



**“LITTLE VALLEY” 335 ACRES**

# “LITTLE VALLEY” \$3,250,000

New to the market is a real production powerhouse located less than 10 minutes to north of Kyogle. It consists of approximately 335 acres of extremely productive creek flats running to an open valley. It is well fenced into grazing and holding paddocks and has a gravel laneway system leading to the dairy.

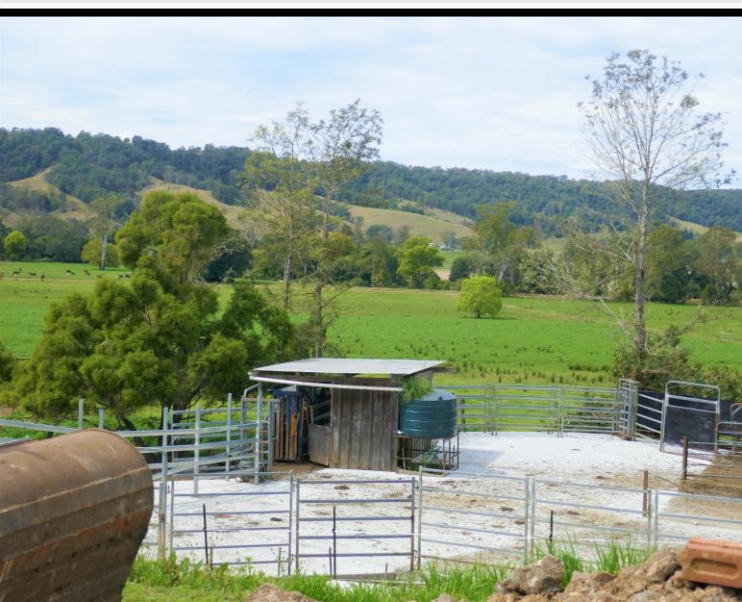
There are two, three-bedroom homes on the property one of which is currently rented, a working dairy, stockyards, sheds and other outbuildings. Water is a distinct feature of the property and includes creek frontage, dams, bores, and is backed up by a 166ML Irrigation License.

The property is currently being run as a dairy but would make a beautiful beef, cropping or hay farm. Historically the property was run as cattle breeder operation and consistently carried 150 Cows.

It should be noted that the property has significant potential to subdivide as it has been approved for 6 Blocks already approved.

To arrange a private inspection, please contact Mike Smith on 0413 300 680 or Lance Butt 0455 589 932.





