




68 Rankin Drive, Bangalow

FOR SALE BY PRIVATE TREATY

Exceptionally rare blue-chip
development opportunity

* Approximate boundary.



Nick Dunn is proud to present this premier development opportunity amongst the infinite hinterland charm of Bangalow. Newly rezoned and carefully chosen, this exceptionally rare landholding spans 9.92 acres just two minutes to the historic village centre.

EXECUTIVE SUMMARY

Address:

68 Rankin Drive, Bangalow
(Lot 261, D.P. 1262316 and Lot 11, D.P.
807867)

Site Area:

9.92 Acres

Zoning:

5.28 acres - Zoned R2 Low Density Residential
2.8 acres - Zoned R3 Medium Density Residential
1.8 acres- Zoned RU2 – will remain RU2 Rural Landscape Zone

Development Opportunity:

R2 Low Density Residential zone allows for a range of uses including dwelling houses, dual occupancy, rural activities, childcare facilities, shop top housing

R3 Medium Density Residential zone allows for a variety of housing types beyond single-family homes, such as townhouses, duplexes, and small apartment buildings, to meet community housing needs

RU2 Rural Landscape zone allows with consent: Dwelling houses, agricultural produce industries, Artisan food and drink industries, garden centers etc.

Minimum Lot Size:

800 m2 & 600 m2 (R2 – Low Density Residential portion)
800 m2 (R3 – Medium Density Residential portion)
4,000m2 (RU2 – Rural Landscape portion)

Local Government Authority:

Byron Shire Council

Key Facts:

A landmark offering for developers in one of the most in-demand markets on the East Coast, this 9.92 acre site lies just 2 minutes to Bangalow's main street. Carefully designed to integrate into the picturesque hinterland atmosphere of Bangalow, this strategically zoned landholding comprises two separate lots with three separate zonings. The elevated portion of the site is zoned R2 Low Density Residential, and offers a minimum lot size of 600m2 and 800m2 - an enticing option for buyers to create their dream Bangalow property or development subdivision in a scenic 'in-town' setting.

Offering a minimum size of 800m2, a small portion of the R3 Medium Density Zone will be dedicated to the Byron Shire Council for the Affordable Housing Scheme - an ethical, sustainable approach to support the growth of the local community. Additionally, there is no Floor Space Ratio (FSR) applied within the R3 Zone, to allow greater flexibility for increased housing diversity.

The RU2 Rural Landscape Zone may be used for dual occupancies, dwelling houses, agricultural produce industries, Artisan food and drink industries, garden centers etc. with a minimum lot size of 4,000m2.

Method of Sale:

Private Treaty

Sales Agents:

Nick Dunn
McGrath Estate Agents
Mobile: 0448 301 111
Email: nickdunn@mcgrath.com.au

Ollie Charkos
McGrath Estate Agents
Mobile: 0497 834 235
Email: olliecharkos@mcgrath.com.au

LIMITLESS POSSIBILITIES ON A BLANK CANVAS

This exceptionally rare opportunity is marquee acquisition for developers to capitalise on the immense market demand just moments to the charm of the village centre, and just 14 minutes to world-famous Byron Bay



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* Approximate boundary.



SPECTACULAR VIEWS AND
UNMATCHED PRIVACY

The site enjoys close proximity
to Byron Bay's world-class
beaches.



