

Capricorn Coast

**29.83HA* Coastal
Development Site**

400 Svendsen Road Zilzie Qld 4710

Information Memorandum

www.venerdinance.com.au

Contents

| | |
|-----------------------|---|
| Introduction | 1 |
| Local Area Map | 2 |
| The Offer | 3 |
| Property Overview | 4 |
| Townplanning Overview | 5 |
| Development Potential | 6 |
| Location and Amenity | 7 |
| Site Aerial Map | 8 |

Disclaimer

The information contained in the Information Memorandum is published by Venerdi Finance Pty Ltd for the vendor solely. Prospective buyers may use this document to assist them in deciding whether or not they wish to make further enquiries with respect to the property. Any depictions of property boundaries and forecast development yields are approximate. None of the information contained in this report can constitute any representation or offer by the vendor or the Agent or Venerdi Finance Pty Ltd. Venerdi Finance Pty Ltd will not assume liability for negligence or otherwise for the material contained in this report.

Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

*Approximately

For Sale 400 Svendsen Rd Zilzie

Venerdi Finance Pty Ltd is pleased to offer for sale the residential development site at 400 Svendsen Road Zilzie Qld.

- Land area: 29.83* Hectares (6 titles)
- Premium Location – Well-positioned in a booming suburb with increasing population growth and infrastructure investment.
- Large-Scale Development Potential – Range of potential development options, including land subdivision, land lease community and multiple dwellings
- Sweeping views across Keppel Bay to Great Keppel Island and surrounded by 60* Hectares of the protected Cocoon Point National Park
- Infrastructure & Services Ready – Power, water, and sewerage available for connection
- Attractive Investment – Strong demand for land in the area, ensuring high resale potential for developers.

Emma Fynes-Clinton

M | 0417 617 177

E | emma@venerdifinance.com.au





Emu Park Golf Club

Emu Park Airstrip

Emu Park State School

Drakes Emu Park

Zilzie Beach

Emu Park Surf Lifesaving Club

SUBJECT PROPERTY
400 Svendsen Road, Zilzie, QLD

Health & Fitness Centre

National Park

National Park

National Park

OUTLINE INDICATIVE ONLY IMAGE HAS BEEN DIGITALLY ENHANCED

The Offer

Positioned along the stunning Capricorn Coast, 400 Svendsen Road, Zilzie offers an exceptional opportunity to create a master-planned residential community in a high-growth coastal region. With a zoning designation of Emerging Communities and bordered by national park and beach, this expansive site is primed for boutique developers looking to craft a cohesive, sustainable, and high-quality lifestyle estate.

Why This Site?

- Nature Meets Coastal Luxury – Design a premium residential community that blends modern sustainability with a relaxed coastal lifestyle.
- Thriving Demand for Quality Housing – A growing influx of sea-changers and professionals seeking high-end, nature-connected living.
- Unmatched Location & Lifestyle – Situated in Zilzie, a hidden gem on the Capricorn Coast, offering pristine beaches, vibrant communities, and easy access to Rockhampton and Yeppoon.
- Scalable & Flexible Development Options – Whether a boutique large lot enclave, medium density view catchers or a full masterplan, the site allows for tailored development strategies.
- Proximity to Amenities & Natural Attractions – Close to schools, shopping, dining, marinas, and national parks, making it ideal for families and lifestyle buyers.
- Infrastructure & Services Available – Utilities nearby to support streamlined development and staging options.

The Perfect Coastal Setting

- 7 min to Emu Park Town Centre
- 15 min to Yeppoon’s beaches, cafés, and shopping precincts
- 40 min to Rockhampton CBD & Airport
- Easy access to boating, fishing, and Great Barrier Reef adventures

Create Something Exceptional

With boutique residential developments thriving along the Capricorn Coast, this site offers the ideal canvas for a thoughtfully designed community.



Property Overview

Street Address 400 Svendsen Road, Zilzie, QLD 4710.

Description 400 Svendsen Road, Zilzie represents an incredible opportunity to own one of the most unique and versatile beachside locations on the Capricorn Coast. The property consists of approximately 30 hectares of vacant land, perched above Zilzie Beach, with sweeping views across Keppel Bay to Great Keppel Island.

The site offered for sale comprises six adjoining lots as follows:

| Number Lot | Address | Size |
|------------|---|------------------------------------|
| 1 | Lot 401 SP233258 400 Svendsen Rd, Zilzie Qld 4710 | 2.054Ha* 20,540m ² * |
| 2 | Lot 405 SP240860 400 Svendsen Rd, Zilzie Qld 4710 | 5.379Ha* 53,379m ² * |
| 3 | Lot 404 SP240860 400 Svendsen Rd, Zilzie Qld 4710 | 1.774Ha* 17,740m ² * |
| 4 | Lot 403 SP240860 400 Svendsen Rd, Zilzie Qld 4710 | 0.2352Ha* 2,352m ² * |
| 5 | Lot 400 SP233258 400 Svendsen Rd, Zilzie Qld 4710 | 6.875Ha* , 68,7m ² * |
| 6 | Lot 406 SP240860 400 Svendsen Rd, Zilzie Qld 4710 | 13.5165Ha* 135,165m ² * |

Site Area

RPD Lots 400, 401, SP233258 and Lots 403, 404, 405, 406 SP240860.