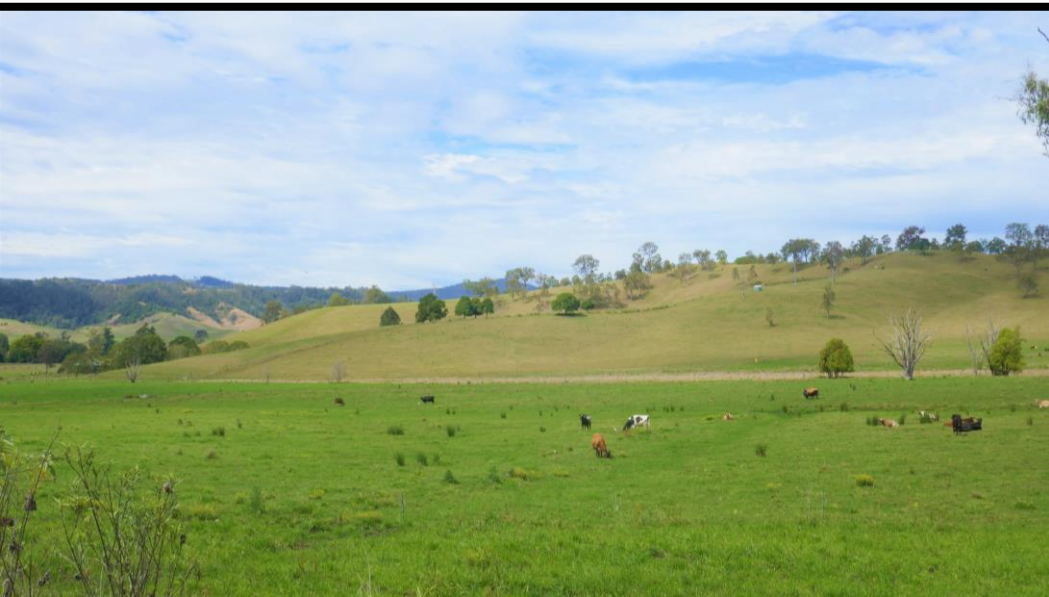




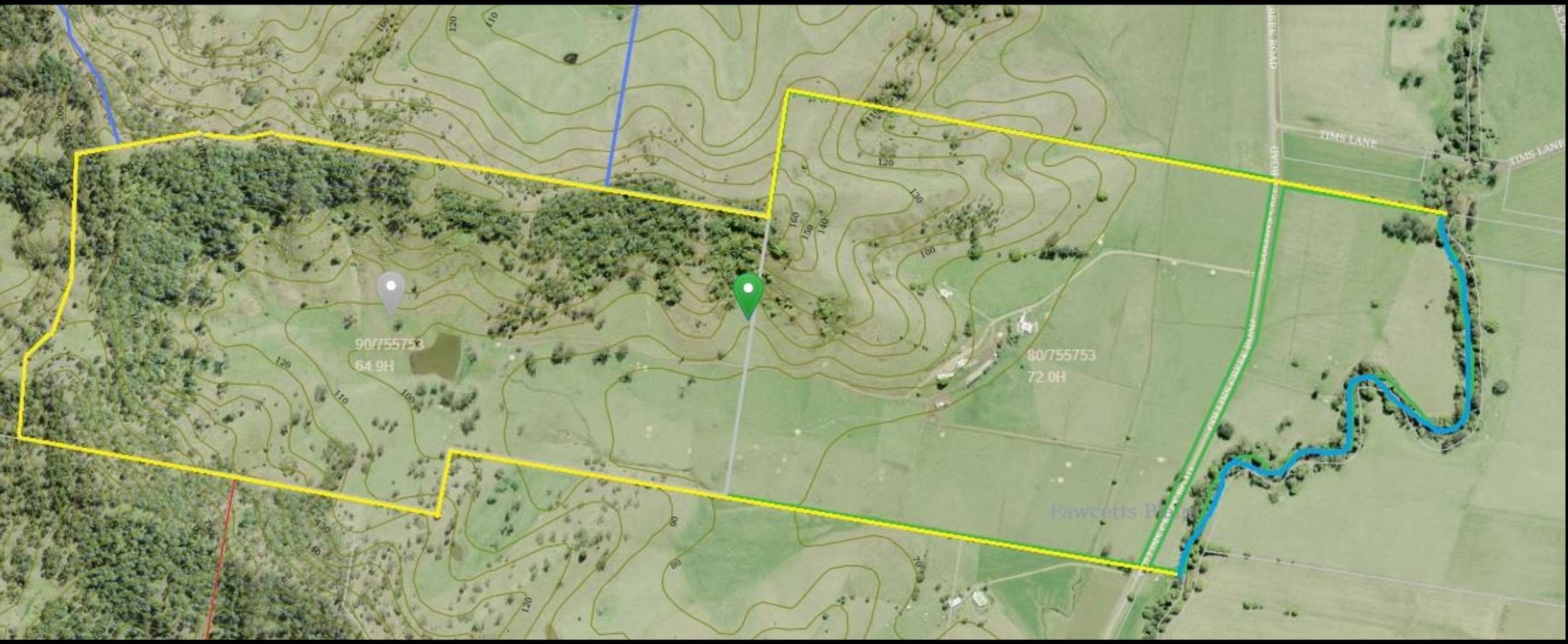




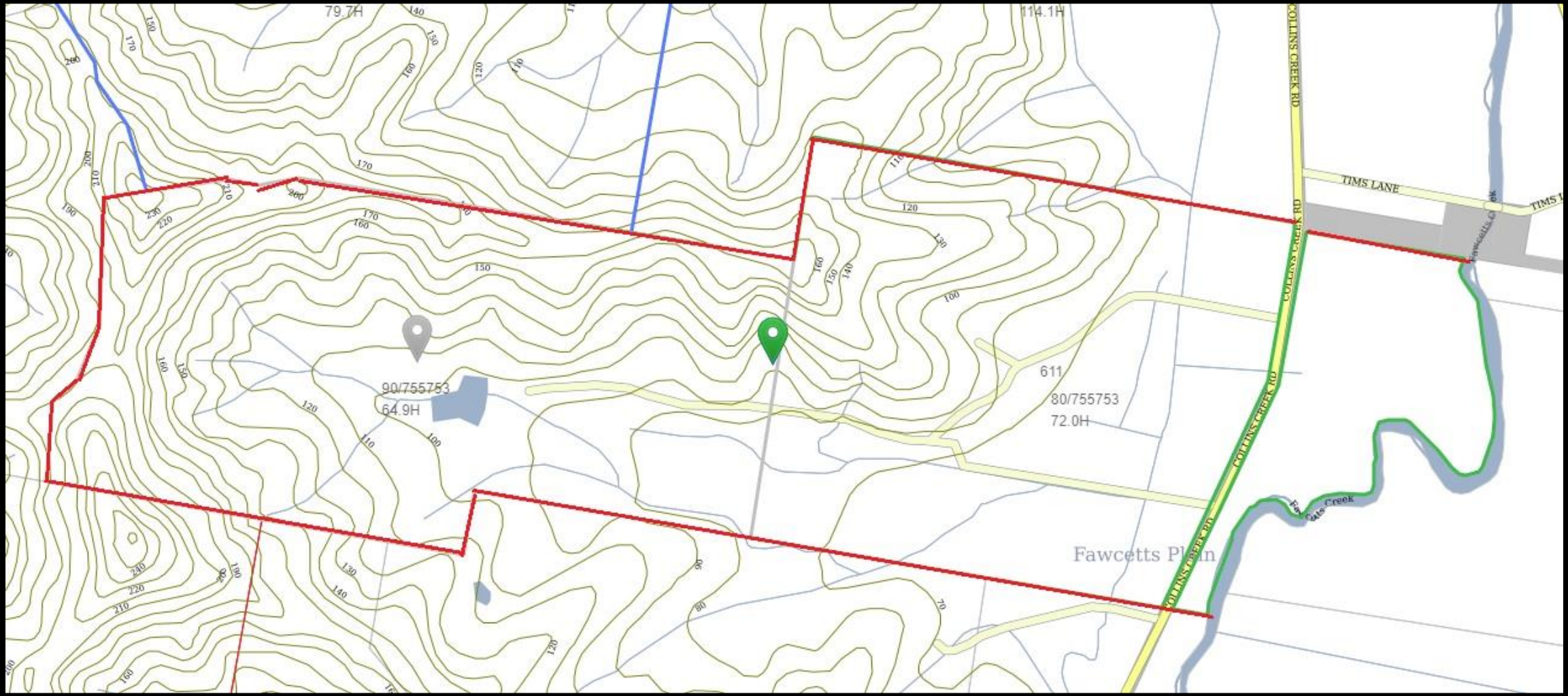














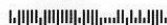


PO BOX 11  
Kyogle NSW 2474

ADMINISTRATION OFFICE  
ABN: 15 726 771 237  
1 Stratford Street, KYOGLE  
PO Box 11, KYOGLE NSW 2474  
TELEPHONE: (02) 6632 1611  
FACSIMILE: (02) 6632 2228  
EMAIL: council@kyogle.nsw.gov.au  
WEB: www.kyogle.nsw.gov.au

