

Expressions of Interest Sought for the
Development of
Marian Vale,
near Goulburn NSW

Extending to approximately 4,000 acres.



March 2007

Contents

1	INTRODUCTION.....	1
2	PROPERTY OVERVIEW.....	2
3	SITE LOCATION	3
4	SITE DETAILS.....	4
5	EXISTING AND PROPOSED PROPERTIES	6
6	DEVELOPMENT APPROVALS & APPLICATIONS	14
7	QUARRYING INDUSTRY OVERVIEW	16
8	REGIONAL AND PLANNING CONTEXT.....	18
9	DUE DILIGENCE MATERIAL	19
10	KEY FEATURES	20
11	REQUEST FOR EXPRESSIONS OF INTEREST	21
12	CONTACT DETAILS FOR SITE INSPECTION	23
13	CONCLUSION	24

APPENDICES

A: Proposed and Existing Developments Map



I INTRODUCTION

Colliers International have been appointed to market this unique and exciting opportunity known as Marian Vale which extends to approximately 3,980 acres. Marian Vale has both existing and potential opportunities for residential development, leisure, retail, industrial, rural land sub division and quarrying and associated industries. In addition there are considerable amounts of bore water and timber within the site and it is believed these commodities add to the existing diversity.

Parts of the site have already been developed, which include a function centre / restaurant, shop / cafe complex, historical Coaching Inn, several residential properties, numerous agricultural barns together with a surfaced road infrastructure and water collection dams throughout the site. There are also current consents for additional leisure development and rural sub division. In addition there is a proposal for a Village concept which is still undetermined by Goulburn Council. It is expected that discussions on this application will take place as part of the Goulburn Mulwaree 2020 Strategy Plan and the Marian Vale site has been part of this consultation process throughout. There is also a Major Part 3A Planning Application for Quarrying development covering three areas of the site which have recently received the Director General Requirements. The quarrying proposal also includes processing and manufacturing areas to support the quarrying process which include a brickworks, blockworks, pre mixed concrete plant, concrete products works and quarry process operations.

Our client's objectives provide us with maximum flexibility in terms of how the site may be disposed of. These include freehold sales, leasing arrangements, joint ventures and delayed settlements will all be considered, which we believe offers significant advantages to interested parties.



2 PROPERTY OVERVIEW

The property partly comprises of vacant rural lands which are currently set up as vacant rural subdivision lots. There are several new buildings constructed at the site known as the Function Centre / Restaurant, the Shop / Café building and a Historical Inn which has recently been tastefully refurbished. In addition there are several residential properties and numerous agricultural sheds throughout the property. The site currently benefits from a fully surfaced road system throughout the site (with potential access to the Mountain Ash Road) Electricity is also available through areas of the sites although confirmation of the potential to expand the electricity throughout the site needs to be established. There are also in excess of 30 water bores located within the site which it is estimated could produce in excess of 1 gigalitre of water per annum.

The Marian Vale site lends itself to a variety of potential uses and provides an opportunity for a visionary company to develop the site to its full potential. The Goulburn Mulwaree Shire Council are currently compiling their 2020 strategy development plan for the area of which Marian Vale is heavily involved in that consultation process. Consequently there is a one off opportunity to incorporate the Marian Vale proposals into future development considerations.

The development process at Marian Vale is already well evolved with an established road infrastructure, completed function centre / restaurant, shop / café building together with a historical coaching inn and numerous other buildings. The existing buildings have all been sympathetically designed to match the style of the old coaching inn and to retain the historical character of the site. These structures are already fully serviced and there are continuing site improvements in and around these buildings. There are other development approvals for a variety of commercial uses which have not been started as yet, but could be re-negotiated in favour of other schemes should alternative proposals be favoured.

