

FOR SALE

By Expressions of Interest

**GRAHAM
MESSER**
INDUSTRIAL
AUCTIONEERS
& VALUERS
PTY LTD

Under Instructions from Lockyer Quarry Pty Ltd.

Approved Freehold High Quality **BASALT QUARRY**

Lot 97, Dry Gully Rd, Mount Whitestone, via Gatton QLD

Total Areas:
Quarry Site
74 Hectares
Plus Additional Offset
42.34 Hectares

- Estimate Resource 40 Million Tonnes
- All Extractive Industry Approvals in Place
Planning & Environmental Court Appeal No 2638012009
- Ideally Located South East Queensland
- Close Proximity to Major Growth Centres
- Coffey Mining, Groundworks, Ausrocks Reports Available
- PAFV 50 and Above
- Free Dig Operation (No Drill and Blast)
- Excellent Recovery Rate
- Certified By Queensland Rail, Queensland Department of
Main Roads, Brisbane City Council Laboratories
- Meets Criteria for Key Resource Area.



**Expressions of Interest including Firm Offers to Purchase are invited.
Graham Messer Industrial Auctioneers & Valuers (as agents for the Vendor)**

Neither the highest nor any offer necessarily accepted.

The Vendor reserves the right to withdraw the asset from sale at any time without notice.

**For further information contact Marketing Agents:
Graham Messer Industrial Auctioneers & Valuers Pty Ltd**

Enquiries: Graham Messer - Mob 0417 771 642 Email graham@grahammesser.com.au

Visit www.grahammesser.com.au for further details

NOTE: The agents and the Principals for whom they act give notice that whilst every care has been taken in the preparation of this material it is given without any responsibility being accepted and intending purchasers should satisfy themselves as to the truth and accuracy of all information in these particulars by their own searches, inspections, enquiries, advices or as otherwise necessary.

Information Memorandum

FOR SALE

Lockyer Quarry

Under Instructions from Lockyer Quarry Pty Limited



Expressions of Interest Including Firm Offers To Purchase Are
Invited –
c/- Offices of the Agents for the Vendor
(Neither The Highest Nor Any Offer Necessarily Accepted)

www.grahammesser.com.au

Inspections by prior arrangement, enquiries to:

Graham Messer Industrial Auctioneers & Valuers
(As Agents for the Vendor)
PO Box 5541, Brendale, QLD 4500

Tel: +61 (0)7 3256 4942
Fax: +61 (0)7 3861 5906

Contact: Graham Messer Mobile: 0417 771 642
Email: graham@grahammesser.com.au

ACN 141 578 725
ABN 5414 1578 725

- ▶ Project Marketers
 - ▶ Industrial Auctioneers
 - ▶ Valuers
 - ▶ Technical Appraisers
-
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-
- ▶ Associations:
- Auctioneers & Valuers
Association of Australia (inc)
 - Australian Property Institute

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1.0 Introduction

Graham Messer Industrial Auctioneers and Valuers (GMIAV), Project Marketers as Agents for the Vendor Lockyer Quarry Pty Ltd, are offering for sale by Expressions of Interest, the Lockyer Quarry, located some 20 kilometers from the township of Gatton.

The site holds substantial hard rock deposits with minimum overburden and has strategic positioning to the Warrego Highway and growth centres of South East Queensland.

Lockyer Quarry is well placed to take advantage of the proposed Toowoomba Bypass together with significant major infrastructure programs planned for the western corridor region.

Whilst the quarry is a greenfield site, initial testing has demonstrated that the high quality rock material will provide a wide range of products that can be marketed throughout South East Queensland.

Lockyer Quarry provides a unique opportunity to purchase a fully approved hard rock extraction quarry located in one of South East Queensland's major growth areas.

Location

Lockyer Quarry is located approximately 20km south west of Gatton. Brisbane is approximately 111km from the quarry site and Toowoomba is some 56km west of the quarry.

Access to both Brisbane and Toowoomba markets is via the Warrego Highway.

Property Description

The property description is Lot 97 on RP891506, Dry Gully Road, Mt Whitestone, County of Churchill, Parish of Tenthill. The local authority is the Lockyer Regional Council.