## Rate Notice First Instalment

01/07/2022 - 30/06/2023



041 00983  
R1\_14673

### PROPERTY LOCATION, DESCRIPTION AND AREA

Collins Creek Road FAWCETTS PLAIN NSW 2474  
Lot 80,90 DP 755753

135.6000  
HECTARES

### ASSESSMENT NUMBER

10057400

### VALUATION BASE DATE

1/07/2019

### VALUATION AMOUNT

901000

### RATING CATEGORY

Farmland

### ISSUE DATE

15/07/2022

### DUE DATE

31/08/2022

### PARTICULARS OF RATES AND CHARGES

Particulars	Rate	Amount
Farmland General Rate	901000.00 @ 0.00374632	\$3,375.43
Farmland Base Rate	1.00 @ 293.00	\$293.00
Landfill Management Charge	1.00 @ 45.00	\$45.00
Onsite Sewerage Mgt System	2.00 @ 46.00	\$92.00

### 1<sup>st</sup> Quarter

Due 31/08/2022  
\$952.43

### 2<sup>nd</sup> Quarter

Due 30/11/2022  
\$951.00

### 3<sup>rd</sup> Quarter

Due 28/02/2023  
\$951.00

### 4<sup>th</sup> Quarter

Due 31/05/2023  
\$951.00

**TOTAL \$3,805.43**

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A. DEDUCT PAYMENTS MADE SINCE 13/07/2022



## Rate Notice

For emailed notices:  
[kyogle.enotices.com.au](mailto:kyogle.enotices.com.au)  
Reference No: DCC2F5529M

ASSESSMENT NUMBER 10057400

NAME



Billcode: 434415  
Reference: 10057400

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 10057400



Billpay code: 2164  
Reference: 10057400

Pay in-store at Australia Post (no credit cards), online at [auspost.com.au/postbillpay](https://auspost.com.au/postbillpay) (credit cards only), by phone 13 18 16 (credit cards only), or via AusPost app.

3,805.43

AMOUNT DUE THIS QUARTER \$952.43

DUE DATE 31/08/2022

POST billpay



If paying by mail, please tick if receipt is required

LOCAL LAND SERVICES ACT 2013 - PART 5

## Rates 2022 TAX INVOICE

019271



Local Land  
Services

ABN 57 876 455 969

Region: North Coast

Invoice No.: 4000914346  
Customer Reference No.: 109420182  
Date of Issue: 25/01/2022  
Payment Due Date: 24/02/2022

Occupier ID and Name:

Holding Name:

Holding Address:

Area of Land(hectares): 135.6000 X Stock Units/hectare: 13.2800 = Notional Carrying Capacity: 1800.76800000

Item Description	GST	Amount(excl GST)
RATES - GENERAL (BASE CHARGE \$125.00) + 1800.77 Units; 6.410200 Cents per Unit	\$0.00	\$240.43
RATES - ANIMAL HEALTH (BASE CHARGE \$37.40) + 1800.77 Units; 7.718400 Cents per Unit	\$0.00	\$176.39
LEVY - MEAT INDUSTRY (BASE CHARGE \$5.00) + 1800.77 Units; 0.600000 Cents per Unit	\$0.00	\$15.80
SPECIAL PURPOSE PEST MANAGEMENT RATE (BASE CHARGE \$16.70) + 1800.77 Units; 1.912700 Cents per Unit	\$0.00	\$51.14
SUBTOTAL		\$483.76
GST TOTAL		\$0.00
CREDIT BALANCE		\$0.00
ARREARS		\$0.00
TOTAL AMOUNT DUE		\$483.76

The carrying capacity of this holding is calculated as the rateable area multiplied by the stock units per hectare which equals the notional carrying capacity. Where holdings are associated for rating, these figures are the cumulative total of all associated holdings.  
The Meat Industry Levy is a statutory levy collected on behalf of the NSW Food Authority.  
The Special Purpose Pest Management Rate is collected for NSW Department of Primary Industries to contribute to pest management activities.  
Interest will be charged on overdue rates, refer overhead for details of applicable interest rate.

