



**LISMORE PALMS**  
CARAVAN PARK

**2009**



**INFORMATION  
BOOKLET**

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## Information Booklet

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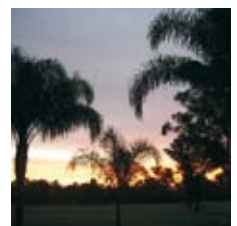
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## Section 1 Park Facts

### 1.1 Park Details

#### CONTACT DETAILS:

42–58 Brunswick Street  
Lismore. NSW. 2480  
Phone (02) 6621 7067  
A/H Phone (02) 6621 7484  
Mobile Phone 0427 237 068  
Fax (02) 6621 7167

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#### SAME OWNER FOR 27 YEARS:

Geoff Smith

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#### OFFER:

Lismore Palms Caravan Park is offered for sale for \$2.5 million

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**TITLE:** Freehold

---

**LOT:** 40

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**ZONING:** 6(b)

Parish of Lismore  
Country of Rous

---

**AREA:** 3.055 hectares

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#### V.G.:

On land for 2009/2010  
Council Rates \$212,000.00

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#### COUNCIL RATES:

2009/2010 \$10,995.00 plus water  
■ **No Land Tax**

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#### SERVICES:

Town water, sewer, electricity, telephone

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Wilson's River Bank, Lismore Palms Caravan Park

#### FRONTAGES:

192.52m to Brunswick Street  
250.25m to Rugby Road school fields  
■ **Proposed ring road corner**

73.43m to Crown Land adjoining  
Rugby field

106.62m to Westpac Rescue  
Helicopter boundary

EXTENSIVE waterfrontage to deep navigable  
tidal fresh water Wilson's River

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#### WILSON'S RIVER:

Tide rises and falls approximately one metre with every tide. It is an enjoyable boat trip of approximately 70 nautical miles to Ballina, or approximately 10 miles upstream to Boatharbour National Park. It is home to the prized Australian Bass and many water birds. Tropical rainforest trees adorn the banks.

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## Section 2

# Park Features

### 2.1 Owners' residence

- a large two-storey five-bedroom brick home built in 1990 (see floor plans next page)
- set in tropical gardens and fenced from the caravan park for privacy
- built-in wardrobes in three upstairs bedrooms and one downstairs bedroom
- residence sold with floorcoverings, blinds, light fittings, ceiling fans, electric stove, wood heater
- no furniture sold with residence

### 2.2 Office/Kiosk and Amenities block

- Both buildings joined and constructed with concrete block walls
- Flat cliplock roof supports 12 solar hot water systems and TV amplified antenna
- Amenities block supports laundry and 22 separate cubicles, each with shower, toilet and basin
- 2 rotary clothes hoists

### 2.3 Swimming pool

- Concrete and tile 10m x 4.5m swimming pool
- Baker Hydro sand/chlorine filter
- Galvanised pool fencing
- Pool area also contains a colourbond BBQ shelter

### 2.4 Other Park Features

- The Park's waterfront land is a 5 to 10 minute walk to hotels, cinemas and the city centre
- Colourbond structured Camp kitchen opposite main office
- 50 hard surface caravan and cabin sites
- Extensive camp area with good grass and gently sloping river bank to water's edge

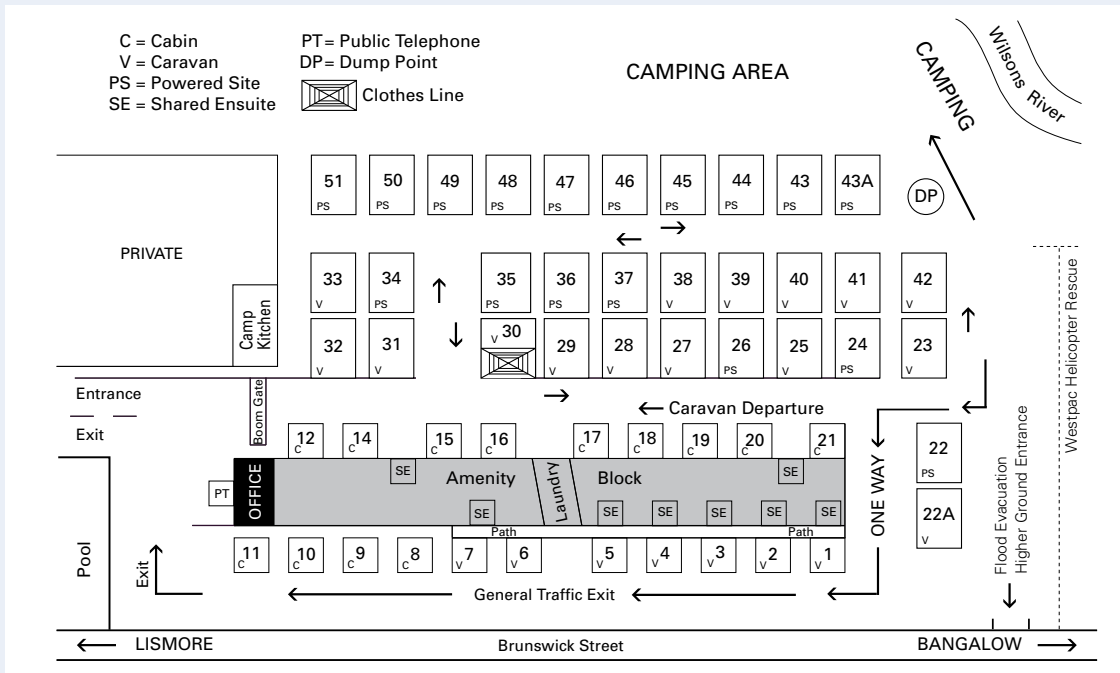


- Colourbond 20ft x 10ft mobile workshop (sold vacant of benches, steel shelves and tools)
- 2 metal lawn lockers on concrete slabs
- Park completely fenced with wire fencing with a boom gate entrance
- 2 aluminium ex Telstra telephone booths at entrance
- 3 fixed metal roadside advertising signs facing Brunswick Street and Rugby Road
- 5 fire reels installed throughout the park
- Large concrete block with protective steel posts houses Elgas-owned cylinder which powers laundry drier and also refills visitor's cylinders
- Steel flagpole at boom gate entrance
- Soft, peaceful exterior lighting throughout the park complements the tranquil setting at night