The total area under consent is 74.44 hectares (inclusive of 1.48 hectares of road).

An additional offset area of 42.34 hectares of freehold land located at 53 Mount Berryman Road, Mount Berryman is also included in the sale. The offset property is described as Lot 21 on RP801546, County Churchill, Parish Mort, Title Reference 17538159. The local authority is the Lockyer Regional Council.

A direct trucking route from Dry Gully Road to the site is via Easement A in Lot 24 on CC2438.

Details of Quarry Approvals and Conditions

On the 9th August 2012, the Planning and Environment Court Brisbane ruled that the Quarry be approved for development. A copy of the Approvals and Conditions document is available upon request.

Quarry Products

The high quality rock material tested to date provides a wide range of products which can be produced and sold within South East Queensland.

Recent tests indicate that a full range of quarry products can be produced subject to the installation of a suitable crushing and screening circuit.

- Rail Ballast
- Road Base Material
- Landscaping Supplies
- Concrete Aggregates
- Cover Aggregates
- Soil Additives
- Filter Aggregates

Quarry Assessment Reports

The following reports are available upon request.

- Groundwork Plus
- Ausrocks Pty Ltd

Summary

The opportunity to purchase the Lockyer Quarry is unique because of its location being adjacent to the rapidly expanding centres of Brisbane, Ipswich and Toowoomba.

The Warrego Highway, provides ready access to the major infrastructure projects currently being undertaken in South East Queensland.

GMIAV believes this property provides an excellent investment opportunity because of the following:

- All quarry approvals are in place
- Extensive reserves
- Wide Product Range
- Ideal Location

2.0 Disclaimers

- 2.1. The property will be sold as it stands with no warranty or representation (express or implied) whatsoever as to the quality or fitness for its purpose. All details are approximate only and are subject to verification on inspection by intending purchasers.
- 2.2. Note: the vendors and the marketing agents acting for the vendors, reserve the right to withdraw the assets from sale without prior notice.
- 2.3. The agents and the Principals for whom they act give notice that whilst every care has been taken in the preparation of this material it is given without any responsibility being accepted and intending purchasers should satisfy themselves as to the truth and accuracy of all information in these particulars by their own searches, inspections, enquiries, advices or as otherwise necessary.
- 2.4. Except as required by law and only to the extent that is required, neither the vendor, officers, agents, employees nor advisers make any representation, warranty or undertaking, express or implied, as to, or shall in any way be liable (including liability in negligence) directly or indirectly for any loss, damages, costs, expenses or reliance arising out of or in connection with, the accuracy, currency, authenticity, completeness or balance of (or otherwise), or any errors in or omissions from, this document or any other written or oral information statement or forecast provided to potential purchasers in relation to the equipment.

3.0 Method of Sale and Closure Date

Sale is by Expressions of Interest including firm offers to purchase.

Offers to purchase should be submitted in the specified format set out in Appendix 'I' and posted in a sealed envelope, clearly marked 'Lockyer Quarry Pty Limited - expression of interest'.

**Expressions of Interest including Firm Offers to Purchase
c/- Graham Messer Industrial Auctioneers & Valuers
Agents for the Vendor
PO Box 5541, Brendale QLD 4500**

(Neither The Highest Nor Any Offer Necessarily Accepted)

4.0 Enquiries and Inspections

Inspections are available by prior arrangement with the marketing agents; Prospective purchasers seeking further information should contact:

Graham Messer Industrial Auctioneers and Valuers:

Office Ph: +61(0)7 3256 4942

Fax: +61(0)7 3861 5906

Email: graham@grahammesser.com.au

Graham Messer Mobile: +61 417 771 642

APPENDIX '1' - DECLARATION BY PROSPECTIVE PURCHASER

I/we hereby offer to purchase the following asset, at the price detailed below.