Site Area 29.83* hectares.

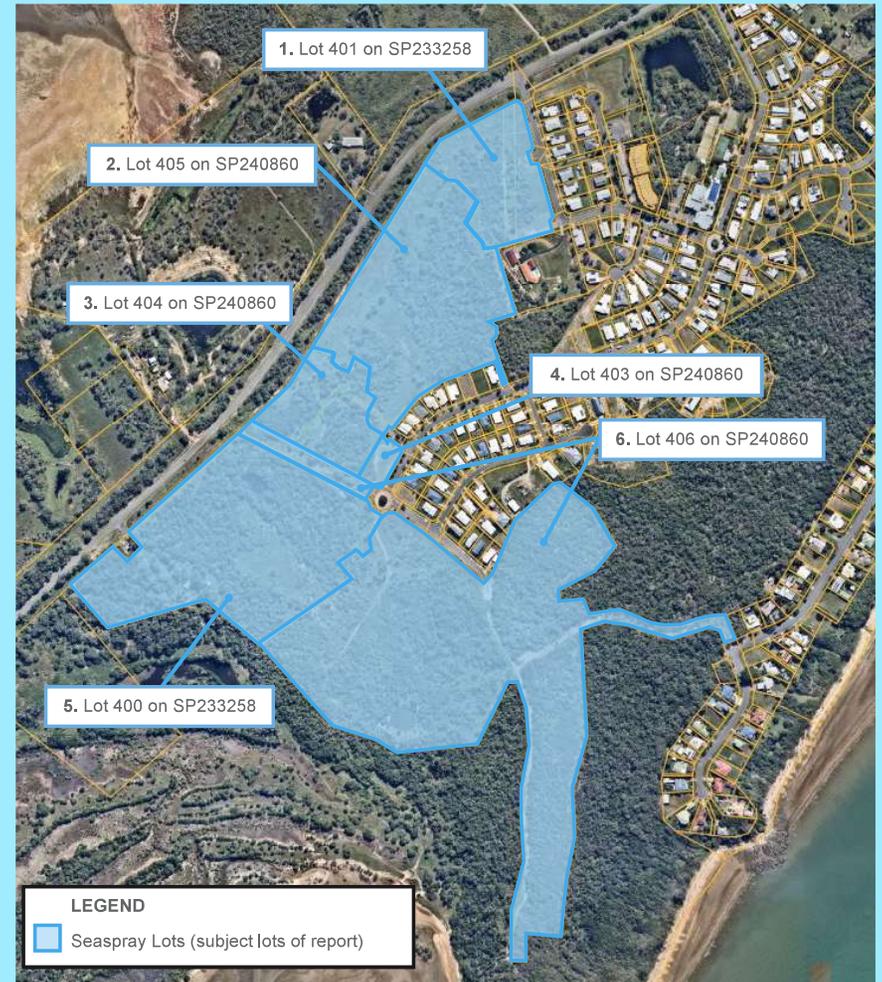
Topography The site is irregular shaped and generally undulating in topography.

Services All lots have services to the boundaries ready for connection.

Contamination There have been no historical uses that are expected to pose a risk for contamination.

Flood The site is not affected by flooding

Local Authority Livingstone Shire Council



Source: Adapted from QLD Globe

Town Planning Overview

| | |
|-------------------------------|--|
| Local Authority | Livingstone Shire Council. |
| Planning Scheme | Livingstone Shire Planning Scheme 2018. |
| Zone | Emerging Community. |
| Local Area Plan | Seaspray Local Plan. |
| Precincts | <p>All lots are located within either:</p> <ul style="list-style-type: none"> • Sub Precinct 1 : Residential Low Density (LPP-01) or; • Sub Precinct 2: Residential Medium Density (LPP-02) |
| Development Assessment | The Seaspray Local Plan overrides the level of assessment set by the Emerging Community Zone and deems all subdivisions within the Local Plan area as Code Assessable. |

| | | |
|--|---|--|
| Residential Low Density Precinct (LPP-01) | Maximum Height | 8.5m |
| | Site Coverage 50% | 50% |
| | Minimum Lot Size | 450m ² |
| | Density | One (1) dwelling per every 450m ² of site area (provided no more that 25% of the lots are less than 500m ²) |
| Seaspray Local Plan Preferred Land Uses | <ul style="list-style-type: none"> • Dwelling house • Dual Occupancy • Home based business | |

| | | |
|---|--|---|
| Residential Medium Density Precinct (LPP-02) | Maximum Height | 8.5m |
| | Site Coverage | 50% |
| | 50% Minimum Lot Size | 1,200m ² ; or 250m ² if subsequent to a Material Change of Use for either a Dual occupancy or Multiple dwelling |
| | Density | One (1) dwelling per every 250m ² of site area |
| Seaspray Local Plan Preferred Land Uses | <ul style="list-style-type: none"> • Multiple dwelling • Dual occupancy • Dwelling house • Rooming accommodation • Short term accommodation, where involving serviced apartments • Home based business | |

