



Drury Lane Industrial Park

Dundowran QLD

INFORMATION MEMORANDUM

**SUPREME
LOCATION**

**NBN &
SERVICES
READY**

**LOT SIZES
FROM
2000 SQM**

**MEDIUM
IMPACT
ZONING**

**FREEHOLD
TITLE**



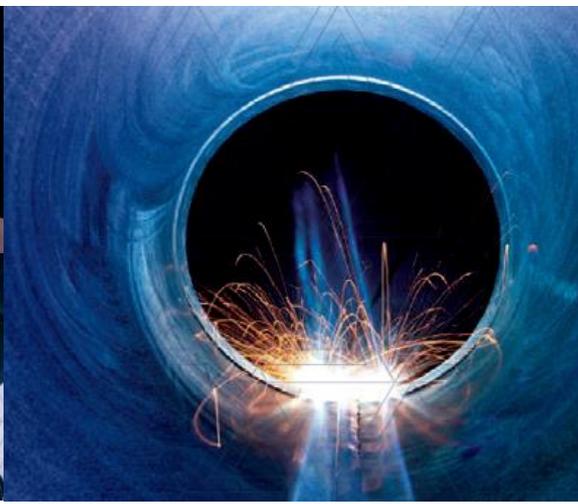
**Drury Lane Industrial Park
is set to become THE location of choice**



drurylaneindustrialpark.com.au



**Drury Lane
Industrial Park**
DUNDOWRAN



Drury Lane Industrial Park
DUNDOWRAN

OPPORTUNITY



The Drury Lane industrial Park is located 4 km west of Hervey Bay town centre and provides high quality, fully serviced, regular shaped land lots suitable for low & medium impact industry. Direct access to Drury Lane is via Pialba Burrum Heads Road and Urraween Road with easy large vehicle and b-double access.

For further information or inspection contact:

Vic Sabados

Asset & Leasing Manager AHC Limited

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KEY FEATURES

- ◆ Light to medium impact industry zoning
- ◆ A range of lot sizes from 2,000 sqm to 4,096 square metres
- ◆ Close proximity to Bruce Highway and Maryborough Hervey Bay Road
- ◆ Excellent large vehicle & b-double access
- ◆ High exposure location
- ◆ Flexible contracts
- ◆ Extended settlement periods
- ◆ Vendor finance options to approved people
- ◆ Vendor/Builder terms available

PROPERTY OVERVIEW

Developer: AHC Limited
Address: Drury Lane DUNDOWRAN QLD
Lots: 2,000 square metres to 4,096 square metres
Local Zoning: Medium Impact Industry (Light Impact Industry allowable)
Local Authority: Fraser Coast Regional Council
Holding: Freehold
Services Ready: NBN Fibre to the kerb
Sewer
Water
Storm Water
Power

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Direct Access via: Pialba Burrum Heads Road and Urraween Road

Travel distance to:

Bruce Highway Torbanlea	26km
Maryborough Hervey Bay Road	2km
Hervey Bay Hospital	4km
Hervey Bay Airport	12km
Boat Harbour Drive	2km
Boat Harbour Drive Marina	11km
Maryborough	32km

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Flexible Sale Contracts

tailored to suit your individual needs

DRURY LANE INDUSTRIAL PARK – PLAN & PRICE LIST



- STAGE 1 RELEASE
- STAGE 2 RELEASE estimated June 2020
- FUTURE RELEASE
- DRAINAGE