**Lockyer Quarry comprising 74.4 Hectares of Freehold Land
Being Lot 97 on RP891506 Dry Gully Road, Mount Whitestone
County of Churchill, Parish of Tenthill, Local Authority Lockyer Regional Council,
Plus Additional Offset Area comprising 42.34 Hectares of Freehold Land
Being Lot 21 on RP 801546, Mount Berryman Road, Mount Berryman.
County of Churchill, Parish of Mort. Local Authority Lockyer Regional Council.**

Price Offered ex GST: AUD _____

Plus GST (if applicable): AUD _____

TOTAL (incl GST if applicable): AUD _____

Signature: _____ Official Position Held _____

Duly authorised to sign Expressions of Interest for and on behalf of:

State Full Trading Name (Block Letters)

Date: ____ / ____ /2013

_____ Postcode: _____
(Address of Prospective Purchaser)

_____ Postcode: _____
(Postal Address of Prospective Purchaser)

Telephone No. Mobile Phone No. Facsimile No.

Email: _____

Refer Enquiries to:

_____ (Name of Signatory Above) _____ (Contact No.)

SOURCE ROCK ASSESSMENT OF GATTON SAMPLES

TEST DETAILS	EXISTING MT COOT-THA	GATTON SAMPLES		ROAD BASE SPEC		ASPHALT SPEC	
		25 mm SAMPLE	10 mm SAMPLE	BCC	MRS	BCC	MRS
Liquid Limit	20 - 22	20.4	20.1	<25 - 28	<25		11.30
Plastic Index	2 - 6	2.4	2.3	<4 - 6	<6		
Linear Shrinkage %	2 - 2.5	2	1.3	<2.5 - 4	<3.5		
Flakiness Index %	16 - 22	26	27		<35		<30
S04 or Weak Particles %	0.3 - 0.7	Nil	Nil			<30	<30
PAFV Polishing Value	46 - 49		50			<1	
Wet 10% Fines Value KN	240 - 275	228		>105	>135	>45	>45
Dry 10% Fines Value KN	270 - 330	286				>150	>150
Wet/Dry Strength Variation %	10 - 25	20					
Water Absorption %	0.5 - 0.55	0.3		<35	<30	<35	<35
Washington Degradation	60 - 70	87				<2	<2
Particle Density t/m3	2.69 - 2.75	2.981					>40

Note: The Gatton Rock Samples were sent to Pine Mountain in late November 2001. The rock was crushed and screened into 25 mm and 10 mm products. The City Design Geotechnical Laboratory was asked to coordinate the source rock testing. The above test results indicate that the rock samples would meet most BCC and Main Road Specifications for Road Base or Asphalt Manufacture.

S. Miller

S. Miller QTSQA

Date 18 / 01 / 2002

CIVIL QUALITY ASSURANCE (QLD) PTY LTD
GEOTECHNICAL CONSULTANTS

2/74 ENTERPRISE STREET, KUNDA PARK. QLD 4556

OFFICE: (07) 5450 1735 FAX: (07) 5450 1535

CQA/R/035

POLISHED AGGREGATE FRICTION VALUE

CLIENT: GROUNDWORK PLUS

REPORT No.: 28

PROJECT: BASALT (SPOIL)

JOB No.: CQAK/10/031F

JOB DESCRIPTION: COMPLIANCE TESTING

DATE: 31-March-2011

TEST PROCEDURE

Polished Aggregate Friction Value

TEST PROCEDURE No.

Q203

SAMPLE IDENTIFICATION

Laboratory Sample Number:

DK/11/0430

Material Source:

Basalt (Spoil)

Geological Classification:

Basalt

Date Supplied:

23/03/2011

Sampled By:

Client

Date Tested:

31/03/2011

TEST RESULTS

Air Temperature:

(°C)

23

Corrected Initial Reference Friction Value:

72

Reference PAFV:

49

Corrected Initial Test Sample Friction Value:

69

Test Sample PAFV:

51

Variation(s) to Test Method:

Remarks:

Sampled by Client

Tested as received



ACCREDITED FOR
TECHNICAL
COMPETENCE


DG GREGSON

This document is issued in
accordance with NATA's
accreditation requirements.

AUTHORISED SIGNATORY

NATA Accreditation No. 4991

Accredited for compliance with
ISO/IEC 17025