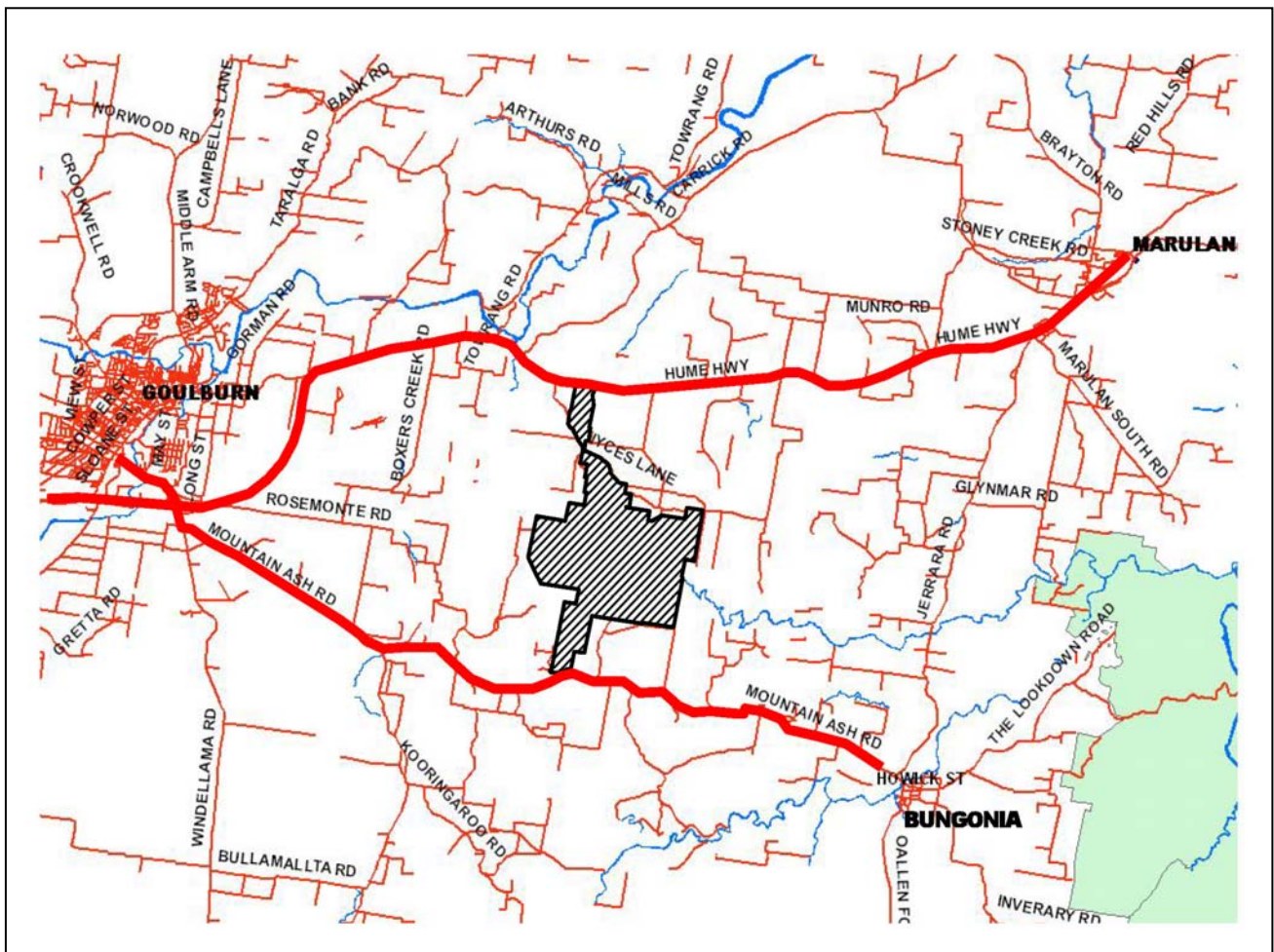
The Part 3A Major Project application which involves quarrying and associated industries has recently received Director General Requirements. There are no unusual or significantly onerous requirements from the Director General which highlights the low profile of the site for quarrying and associated industries purposes.

The Expressions of Interest campaign is designed to identify investors, institutions and industries that wish to partake in the future success of the Marian Vale site. Initially preference will be given to bids that involve either the whole site, or large areas of the site. This priority also extends to bids that may be higher than other bids. If the bids for the whole of the site, or large part of the site are unsuccessful then regard would be had to the individual areas of the site.

3 SITE LOCATION

The property is located to the south of the Sydney to Canberra Hume Highway approximately 10 kilometres to the east of Goulburn. Access to the site can be gained off Tiyces Lane which is a no through road off the Hume Highway. The current access to the Marian vale site is approximately 3 kilometres along Tiyces Lane to the south and the Marian Vale entrance is to the west of Tiyces Lane. It should be noted that the Marian Vale lands do extend to the Hume Highway and it is proposed to construct an improved junction on the Hume Highway in the future. The southern area of the site adjoins the Mountain Ash Road which runs from Goulburn to Bungonia. It is expected that future access to this road would then provide a link from the Hume highway to Mountain Ash Road via the Marian Vale site.

