



APP Corporation



Land Use Study

FORMER COUNCIL ADMINISTRATION BUILDING AND LANDS

Prepared for: Liverpool City Council
Project No: 2405
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This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

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28/10/11

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Executive Summary

1. Executive Summary

The subject property comprises a 4.93 hectare site which is currently zoned part SP2 Infrastructure – Public Administration Building and part RE1 Public Recreation under the Liverpool Local Environmental Plan 2008. The site is located close to the Whitlam Leisure Centre. It is accessed via Hoxton Park Road to the south and Memorial Avenue to the north. The site is dissected in a north-south direction by Brickmakers Creek. The site is significantly constrained by 1:100 year and PMF flooding classifications together with riparian setbacks.

The southern portion of the site is developed with the former council chambers, which is partly intact and partly demolished, as a result of an extensive fire to the premises in 2010. The vast majority of the improvements comprise a cleared slab with parking under and a double level office extension to the rear which remains largely intact. The northern portion of the site fronting Memorial Avenue contains a former roller skating rink.

This report was commissioned to investigate the highest and best use of the site and the potential for rezoning.

In terms of a future land use zone for the site, the most suitable combination would be RE1 Recreation and B2 local Centre/B6 Enterprise Corridor. The latter business zones would be located on the area of land fronting Hoxton Park Road (to the east of Brickmakers Creek) and which lies above the 1:100 year flood line. The remainder of the site would be zoned RE1. The zones would complement the existing uses surrounding the site, whilst allowing a more commercial element in the location of the former council chambers.

In undertaking this report APP have considered a series of possible land uses and market drivers in each sector. These uses included commercial, residential, private hospital, medical, retail, service station and child care options for all or part of the site. Recreational options and community uses were also considered.

The local market at present is particularly flat across the majority of land uses considered which is reflective of the current state of the NSW property development market and broader post “GFC” environment. Despite this it has been concluded from our research and having regard to the individual characteristics of the site (including most notably flooding constraints and the benefit of existing improvements) that the highest and best use of the land is as follows:-

- Commercial oriented development with ancillary parking (subject to further flooding advice) would best apply to that part of the site east of Brickmakers Creek fronting Hoxton Park Road (i.e. ex Chambers and surrounding land). To this end we recommend a B2 or B6 rezoning would best apply to accommodate the proposed uses. The zones would be consistent with the Department of Planning's Draft Centres Policy (April 2009).
- The commercial redevelopment of the front portion of the site (i.e. including the slab) is at best marginal and therefore Council could hold off on redevelopment or consider part “non-commercial” uses e.g. indoor sporting facilities and the like. The commercial market is such that pre commitment or significant backfilling of council office requirements would be required prior to committing to the site's redevelopment.
- Open space/Recreational use to the north and west of Brickmakers Creek (in the vicinity of the former skating Rink), which would retain an RE1 Zone.
- There could be potential to utilise the existing footprint of the former skating rink (and potentially first floor additions) to accommodate recreational or community groups.

Despite the above suggested land uses it is clear that the current market environment is challenging and as such the Council may consider delaying redevelopment of the site until such time as market conditions improve.

In the interim we recommend that further investigations on the site be undertaken in order to better understand the site's development constraints, particularly those posed by flooding and riparian issues.

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Introduction

2. Introduction

Background

APP Corporation Pty Limited (APP) has been engaged by Liverpool City Council (“the Council”) to undertake an assessment for the future redevelopment of the site referred to as the former Council Administration Building site.

The site consists of the following:

- 1 Hoxton Park Road (Lot 103 DP 877139);
- 3 Hoxton Park Road (Lot 102 DP 877139);
- Lot 104 Hoxton Park Road (Lot 104 DP 877139);
- 110 Memorial Avenue (Lot 3 DP 574089);
- 110 Memorial Avenue (Lot 105 DP 877139); and
- Hillier Oval (Lot 27 DP 218400).

The lots form an approximate triangular shaped site (‘the site’) bounded by Hoxton Park Road to the south, Brickmakers Creek to the west, Memorial Avenue to the north and the Whitlam Leisure Centre to the east.

The property, which has an area of approximately 4.93 hectares, is currently zoned part SP2 Infrastructure – Public Administration Building and part RE1 Public Recreation under the Liverpool Local Environmental Plan 2008. Under the current SP2 zone public administration buildings, roads and environmental protections works are permitted uses. Future development options are also restricted under the RE1 zone.

The southern portion of the site is improved with the former council chambers, which is partly intact and partly demolished, as a result of an extensive fire to the premises. The vast majority of the remaining improvements comprise a cleared slab with parking under and a double level office extension (completed circa 2008) to the rear which remains largely intact.

The purpose of this report is to review:

- the planning status of the site.
- site opportunities and constraints.
- the market potential of the site.
- the market with regard to potential competing developments, likely demand, rental rates likely to be achieved and revenue.
- the target market, product mix and price point for the selected user.
- preparation of feasibility models.
- and recommend the ‘Highest and Best’ use options.

Reports and information provided

We have had access to the following information and reports which have been considered in the preparation of this report:

- Deposited plans.
- Section 149 Certificates from the Council.
- Advice from the Council’s Social planners.
- Pathways information.