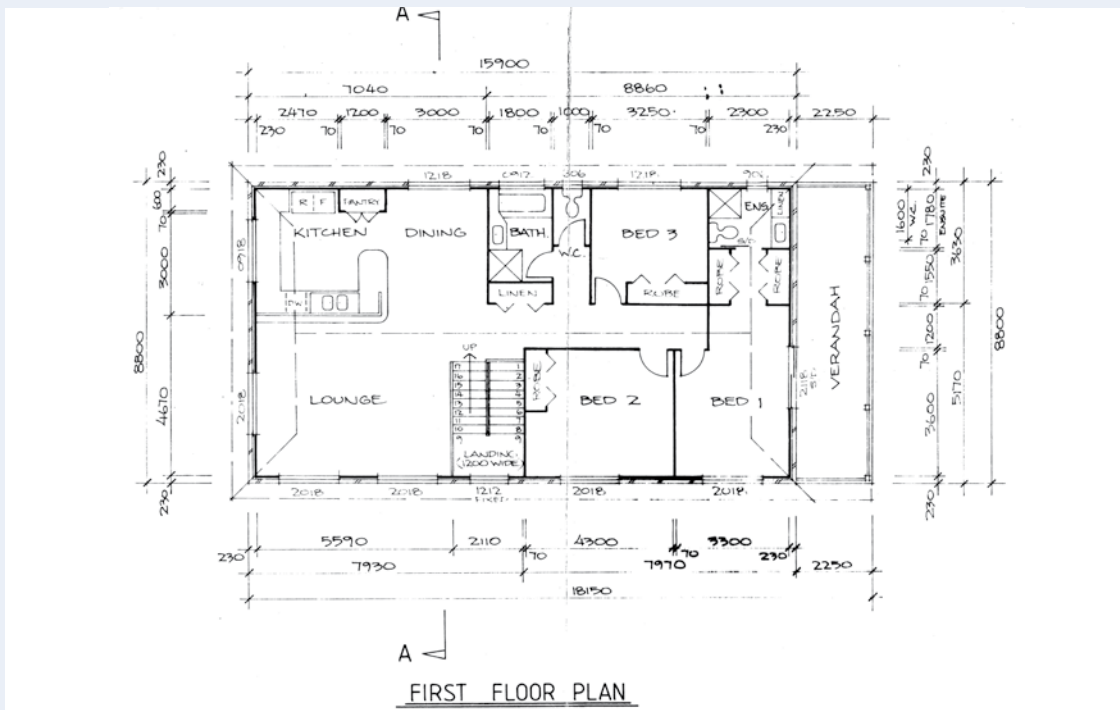
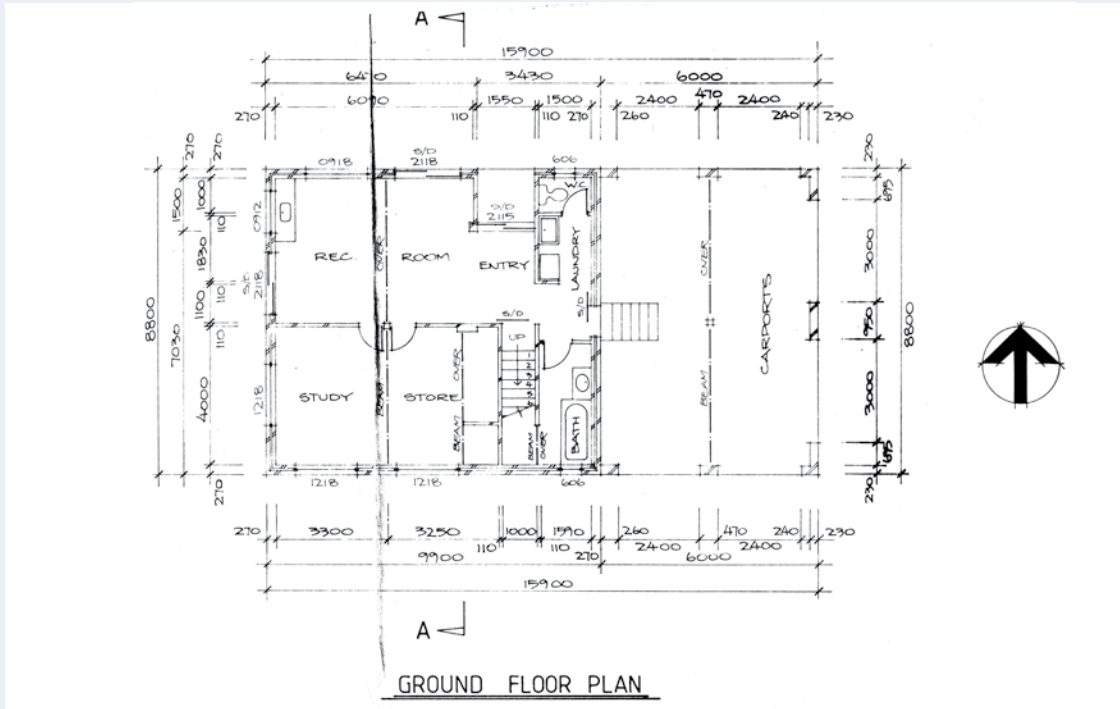
**Section 2**  
**Park Features**

**2.5 Park Layout**



**Section 2**  
**Park Features**

**2.6 Owner's Residence**



## Section 3

# About the Owner

### 3.1 About the owner, Geoff Smith

Geoff Smith managed a large Millard Caravan dealership in Lismore, servicing a large area of the North Coast and the New England area from 1965 to 1979. For a great deal of this time Geoff's parents managed the Lake Ainsworth Caravan Park at Lennox Head.