The Marian Vale site is approximately a 90 minute drive from both the Sydney and Canberra CBD's and approximately a 10 minute drive to the centre of Goulburn. There are regular train services to both Sydney and Canberra via Goulburn Station. Consequently the site is ideally located for both permanent residents, commuters and weekenders who may all wish to benefit from the scenic valley location.



4 SITE DETAILS

The lot numbers and deposited plan numbers are as set out below. These numbers can also be identified on the following plan.

Lot number	Deposited Plan reference	Area of parcel (ha)	Other notes in relation to parcel
1	1008394	92.42	
2	1008394	180.6	
16	1018643	42.17	Under contract.
17	1018643	99.53	
18	1018643	191.5	
5	1008397	49.93	
3	750022	98.725	
88	750022	16.185	
89	750022	40.46	
98	750022	48.555	
102	750022	72.83	Under contract
105	750022	48.555	
112	750022	16.185	
129	750022	10.115	
130	750022	66.965	
133	750022	68.785	
137	750022	27.31	
143	750022	234.98	
74	750038	20.23	Under contract.
91	750038	19.42	Under contract.
94	750038	60.7	Under contract.
1	Subdivision of Lots 7, 42 & 86 DP 750038, Lot 2 DP 247198 and Lots 1 & 2 DP 1043931	44.08	Subdivision approved and under construction.
2	Subdivision of Lots 7, 42 & 86 DP 750038, Lot 2 DP 247198 and Lots 1 & 2 DP 1043931	45.06	Subdivision approved and under construction.
Various	Lots to be created on closing of roads within Marian Vale subdivision	15.7	Road closing plan to be registered and area added to lots in Marian Vale subdivision.
	Total area	1610.99	

5 EXISTING AND PROPOSED PROPERTIES

Existing Properties

There are numerous properties currently on the site. These are identified on the following plan.

The properties and brief description consist of the following:

The Historical Coaching Inn

The property has historically been predominantly used for agricultural purposes with the land suitable for grazing. The presence of the Historical Coaching Inn which was believed to be on the old Goulburn to Berrima road would have included a number of other associated buildings in its vicinity. However it is believed that these other buildings would have been of timber construction and would have been lost in bushfires or infestation and decay. The Coaching Inn has now been restored to its former condition and includes a number of details and features where traditional craftsmanship has been involved.



The Function Centre / Restaurant

This property is of brick construction with a pitched tiled roof and concrete tiled floor. The property footprint is in excess of 700 square metres and contains two main open plan areas together with kitchen and toilet facilities. The development application number is 2003/215 and was approved on 28-8-03 and the Construction Certificate reference 2004/0354. A copy of the plan is as contained in the "Building Plans and Maps" PDF.



The Shop / Café Facility

This property is also of brick construction with a pitched tiled roof and concrete tiled floor. The property footprint is in excess of 630 square metres and contains two main open plan areas together with kitchen and toilet facilities. The development application number is 2003/214 and was also approved on 28-8-03 and the Construction Certificate reference 2004/. A copy of the plan is as contained in the "Building Plans and Maps" PDF.



The Managers Residence

This property consists of a single storey wooden construction dwelling with pitched roof. Accommodation comprises open plan kitchen / diner, rumpus room / study, 3 bedrooms, 2 showers with separate bath and toilet. External improvements include a veranda and carport. Services include mains electricity, telephone, tank water and cesspit drainage.



Granny Flat adjacent to Machinery Shed

The Granny flat consists of a single storey wooden construction dwelling with mono pitched roof and concrete floor. Accommodation comprises open plan kitchen / diner / lounge, 1 main bedroom and an overhead balcony capable of sleeping a further 2, separate shower and toilet. External improvements include a small veranda. Services include mains electricity, tank water and cesspit drainage.



Machinery Shed – 4 Bay

The machinery shed is of light steel frame construction with corrugated iron cladding, mono pitched roof and concrete floor. The shed is adjacent to the Granny Flat and benefits from those services which include mains electricity, tank water and cesspit drainage. The shed and granny flat extend to a gross floor area of approximately 225 square metres.