- Title search results.
- Scott Fullarton and Valuer General valuations from 2008.
- MJ Davis Valuation dated January 2011.
- 'Liverpool Arena' Proposed Multipurpose Venue, Woodward Park, Liverpool – Traffic, Transport and Parking Study. Traffic and Transport Planners Associates April 2003.
- Woodward Park and Environs: Oasis Vision – LEP Planning Study. Woods Bagot April 2002.
- Liverpool Local Environmental Plan 2008.
- Liverpool Development Control Plan 2008.

Assumptions and Qualifications

APP has, in preparing this initial Land Use Study, been required to make some general assumptions which are outlined hereunder:

- We have assumed that the existing access arrangements would be available for future land use of the site, namely Hoxton Park Road and Memorial Avenue.
- We have not been issued with a contamination report for the site however for the purposes of this report have assumed that the site has no outstanding environmental or contamination issues.
- Figures provided in this report have been provided as part of a preliminary market assessment. This report is not to be construed as a formal valuation.
- Riparian zones and their respective impacts on the balance of “usable land areas” are based on rudimentary measurements from the creek bank as provided from the Council. Detailed mapping and plotting of the creek banks in conjunction with flood contours and flood modelling would be required as part of the site's redevelopment, particularly if the existing improvements are to be demolished and a new building footprint is proposed. Further surveys and flood modelling could potentially impact further on the site's redevelopment potential, over and above what has been assumed in this report.
- A services report will be required to accompany any future development proposal to confirm existing capacity and augmentation requirements. Based on information available to us we have assumed that there would be no need to augment services to the subject site in order to facilitate the highest and best uses outlined in this report.

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Site Analysis & Constraints

3. Site Analysis & Constraints

3.1. Location

The site is situated to the west of the Hume Highway with road frontages to Hoxton Park Road to the south and Memorial Avenue to the north. Liverpool City Centre is less than 1 kilometre to the northeast of the site. As well as being within close proximity to the main Liverpool commercial centre, the site is also close to a local commercial centre at the intersection of Hoxton Park Road and Flowerdale Road.

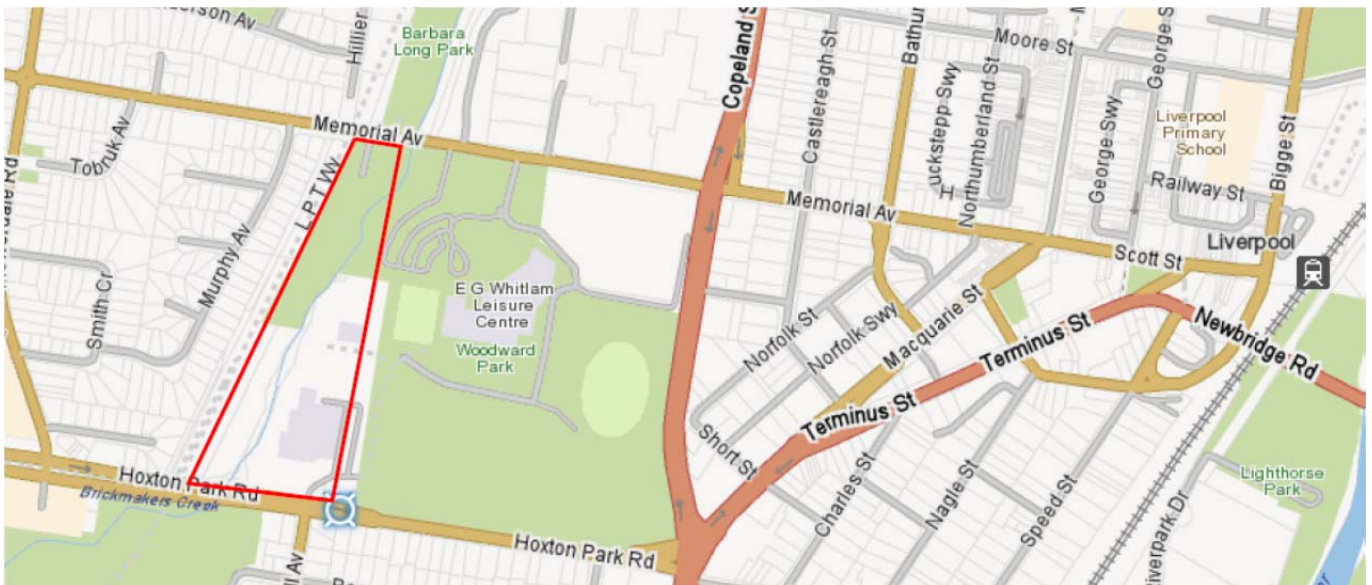


Figure 1 – Site location (source: www.whereis.com.au)

The site is currently occupied by the former roller skating rink in the north and the former Council administration offices in the south and fronting Hoxton Park Road. The latter was partially destroyed by fire in 2010. A concrete slab, basement parking, visitor car park area and one functioning office building remain on the site. The remaining office currently houses approximately 40 council employees. The remainder of the site is vacant consisting of Brickmakers Creek and other unused public administration and recreation lands.

