



**“LITTLE VALLEY” 335 ACRES**

# “LITTLE VALLEY” PRICE REDUCED TO \$2.9M

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 Rural Blocks.

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

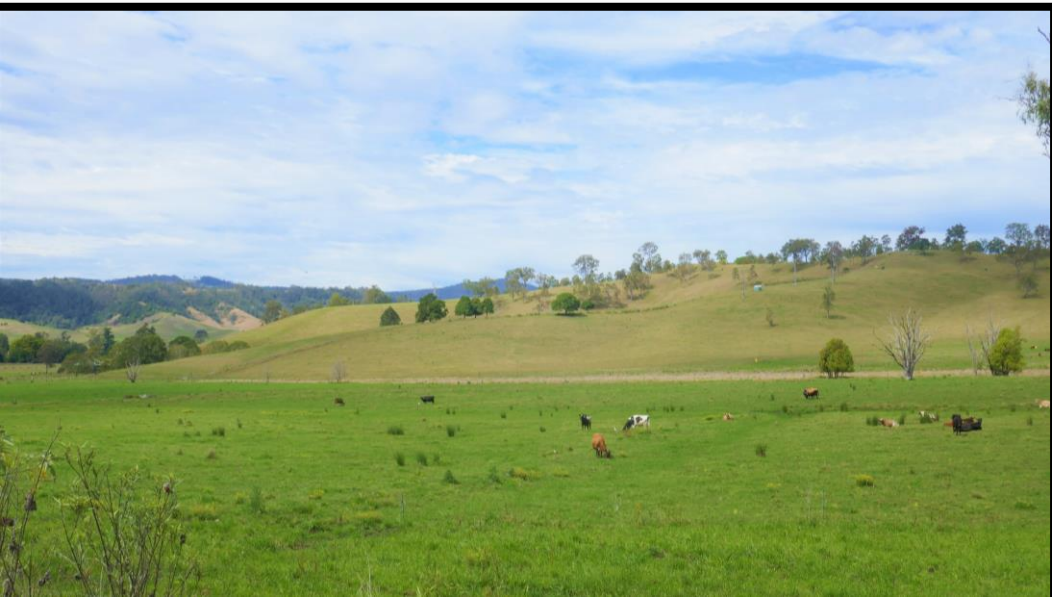






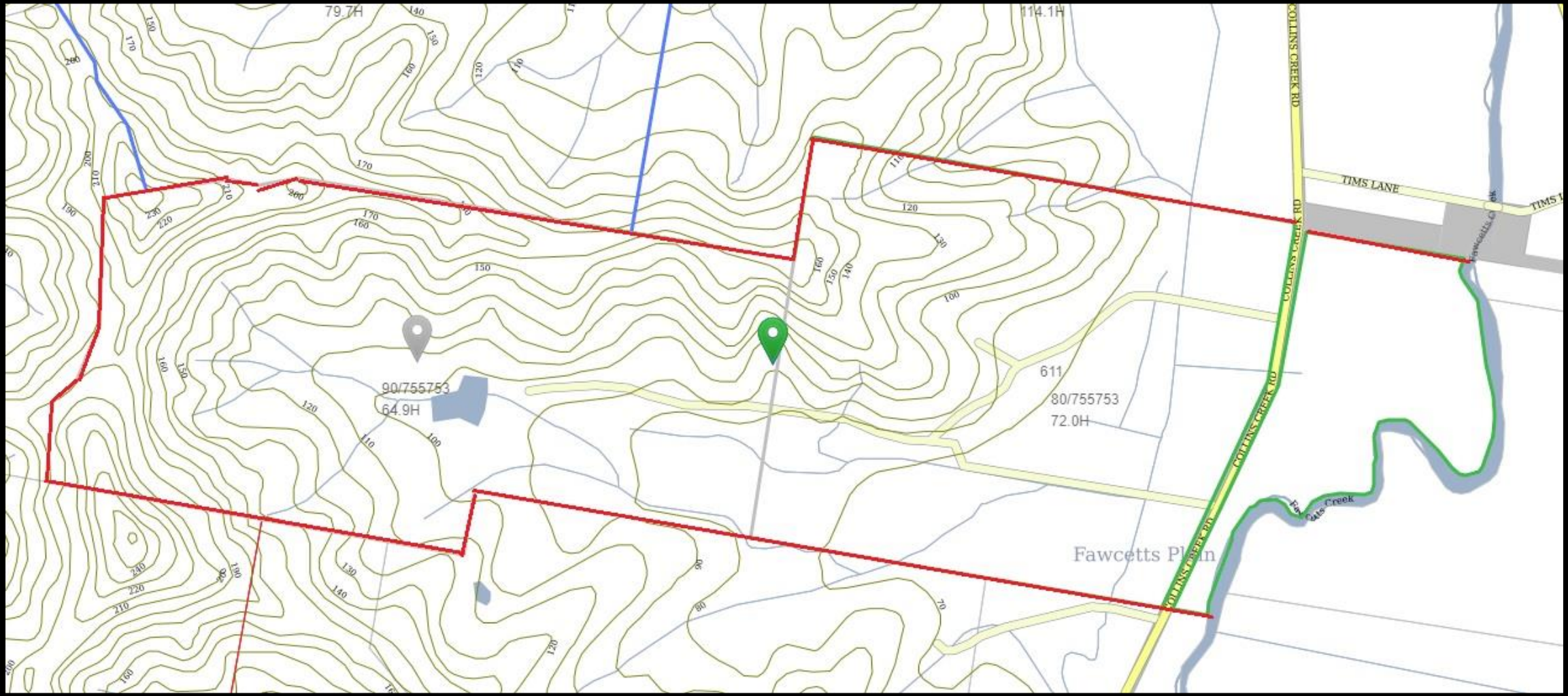














PO BOX 11  
Kyogle NSW 2474

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



01  
02093  
RL14673

PROPERTY LOCATION, DESCRIPTION AND AREA	HECTARES
Collins Creek Road FAWCETTS PLAIN NSW 2474 Lot 80,90 DP 755753	135.6000

PARTICULARS OF RATES AND CHARGES		1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter
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			
			Due 30/11/2022 \$951.00	Due 28/02/2023 \$951.00	Due 31/05/2023 \$951.00
					Due 31/08/2022 \$952.43
					<b>TOTAL \$3,805.43</b>

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



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

ASSESSMENT NUMBER 10057400  
NAME

**B PAY** Biller code: 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

**Post Billpay** Billpay code: 2164  
Reference: 10057400  
Pay in-store at Australia Post (no credit cards), online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay) (credit cards only), by phone 13 18 14 (credit cards only), or via AusPost app.

AMOUNT DUE THIS QUARTER	\$952.43
DUE DATE	31/08/2022



If paying by mail, please tick if receipt is required

LOCAL LAND SERVICES ACT 2013 - PART 5



ABN 57 876 455 969

### Rates 2022 TAX INVOICE



019271

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
<b>SUBTOTAL</b>		<b>\$483.76</b>
<b>GST TOTAL</b>	<b>\$0.00</b>	
