

Information Memorandum

Interest in providing concept plan for development closing 5.00pm Thursday, 5 May 2022

47 Johnston Road, Mossman

NORTH QUEENSLAND 4873



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Introduction

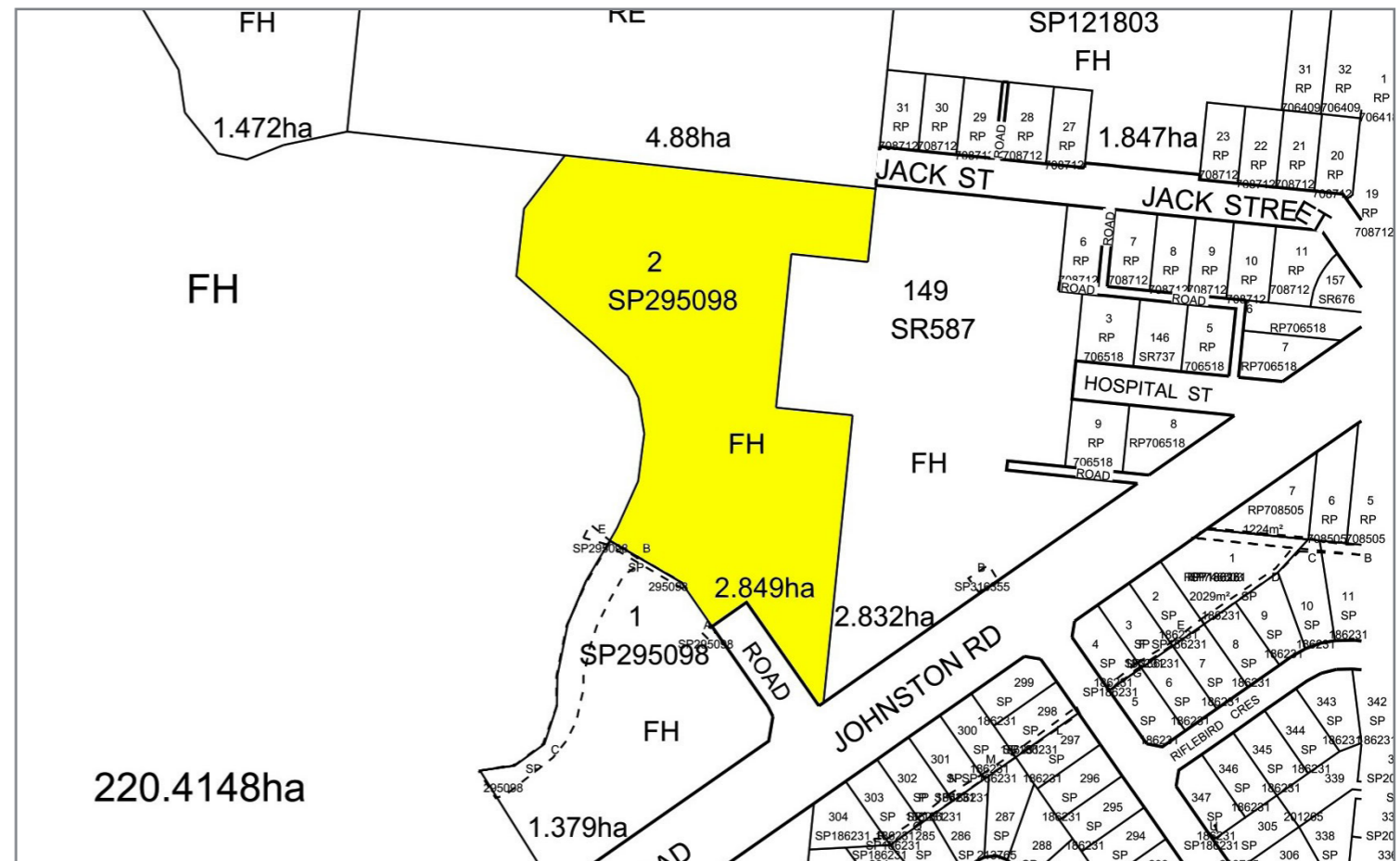
Aged Care / Retirement Village Development Opportunity, Mossman, North Queensland.

Knight Frank Cairns is pleased to present 47 Johnston Road, Mossman to the marketplace as an interest in providing a concept plan for development on the site.

Douglas Shire Council in North Queensland has an aged care/retirement village opportunity available in Mossman on a 2.85 hectare allotment located at 47 Johnston Road, Mossman. By way of background, in 2016, Council approved The Salvation Army's application to build a 42-bed aged care facility at 49 Johnston Road, Mossman and the Kubirri Aged Care Centre opened in August 2020. At the same time, Council issued a Preliminary Approval for a retirement village on the lot next door at 47 Johnston Road and the Preliminary Approval remains in place and can be amended as part of any new development application. Provided in this Information Memorandum is a potential concept plan as preliminary advice on what could be approved at 47 Johnston Road. The concept plan demonstrates what the site is capable of, but in no measure reflects what the selected developer may wish to create as part of their own master plan.