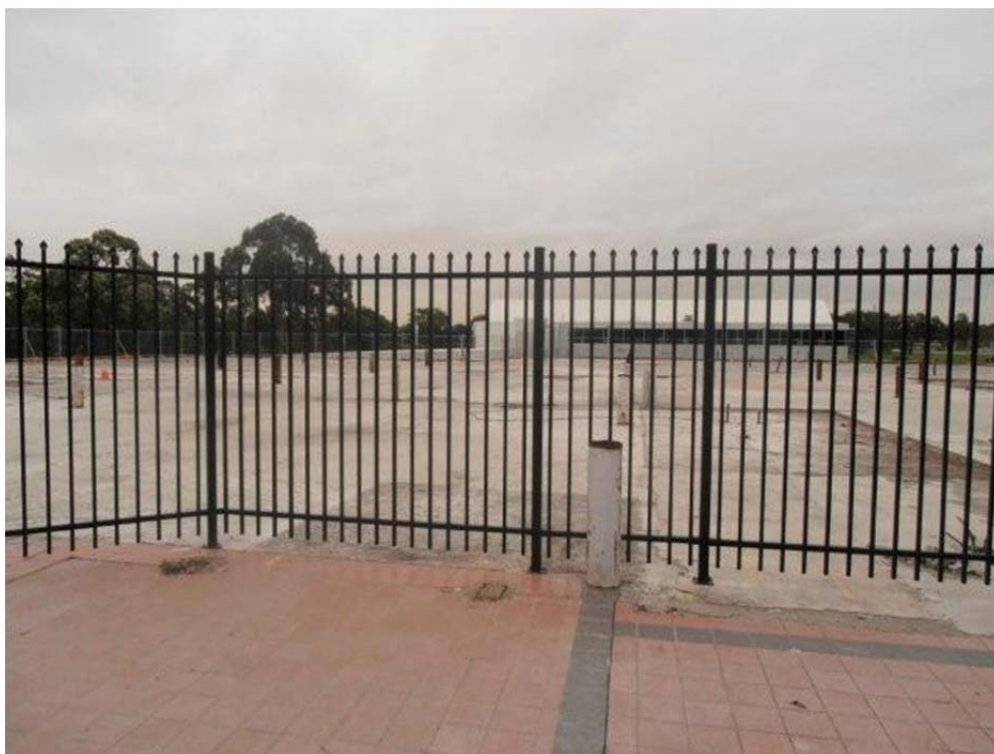


Figure 2 – Former Council administration building - remaining concrete slab (foreground) and remaining office building (background)



Figure 3- Vacant land – looking south, Transitway on the right of photo, former council buildings beyond trees



Figure 4 - Brickmakers Creek to the west of the former Council administration building



Figure 5 – Former roller skating rink off Memorial Avenue

3.2. Surrounding Development

To the east of the site are recreation land uses including the Whitlam Leisure Centre, Hillier Oval and Liverpool Netball Courts. These facilities currently operate on a regional sporting level.

The Whitlam Leisure Centre offers a number of indoor and outdoor facilities including health club, swimming pools, function facilities, physiotherapy and a crèche. A recent approval has been received from Liverpool City Council to construct an external shade over the seating area of the 50 metre pool. The car parking area is accessed from Memorial Avenue.

The Liverpool City Netball Association Headquarters are also located to the east of the site. The Headquarters are home to 32 tar sealed netball courts, 175 car park spaces and a clubhouse.

The Hillier Oval is a Liverpool City Council owned sporting field and is the home of the All Saints Junior Rugby League Football Club.

3.3. Area and Dimensions

According to the Deposited Plans for the site, the total area is approximately 4.93ha or 43,930 square metres, broken down as follows:

• 1 Hoxton Park Road (Lot 103 DP 877139)	2.14 ha
• 3 Hoxton Park Road (Lot 102 DP 877139)	0.92 ha
• Lot 104 Hoxton Park Road (Lot 104 DP 877139)	0.69 ha
• 110 Memorial Avenue (Lot 3 DP 574089)	0.27 ha
• 110 Memorial Avenue (Lot 105 DP 877139)	0.65 ha
• Hillier Oval (Lot 27 DP 218400).	0.26 ha.

These dimensions exclude an area of Brickmakers Creek running through the site, which has an area of 3,672 sqm.

When an assumed 20 metre setback is applied to each bank the site's area is reduced to around 25,800 sqm, albeit of irregular shape and usability (of which 21,000 sqm is located east of Brickmakers Creek).

An initial assessment of riparian zones and the resultant balance of "usable land areas" are based on rudimentary measurements from the creek bank as provided by the Council. Detailed mapping and plotting of the creek banks in conjunction with flood contours and flood modelling would be required as part of the sites redevelopment, particularly if the existing improvements are to be demolished and a new building footprint is proposed. Further surveys and flood modelling could potentially impact further on the site's redevelopment potential, over and above what has been assumed in this report.

3.4. Access

The site is well served by the regional road network comprising the M5 motorway, Hume Highway and Hoxton Park Road. The site itself has primary frontage to Hoxton Park Road and a traffic signal intersection provides access into the site at Hoxton Park Road/Gill Avenue. A secondary access is located on Memorial Avenue, accessing the former roller skate rink and Whitlam Centre car park. Access from Hoxton Park Road through to Memorial Avenue

is not available due to the position of Brickmakers Creek and as such effectively separates the land into two separate developable areas.

A traffic report will be required to be submitted with any proposal for redevelopment of the site or planning proposal to confirm the existing access arrangements are appropriate and have sufficient capacity or whether alternate access arrangements are required.