PRIME LOCATION AND LIFESTYLE

HIGHLIGHTS



Local favourite: Woods Cafe



Small Town Charm



Close to famous beaches

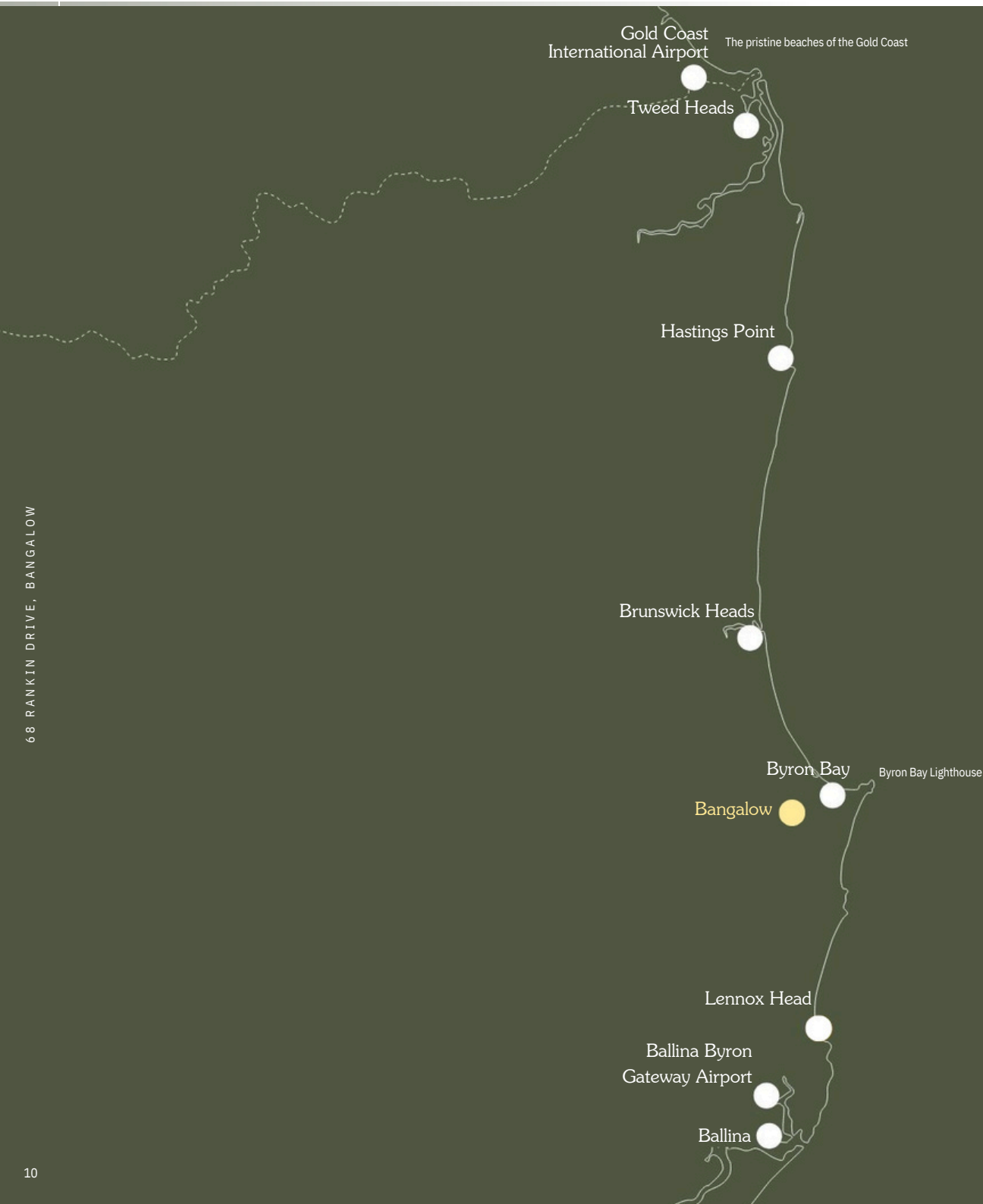


Weekly and monthly markets



Close knit community





EASY ACCESS TO SURROUNDING AREAS

The property's prime location places you just 15 minutes from Byron Bay, 20 minutes from Ballina Byron Gateway Airport, 55 minutes from the Gold Coast, and around 2 hours from Brisbane Airport. Enjoy the ease of travel and the perfect position to explore everything the Northern NSW has to offer.

NORTH

Byron Bay	14 mins
Brunswick Heads	15 mins
Tweed Heads	46 mins
Gold Coast International Airport	45 mins
Brisbane	2 hrs

SOUTH

Ballina	22 mins
Ballina Byron Gateway Airport	23 mins
Yamba	1hr 19 mins



CURRENT PLANNING CONTROLS

BLEP 2014 R2 – LOW DENSITY RESIDENTIAL

BLEP 2014 R3 – MEDIUM DENSITY RESIDENTIAL

BLEP 2014 RU2 – RURAL LANDSCAPE

CURRENT AREAS

LAND SIZE

- | | |
|---------------------------------|--------------|
| • R2 Low Density Residential | • 5.28 acres |
| • R3 Medium Density Residential | • 2.8 acres |
| • RU2 Rural Landscape | • 1.8 acres |

A PORTION OF THE UPZONED
LANDS WILL BE DEDICATED TO
THE AFFORDABLE HOUSING
SCHEME IN PARTNERSHIP
WITH BYRON SHIRE COUNCIL

LAND USES

The BLEP 2014 contain the following land zone objectives and land use controls.

BLEP 2014 R2 – LOW DENSITY RESIDENTIAL

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To provide for development that meets the social and cultural needs of the community.
- To encourage development that achieves the efficient use of resources such as energy and water.

2. Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3. Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Dwelling houses; Extensive agriculture; Group homes; Home industries; Hospitals; Hostels; Kiosks; Markets; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4. Prohibited

Advertising structures; Agriculture; Air transport facilities;

Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Eco-tourist facilities; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

BLEP 2014 R3 – MEDIUM DENSITY RESIDENTIAL

1. Zone objectives

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2. Permitted without consent

Environmental protection works; Home-based child care; Home occupation

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Group homes; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Serviced apartments; Tank-based aquaculture; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities;

LAND USES (CONTINUED)

4. Prohibited

Electricity generating works; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

BLEP 2014 RU2 – RURAL LANDSCAPE

1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To enable the provision of tourist accommodation, facilities and other small-scale rural tourism uses associated with primary production and environmental conservation consistent with the rural character of the locality.
- To protect significant scenic landscapes and to minimise impacts on the scenic quality of the locality.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations

3. Permitted with consent

Agricultural produce industries; Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Business identification signs; Camping grounds; Cemeteries; Centre-based child care facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Funeral homes; Garden centres; Health consulting rooms; Helipads; Home businesses; -

Home businesses; Home industries; Hostels; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Livestock processing industries; Neighbourhood shops; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Stock and sale yards; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Veterinary hospitals; Warehouse or distribution centres

4. Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

An ethical, community-minded
development supporting Byron
Shire's long-term vision



68 RANKIN DRIVE, BANGALOW

For further information, or to arrange an inspection, please contact the exclusive marketing agents.

McGrath

Nick Dunn

McGrath Estate Agents

Mobile: 0448 301 111

Email: nickdunn@mcgrath.com.au

Ollie Charkos

McGrath Estate Agents

Mobile: 0497 834 235

Email: olliecharkos@mcgrath.com.au

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