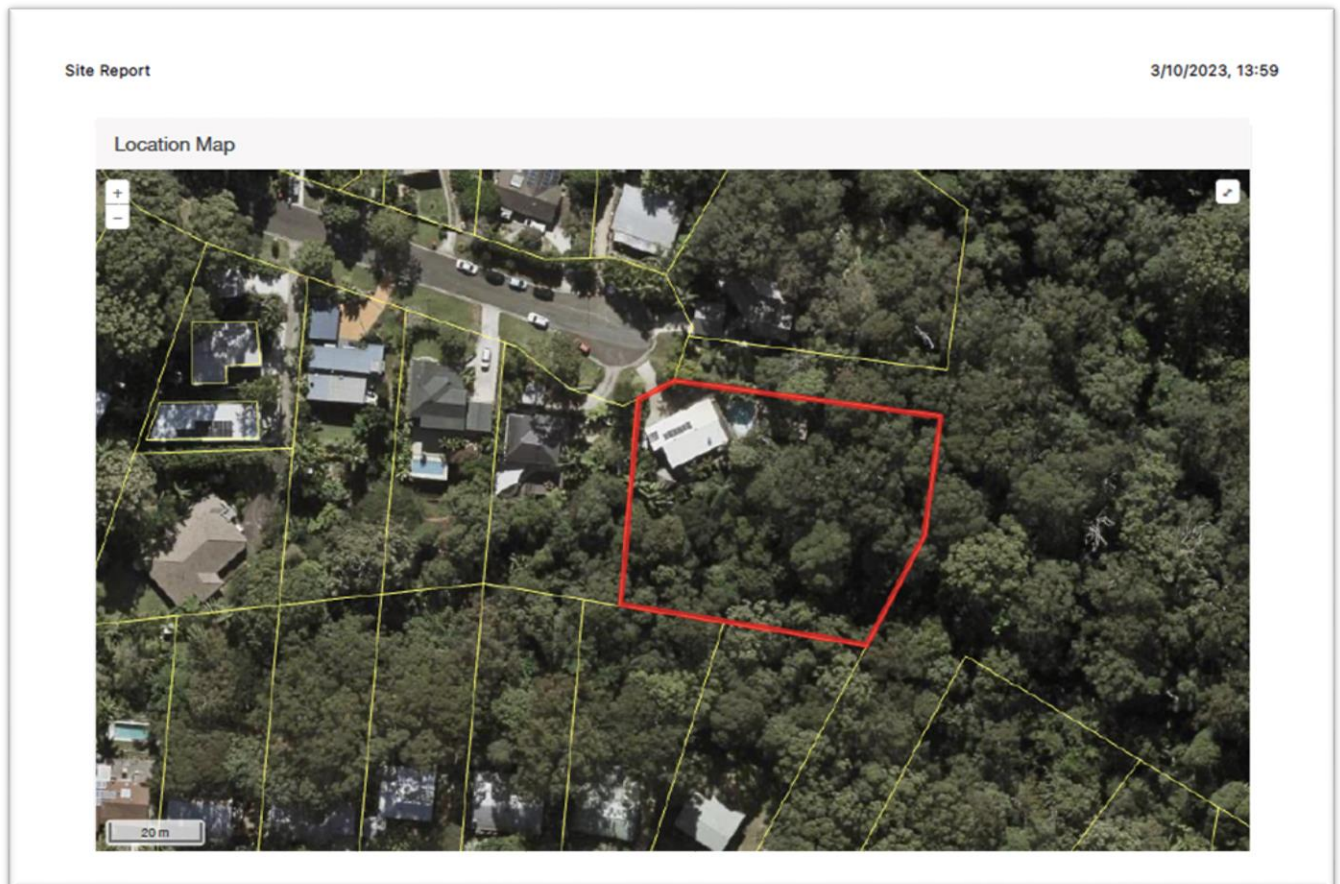
Property address: 16 Loatta Court, Buderim, Queensland, 4556

Survey Plan: Lot 53 RP182370

Area: 3186 square metres

Council: The property forms part of the Sunshine Coast Regional Council area and is within the Urban Growth Management Boundary.

Zoning: The current zoning is Low Density Residential.