The site has excellent connectivity to public transport, with the Liverpool to Parramatta dedicated Transitway (TWAY) running to the west of the site. TWAY bus stops are located on both Hoxton Park Road and Memorial Avenue.

3.5. Site Constraints

A review of the section 149 Certificates for the site shows that the land:

- Does not comprise or include any critical habitat;
- Is not located in a conservation area;
- Is not within a mine subsidence area;
- Does not contain an item of environmental heritage;
- Is not affected by road widening or realignment provisions;
- Is not affected by any policies on hazard risk (land slip, bushfire, tidal inundation, subsidence, acid sulphate soils);
- Is not defined as bushfire prone land; and
- Is not the subject of notices regarding contamination on the land.

The site is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008. This is an LGA provision relating to the removal of trees from development sites. The Liverpool Development Control Plan 2008 Part 1.1 General Controls for Development sets out procedures for tree removal.

3.6. Flooding

The site is affected by flood inundation as indicated on the Liverpool City Council Flood Map (**Figure 6**). The controls applying to residential forms of development contained within the Liverpool Local Environmental Plan 2008 and Development Control Plan 2008 therefore apply to the site (discussed further in Section 4.3).

Parts of the site adjacent to Brickmakers Creek are identified as 'high risk' flood category (land below the 1:100 year flood line). In the southern section of the site and to the west of the creek, there is an area of 'medium risk' (also below the 1:100 year flood line). The majority of the remainder of the site is classified as 'low risk'. The former council buildings were constructed on a platform above the 1:100 year flood level, represented by the white 'no flood risk' area in DP 877139. (See Figure 6)

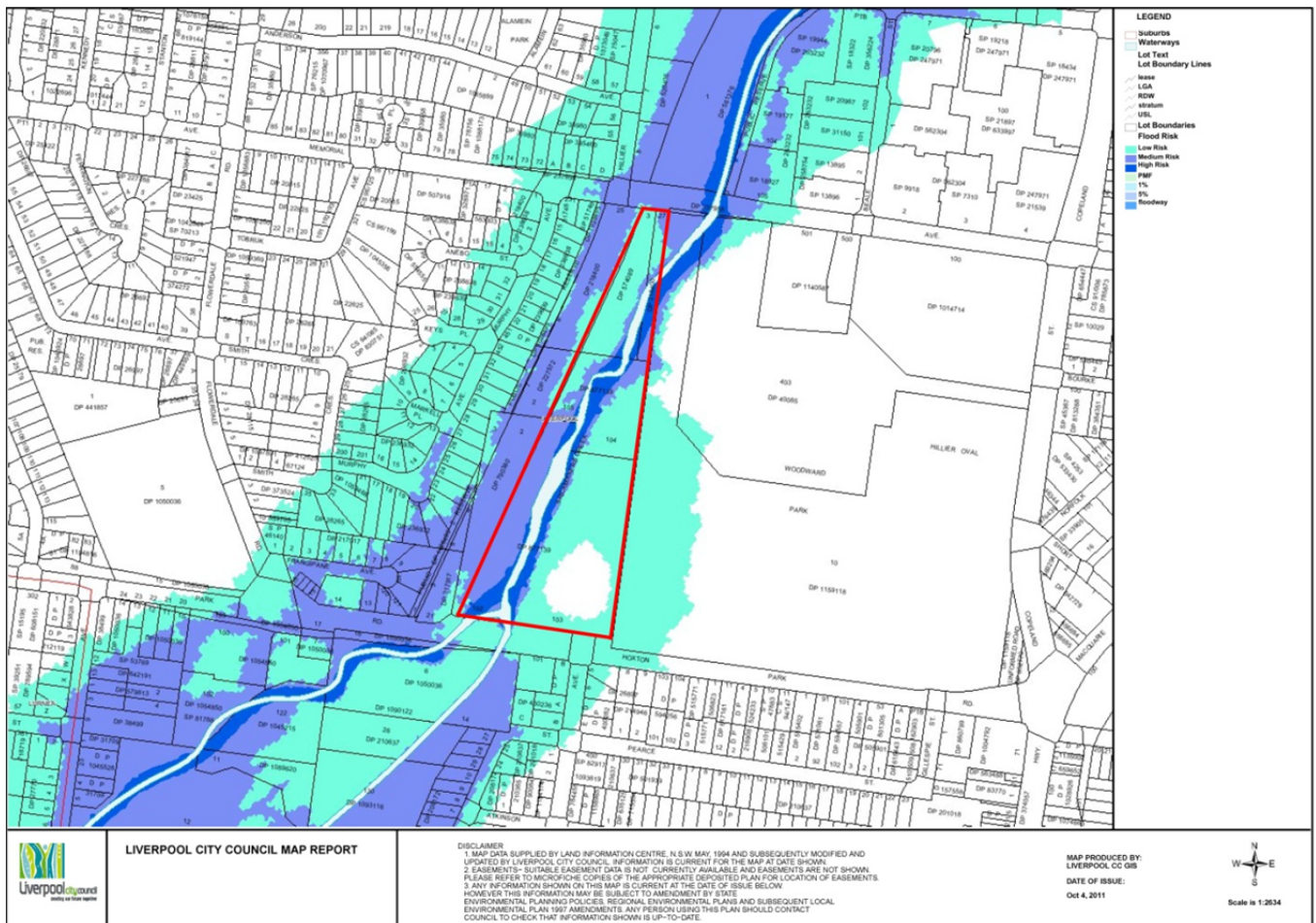


Figure 6 Flood Risk Map

Based on their interpretation of the flooding maps the Council has provided the following rudimentary areas (areas are approximate only and based on councils mapping system and will be subject to survey);-