The Sheep Shearing Shed / Workshop

This multi purpose shed is of steel frame construction, with corrugated iron cladding to include translucent sheets and side vents, with corrugated iron pitched roof and concrete floor. The shed is currently fitted out as a sheep shearing facility, although the fixtures could be removed to allow for use as a store / workshop. Services include mains electricity with fluorescent lights and tank water. The gross area of the shed extends to approximately 207 square metres with a lean to area of approximately 35 square metres. The eaves height of the main building is estimated at 4 metres with the ridge to 5.5 metres.



The Country Cottage

This 3 bedroom dwelling is of wooden construction, with corrugated iron pitched roof and wooden floor. There are also two brick chimneys to the rear together with external rain water tanks. The other external improvements include a lean to at the rear together with an iron bark veranda to the front. Services are limited to the rainwater tank with soakaway drainage.



Agricultural Barn I

This agricultural barn is of steel frame construction with steel clad sides and a steel pitched roof and concrete floor. There are roller shutter doors to both front and rear together with an internal first floor mezzanine area for additional storage. The gross floor area extends to approximately 100 square metres. The external improvements include a 4 x 4 metre steel frame balcony area with steel pitched roof, wooden decking and handrail. The only services include water which is provided by an external rain water tank to the rear.



Agricultural Barn 2

This agricultural barn is of steel frame construction with steel clad sides and a steel pitched roof and concrete floor. There are roller shutter doors to the front to a height of 3.5 metres. The eaves height extends to 3.4 metres with a ridge height of approximately 5.5 metres. The gross floor area extends to approximately 97 square metres. The external improvements include a steel frame open ended lean to with steel mono pitched roof and extending to an area of approximately 121 square metres. The services include water which is provided by two external rain water tanks (4 metre diameter) to the sides.



Agricultural Barn 3

This agricultural barn is of steel frame construction with steel clad sides and a steel pitched roof and concrete floor. There are roller shutter doors to both front and rear together with an internal first floor mezzanine area for additional storage. The gross floor area extends to approximately 100 square metres. The external improvements include a 4 x 4 metre steel frame balcony area with steel pitched roof, wooden decking and handrail. The only services include water which is provided by external rain water tanks to the sides.



Quarries

The quarry applications consisting of 7 quarry locations throughout the site are considered under development application numbers 381/0405, 443/0405 and 451/0405 which were approved on 28-7-05. The consented use for the quarries is for on site construction purposes, and no materials are to be exported from the site. The existing quarry locations are identified on the "Building Plans & Maps" PDF



6 DEVELOPMENT APPROVALS & APPLICATIONS

There are a range of consented areas within the site.

Motel (Farmstay facility)

The 15 bedroom motel complex is considered under development application number 2003/216 which was approved on 26-2-04. The proposed location is within Lot 13 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Sports Facility

The sporting facility consisting of a sports oval and grandstand with changing facilities is considered under development application number 2003/220 which was approved on 26-2-04. The proposed location is within Lot 3 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Club House & Golf Facility

The split level club house and golf facility includes a large function area together with changing facilities. The proposal was considered under development application number 2003/219 which was approved on 26-2-04. The proposed location is within Lot 12 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Bed and Breakfast

The bed and breakfast facility was considered under development application number 2003/218 which was approved on 18-2-04. The proposed location is within Lot 18 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Health Retreat

The health retreat complex is considered under development application number 89/0405. The proposed location is within Lot 35 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Dwelling House

A 5 bedroom dwelling house is considered under development application number 720/0405. The proposed location is within Lot 24 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Chapel

The Chapel is considered under development application number 2004/616. The proposed location is within Lot 12 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Bed and Breakfast

The second bed and breakfast facility is considered under development application number 441/0405. The proposed location is within Lot 19 (as identified on the plan in the appendix) and a building plan of this development is as contained in the "Building Plans & Maps" PDF.

Part 3A – Major Projects Application – Quarrying and Associated Industries

The application has recently received the Director General Requirements. The proposed scheme has been identified as the following:

"The proposed construction and operation of a new hard rock quarry (extracting and processing 1 million tonnes of extractive materials a year for 30 years) and associated industries (brick works, ceramic, concrete and building product manufacturing and timber products); constructing quarry and industry infrastructure, roads and water management system; transporting the manufactured products and extractive materials by road to various markets; and progressively rehabilitating the site."