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Knight Frank Cairns welcomes your interest, and should you require additional information and an inspection, please contact the exclusive Knight Frank agents directly.



NORTH



MASTER PLAN

SCALE 1:500 @ A5

MOSSMAN & DISTRICT AGED CARE PRECINCT



10/02/2016

Site

Significant external works and infrastructure upgrades were done to facilitate the retirement village. Work included the construction of a channelised intersection and associated lighting, a median divided road, connections to water and sewer reticulated networks and the installation of a 500kva padmount substation.

In addition, Council commissioned GHD to undertake a detailed hydrological assessment of Marrs Creek and to prepare preliminary engineering drawings investigating flood mitigation measures consisting of an earth bund to provide suitable protection to the land.

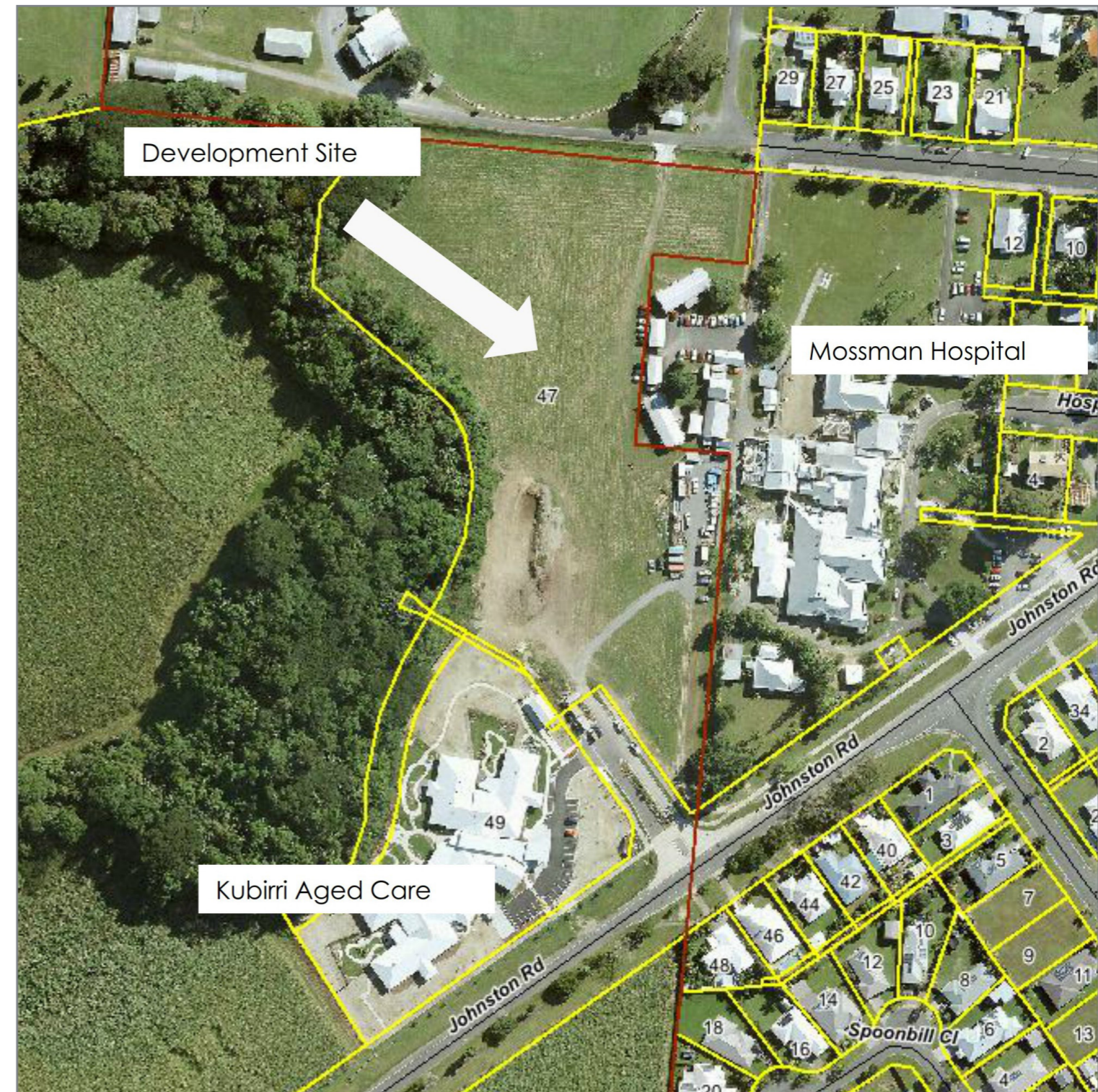
All work, with the exception of the earth bund, has been done to the satisfaction of Douglas Shire Council. The approved Master Plan, As Constructed Plans, Registered Survey Plan, GHD's report and preliminary engineering drawings detailing a preferred alignment and height of a bund wall are available on request.