LOT PRICE & AVAILABILITY

Lot No.	Area (sqm)	Frontage (metres)	Depth (metres)	Lot Price ex. GST
22	2306	52.3	45	288,250
23	2000	44	45	250,000
24	2000	44.4	45	240,000
25	2558	35.3	72.5	294,170
26	2696	37.2	72.5	310,040
27	2858	38	65	309,625
28	2720	37.5	65	300,000
29	2720	37.2	65	300,000
30	2650	35.3	72.5	294,170
31	2788	35.3	72.5	294,170
32	2875	38	65	309,625
33	2538	44	45	250,000
34	2866	52.3	45	288,250
35	2866	52.3	45	288,250
75	2500	38.6	65	300,000
76	2477	38	65	309,625
77	4096	40.6	100.9	SOLD
78	4096	40.6	100.9	ON HOLD
79	4096	40.6	100.9	409,600
80	4096	40.6	100.9	409,600



ZONING DEFINITIONS – MEDIUM IMPACT INDUSTRY & LOW IMPACT INDUSTRY

MEDIUM IMPACT INDUSTRY means the use of premises for an industrial activity–

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- b) that a local planning instrument applying to the premises states is a Medium impact industry; and
- c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Medium Impact Industry Examples Include

1. Metal foundry producing less than 10 tonnes of metal castings per annum;
2. Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum;
3. Dangerous goods storage facility not including the storage of toxic gases;
4. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum;
5. Enamelling workshop using less than 15,000 litres of enamel per annum;
6. Galvanising works using less than 100 tonnes of zinc per annum;
7. Anodising or electroplating workshop where tank area is less than 400 square metres;
8. Powder coating workshop using less than 500 tonnes of coating per annum;
9. Spray painting workshop (including Spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum;
10. Concrete batching and producing concrete products;
11. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;
12. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum;
13. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum;
14. Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum;
15. Manufacturing wooden products including cabinet making, joinery and wood working, producing less than 500 tonnes per annum;
16. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;
17. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum;
18. Recycling and reprocessing batteries;
19. Repairing or maintaining boats;
20. Manufacturing substrate for mushroom growing;
21. Manufacturing or processing plaster, producing less than 5,000 tonnes per annum;
22. Recycling or reprocessing tyres including retreading;
23. Printing advertising material, magazines, newspapers, packaging and stationery;
24. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum.
25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum;
26. Reconditioning metal or plastic drums;
27. Glass fibre manufacture less than 200 tonnes per annum;
28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.

LOW IMPACT INDUSTRY means the use of premises for an industrial activity–

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- b) that a local planning instrument applying to the premises states is Low impact industry; and
- c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity).

Low Impact Industry Examples Include

1. Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including Spray painting;
2. Repairing and servicing lawn mowers and outboard engines;
3. Fitting and turning workshop;
4. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including Spray painting ;
5. Manufacturing or assembling wooden products including cabinet making, joinery and wood working, where producing less than 500 tonnes per annum and not involving Spray painting or spraying of adhesives;
6. Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.

THE BUYING PROCESS – 6 EASY STEPS

AHC Limited can offer a range of flexible and attractive contract terms to developers, owner occupiers and investors.

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1

Identify your preferred Lot

In the current Stage 1 Release, there are a wide variety of Lot sizes available from 2000 sqm to 4096 sqm.

2

Contact us to confirm Lot availability

Contact AHC to confirm that your preferred Lot is still available to purchase.

3

Complete and return the Offer to Purchase Form

Complete the Offer to Purchase form detailing your Offer Price, Settlement Terms and any other requirements.

4

Offer to Purchase Form reviewed

AHC will review your Offer including all proposed terms will contact you to discuss and finalise

5

Sales Contract prepared and issued

Once terms are agreed, AHC will prepare and issue a Sales Contract including agreed terms allowing you to obtain any necessary approvals.

6

Land Settlement

AHC are able offer flexible and extended settlement terms.



DISCLAIMER: Whilst every care has been taken to ensure the accuracy of the information at the time of publication, AHC Limited will not be liable for any loss suffered as a result of relying on this information. The information included is in no way warranted by AHC or any the selling agent in whole or part or should not be construed as forming part of any contract. AHC Limited recommend that any intended purchasers, together with their advisers, make the necessary enquiries themselves on all matters in this respect prior to purchase.