(Extract from NSW Major Planning Applications)

The application and associated documents can be inspected on the NSW Major Projects website www.planning.nsw.gov.au/asp/register2006

7 QUARRYING INDUSTRY OVERVIEW

Due to the cost of transport relative to the cost of aggregates then most aggregates would have a limited market within a certain radial of the quarry. However, as availability of sources of aggregates within metropolitan areas depletes, then gate prices increase, and often this allows aggregates to be transported from outlying areas. Where high volumes are involved then it is usual to not only transport by road, but also by rail and ship to distribution depots where the products can be redistributed throughout the locality. Where the quality of the aggregate is very high then it is common for these materials to operate often within a regional market or even a national market.

The estimated total aggregates consumption for New South Wales is approximately 27 million tonnes per annum. The Sydney metropolitan area consumes approximately 12 million tonnes per annum. Both the aggregate demand and supply is controlled by three major companies, Boral, Rinker (Readymix) and Hanson.

The aggregates supply for the Sydney market is currently dominated by Penrith Lakes with an estimated output of 5,000,000 tonnes per annum. Penrith quarry produces sand and gravel and has been the dominant supplier to the Sydney market for many years. However the consensus is that the current resources would be worked out by 2012 but Rinker (one of the Penrith Lakes owners) have indicated a closing date of possibly 2010, or possibly earlier. It is expected that aggregate prices at Penrith Lakes will substantially increase over the next few years of quarrying in order to reflect the depletion of the resources. The second largest quarry in Sydney is the Prospect Quarry (Boral) which produces approximately 1,200,000 tonnes per annum and is expected to close in 2008. Also Hansons Wallgrove Road Quarry closed recently and they now import all their aggregates by road from their Bass Point Quarry in Wollongong. We understand that the Bass Point Quarry produces approximately 2,200,000 tonnes per annum. Therefore we expect aggregate prices within the Sydney metropolitan area to increase substantially over the next few years as aggregates have to be transported further to the market.

Both Rinker and Boral are in the process of developing their new super quarries both based in Marulan approximately 120 kilometres south of Sydney. Both of these new quarries have proposed a maximum future output capacity of 5,000,000 tonnes each with most of the production destined for the Sydney market. These aggregates will mostly be transported by rail to aggregate depots in Sydney and then delivered by truck to the market. The additional transport and capital costs involved with these operations will no doubt be passed on through higher aggregate prices in the coming years. Boral have indicated their intentions to start supplying their rail depots (located at St Peters, Enfield and potential other depots) within the Sydney market in 2008. Rinker has indicated that they intend to commence supplying aggregate to their Rooty Hill depot in 2009. However it is understood that the state government are currently preparing a draft "construction aggregate transport strategy" where they may conclude that road transport is the better option for aggregates over smaller distances. Rail transport generally only becomes economical where large tonnages are involved over longer distances. Obviously it remains to be seen what the outcome of this strategy document will be, although if rail transport is rejected then this would require significant upgrades to the Hume highway in order for cater for the potential 1 truck per minute supply requirement.

Consequently there may be several structural changes to the Sydney aggregates markets in the next few years. This involves the closures of both Prospect Quarry and Penrith Lakes where the focus of supply will change significantly. Further the government transport strategy may determine whether the new rail distribution hubs become the focal points for supply or whether the focus is by road. This provides an opportunity for other operators to gain a market share up until the new supply regime balances the pricing structure.

We are also aware of the increasing supply of recycled materials into the Sydney metropolitan market and these sources will continue to play a supply role for aggregate demand in the future. This is especially so as a result of an increased number of recycling operations, together with increases in the landfill levy that will be encouraging additional recycling in the future.

We therefore believe that there is a good opportunity for the Marian Vale Quarries to gain market share both locally, and regionally for the south west Sydney and ACT aggregates market in the future. The Marian Vale site would be strongly competitive in terms of supplying the local Goulburn market and surrounding areas. Additionally for specialist materials then we would expect supplies to be made on a regional basis, although would expect Sydney to be the major market.

Associated Quarrying Uses

Concrete Batching Plants and Blockworks

The location of a pre mixed concrete plant at the site would provide significant benefits to the operators. There would be potential concrete supplies for the on site development of Marian Vale, potential improvement works to the Hume Highway, as well as supplying nearby Goulburn and surrounding villages. In addition to the supply of pre mixed concrete, then the concrete batching plant could be used as part of a concrete products manufacturing site, producing concrete blocks, and a range of concrete products to both the local and regional market.