Key Details

Douglas Shire Council is seeking organisations to design, develop and manage a facility on an ongoing basis. The facility will provide a range of accommodation types to cater for independent and assisted living arrangements. Council is looking for facilities which are adaptive and provide flexibility to cater for the changing needs of residents as they age.

Council is not supportive of proposals seeking to reconfigure the site into small allotments to be on sold as either vacant lots or house and land packages.

The land would not be transferred until such time as the development is substantially complete. The transfer of land could be done in stages if the development were to be undertaken in stages. This is to ensure the development of land is undertaken. This arrangement was successfully undertaken with Council and The Salvation Army with Kubirri Aged Care Community Centre.



Location

Mossman

Mossman is located on the Captain Cook Highway, 76 kilometres northerly from the City of Cairns, and about 20 kilometres by road from the resort township of Port Douglas with a permanent population of 1,940. It is the administrative and service centre of the Douglas Shire and relies on sugar milling, cane growing, tourism (both as a gateway to the Daintree World Heritage Area and as a service centre and dormitory suburb for Port Douglas), fruit growing and cattle fattening in the hinterland.

The township offers good local shopping and commercial facilities, primary and secondary school, a hospital, RSL, sport and recreational facilities. There is also the Mossman Gorge Centre with all visitors heading to the Mossman Gorge Centre travelling past 47 Johnston Road. It has very high traffic volume given the Gorge welcomes over 360,000 visitors each year – this is more than Uluru.

Port Douglas

Port Douglas is a small tourist orientated township with a permanent population of about 4,458. The town is well known as the location of the Sheraton Mirage Resort and Condominiums, Marina Mirage, Balè Resort, and many smaller motels and holiday unit complexes. Whilst the Sheraton property is well established in the international market, the bulk of tourists to Port Douglas are still Australians seeking relief from the Southern winter. For this reason, the town is subject to strong seasonal influences.

In terms of amenities, the town is well supplied with local souvenir and boutique shopping, restaurants, and retail banking. A State Primary School, a community church, a fire fighting and an ambulance service are located in Port Douglas along with sporting and recreational facilities. District administrative services, high school and hospital services are located in the nearby township of Mossman.

Port Douglas is located about 20 kilometres southerly from Mossman and 67 kilometres by road northerly from Cairns, its regional service centre and port.

Cairns

Cairns has a permanent population of approximately 160,000 residents and enjoys a very high level of tourist visitation, averaging an additional 26,600 persons per night. The city has the Coral Sea to the east and is ringed by heavily urbanised areas stretching south to Edmonton, north to Freshwater and west to Redlynch. Further expansion is restricted by the impact of the Barron River flood plain to the north and the coastal ranges to the west. The southern corridor from Edmonton to Gordonvale, is to provide for the majority of future residential growth where a master planned estate commenced development in 2016. In-fill and higher density development opportunities still exist elsewhere, particularly so to the north along the Marlin Coast to Palm Cove and in the city's CBD and inner suburbs.

Located over 1,700 kilometres by road northerly from Brisbane, Cairns is the most northerly city in Queensland. It provides all of the infrastructure required of a regional service centre remote from its State capital. Cairns is the northern terminus of both the Sunshine Route rail link and National Highway Route 1. It has a large Sea Port, which has prospered under local ownership and control.

Cairns Airport is the international and regional gateway to North Queensland and the Great Barrier Reef and services both domestic and international airlines. Flights are operated to all major Australian cities and tourist destinations, regional communities in Far North Queensland and a number of major destinations in Asia-Pacific Region.

Interest of Lodging Concept Plan for Douglas Shire Council's Assessment

Inspections

Inspections are by appointment only.

Interest in providing concept plan

Interest in providing concept plan closes 5.00pm Thursday, 5 May 2022.

An Interest of providing concept plan form is attached to this Information Memorandum.

Exclusive agent



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Disclaimer

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INTEREST OF PROVIDING CONCEPT PLAN FORM
For the property situated at 47 Johnston Road, Mossman Qld 4873
Closing 5:00pm Thursday, 5 May 2022

"This is an indicative interest of providing concept plan form only and is not an offer by either the Douglas Shire Council or the proponent which is capable of acceptance by the other. There will be no legally binding agreement in relation to this process unless and until the parties have executed all appropriate documentation."

SUBMIT TO: Knight Frank (Cairns)
Level 1/32 Sheridan Street, Cairns Qld 4870
Ph: 07 4046 5330
Email: Greg.Wood@au.knightfrank.com

1. Proponent's Details

Full Name/Company Name: _____

Company Contact Name: _____

A.C.N. or A.R.B.N. (if applicable): _____

Address: _____

Telephone No.: _____

Email Address: _____

2. Proponent's Solicitors Details

Name: _____

Address: _____

Telephone No.: _____

Email Address: _____

3. Development Commitment

4. Attached is evidence to support the Proponent's ability to complete a contract at the price offered

5. Tick box if Proponent requires additional special conditions and complete Attachment A