From 1979 to 1982 Geoff worked with a local Real Estate Agent as a Motel and Caravan Park Broker, covering most of NSW and Queensland.

When Lismore Palms Caravan Park was completed to its then stage as a 20-site park in 1979 by the developer, Geoff acted as the broker in the sale to the next owner. Due to a sudden illness, the second owner had to sell the park so Geoff purchased it in 1982.



Geoff Smith,  
Owner Lismore Palms  
Caravan Park

#### REASONS GEOFF PURCHASED LISMORE PALMS CARAVAN PARK

- Firstly, the park was close to the city centre and already trading well.
- The second and overwhelming reason was that from years of past experience he knew that the Council Caravan Park in the centre of the city has always been a magnificent business, because of its location. Despite the Council Park being located in the Lismore basin and susceptible to flash flood from thunderstorms with little warning, that park is constantly fully tenanted because of its location in close proximity to the city centre. Lismore Palms is also a short walk to the city centre and does not flash flood.
- At that time there was a severe credit squeeze when interest rates reached beyond 20% the highest level ever and even at that rate money was in short supply. Geoff was 42 years old and has owned and managed the park for the last 27 years.

Section 3  
About the Owner

3.2 Article Northern Star

explore around the coast

summer 2003/04

## You're spoilt for choice in the Northern Rivers

STRETCHING from the mighty Clarence River up to Tweed Heads on the Queensland border and out to the foothills of the Great Divide, the Northern Rivers region of NSW offers a wealth of diverse holiday experiences. In this one compact region, you'll discover end-

less beaches; lush rolling countryside dotted with quaint and quirky townships; rugged cattle country; mystical rainforests; and deep river gorges disappearing up into the mountains.

In Maclean on the banks of the Clarence River, the Scottish heritage of the town's founding fathers is still alive and well.

In New Italy, a boatload of shipwrecked Italians established a unique European enclave in the bush and in Nimbin and Byron Bay, the counter-cultural revolutionaries have joined forces with environmentalists to create their own style of alternative communities. And 300kms of coastline interrupted by some of the world's most famous point breaks attract a thriving surfing culture.

In more recent years, the influx of city escapees seeking a more meaningful lifestyle has added a touch of sophistication.

Health spas, spiritual retreats and luxury hideaways are now nestled in the hills and valleys of the hinterland, offering five-star accommodation and your choice of mas-

seurs, alternative therapists, naturopaths and pampering practitioners to soothe body and soul.

For food lovers, traditional seaside havens like Yamba, Ballina and the Tweed Coast and centres like Bangalow, Grafton and Lismore are now home to cosmopolitan cafes and chic restaurants.

For an even more back-to-nature foodie experience, you can pick up your own fresh produce at the colourful art, craft and farmers' markets held every weekend in a different town, or meet the ocean and river trawlers when they deliver the day's catch to the many local seafood co-ops.

Whether your idea of the perfect holiday is lazing on a sun-drenched beach, bushwalking through pristine rainforests, tootling through picture-postcard scenery along winding country roads, hunting for antiques and quirky treasures at sleepy villages and country markets, or pampering the spirit with a relaxing regime of massages and therapies, in Northern Rivers you'll be more than spoiled for choice.



**RIVERSIDE RETREAT:** The Lismore Palms Van Park runs alongside the Wilsons River. The caravan and camping ground would make an idea holiday location for water sport lovers and anglers.

## Relax riverside at van park

A SHORT stroll from your on-site caravan or holiday cabin at Lismore Palms Caravan Park will lead you down to the serene Wilsons River.

Perfect for a picnic or to take the canoe for a paddle, the Lismore Palms Caravan Park is a great holiday retreat, just minutes from the town centre.

The park owners, Geoff and Sue Smith and their son Wayne have planted trees for shade around the van park and cabins, and made a walking path to the river, with access for a canoe or small boat.

Geoff said the river is fresh water, tidal and is great for fish-

ing. The seven-acre park has a large area for camping riverside, complete with a camp kitchen next to the swimming pool.

Lismore Palms Caravan park is ideal for backpackers, and is known as the hot spot for campers who come to Lismore for the Tropical Fruit New Year's Eve Party.



■ National Parks in the Northern Rivers offer different grade bushwalking tracks.



## Section 4

# Lismore Palms' future potential

### 4.1 Accommodation

Although the existing 50 sites and camping area have a very high occupancy rate, there is a growing demand for a higher class family caravan resort and more expensive cabins than any park in Lismore is now offering. A large section of the park's land has been filled and raised above flood levels. This is an ideal area for this upmarket cabin development and could be marketed to retirees or middle to higher income earners.

A new owner with fresh energy and fresh ideas is now needed to take this park forward.

### 4.2 Waterfront

The Park's waterfront land is a 5 to 10 minute walk to hotels, cinemas and the city centre and the easy access by park visitors to the gently sloping river bank lends itself to aquatic activity such as canoe and boat hire. Plans have been drawn and Council, Waterways and Fisheries Department approval has been obtained for the installation of a boat ramp for starting a boat hire business from the Park's waterfront.



Tent Area at Lismore Palms Caravan Park

### 4.3 Possible land zoning change

In recent discussion with Lismore's Strategic Planner we were told that a zoning change would be possible if we wanted to change the use of our land for a purpose that did not impact on existing businesses.

Current zoning on our land allows for **nursing home facilities**. With our growing retiree population, proximity to essential services and water frontage make this a very interesting proposition.