- No Risk 4,814 sqm
- Low Risk 18,276 sqm
- Medium Risk 7,811 sqm
- High Risk 7,605 sqm

3.7. Riparian Corridor

Brickmakers Creek is an open stormwater channel which runs south to north through the western section of the site. The creek is classified as a Category 3 creek, and a core riparian width of 10 metres (from top of bank) is required on each side of the creek. The riparian corridor is intended to assist in bank stability, protection of water quality and to treat stormwater run-off for example. No development is permitted within this corridor.

Pursuant to section 91(2) of the *Water Management Act 2000*, development within 40 metres of the top of the bank of any watercourse requires lodgement of an Integrated Development Application with Council and formal concurrence will be required from the Office of Water. This will need to be a consideration for any future development proposal within the 40 metres zone.

A detailed review will be needed to confirm the location of the core riparian corridor, the 40 metre zone and the 1 in 100 year flood line, which will all impact on the developable area of the site. This exercise is outside the scope of this report. Notwithstanding this, a cursory review of the location of the low and medium risk flood areas overlaid with an approximate 40 metre zone, would suggest that there would be approximately 25,800 sqm of developable land (4,800 sqm to the northwest of the creek and 21,000 sqm to the east of the creek.)

APP is aware of a potential reduction in flood affectation of the site as a result of works proposed upstream. The review should include assessment of this to determine both zoning and actual development opportunities.

Based on the above (and considering the matter in isolation) we consider that there may be merit in working to the existing approved building footprints as opposed to demolition and rebuilding in accordance with current riparian and flooding guidelines.

3.8. Services and Easements

There is an electricity easement registered in the southeast corner of the site. A copy of the Deposited Plans are included in Appendix A.

A services report will be required to accompany any future development proposal to confirm existing capacity and augmentation requirements. Based on information available to us we have assumed that there would be no need to augment services to the subject site in order to facilitate the highest and best uses outlined in this report.

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Planning Framework

4. Planning Framework

4.1. Liverpool Local Environmental Plan 2008

The site is currently zoned part SP2 Infrastructure – Public Administration and part RE1 Public Recreation. The creek is unzoned.