<b>CREDIT BALANCE</b>	<b>\$0.00</b>	
<b>ARREARS</b>	<b>\$0.00</b>	
<b>TOTAL AMOUNT DUE</b>		<b>\$483.76</b>

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: 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 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

**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



Biller Code: 228569  
Ref: 109420182

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

<b>AMOUNT DUE</b>
\$483.76

**In Person**  
Take this document and pay by cash, cheque or credit card at a Local Land Services Office  
More information on [www.bpay.com.au](http://www.bpay.com.au)

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



THE CHALLENGES OF OUR

UNIQUE & DIVERSE DESIGN

November 8, 2011

ADMINISTRATION OFFICE  
Stratheden Street  
Kyogle NSW 2474 AUSTRALIA  
Phone 02 6632 1611  
Fax 02 6632 2228  
International Code (+ 61 2)  
Email council@kyogle.nsw.gov.au  
Website www.kyogle.nsw.gov.au

John Hession

DA 07/107

CONTACT FOR FURTHER INFORMATION

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979  
NOTICE TO APPLICANT OF DETERMINATION  
OF A DEVELOPMENT APPLICATION

PLEASE QUOTE THIS REFERENCE

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'	11.59
7	196°54'	6.25	19	216°38'25"	77.915	31	78°	7.97
8	276°30'	40	20	92°17'50"	53.39	32	81°11'25"	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"	76.275			

SCHEDULE OF MAP GRID OF AUSTRALIA COORDINATES SURVEYING REGULATION 2006, CLAUSE 61(2) & CLAUSE 36(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 01.512	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 SCMS DATED 11/09/12 - ZONE 56