## Section 5

# Financial Information

### 5.1 Compilation Report



**That Figures!**

(NSW) Pty Ltd  
ABN: 84 107 450 671

....Taxation  
...Bookkeeping  
...Software Sales  
... Secretarial Services

**Geoff Smith**  
**t/as Lismore Palms Caravan Park**

### Compilation Report

#### Scope

On the basis of information provided by the proprietor, Geoff Smith, I have compiled in accordance with APS 9, "Statement on Compilation of Financial Reports" the Trading Statements and Statements of Financial Performance for the financial years ended 30<sup>th</sup> June 2003, 2004, 2005, 2006, 2007, 2008 and 2009.

The proprietor is solely responsible for the information contained in the special purpose financial reports and has determined the basis of their compilation.

The following income and expenses have been excluded from the preparation of the Trading Statements and Statements of Financial Performance on the basis that they may vary for a prospective purchaser: interest received, proprietor's individual accountancy expenses, depreciation on plant, loss on sale of assets, interest expense, proprietor's motor vehicle expenses, hire of equipment relating to associated business entity, and salary paid to family member.

My procedures use accounting expertise to collect, classify and summarise the financial information, which the partners provided, into a financial report. My procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

To the extent permitted by law, I do not accept liability for any loss or damage which any person, other than the entity, may suffer arising from any negligence on my part. No person should rely on the special purpose financial report without having an audit or review conducted.

The special purpose financial report was prepared for the benefit of the client and the purpose identified above. I do not accept responsibility to any other person for the contents of the special purpose financial report.

Sandra Denison  
Public Accountant

8/80 Main St  
ALSTONVILLE NSW 2477

Dated: 14/12/09

**Section 5**  
Financial Information

**5.2 Financial Performance**

Confidential.  
Trading Figures



## Section 6 About Lismore

### 6.1 Lismore

They call it the rainbow region, a name which reflects the area’s magical richness, extraordinary cultural diversity and its residents’ penchant for natural living.

Often referred to as the birthplace of ecotourism, the region contains nearly a third of NSW’s forest reserves and has some of the most picturesque scenery in the state. In this unspoiled, lush and laid-back pocket of far northern NSW is a city that boasts the culture and convenience of a major regional centre and all of the lifestyle advantages of an extraordinarily beautiful natural environment.

Lismore’s cultural diversity, idyllic climate and spectacular bush landscape has attracted and inspired creative inovators from all around the globe.

It’s continued growth in business, education and as a retirement lifestyle destination provides an insulation to many credit crisis situations.

State Government population growth figures show that by 2020 25% of Australians will live on the coastal strip between Hervey Bay, QLD and Coffs Harbour, NSW. Lismore is about halfway between the two and poised to benefit, being swept by a burst of new potential and creativity.

With its rewarding lifestyle and vibrant growing economy Lismore is the ideal place to holiday, live, work and do business.

Lismore and its villages have a population of about 46,000. Lismore is the economic and cultural hub of the Northern Rivers Region, hosting bustling shopping centres, big industrial estate, Southern Cross University, a TAFE College, two large hospitals and area command for many government and private services.

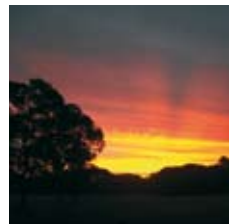
Industries in Lismore include industrial manufacturing, dairy, beef, sugar cane, timber, tourism, tropical fruits, coffee and macadamia nut growing.

Lismore’s residents are a blend of mainstream working people, university students and alternative lifestylers.

A huge cultural complex is proposed to be built in the heart of Lismore in the not too distant future. Like its coastal neighbours of Byron Bay, Lennox Head, Ballina and Evans Head, Lismore has experienced a huge population increase in the last couple of years. This population expansion has brought with it a rental housing shortage.

To find out more about Lismore’s Cultural Life, Festivals, Markets, Sports Events and Natural Wonders visit:

**[www.visitlismore.com.au](http://www.visitlismore.com.au)**



**Section 6**  
**About Lismore**

**6.2 Map Northern Rivers**



- Lismore–Byron Bay  
30 min
- Lismore–Ballina  
30 min
- Lismore–Gold Coast  
60 min

**6.3 Map Lismore**



Section 6  
About Lismore

6.4 Northern Star, Wednesday, December 7, 2005

# 100,000 PEOPLE ARE HEADED OUR WAY



Clean out the spare room, we're on the brink of a population explosion

THE Northern Rivers can expect an influx of 100,000 new residents over the next 25 years, opening up business and investment opportunities galore, a leading expert on social change and business said yesterday.

Bernard Salt, a partner of accounting firm KPMG Australia, best-selling author and newspaper columnist, predicts everywhere on the Northern Rivers is set to boom within 10 to 15 years, and beyond.