Site Location

Possible Tenure Options are :

- 1) Subdivision of this property - The minimum allowable site size for subdivision of this site is 700 square metres. Therefore, as this site is 3186 square metres subdivision may be possible, however other factors/overlays (see below) may limit the size of any possible subdivision.
- 2) Long Term Lease - Is possible on site, but subject to the same criteria as stated below.
- 3) Dual Occupancy/Community Title - Is possible on site, but subject to the same criteria as stated below. There is an existing development of this nature at 8 Loatta Court, Buderim, therefore a precedent has been set in the near vicinity.
- 4) Secondary Dwelling - Is possible on site, but subject to the same criteria as stated below.
- 5) Company Title - Possible - Is possible on site, but subject to the same criteria as stated below.

- 6) Lease over the building and License agreement - Is possible on site, but subject to the same criteria as stated below.

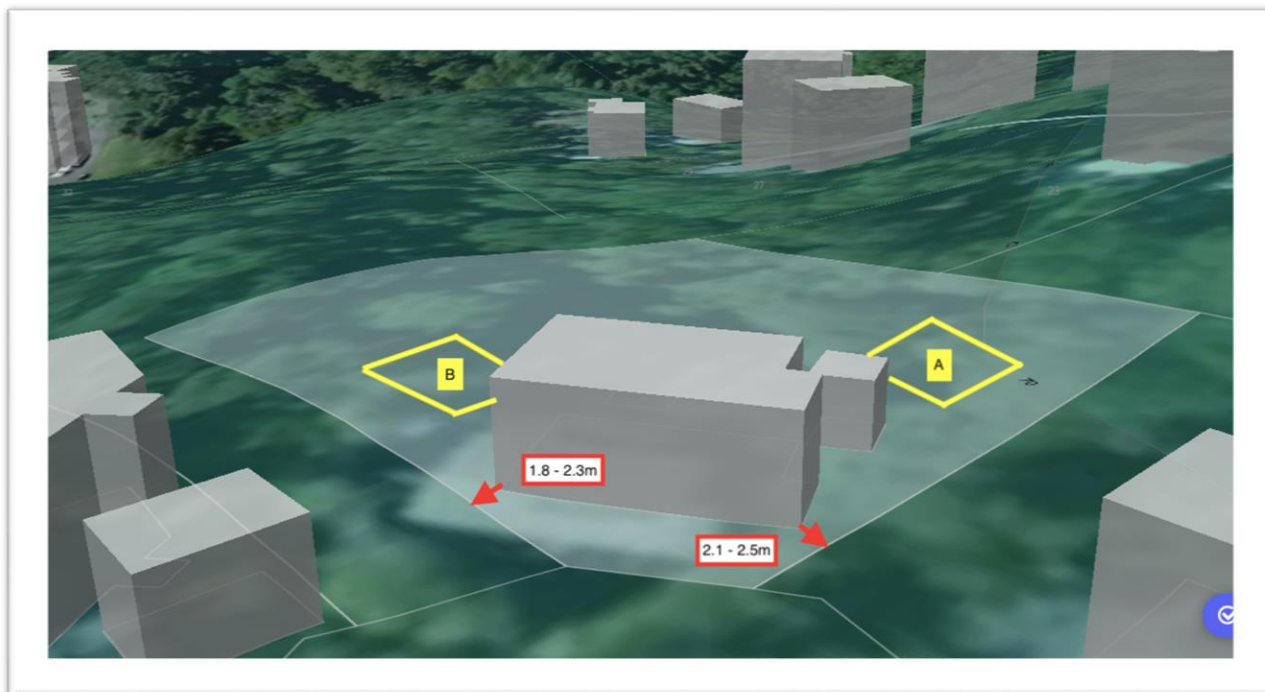
Recommendations going forward:

As the site does have clear limitations, namely the various overlays below, but probably more importantly, provision of parking and formal access for future development, subdivision may not be possible. Based on preliminary information the existing dwelling is close to the property boundaries. Preliminary measurements (based on information from internet sources) indicate that the distance from the North Western building corner to the boundary is approximately 2.5m and the North Eastern building corner to the boundary is approximately 2.3m. This may limit providing formal road access to the remainder/rear of the existing site as this is normally a minimum requirement of 3.0m as well as the slope of the land being reasonable.

An alternative solution to subdivision to possibly bypass the access limitations may be to look at doing a Community Title on site (see 3) above). A development of a similar nature has been approved on 8 Loatta Court, which provides for the division of buildings rather than the division of land as with subdivision.