A surcharge of 0.40% will be applied to payments made by Mastercard or Visa.  
PLEASE CUT ALONG THE DOTTED LINE AND RETURN THIS REMITTANCE WITH YOUR PAYMENT

### HOW TO PAY

NOTE: Payment for multiple customer accounts:  
<http://www.lsl.nsw.gov.au> and click on the Payments button  
If you have payments to make for more than one customer account, please ensure that a separate payment is made for each customer account.

### By BPAY

Billcode: 228569  
Ref: 109420182

BPAY this payment from cheque, savings or credit card account. Ask your participating financial institution how you can view and pay this bill using internet banking.  
More information on [www.bpay.com.au](https://www.bpay.com.au)

### By Credit Card

Via internet - Use your credit card to pay online at <http://www.lsl.nsw.gov.au> and click on the Payments button  
Via Phone - Call 1300 738 070

### Payment Information:

Occupier Name: J FRIEND & PA HOLT  
Holding Name: COLLINS CREEK  
Account Number: 109420182  
Invoice Number: 4000914346

### In Person

Take this document and pay by cash, cheque or credit card at a Local Land Services Office

### By Mail

Detach this slip and return with your cheque to:  
Accounts Receivable  
Local Land Services  
Locked Bag 6007  
Orange NSW 2800

Enquiry Number: +61 (2) 6623 3900

AMOUNT DUE  
\$483.76



communications to be addressed to:  
 eral Manager  
 11 KYOGLE  
 174  
 LIA



CHALLENGES OF OUR

UNIQUE & DIVERSE REGION

November 8, 2011

I refer to your email to Council dated 13 November 2012 seeking acknowledgment of substantial commencement of the subdivision of land approved under development consent 20007-107.

s95(4) of the *Environmental Planning and Assessment Act 1979* states-

Development consent for:  
 the erection of a building, or  
 the subdivision of land, or  
 the carrying out of a work,  
 does not lapse if building, engineering or construction work relating to the building, subdivision or work is physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under this section.

As you have had plans of engineering works prepared and approved by Council which have required survey work to be carried out on the land, Council is of the opinion that the development has been commenced.

Regards,  
 Lachlan

Lachlan Black | Acting Director  
 Planning and Environmental Services

P: 02 6632 0293 | M: 0428 279 446 | F: 02 6632 2632 | E: Lachlan.Black@kyogle.nsw.gov.au | W: www.kyogle.nsw.gov.au  
 KYOGLE COUNCIL 1 Stratheden Street KYOGLE NSW | PO Box 11 KYOGLE NSW 2474

Kyogle Council – Gateway to the Rainforests



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24/01/2013

ADMINISTRATION OFFICE  
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John Hession  
 International Code (+ 61 2)  
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 Website: www.kyogle.nsw.gov.au

DA 07/107

CONTACT

FOR FURTHER INFORMATION

PLEASE QUOTE THIS REFERENCE

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Development Application No 07/107 (Amended)  
 Original Issued: May 12, 2009

TO: Riordans Consulting Surveyors  
 OF: PO Box 4053  
 Goonellabah NSW 2480

Pursuant to Section 81 (1) (a) of the Environmental Planning and Assessment Act, notice is hereby given of the determination by the Council of the application by the granting of CONSENT for:

A subdivision to create six (6) lots being Lot 11 (2.01 hectares), Lot 12 (2 hectares), Lot 13 (2 hectares), Lot 14 (36.85 hectares), Lot 15 (50.61 hectares) and Lot 16 (42.38 hectares) from Lots 80 and 90 in DP 755753, at 611 Collins Creek Road in the Parish of Wiangaree, in accordance with the plans submitted, specifically *Plan 10092 Proposed Lot Layout – 10/10/2011* as prepared by Riordans Consulting Surveyors, 10 October 2011. **(Section 96 Modification November 4, 2011)**