Brickworks

The geological investigations carried out at the site, indicate that a variety of clays are present throughout Marian Vale. There is therefore the potential for both a brickworks and clay products manufacturing operation to locate at the site. Testing carried out has indicated the suitability of the clay for brick making, although the extent of the resources needs to be fully determined to establish the deposits potential.

8 REGIONAL AND PLANNING CONTEXT

There are numerous opportunities to partake in the future planning proposals for the Marian Vale site. The Goulburn Mulwaree Council are in the process of preparing a draft 2020 Strategy which we understand is due to be published in April 2007. The Marian Vale site has previously being considered as part of the 2020 strategy and is a great opportunity to become involved in the early stages of the strategy before the planning documents are fully endorsed.

The major application for quarrying and associated industries with the state government has only recently received Director General requirements. This provides for a flexible approach to any future Environmental Impact Statement especially in relation to the current proposals.



9 DUE DILIGENCE MATERIAL

The following information is available upon request;

- Bore water test results
- Building plans and maps
- Director General requirements
- Cored drilling assessment report
- Mineralogy of rock sample report
- Part 3A application
- Conditions of Consent: rural subdivision
- Section 149 Certificates
- Current statutory outgoings.



10 KEY FEATURES

- Opportunity to acquire an interest in a potential mixed use development.
- Contains a historical coaching inn which has been tastefully restored as a site focal point.
- Potential to create a self sustaining community village as part of the scheme.
- High quality function centre / restaurant and shop / café buildings within core of the site.
- Opportunity to influence the Goulburn Mulwaree 2020 Planning Strategy.
- Road infrastructure already in place and some services already available.
- Future potential to obtain a Hume Highway directional junction.
- Large site allowing a variety of options in relation to configuration, lot sizes, and aspect.
- The site contains its own water bores and does not rely on outside sources. According to consultants reports a substantial amount of ground water is available on site.
- Development of quarrying and associated industries could incorporate residential occupation for workforce.
- Flexible opportunity for occupiers / purchasers with joint ventures, leases, delayed settlement and structured sales possible.
- Good diversification benefits from a range of tenancies / occupations.
- Relatively flat site for development.
- 3 phase power is available.

II REQUEST FOR EXPRESSIONS OF INTEREST

Basis of the Expression of Interest

Expressions of Interest (EOI) on the following basis will be considered;

- The vendor will consider joint venture proposals in relation to either the whole of the site or parts of the site.
- Unconditional sale of the whole site with full payment being made upon standard or delayed settlement.
- Conditional sale of the whole site with part payment on exchange of contract with delayed settlement for the remaining funds. This sale may be subject to the granting of development consent and this would need to be specified within any expression of interest proposal.
- Sale of a specific Lot or Lots throughout the site. An EOI of this nature will need to include details of infrastructure and services to be provided to that portion of the site.
- Lease proposals will also be considered for parts of the site and the terms of lease would need to be included within any bid made.

Expressions of Interest information requirements

The expression of interest must include the following information:

- (i) Full name (including company registration number if relevant) and address and the contact number of the interested party or parties.
- (ii) The total area of land that the interested party is seeking.
- (iii) The proposed method of sale, lease, joint venture that the interested party wishes to pursue.
- (iv) Details of the offer price (in Australian Dollars) either as a whole or based on a unit price per Hectare etc
- (v) Whether a delayed settlement is proposed and provide details of the offer prices and timing.
- (vi) Details of any other terms and conditions that the offer may be subject to.
- (vii) Name, address and contact details of interested parties Solicitors.
- (viii) The signature of the interested party, their position within the company (where relevant) and date when signed.
- (ix) Confirmation that financial guarantees can be made available on request by the vendor.
- (x) All expressions of interest documents containing the above information must be lodged at the offices of **Colliers International, Level 8, 20 Smith Street, Parramatta, NSW 2150 by 3pm on the 12th April 2007**. Envelopes are to be clearly marked "Expressions of Interest – Marian Vale - Confidential" and marked "for the attention of David Morris".



General

The vendor also reserves the right to negotiate with interested parties that suit their company objectives and the highest bidder may not necessarily be part of the further negotiation process. The vendor is not obliged to inform any interested parties as to their preference for further negotiation.

Where a bidder has negotiations or discussions with either the Goulburn Mulwaree Council or DPINR then any correspondence relevant to Marian Vale is to be supplied to the owner in the event the bidder is the successful party.

The vendor is not bound to accept the highest bid or any offer from the expression of interest campaign.