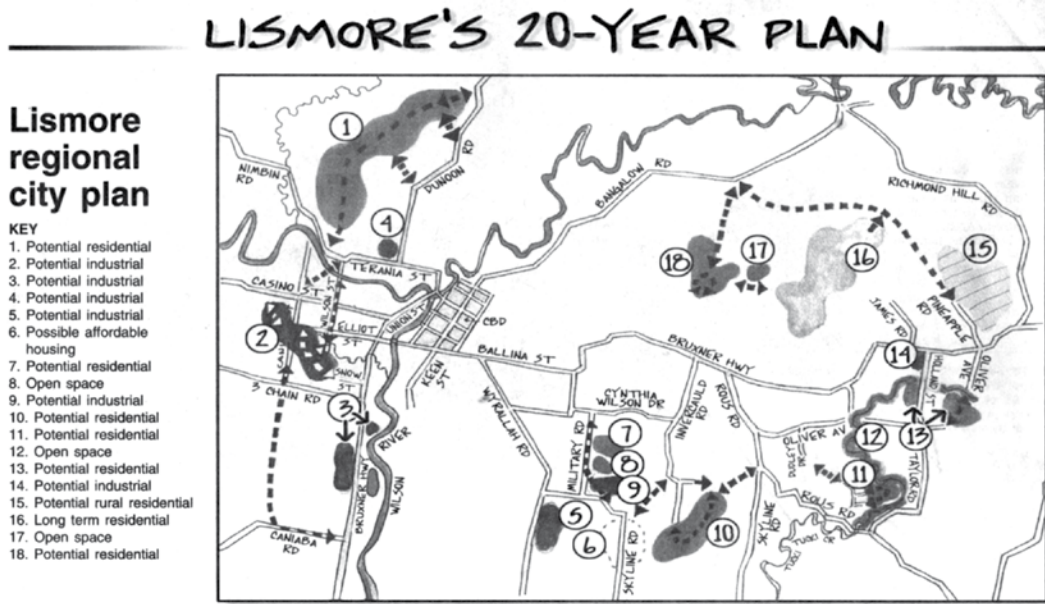
■ Report Pages 6-7

**BUILDING BOOM:** Rapid growth, like that in Sydney's outer suburbs, is on the cards for the Northern Rivers, according to demographer Bernard Salt. A population boom of over 100,000 is expected within the next 25 years.

Picture: DAILY TELEGRAPH

Section 6  
About Lismore

6.5 Lismore... progressing its industry,  
employment and residential population



# Simply more of everything

Regional City Plan a blueprint to retain Lismore's status as hub of the Northern Rivers



LOOK AHEAD: Lismore City Council strategic planner Bruce Blackford with the new regional city plan. Picture: MARC STAPELBERG

By SAMANTHA TURNBULL

BRUCE BLACKFORD'S vision for Lismore is simple: More roads, bridges, sporting fields, open space, residential and industrial areas all within two decades. The Lismore City Council's strategic planner has developed a 20-year plan for the area, focused on maintaining its role as the capital of the Northern Rivers. Lismore mayor Merv King will today launch the Regional City Plan, which has been designed to identify land with potential to meet the growing popula-

tion's residential, commercial, industrial and recreational needs. Mr Blackford said the plan would provide a framework for council decision-making until 2025. "It paints a broad brushstroke over where we think the city should go," he said. "We divided the plan into short-term, medium-term and long-term priorities. "Short-term means the actions should take place within about five years, while the longer-term priorities could take up to the

full 20 years." One of the first priorities in the plan is to select a new river crossing to the north of the central business district in an attempt to reduce traffic congestion, particularly in the Woodlark Street area. An additional crossing south of the Ballina Street bridge has also been recommended, but as a long-term priority. Other short-term goals include the development of the Lismore cultural precinct (Art in the Heart) and continued work on riverbank projects in the CBD.

More than 3000 residential lots and a potential 150 industrial lots have also been identified for development. However, the plan is not a statutory document and cannot provide a basis for the justification of a rezoning submission. The plan will go on public display for 42 days from next Thursday at the council's Goonellabah and CBD offices. **What do you think?** Phone the Star Feedback line on 6624 3266 or email opinions@northernstar.com.au

## The Northern Ridges:

- Investigate road access to Trinity Drive release area.
- Investigate road link between Pineapple Road and Lagoon Grass Road.
- Identify suitable sites for sporting fields.

## South Lismore:

- Further investigation of industrial development on land within South Lismore levee on either side of Caniaba Street.
- Pursue rezoning of Union Street corridor south of Ballina Street to allow retail warehousing.
- Ensure new industrial estates connect with other industrial areas.
- Investigate better road linkages between North and South Lismore.
- Investigate extension of Caniaba Street south to Caniaba Road.
- Investigate additional bridge south of Ballina Street bridge.
- Investigate rezoning of low flood risk areas to residential.

## Lismore CBD:

- Investigate additional bridge across Wilsons River north of CBD.
- Implement cultural precinct (Art in the Heart) and riverbank projects on staged basis.

## East Lismore:

- Investigate expansion of industrial development near Skyline Road.
- Investigate low-cost housing near Skyline Road.
- Investigate roads connecting Rous Road and area south of Invercauld Road.
- Investigate roads connecting area south of Invercauld Road, Military Road and western end of Skyline Road.
- Identify sites for sporting fields.

## East Goonellabah:

- Complete missing road link in Oliver Avenue.
- Enable extension of Tucki Creek corridor.

## North Lismore:

- Investigate additional bridge over Wilsons River north of CBD.
- Investigate road connections between North and South Lismore.
- Pursue land acquisition for open space.
- Expand business zone and permit retail development.

Section 6  
About Lismore

6.6 Northern Rivers heads for Boom

# Northern Rivers

Social change guru forecasts bright future for the region

By ZOE SATHERLEY  
zsatherley@northernstar.com.au

MORE THAN 100,000 new residents will move to the Northern Rivers by 2030, and that will mean business and investment opportunities galore, social change guru Bernard Salt told an audience at Southern Cross University yesterday.

By the end of his presentation on *The Big Shift* to the Northern Rivers — a play on the title of his latest book — the audience of academics, government, business and industry leaders, and members of the public, were left in no doubt they were living in the right place at the right time.

Everywhere on the Northern Rivers is set to boom within the next 10 to 15 years.

Mr Salt, a partner of accounting firm KPMG Australia, best-selling author and columnist, was speaking at a lecture jointly sponsored by the East Coast Mortgage Trust and SCU.

He said that from the cute rural hamlets of Lillian Rock and Federal to the cosmopolitan beaches of Byron Bay and Lennox Head, it seems we have what the rest of Australia wants: Lifestyle, lifestyle, lifestyle.

Forget the negative growth figures being predicted by Government agencies like the NSW Department of Planning Infra-



MAN OF VISION: Social demographer Bernard Salt predicts business and investment opportunities galore for Lismore and other Northern Rivers towns in the next 10 to 15 years.