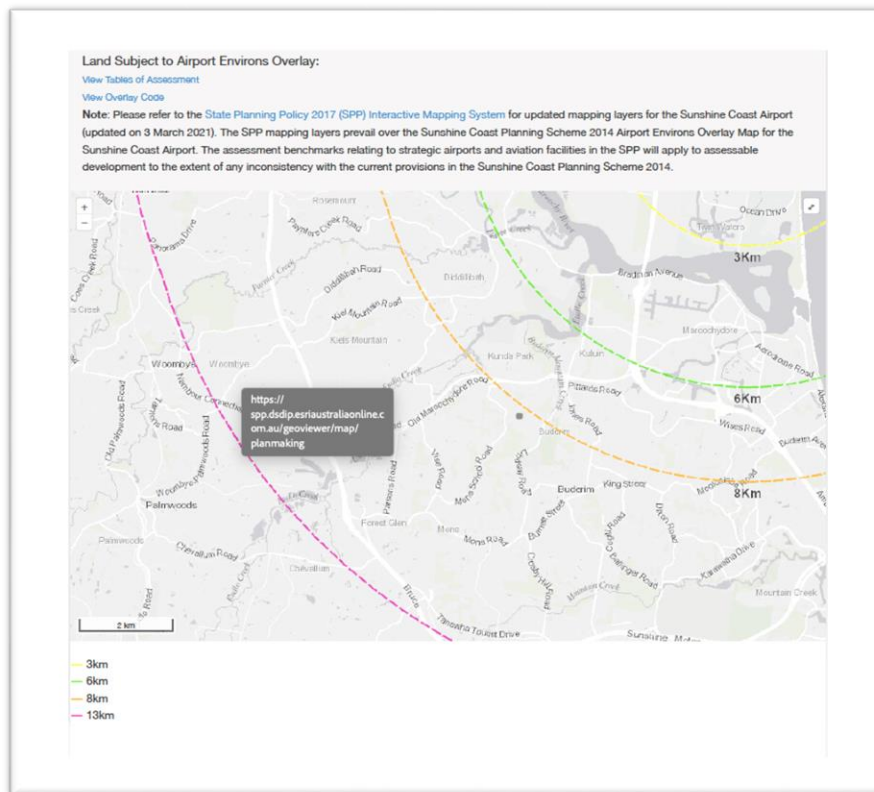
This would involve the construction of a new unit on site and the provision of parking in front of or within the existing building and pedestrian access to the new unit. Again, environmental controls, steep slopes, etc. would all apply in Councils decision to allow development of this nature.

The development areas marked A and B on the illustration below may be possible subject to the above restrictions and limitations. Please note that whilst we have contacted the Council and had informal discussions with them, the information as provided herein is subject to finalising a formal submission to Council, a detail survey of current on-site information and a boundary identification.

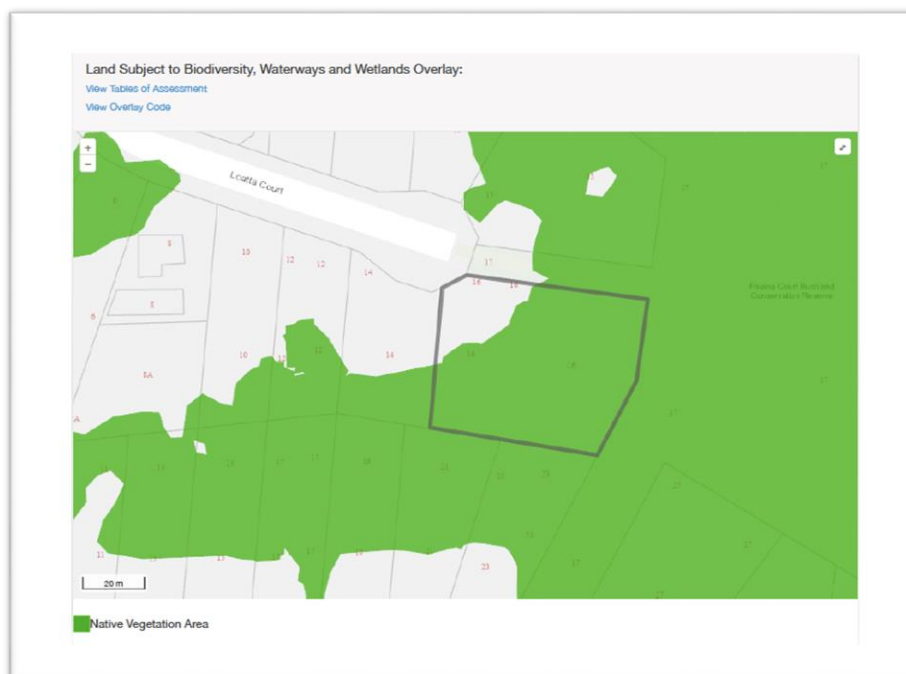


These Council/State overlays and on-site restrictions include the following:

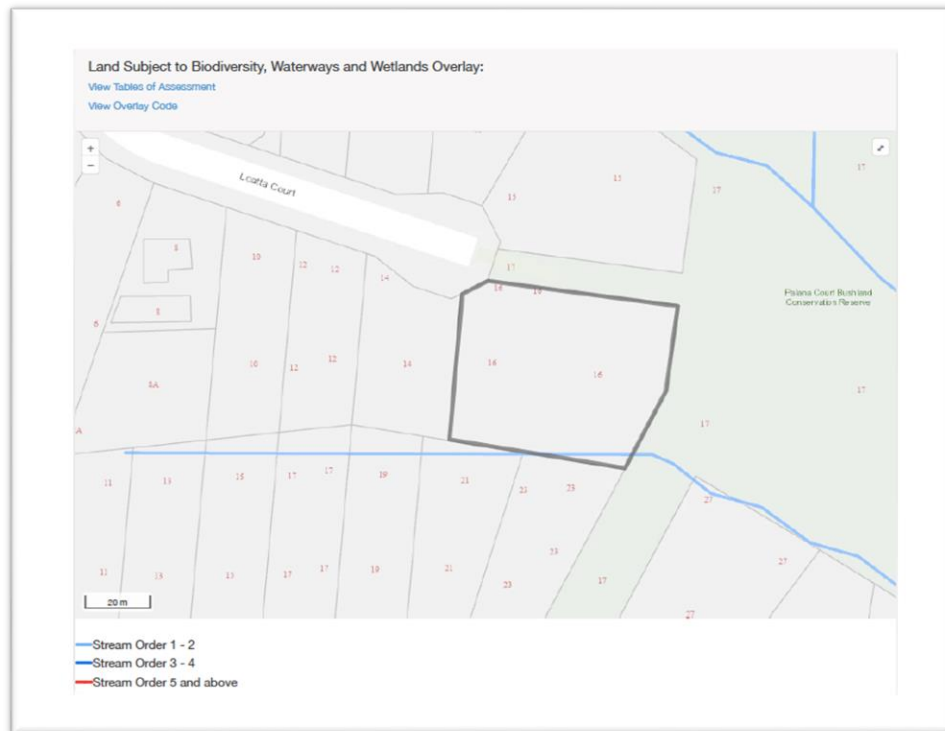
- Airport Environs Overlay



- Biodiversity, Waterways and Wetlands Overlay - Stream Order 3-4 and Native Vegetation