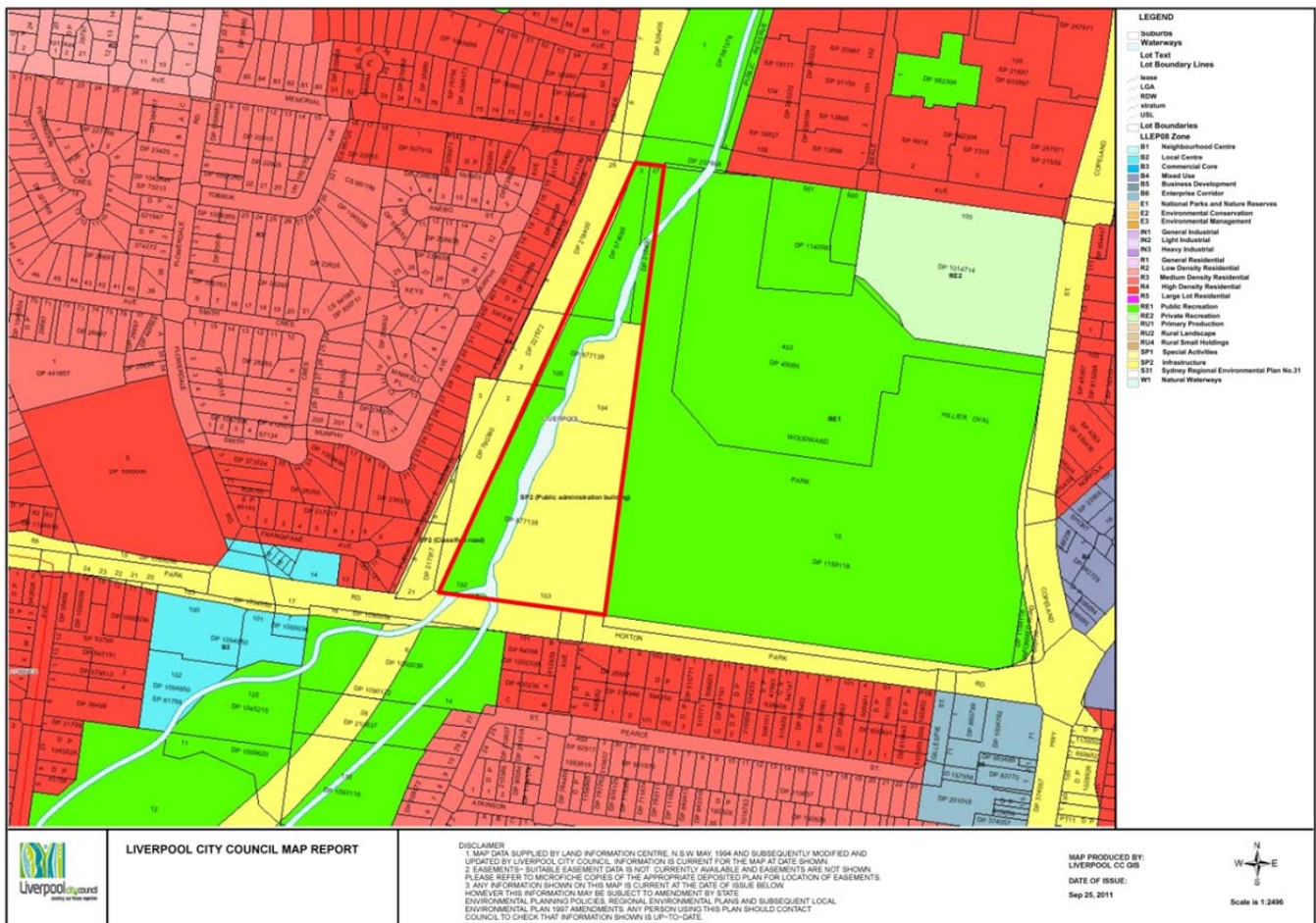


Figure 7 Liverpool Council Zoning Map

The objectives of the SP2 zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To reserve land for the provision of infrastructure.

The permitted uses for the SP2 zone are specific to what is indicated on the Land Zoning Map, in this case 'Public Administration Building', roads and environmental protection works.

The objectives of the RE1 Zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.

- To protect and enhance the natural environment for recreational purposes.
- To provide sufficient and equitable distribution of public open space to meet the needs of residents.
- To ensure the suitable preservation and maintenance of environmentally significant or environmentally sensitive land.

The permitted uses without consent are environmental protection works and home occupations.

The permitted uses with consent are 'boat shed; building identification signs; business identification signs; camping grounds; caravan parks; cemeteries, charter and tourism boating facilities; child care centres; community facilities; entertainment facilities; environmental facilities; flood mitigation works; information and education facilities; kiosks; marinas; mooring pens; places of public worship; recreation areas; recreation facilities (indoor); recreation facilities (major); recreation facilities (outdoor); respite day care centres; roads and water recreation structures.'

Clause 2.4 relates to the development of unzoned land. It is noted that development is permitted with consent on unzoned land, however any development in the creek would be limited, and likely to be of an environmental nature.

Clause 5.9 and 5.9AA Preservation of trees or vegetation relates to the site, with the objective being to preserve the amenity of the area through the preservation of trees and other vegetation. The clauses set out general process for removing trees within the LGA.

The site is flood prone and hence Clause 7.8 Flood Planning is relevant. Clause 7.8 states:

- “(2A) Development consent must not be granted to development in a flood planning area for the purposes of residential accommodation unless the consent authority is satisfied that the development:*
- (a) will not adversely affect flood behaviour and increase the potential for flooding to detrimentally affect other development or properties, and*
 - (b) will not significantly alter flow distributions and velocities to the detriment of other properties or the environment, and*
 - (c) will enable the safe occupation and evacuation of the land, and*
 - (d) will not have a significant detrimental affect on the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of any riverbank or watercourse, and*
 - (e) will not be likely to result in unsustainable social and economic costs to the flood affected community or general community as a consequence of flooding, and*
 - (f) if located in the floodway, will be compatible with the flow of flood waters and with any flood hazard on that floodway.*
- (3) Development consent must not be granted to development on flood prone land (other than development for the purposes of residential accommodation) unless the consent authority is satisfied that the development:*
- (a) will not adversely affect flood behaviour and increase the potential for flooding to detrimentally affect other development or properties, and*
 - (b) will not significantly alter flow distributions and velocities to the detriment of other properties or the environment, and*
 - (c) will enable the safe occupation and evacuation of the land, and*
 - (d) will not have a significant detrimental affect on the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of any riverbank or watercourse, and*
 - (e) will not be likely to result in unsustainable social and economic costs to the flood affected community or general community as a consequence of flooding, and*
 - (f) if located in the floodway, will be compatible with the flow of flood waters and with any flood hazard on that floodway.*

Consideration of clause 5.9, 5.9AA and 7.8 will be required for any future development. The LEP also indicates the following zone specific clauses which may be relevant to further development: clause 5.4(7), 7.13, 7.15, 7.16, 7.22, 7.23 and 7.25. These are considered within Section 5.

4.2. Draft LEP

There are no draft Local Environmental Plans applying to the site.

4.3. Liverpool Development Control Plan 2008 (as amended)

Part 1.1 General Controls for Development relate to any future development of the site. All of the controls contained within this Part of the DCP would need to be reviewed as part of a future development proposal. Of particular relevance to the site are the following controls.

Section 2 relates to Tree Preservation which requires development consent to be obtained for any tree removal or pruning on the site. The objectives of this policy are:

- a) *To ensure the protection of trees that are contributing to the ecological and aesthetic values of the Liverpool LGA.*
- b) *To protect the integrity of heritage items through preservation of all trees occurring within the heritage place, precinct or land.*
- c) *To ensure trees are maintained in an appropriate manner as not to cause harm or damage to the tree or community.*
- d) *To ensure that construction works and the ultimate design treatments protect the identified trees.*
- e) *To ensure that trees that provide high ecological or amenity benefits are protected wherever possible.*

Section 7 relates to Development near a Watercourse with the following objectives::

- a) *To protect, restore and maintain ecological processes, natural systems and biodiversity in wetlands and waterfront areas.*
- b) *To maintain watercourse bed and bank stability.*
- c) *To minimise sedimentation and pollution of watercourses and wetlands.*
- d) *Ensure conservation and long term maintenance of existing native vegetation in waterfront areas.*
- e) *To maintain lateral connectivity between waterways and riparian vegetation.*
- f) *To protect the visual amenity of the water and land interface*

Section 9 relates to Flood Risk and specifically land which is identified as Flood Prone Land within the Liverpool LEP 2008. The site contains areas of high, medium and low flood risk, which are defined as:

“High Flood Risk Category means land below the 1% AEP flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.