RM GIP FD  
149°32'~1.205  
(DP 114983)



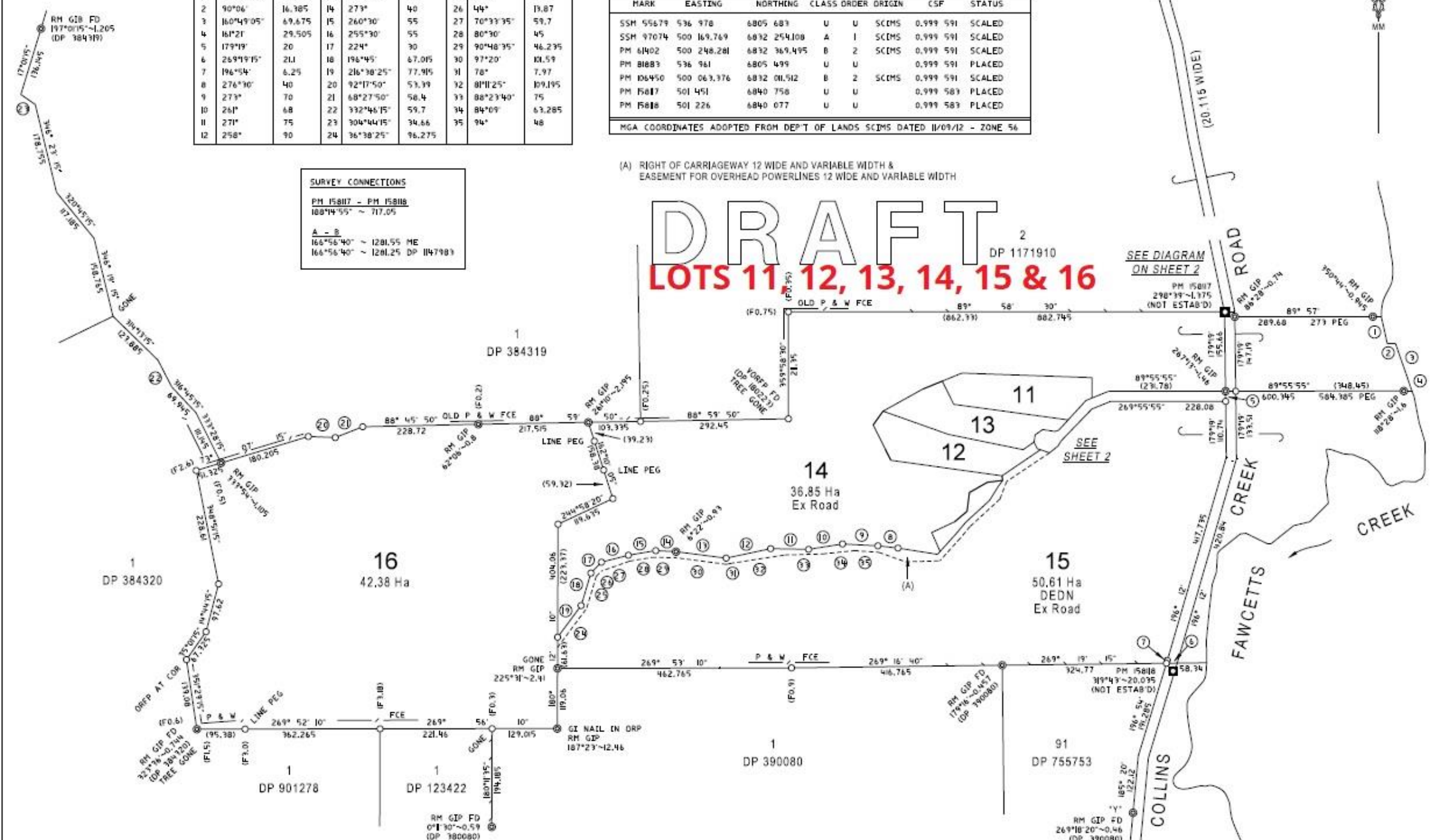
**SURVEY CONNECTIONS**

PM 15817 - PM 15818  
188°14'55" ~ 717.05

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

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

**DRAFT**<sup>2</sup>  
DP 1171910  
**LOTS 11, 12, 13, 14, 15 & 16**



SEE DIAGRAM  
ON SHEET 2

SEE SHEET 2

SEE SHEET 2

RM GIP FD  
26°10'20"~0.46  
(DP 390080)