Picture: WARREN CROSER

structure and Natural Resources (DIPNR).

They are looking at historical data and not at future demographic, social and cultural trends, which are Mr Salt's speciality.

Based on his research, the influx of people to the land of rainforests and beaches will be driven by the surge of cashed-up baby-boomers, still fleeing

southern capital cities like Sydney and Melbourne.

Fear of terrorist attacks, global warming, improved air services and better infrastructure like the Pacific Highway upgrade will all contribute as drivers of the sea change and tree change revolution.

While those arriving with money will keep on driving up property prices in beach loca-

tions, such as Brunswick Heads, Byron Bay, Suffolk Park, Lennox Head, Ballina and Evans Head, rural hamlets won't miss out.

Places like Nimbin, Kyogle, Casino, Coraki and The Channon will be the new preferred residential areas for young families, working singles and low-income earners, many of whom will drive a boom in the

demand for rental accommodation, Mr Salt said.

"When the highway is upgraded and the Tugun bypass completed in a few years people will come flocking to this region," Mr Salt predicted.

■ What do you think?

Phone the Star Feedback line on 6624 3266 or email [opinions@northernstar.com.au](mailto:opinions@northernstar.com.au)

## Lismore and Ballina, 'conduit cities'

By ZOE SATHERLEY  
zsatherley@northernstar.com.au

FORGET the rivalry between Lismore and Ballina — the future will see them married as 'conduit cities', Bernard Salt said yesterday.

Just as in metropolitan cities where people work in the CBD and live in the

suburbs, on the Northern Rivers people will work in Lismore and commute from Ballina, the lifestyle suburb.

The two cities will be inextricably linked, like a dumbbell, Mr Salt said.

"Lismore will hold centre stage as the regional hub. Its steady growth is assured because it is

the centre of retail, education, medical and government services," he said.

"But those who can afford to will want to live by the beach, and Ballina is a natural choice.

"Places like Alstonville, especially properties with ocean views, will also be keenly sought after."

Mr Salt said Byron Bay would become the home of the rich baby-boomers, who would force up prices beyond the means of young families, couples and singles.

"But this will be good for the rural villages and towns, because they will provide affordable housing," he said.

Development in Byron was constrained by council planning decisions that would also push up prices, he said.



LISMORE: Guaranteed growth will cement its role as a regional hub for the Northern Rivers.

Mr Salt showed statistics placing Ballina as Australia's 39th largest urban town, but growing faster than number 38, Orange.

Lismore is ranked at number 47, but growing faster than number 46, Albaton, WA.

Byron Bay is number 49, but growing faster than number 48, Geraldton, WA.

Mr Salt said growth rates predicted by the Department of Planning Infrastructure and Natural Resources (DIPNR) were not true indicators of how fast the region would grow.

The population of the Northern Rivers has grown from 109,000 in 1976 to 224,000 in 2004, and is predicted to reach 335,000 by 2030.



BALLINA: The new lifestyle suburb that will meet the needs of Lismore's workers, according to demographer Bernard Salt.

## What growth means

THIS is how 10,000 extra residents affect job and business growth:

- 3700 new suburban households
- 6700 new inner-city households
- \$82 million in new retail spending
- \$28 million in new supermarket spending
- Half a Kmart, Target or Big W
- One cinema
- 7500 cubic metres of pre-mix concrete
- Includes GST

Population loss reverses these markets.

- Losing 1000 people means the closure of 12 shops and an annual loss of \$8 million in retail spending.

## Baby-boomer needs

AT age 60, Southern Cross University Vice-Chancellor Professor Paul Clark is just one year ahead of being called a baby-boomer.

But he understands their needs and yesterday said SCU was well placed to take advantage of the predicted influx of baby-boomers to the Northern Rivers.

"For baby-boomers further education is a lifestyle activity," he said.

"And we are geared to meet that need. The old way of delivering education in a 9-to-5 format is being expanded to include more courses being delivered online, in differing local areas, via mail and through small group work."





## Section 6 About Lismore

### 6.7 More about Lismore

Our Council is a very progressive one that welcomes developers and has a very obliging Tourism Economic Development Unit. The city is surrounded by many World Heritage listed rainforests governed by the National Parks.

More and more people are escaping the crowded coast and revelling in the lush beauty and tranquillity of Lismore. Lismore is only 30 minutes drive to Byron Bay or Ballina and 60 minutes to the Gold Coast.

There are many sporting fields throughout the city. Other sporting facilities are a speedway, go-cart track, turf club, basketball stadium, ten pin bowls, rollerskate rink, Olympic pool, croquet lawn, 36 hole golf course, four lawn bowls clubs and North Coast National Showground. The large number of sporting activities in and surrounding Lismore attract large group bookings for Lismore Palms Caravan Park.

Lismore's extensive infrastructure and moderate climate insulates it from the boom/bust cycles that seasonal areas have. The reasons that people come to Lismore are many and varied, giving its economy a very stable, uniform cash flow.

## Section 6 About Lismore

### 6.8 Bypass

Recently completed Pacific Highway upgrades south of the QLD border have brought us within 60 minutes drive from the Gold Coast. The opening of the Tugan bypass enables a 2 hours drive from Brisbane. Increased visitation from these heavily populated northern areas has been notable.

Ballina bypass is nearing completion and construction of Alstonville bypass is well underway.

A huge East/West increase in traffic flow through Lismore can be expected from these major roadworks.

The existing East/West traffic arteries through Lismore are already saturated. Every day more than 25'000 vehicles travel into Lismore along the Bruxner Highway alone.

Increasing traffic will highlight the need for a proposed ring road and third river crossing to take pressure off the existing saturated road system.

Brunswick Street is already carrying 8'000 vehicles a day.

The preferred ring road option is along Brunswick Street in front of Lismore Palms Caravan Park with Option No 1 and Option No 2 river crossing only one block towards the CBD from our park.