Medium Flood Risk Category means land below the 1% AEP flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties.

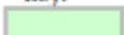
Low Flood Risk Category means all other land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either the High Flood Risk or the Medium Flood Risk Category.”

DCP Table 3 (see Figure 8 below) sets out the planning controls which apply to each land use category within each flood risk category. DCP Table 3 is copied below for reference. This should be read in conjunction with DCP Table 6 which details the development controls that are relevant to the proposed development. Each of these will need to be reviewed in detail depending on the type of development proposed on the site. DCP Table 6 is included in Appendix B for reference.

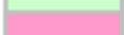
Table 3 Cabramatta Creek and all other Floodplains (Includes Hinchinbrook Creek, Maxwells Creek, Brickmakers Creek, upper parts of Anzac Ck, and other tributaries)

Flood Risk Category	Land Use Risk Category	Planning Controls							
		Floor Level	Building Components	Structural Soundness	Flood Effects	Car Parking & Driveway Access	Evacuation	Management & Design	Fencing
Low Flood Risk	Critical Uses & Facilities								
	Sensitive Uses & Facilities	13	4	4	2, 4, 5	2, 3, 6, 7, 8	3, 6, 8	4, 5	
	Subdivision				2, 4, 5			1, 6	
	Residential (++)	2, 6	3	3		2, 3, 7	3, 6		
	Commercial & Industrial	2, 11, 15	3	3	2, 4, 5	2, 3, 6, 7, 8	(3 or 4), 6	2, 3, 5	
	Tourist Related Development	2, 6, 15	3	3	2, 4, 5	2, 3, 6, 7, 8	3, 6	2, 3, 5	
	Recreation & Non-Urban	2, 7	3	3	2, 4, 5	1, 5, 7, 8	6, 8	2, 3, 5	
	Concessional Development	14, 15	3	3	2, 4, 5	1, 7, 8, 9	3, 6	2, 3, 5	
Medium Flood Risk	Critical Uses & Facilities								
	Sensitive Uses & Facilities								
	Subdivision				1, 4, 5			1, 6	1, 2, 3
	Residential	2, 6, 15	3	1	2, 4, 5	2, 3, 6, 7, 8	3, 6		1, 2, 3
	Commercial & Industrial	11, 15	3	1	2, 4, 5	2, 3, 6, 7, 8	4, 6	2, 3, 5	1, 2, 3
	Tourist Related Development	2, 6, 15	3	1	2, 4, 5	2, 3, 6, 7, 8	3, 6	2, 3, 5	1, 2, 3
	Recreation & Non-Urban	2, 7	3	1	2, 4, 5	1, 5, 7, 8	6, 8	2, 3, 5	1, 2, 3
	Concessional Development	14, 15	3	1	2, 4, 5	1, 7, 8, 9	3, 8	2, 3, 5	1, 2, 3
High Flood Risk	Critical Uses & Facilities								
	Sensitive Uses & Facilities								
	Subdivision								
	Residential								
	Commercial & Industrial								
	Tourist Related Development								
	Recreation & Non-Urban	2, 7	3	1	1, 4, 5	1, 5, 7, 8	6, 8	2, 3, 5	1, 2, 3
	Concessional Development	14, 15	3	1	1, 4, 5	1, 7, 8, 9	3, 6	2, 3, 5	1, 2, 3

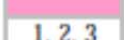
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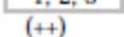
Not Relevant



Unsuitable Land Use



Control reference number relevant to the particular planning consideration. (see Table 6)



Attached dwellings, Dwelling houses, dual occupancies, multi unit dwelling housing, residential flat buildings (not including development for the purpose of group homes or seniors housing), Secondary dwellings and Semi-detached dwellings are exempt from these controls.

Figure 8: Table 3 extracted from DCP 2009, Part 1.1.

DCP Table 3 indicates that within the high risk flood areas alongside Brickmakers Creek, only 'recreation' and 'non urban' uses such as an outdoor recreation facility or landscape and garden supplies would be permitted. Alternatively concessional development (addition to existing premises, rebuilding of a development to reduce flood risk, change of use which does not increase flood risk or subdivision that does not create additional allotments for future development) would be permitted. Should such development be proposed within the high risk areas, the relevant development controls in DCP Table 6 would need to be carefully reviewed.

DCP Table 3 identifies a wider range of land uses permissible (under the guidance of the development controls within DCP Table 6) for medium flood risk areas. These include:

- Subdivision – creation of new lots with potential for future development.
- Residential – including attached dwellings, caravan park, dwelling houses, multi dwelling houses for example.
- Commercial and Industrial – including business premises, entertainment facility, function centre, hotel accommodation, office premises, recreation, retail premises for example.
- Tourist related development.
- Recreation and non urban development.
- Concessional development.