Local Zone Map



Emerging Community zone

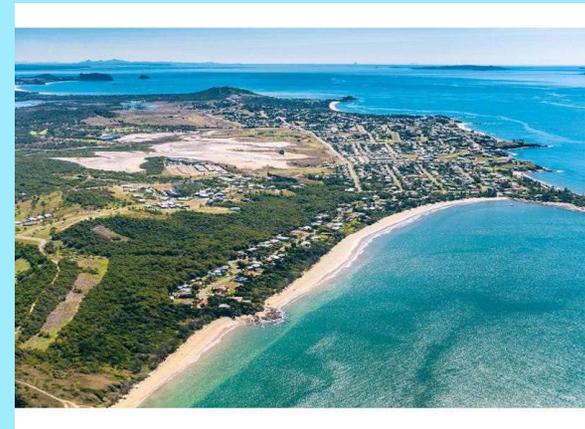
Development Potential

All lots fall within the Emerging Community Zone under the current Planning Scheme, which designates the land for future residential development. Typically, applications for Reconfiguration of a Lot (ROL) under 10 hectares are Impact Assessable. However, the Seaspray Local Plan takes precedence over the standard assessment levels of the Emerging Community Zone and designates all subdivisions within the Local Plan area as Code Assessable — significantly streamlining the approval process.

The future development potential of the site is flexible and may be tailored to meet a range of market demands. Options for purchasers may include:

- Maximising yield through a high-density development of approximately 155 residential land lots (450m² each) and 372 apartments.
- Market-aligned outcomes, such as a more balanced yield of around 116 residential lots, with potential for additional lots on areas designated for medium density.
- Larger lifestyle lots ranging from 1,000m² to 5,000m², catering to buyers seeking space for boats, caravans, sheds, and a more private, spacious lifestyle.
- Prestige residential allotments on the elevated headland, offering expansive, uninterrupted views across Keppel Bay to the Keppel Islands — ideal for luxury homes.

This versatility makes the site suitable for a staged residential community, blending affordability, lifestyle, and premium coastal living



Location and Amenity

Zilzie

Zilzie is a quiet coastal town on Queensland's Capricorn Coast, only 3km* from Emu Park, 15km* southeast of Yeppoon and 40km* north-east of Rockhampton.

Known for its relaxed beachside lifestyle, Zilzie offers direct access to pristine beaches, nearby national parks, golf courses, and boating facilities, making it a sought-after location for families, retirees, and lifestyle seekers alike.

Surrounded by 60* hectares of the protected Cocoanut Point National Park, this property captures uninterrupted 360-degree views of coastline, island and hinterland.

Nearby amenities:

- Emu Park (5–10 mins) – Local shops, cafes, medical centre, primary school, IGA supermarket, and weekend markets.
- Yeppoon (15 mins) – Full-service town with Woolworths, Coles, specialty retail, restaurants, schools, and healthcare.
- Rockhampton (40 mins) – Major regional centre with hospitals, airport, university, large-scale retail, and employment hubs.
- Public transport – Bus services connecting to Yeppoon

Recreation & Lifestyle

- Zilzie Beach & Emu Park Beach – Safe swimming, walking, kayaking, and fishing.
- Recreation Club including Gym, tennis courts, pool, café, medical centre and pharmacy
- Coorooman Creek boat ramp (5mins*)
- Causeway Lake – Ideal for crabbing, boating, and paddleboarding.
- Keppel Bay Marina (20 mins) – Gateway to Great Keppel Island and the Southern Great Barrier Reef.
- Golf – Zilzie Bay Golf Course and nearby courses at Emu Park and Yeppoon.
- National Parks – Cocoanut Point National Park (3mins*) and easy access to Byfield National Park, bushwalking trails, and scenic lookouts.
- Coastal Pathways – Cycling and walking trails with ocean views.



Great Keppel Island



Zilzie Beach



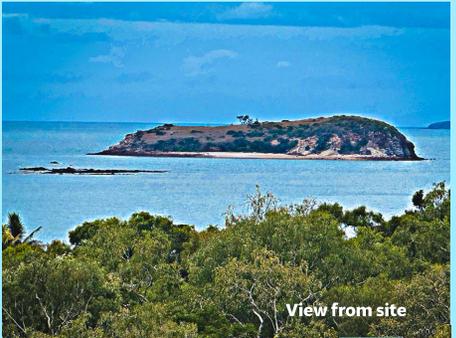
View from site



Emu Park



Rec Club



View from site



Health & Fitness Centre

National Park

SUBJECT PROPERTY
400 Svendsen Road, Zilzie, QLD

National Park

National Park

OUTLINE INDICATIVE ONLY IMAGE HAS BEEN DIGITALLY ENHANCED



Capricorn Coast

400 Svendsen Road Zilzie Qld 4710

For more information please
contact Venerdi Finance
E:| info@venerdifinance.com.au
M:| 0417 617 177