The advent of this arterial system will greatly increase the commercial value of our 3.055 hectares of land on the verge of the CBD. Should a future development require a large area of land close to the city centre there would be very few properties to choose from. Many parts of the ring road route have recently been upgraded including:

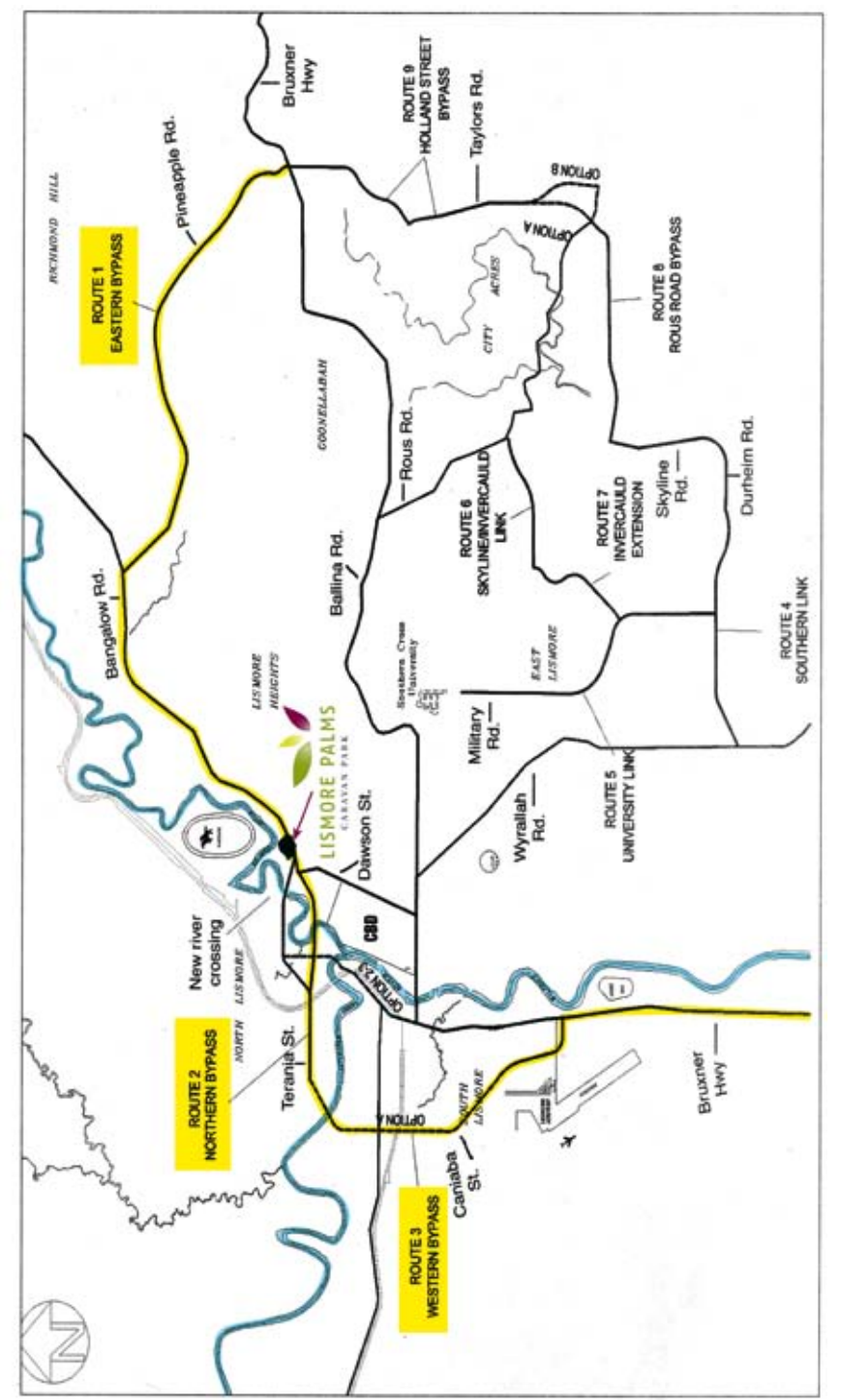
- Extension of Oliver Avenue at Goonellabah
- Intersection of Oliver Avenue and Pineapple Road with the Bruxner Highway at Goonellabah
- Terania Street at North Lismore
- Wilson Street at South Lismore
- South Lismore Industrial Estate

**See Map next Page**



**Section 6**  
**About Lismore**

**6.9 Map Ring Road**



## Section 7

# Caravan Park Location

### 7.1 Floods

Addressing the impact of flooding on Lismore Palms Caravan Park's land and proximity to city centre infrastructure.

Lismore Palms Caravan Park is on a flood liable land, except for the large vacant section on its eastern boundary which is filled to 13 metres AHD and overlooking the river.

All the Park's caravans, cabins and sheds are mobile. The park owns two tractors and two hydraulic trailers for moving the cabins and sheds. The office/amenities building and the ground floor of the owners' residence are built of flood compatible materials.

Although flooding is an infrequent event, there have been only four major floods causing evacuation of the park in the last 15 years. The flood flow on the land is usually very gentle and resembles an incoming tide.

In times of heavy rainfall when a flood looks imminent, the SES monitor the situation and broadcast bulletins over the local radio stations. The flood heights that affect the Park's property are well documented and are used for the Park's flood evacuation plan **(see next page)**.

Lismore Palms is well equipped and well prepared for flooding. Brunswick Street continually rises to high land which means the Park can never be cut off by flood waters, making shopping always available.

The flip side to the flood factor is that our land and business is on the doorstep of the city centre and would be unaffordable for a caravan park if it were not flood liable.