SUBJECT TO THE CONDITIONS SPECIFIED IN THIS NOTICE BEING:



# WATER LICENCES

**IRRIGATION LICENCE - 166 MEGLITRES – WAL 22462**

**BORE LICENCE – 5ML – WAL 40811**

**BORE LICENCE – 5ML – WAL 40751**

Approval	Issue Date	Expiry Date	Kind of Approval	Water Source or Floodplain Management Plan or Land Declared to be a FloodPlain	Water Management Zone	Status
<a href="#">30CA305685</a>	17-DEC-2010	16-DEC-2023	Water Supply Works And Water Use	Kyogle Area Water Source		Current

Kind of Approval	Issue Date	Expiry Date	Approval Number	Status	Water Source
Water Supply Works And Water Use	17-DEC-2010	16-DEC-2023	30CA305685	Current	Kyogle Area Water Source

Work Type	Description	Diameter	Status	No of Works	Location (Lot/DP)	Work ID	ESID
Diversion Works - Pumps	65mm Centrifugal Pump	NA	Active	1	Lot 80, DP 755753	1000126967	54226

Use Purpose(s)	Location(s)
Irrigation	Lot 80, DP 755753

Water Access Licences nominating these works	
Reference Number	WAL Number
30AL305684	22462

166ML



SCHEDULE OF LINES								
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
1	167°29'20"	54.525	13	277°20'	100	25	16°45'	66.21
2	90°06'	16.385	14	273°	40	26	44°	19.87
3	160°49'05"	69.675	15	260°30'	55	27	70°33'35"	59.7
4	161°21'	29.505	16	255°30'	55	28	80°30'	45
5	179°19'	20	17	224°	30	29	90°48'35"	46.235
6	269°19'15"	21.1	18	196°45'	67.015	30	97°20'	101.59
7	196°54'	6.25	19	216°30'25"	77.915	31	78°	7.97
8	276°30'	40	20	92°17'50"	53.39	32	81°12'25"	109.195
9	273°	70	21	68°27'50"	58.4	33	88°23'40"	75
10	261°	68	22	332°46'15"	59.7	34	84°09'	63.285
11	271°	75	23	304°44'15"	34.66	35	94°	48
12	258°	90	24	36°38'25"	96.275			

# SURVEY CONNECTIONS

PM 158017 - PM 158018  
180°14'55" ~ 717.05

A - B  
166°56'40" ~ 1281.5 ME  
166°56'40" ~ 1281.2 DP 1147983

SCHEDULE OF MAP GRID OF AUSTRALIA COORDINATES  
SURVEYING REGULATION 2006, CLAUSE 61(2) & CLAUSE 35(1)

MARK	EASTING	NORTHING	CLASS	ORDER	ORIGIN	CSF	STATUS
SSH 55679	536 978	6805 683	U	U	SCMS	0.999 591	SCALED
SSH 97074	500 169.769	6832 254.108	A	1	SCMS	0.999 591	SCALED
PM 61402	500 248.281	6832 369.495	B	2	SCMS	0.999 591	SCALED
PM 81883	536 961	6805 499	U	U		0.999 591	PLACED
PM 106450	500 063.376	6832 011.512	B	2	SCMS	0.999 591	SCALED
PM 15817	501 451	6840 758	U	U		0.999 583	PLACED
PM 15818	501 226	6840 077	U	U		0.999 583	PLACED

MGA COORDINATES ADOPTED FROM DEPT OF LANDS SCIMS DATED 11/09/12 - ZONE 56

(A) RIGHT OF CARRIAGEWAY 12 WIDE AND VARIABLE WIDTH & EASEMENT FOR OVERHEAD POWERLINES 12 WIDE AND VARIABLE WIDTH

**DRAFT**  
2  
**LOTS 11, 12, 13, 14, 15 & 16**  
DP 1171910