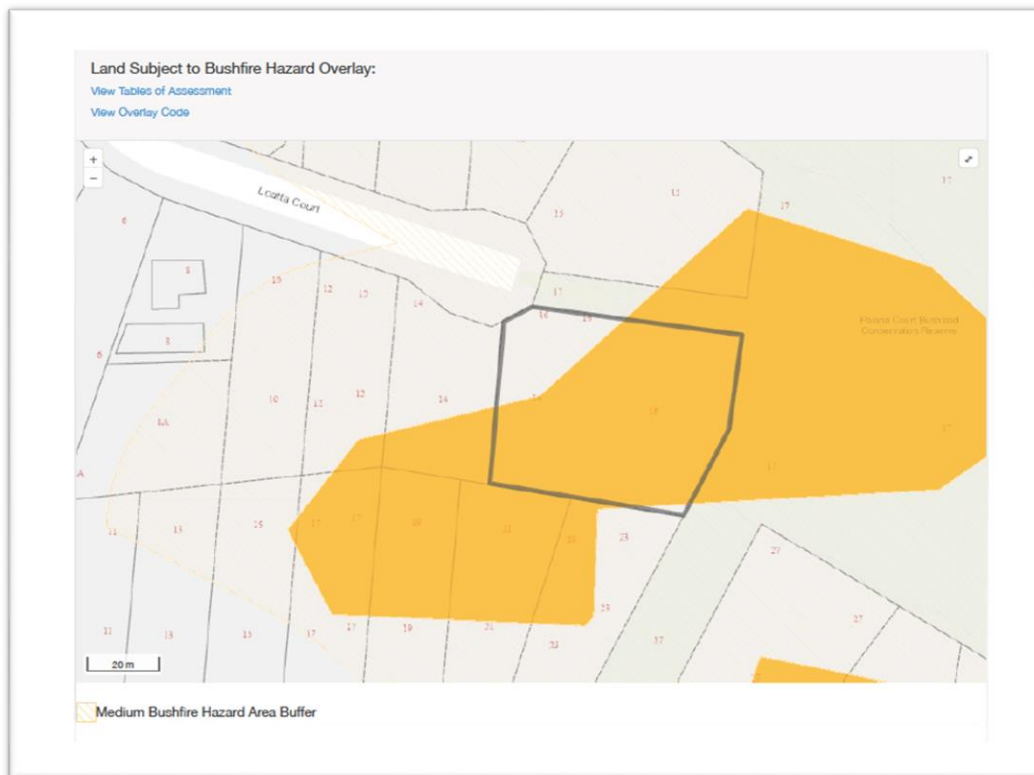


Native Vegetation Overlay

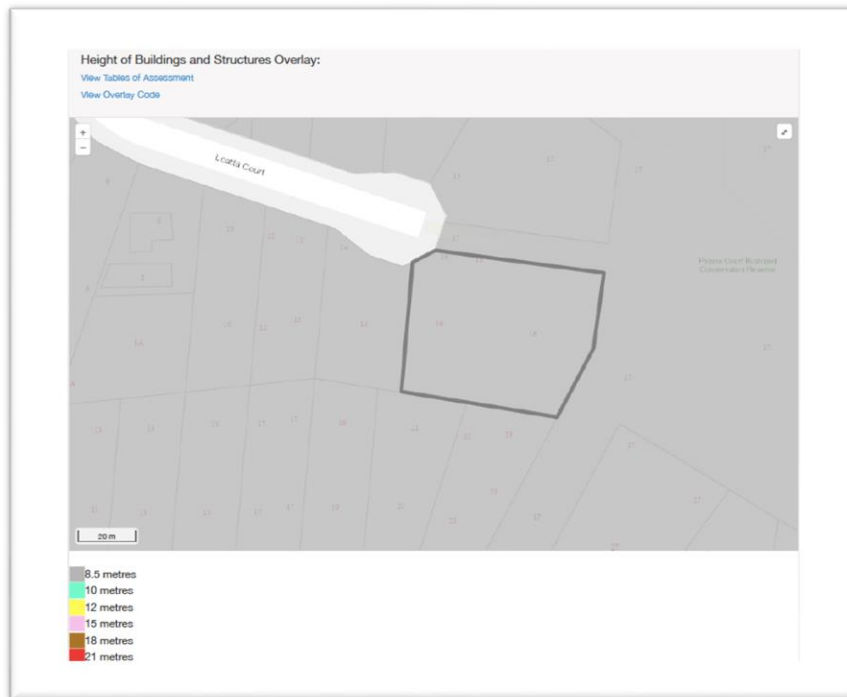


Waterways Overlay

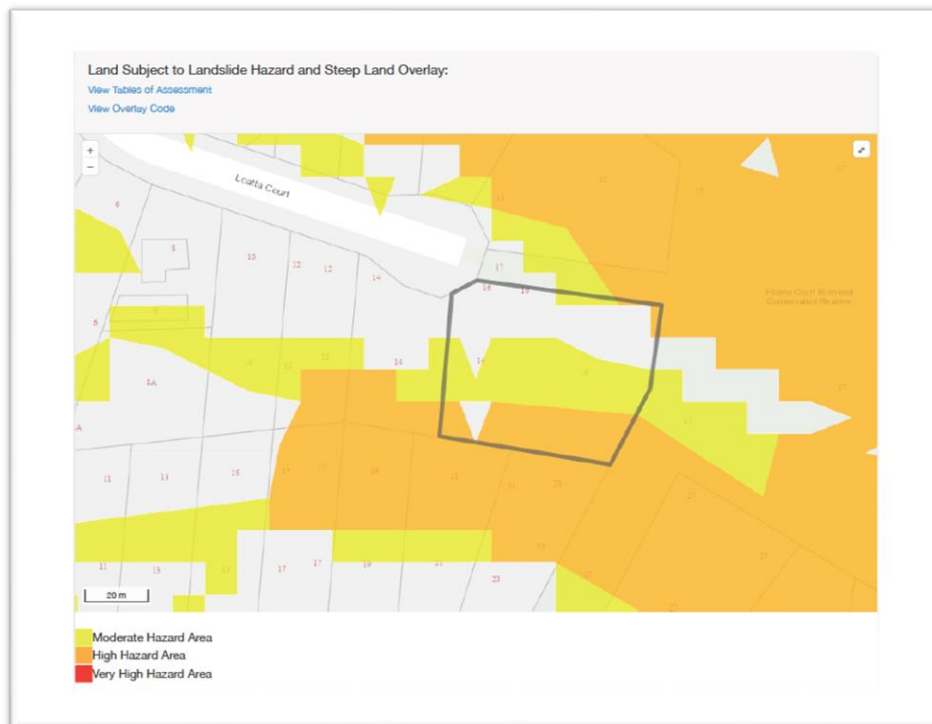
- Bushfire Hazard Overlay - Medium Bushfire Hazard Area



- Height of Buildings and Structures Overlay - Limited to 8.5m



- Landslide Hazard and Steep Land Overlay - Moderate to High Hazard Area and slope greater than 25% over majority of site