The vendor reserves the right to accept offers before the close of expressions of interest campaign.

The vendor reserves the right to alter or change the closing dates or to withdraw the property from the expressions of interest campaign without explanation.

By entering into the expressions of interest campaign the interested party is deemed to have made their own enquiries in relation to the various aspects of the site.

Whilst various specialist reports have been included with this document, the interested party should appreciate that geological information only provides a broad indication of the wider surrounds. Geology can change quite quickly with the presence of a major fault or fissure through the deposit and the interested parties would need to make their own judgements in relation to the resource assessment. The testing of the materials has also been based on representative samples taken at the time and may not be fully representative of the wider area. Interested parties are able to inspect core drilling boxes and no guarantees in relation to either geology or materials testing can be made.



12 CONTACT DETAILS FOR SITE INSPECTION

The Marian Vale site takes several hours to drive around to identify all the key features and therefore inspections are strictly by appointment only. Interested parties therefore need to allocate sufficient time to be able to fully inspect the site. Core drilling boxes are also available for inspection at the site, and appointments need to be made in advance. To arrange site inspections or for further details either of the following;

David Morris
State Director - Industrial
Telephone No : 02 9840 0200
Mobile No : 0412 063 099
E Mail : david.morris@colliers.com

Rod Stephens
Manager - Corporate Valuations
Minerals and Waste Management
Telephone No : 02 9840 0227
Mobile No : 0413 483 239
E Mail : rod.stephens@colliers.com



13 CONCLUSION

Colliers International are very excited in respect of the potential and opportunities available for Marian Vale, Goulburn.

We believe that the flexibility offered by the current owner will allow interested parties enormous scope to develop the site to its full potential.

We strongly recommend your consideration of this exciting development opportunity, and please do not hesitate to contact us should you require any additional information.



Disclaimer

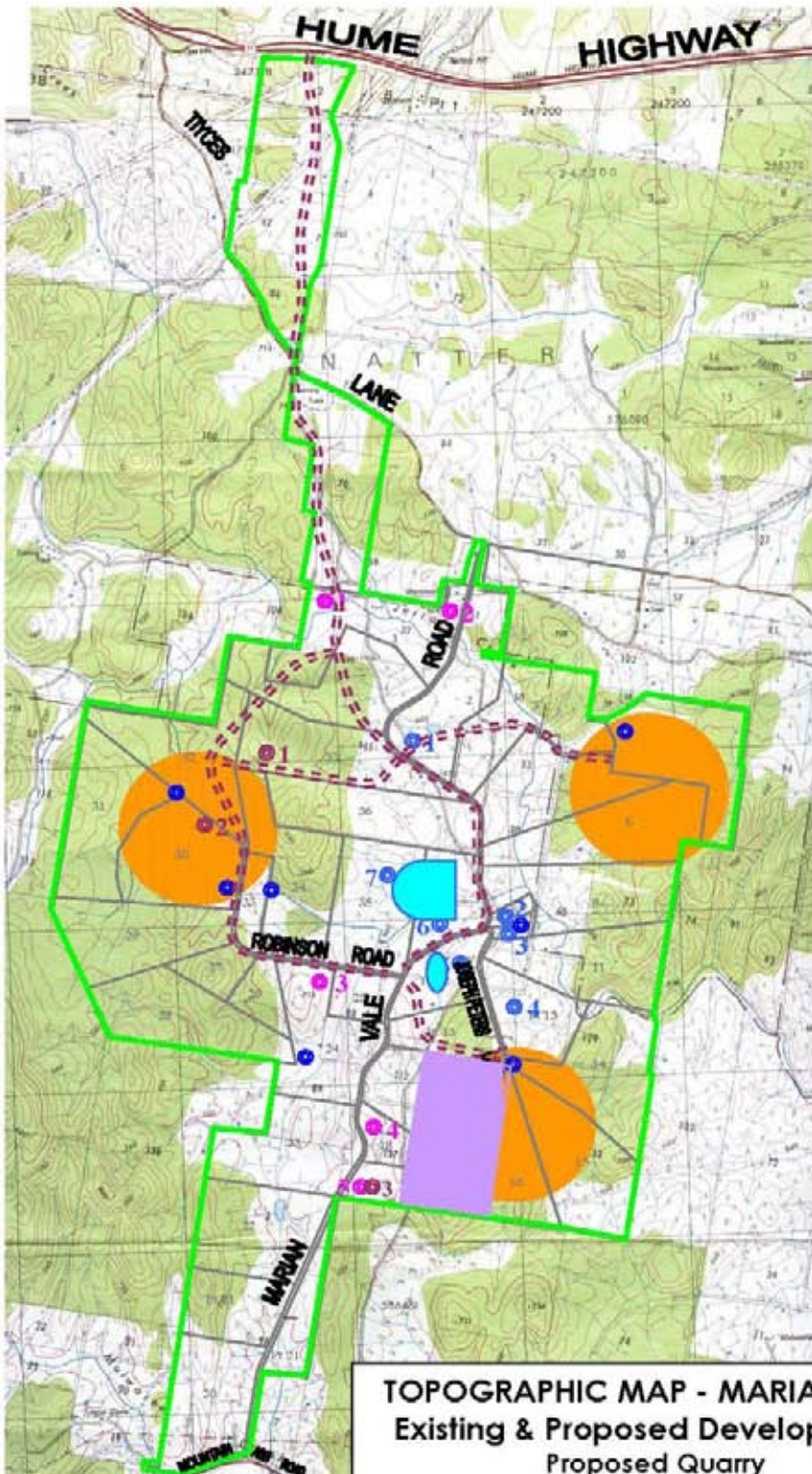
The opinions, estimates and information given herein or otherwise in relation hereto are made by Colliers International and affiliated companies in their best judgement, in good faith and as far as possible based on data or sources which are believed to be reliable. The material contained herein is not intended to substitute for obtaining individual advice from Colliers International or another advisor able to provide the services of a qualified professional person. Colliers International, its officers, employees and agents expressly disclaim any liability and responsibility to any person whether a reader of this publication or not in respect of anything and of the consequences of anything done or omitted to be done by any such person in reliance whether wholly or partially upon the whole or any part of the contents of this publication.