**We enjoy a beautiful rural outlook, low council rates and no land tax.**

### 7.2 Proximity to CBD

Lismore is no different from any other city. It's a case of buyer beware when it comes to outer suburb property investing. In terms of value on investment the future is in the inner city. There's one overriding reason to be cautious about investing outside the inner city. In a word it is infrastructure. The entire structure of most Australian cities is built around a central hub. The inner city is where most business and government offices are based, it is where you get a wider choice of employment opportunities and for that reason it makes sense to try to be close to where the action is. Buying as close to inner cities and vital infrastructure is what the smart investors have been doing for years, and will continue to do for increasing property values.



## Section 7 Caravan Park Location

### 7.3 Flood evacuation plan

**LISMORE PALMS**  
**Caravan Park**  
ABN 62 578 441 958

42-58 Brunswick St.,  
Lismore 2480  
Phone: (02) 6621 7067  
Fax: (02) 6621 7167

Proprietors: Geoff & Wayne Smith

#### PLEASE BE FLOOD WISE

A little time spent reading this FLOOD GUIDE taken from previous flood history will be a great benefit to you.

Lismore Palms Caravan Park has a flood evacuation plan that all residents should be aware of. If we have to evacuate the park totally and are unable to use our own amenities block the Lismore City Council graciously give us the use of the showers and toilets at their Brunswick St. workshop. Our on site caravans and cabins are relocated to Brunswick St. in front of the caravan park as the flood waters rise, you are still able to occupy the cabin or caravan without electricity.

If you own your own caravan, you are responsible to evacuate it. If you are unable to move your own van we will try to assist you with a tow after we have moved out own vans and cabins.

You can help each other by working in groups taking stands from under caravans, undo water and drain pipes and throw annexes over roofs of vans to be moved. Do not have anything in your annex that you can not move. Listen to local radio and TV stations for predicted flood heights.

<b>PARK EVACUATION PLAN</b>	<b>AT</b>	<b><u>PREDICTED HEIGHT</u></b>
Tent Area must move	at	7 metres
Lower Caravan Sites must move	at	7.5 metres
Caravan Sites (ClothesLine Row) must move	at	8.3 metres
Caravans Near Amenities Block must move	at	9.2 metres

Caravans are usually out for about 2 days before the park is ready to be occupied again.

During a flood you should have an **EMERGENCY KIT**.

A portable radio and torch with fresh batteries.

Candles and matches

Reasonable stock of canned food

A fresh water supply.

Donnans Road provides an excess to Goonellabah shops when Lismore is flooded.

Flood flow across the caravan park is usually very gentle. The first flood waters to enter the park come across the school ovals opposite the park and not from our river frontage.

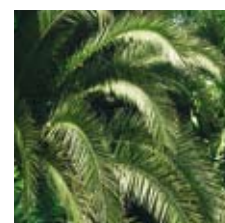
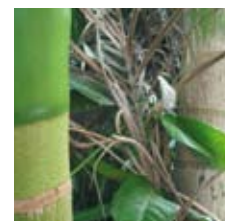
Being flood wise with early preparation and knowing what to expect from a possible flood makes good sense.

## Section 8

# Equipment included

### 8.1 Equipment included in the sale:

- 1 computer with printer
- phone and fax
- 2 cordless telephones
- 1 Westinghouse 381 refrigerator in kiosk
- 1 4-drawer steel filing cabinet
- 1 chest of drawers containing money till
- 1 computer desk
- 1 reception desk
- Kiosk shelving
- 3 office chairs
- 1 brochure rack
- 1 double sided blackboard
- Intercom system from office to residence
- 2 movable metal sandwich board advertising signs
- 2 transportable lawn lockers
- 4 20-litre plastic fuel jerrycans
- 2 small plastic fuel jerrycans
- Electric meters to most sites
- 5 fire reels
- Table and seats at barbecue in pool enclosure
- 1 Baker hydro sand/chlorine pool filter system
- 1 pool vacuum cleaner and hose
- 1 gas barbecue in camp kitchen
- 2 tables and seats in camp kitchen
- 1 two-burner gas stove in camp kitchen
- 1 electric jug in camp kitchen
- 1 electric toaster in camp kitchen
- 1 electric refrigerator in camp kitchen
- 1 stainless steel sink and white top cupboards in camp kitchen
- 2 Speed Queen coin operated automatic clothes washers
- 1 Speed Queen coin operated double stack clothes drier
- 1 coin operated laundry powder dispense
- 1 coin operated pay phone
- 1 electric TV antenna and amplifier mounted above laundry
- 12 solar hot water systems on amenities roof
- 2 movable picnic tables and seats
- 13 transportable cabins having gable roofs, painted rib steel walls and steel chassis. All cabins completely furnished except for linen and towels
- 19 mobile aluminium caravans all having aluminium frames and steel tropical roofs
- 1 transportable work shed
- 2 hydraulic trailers used in conjunction with tractors for moving cabins and sheds
- 1 David Brown 990 diesel tractor
- 1 Ferguson TEA petrol tractor
- 1 Superior 6ft galvanised top slasher
- 1 grader blade for tractor
- 1 cherry picker for tractor
- 1 tree hole digger for tractor
- 1 John Deere ride-on mower
- 1 8' x 5' tandem wheel registered box trailer
- 1 large tandem wheel garden trailer (unregistered)
- 1 Victa lawnmower
- 1 Stihl brushcutter
- 1 Stihl chainsaw
- 1 electric leaf blower
- 1 petrol mulcher
- 1 wheelie bin ramp and tipper for tipping garbage into the industrial waste bin
- 8 wheelie bins





## Section 8 Equipment included

### 8.2 Equipment in cleaner's storage van

- assorted pillow slips
- tea towels
- bedspreads
- mattress protectors
- double bed covers
- cotton bedspreads for vans
- pillow protectors
- pillows
- assorted towels
- ironing board covers
- tablecloths
- double bed mattress covers
- electric toasters
- electric jugs
- vacuum cleaner