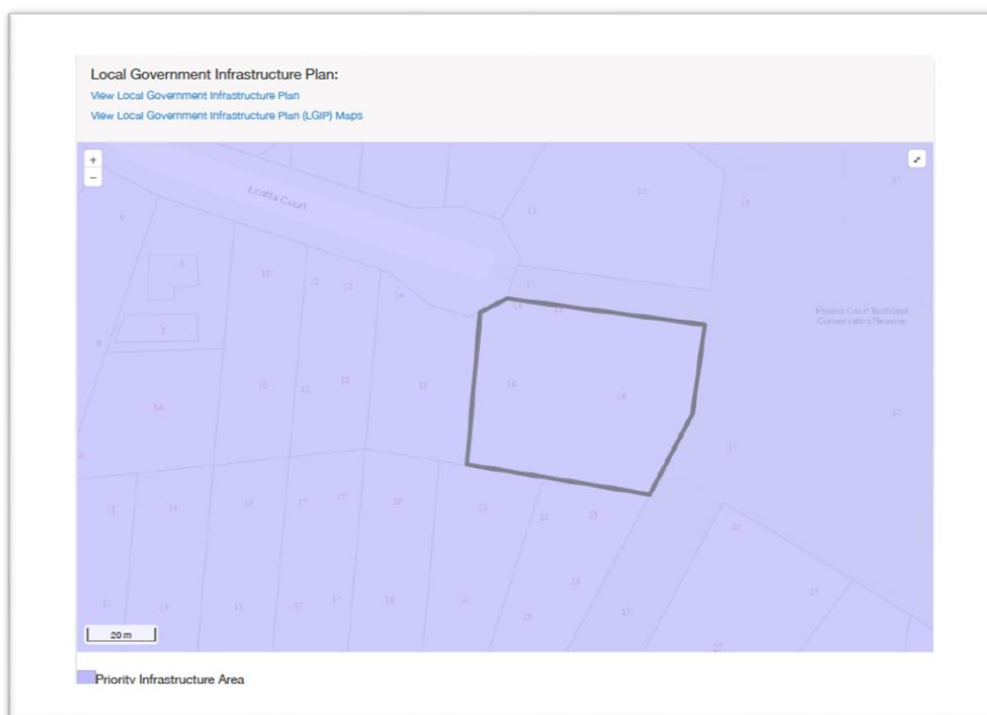


Landslide Hazard Overlay



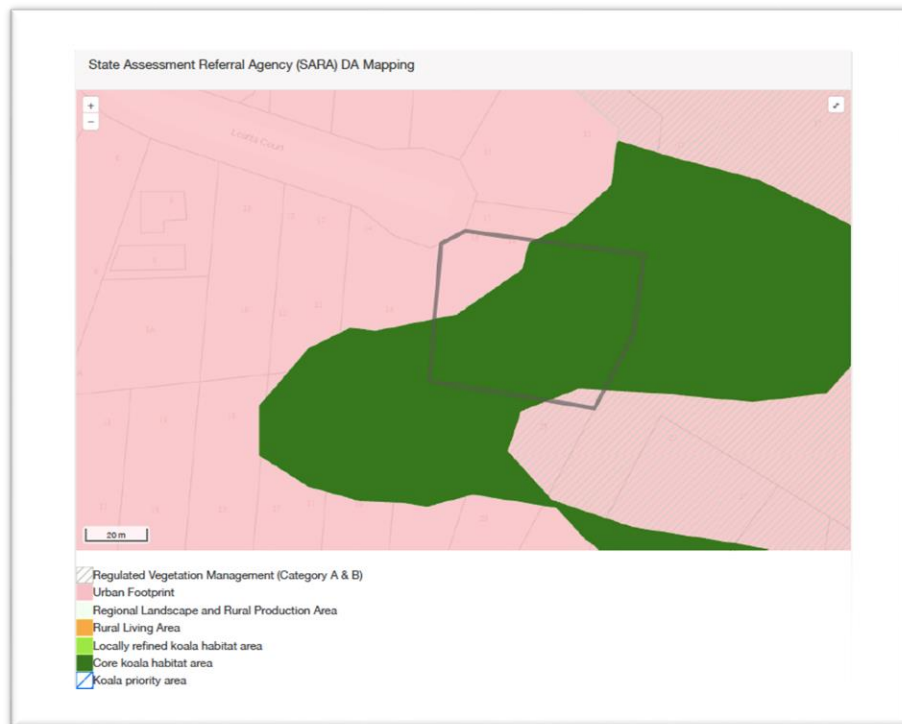
Steep Slope Overlay

- Local Government Infrastructure Plan - Priority Infrastructure area

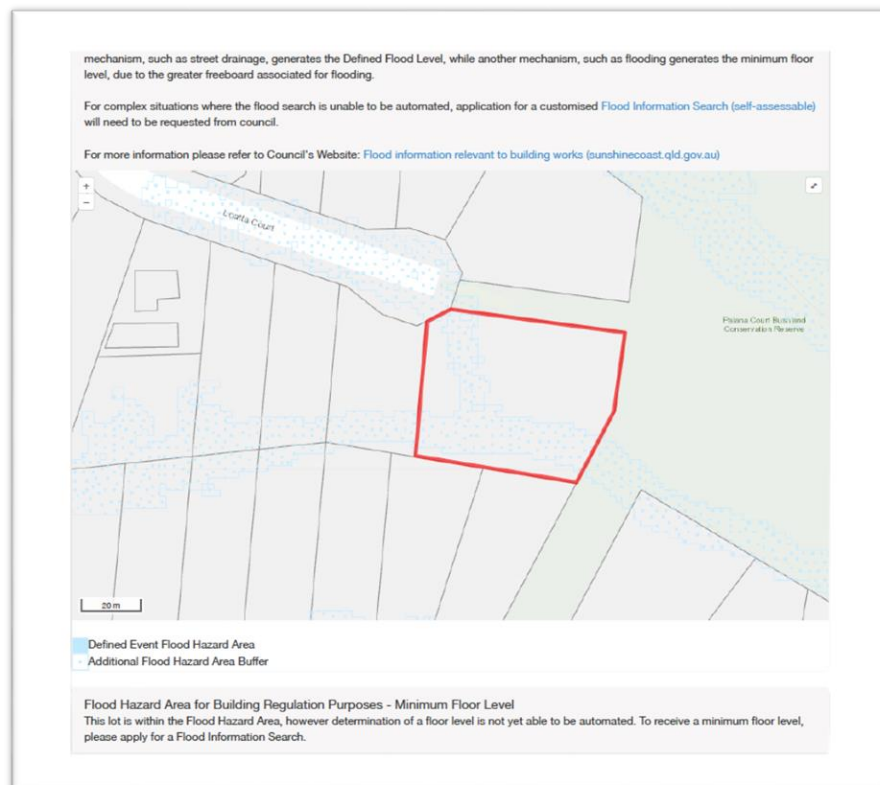


- The road frontage of the property is approximately 9m – See site location above
- The current position of the building on site, restricts access to further development – See site location above

- State Assessment Referral Agency
 - Property is within the Urban footprint, but is subject to a Core koala habitat area



- Property is subject to a Flood Hazard Area for Building Regulation purposes, represented by an overland flow



End of Report