COPYRIGHT Colliers International 2005 All rights reserved. No part of this work may be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying, recording, recording taping, or information retrieval systems) without the written permission of Colliers International.



APPENDIX A:
PROPOSED & EXISTING DEVELOPMENT MAP





KEY	
	Property boundary lines
	Tourist facility
	Residential facility
	Marian Vale and Robinson Roads and Peters Lane – Marian Vale subdivision – under construction
	Lot boundaries in Marian Vale subdivision
	1 Existing dwelling house
	2 Existing dwelling house
	3 New dwelling house
	4 Bed & Breakfast facility
	5 Bed & Breakfast facility
	1 Sports facility
	2 Restaurant and function facility
	3 General Store and function facility
	4 Motel
	5 Chapel
	6 Clubhouse & golf facility
	7 Health retreat
	1 Quarry – in use
	2 Quarry – in use
	3 Quarry – in use
	Proposed dams
	Bores
	Proposed major quarry sites – Major Project Application lodged and DG requirements issued
	Proposed industrial area – Major Project Application lodged and DG requirements issued
	Proposed road network

TOPOGRAPHIC MAP - MARIAN VALE
Existing & Proposed Developments
Proposed Quarry

Lot 5 DP 1008397, Lots 17 & 18 DP 1018643, Lots 1 & 2 DP 1008394, Lots 3, 88, 89, 98, 105, 112, 129, 130, 133, 137 & 143 DP 750022 and
 Lots 1 & 2 in a subdivision of Lots 7, 42 & 86 DP 750038, Lot 2 DP 247198 and Lots 1 & 2 DP 1043931
Hume Highway, Tiyces Lane, Marian Vale Road, Robinson Road, Peters Lane and Mountain Ash Road, Towrang

Base map source: NSW Topographic Maps. Extract from the NSW Topographic map of Bungonia map number: 8828-8-N81N, printed: 1983
 Acknowledgment: This material has been reproduced from a digital copy of a map produced by Land and Property Information NSW
 Scale: Not calculated



240 Cowper Street
 PO Box 1326, Goulburn 2580
 Ph 02 4821 0973
 Fax 02 4821 0954
 laterals@bigpond.com
 ABN 86 252 197 269

- Notes**
1. This plan has been prepared for a preliminary submission to Department of Planning and should not be used for any other purpose.
 2. There have been no title searches undertaken with the Land & Property Information of NSW in relation to the subject lands.
 3. No reliance should be placed on this plan for any financial dealing involving the land.
 4. These notes form an integral part of the plan.