



KOALA BEACH

FACT SHEET



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- Koala Beach is a major master planned environmentally sensitive residential estate in Pottsville in Northern New South Wales.
- Just 100 hectares of the total 360 hectares of Koala Beach site will ever be developed. 260 hectares or more that 2/3rds of the entire site has been dedicated to nature reserves, wildlife areas and parks.
- Koala Beach is home to a small but significant koala colony, who roam the estate. To ensure the protection of this colony the Ray Group, the developer of Koala Beach, has worked closely with the Australian Koala Foundation to develop initiatives which reduce the risk to Koalas. These include:
 - A restriction of cats and dogs within the estate.
 - The inclusion of speed bumps near known koala habitats.
 - The preservation of trees used by koalas.
 - A requirement that all fences within the estate be raised so that the koalas can enjoy free access throughout the estate.
- In addition to our koala population, Koala Beach is also home to a range of rare wildlife. These include wallabies, planigale, Queensland blossom bat, glossy black cockatoo, osprey, square tailed kite and superb fruit dove.
- The first residents moved into Koala Beach in early 1997. Stages 1, 2, 3, 4 & 5 within the estate have sold out. Our final stage - Stage 6 is now offered for sale. When complete, Koala Beach will be home to just under 500 families.
- With the opening of the Chinderah Yelgun motorway and the M1 Highway to Brisbane, access to Koala Beach has been significantly improved and has reduced travel time from Koala Beach to major facilities as follows:
 - Byron Bay 25 minutes
 - Coolangatta Airport . . . 20 minutes
 - Surfers Paradise 45 minutes
 - Kingscliff 10 minutes
 - Brisbane Airport 90 minutes

Now that the Federal Government have joined with the Queensland State Government in committing to the construction of the Tugun bypass (to the west of Coolangatta Airport) the drive time to all destinations to the north will be greatly reduced.

- The Forest home sites in Stage 6 range in area from 650 square metres to 950 square metres with the average being 713 square metres. The topography of this land is relatively flat with the stage nestled amongst a forest. The feature of The Forest will be a large 1.2 hectare lake which will be surrounded by bicycle paths, walkways, parks, pavilion & picnic facilities including electric barbecues.

- Koala Beach is located within 900 metres to a spectacular pristine beach which stretches from Hastings Point to the north through Pottsville. This stretch of beach is approximately three kilometres and is regularly used by Koala Beach residents for swimming, fishing and surfing.
- A surf life saving facility is proposed for this beach. The developer of Koala Beach is discussing this proposal with representatives of the Australian Life Saving movement.
- At the entry to Koala Beach is the Pottsville State School. A secondary school is located at nearby Kingscliff. The Lindisfarne Anglican Primary & Secondary Schools is located at nearby Terranora. Kingscliff also features a TAFE college.
- The village at Pottsville itself is a popular destination. The village features a number of shops including supermarket, tavern, bakery, coffee shops, hardware, solicitors, doctor's surgery and many other specialty stores.
- The Pottsville Market is a popular destination for both locals and day trippers and feature animal rides, arts and craft, food, music and produce. The market takes place on the third Sunday of each month.
- Pottsville is located within a short drive of the following facilities:
 - Pottsville Bowls Club 2 minutes
 - Pottsville Village 5 minutes
 - Pottsville Medical Centre 5 minutes
 - Kingscliff Shopping Village 10 minutes
 - Kingscliff High School 10 minutes
 - Kingscliff TAFE College 10 minutes
 - Ocean Shores Country Club 15 minutes
 - Coolangatta Tweed Heads Golf Club 20 minutes
 - Tweed Heads Hospital 20 minutes
 - John Flynn Private Hospital 20 minutes
 - Tweed City Regional Shopping Centre 20 minutes
 - Lindisfarne Anglican School 20 minutes
 - Robina Woods Golf Course 40 minutes
 - Bond University 40 minutes
 - The Grand Private Golf Course 40 minutes
 - Wet'n'Wild, Movieworld & Dreamworld 45 minutes
- The Tweed Coast is being 'discovered' by a large number of people seeking 'seachange' and quality of life. For many years the Sunshine Coast was a popular and booming residential market. This was greatly attributed to the opeg of the Sunshine Coast motorway. Now with the opening of new road networks in both South East Queensland and Northern New South Wales, the Tweed Coast has become an even more attractive and accessible residential alternative.
- Located beside Koala Beach is the Bicentennial Environment Park. The park contains fresh and saltwater wetland, coastal eucalypt forest and remnants of heath and

rainforest. Recreational facilities within the park include walking and cycling trails, electric barbecues, picnic tables and amenities block.

- To the west of Koala Beach and towering over the Tweed Valley is Mt Warning, the central core of the Southern Hemisphere's largest extinct volcano.
- Apart from the unique environmental aspects of Koala Beach a major point of difference within the estate is the architecture of the homes. The building covenants for the estate promote the use of natural materials such as timber, stone and tin. The covenants also ensure that the homes designs follow the natural slope of the land, thereby avoiding the normal 'cut and fill' that can be seen in many developments. The natural undulation of the homes sites at Koala Beach has produced a stunning range of homes that harmoniously nestle into the natural environment. These covenants ensure that homes are constructed with consideration to adjoining properties which will in the long term enhance all property values. Land within The Forest is relatively flat which will provide cost effective housing construction.
- A range of leading architects and builders has been designing and constructing homes at Koala Beach for many years. These architects and builders include Anstey Homes, Bentec Homes, Beachstyle Homes and renowned architect, Glen Peterson.
- Landscaping architecture and planning within Koala Beach has been prepared by leading landscape architects Edaw Pty Ltd.
- Stage 6 of Koala Beach will feature a number of parks and reserves including play equipment and sheltered picnic areas.
- Stage 6 will be the final land release at Koala Beach. With the emphasis on quality landscaping including the lake, bicycle paths, picnic areas, parks and playgrounds, The Forest is set to become the premier residential address within Koala Beach.