In addition to the above, 'sensitive uses and facilities' are permitted (under the guidance of the development controls within DCP Table 6) in 'low flood risk' areas. Such uses include educational establishments, schools, seniors living and utility installations for example.

Any future development proposal for the site will need to carefully consider the development controls clearly set out in Tables 3 and 6 of part 1.1 of the DCP.

4.4. Section 117 Ministerial Direction No 15

This S117 Direction applies to the site. The objectives of the direction are:

- *To ensure that development on flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual, 2005.*
- *To ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

Clause (2) of the Direction notes that: "A draft LEP shall not rezone land within the flood planning areas from Special Area, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial or Special Area Zone."

This clause is restrictive in its intent. Referring to Figure 6 of this report, the 'flood planning area (FPA)' is the area identified as medium or high risk. The S117 Direction therefore seeks to restrict any rezoning of these FPA lands from Special Area (SP2 Infrastructure) or Recreation (RE1) to residential or business uses.

The area available for rezoning (and so deemed to be compliant with this Direction) is therefore restricted to the area identified in Figure 6 as 'low flood risk' (light blue) or 'no risk' (white). The exact boundary would need to be confirmed by detailed survey which would identify the flood & riparian constraints.

4.5. State Environmental Planning Policy (Infrastructure) 2007

One of the aims of the State Environmental Planning Policy (Infrastructure) 2007 is to 'provide for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.' In particular, Clause 15 relates to development with impacts on flood liable land, and request consultation be undertaken with relevant councils.

15 Consultation with councils—development with impacts on flood liable land

*(1) In this clause, **flood liable land** means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time.*

(2) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without consent and that will change flood patterns other than to a minor extent unless the authority or person has:

(a) Given written notice of the intention to carry out the development to the council for the area in which the land is located, and

(b) Taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.

The requirements of the Infrastructure SEPP will need to be considered for any future development.

4.6. Greater Metropolitan Regional Environmental Plan No 2 – Georges' River Catchment (deemed SEPP)

The aims and objectives of this plan are to maintain and improve water quality and river flows within the George River catchment and to ensure that the use of resources within the catchment is in an ecologically sustainable manner. The Plan seeks to establish a co-ordinated approach to environmental planning and assessment along the river and within the catchment.

Consideration will need to be given to the 'general and specific principles' of this Plan for future development proposals.

5

APP Corporation



Land Use Zone Options

5. Land Use Zone Options

5.1. Existing Zone

The existing SP2 Infrastructure zoning is clearly a restrictive land use, allowing the primary use of public administration buildings. The Council has relocated to offices in Moore Street in Liverpool City Centre and we have been advised that the employees operating out of the remaining office building on the site will also be relocated to Moore Street in the future.

The remainder of the site excluding the creek is zoned RE1 Recreation, which would enable complementary uses to the existing recreational facilities in the area to be developed. The suitability of this zone will be considered in the context of the entire site.

5.2. Rezoning Options

Previous commentary has been provided on the intent of Section 117 Direction Number 15, which is relevant to this site (see Section 4.4). It should be noted that any planning proposal/rezoning application may be restricted by this Direction.

In considering the highest and best use of the land, the following zonings from LEP 2008 have been considered.

- R3 Medium Density Residential
- R4 High Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- RE1 Public Recreation
- RE2 Private Recreation

This section considers the permissible land uses for each zone and reviews the opportunities for the site combining the different zonings, planning factors and market drivers.

5.2.1 R3 Medium Density Residential

Objectives of zone:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a concentration of housing with access to services and facilities.
- To provide for a suitable visual transition between high density residential areas and lower density areas.
- To ensure that a high level of residential amenity is achieved and maintained.

Permitted without consent:

Home-based child care; Home occupations

Permitted with consent:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing

5.2.2 R4 High Density Residential

Objectives of zone:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To minimise the fragmentation of land that would prevent the achievement of high density residential development.

Permitted without consent:

Home-based child care; Home occupations

Permitted with consent:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

Comments on R3 and R4 Zoning:

An R3 Medium density zoning would allow for a mixture of residential uses including attached dwellings, dwelling houses and multi dwelling houses. It could also support senior housing, neighbourhood shops and motel accommodation. Such land uses would all integrate well with the surrounding land uses, most notably to the west of the TWay and south of Hoxton Park Road where R3 and R4 residential zones are dominant.

The primary difference between the R4 and R3 zones is that the former would allow for residential flat buildings and serviced apartments.

The LEP Lot Size map allocates a minimum lot size of 300sqm and 1,000sqm for R3 and R4 zones respectively. The LEP height map allocates heights of 8.5m and 18m for R3 and R4 zones respectively. A future R3 or R4 zone on the subject site would have similar lot size and height restrictions applying.

In considering residential zoning, Clause 7.8 Flood Planning must be reviewed to ensure that any proposal will not adversely impact flood behaviour and increase the potential for flooding, have a significant impact on the environment or unsustainable social and economic costs etc.

Strict development controls are set out in Part 1.1 of the Liverpool DCP 2008 and the fold Plan development manual. Residential development would only be considered in the medium and low flood risk areas (as marked on the flood map). Examples of development controls which will apply to residential land uses include:

- Non habitable floor levels to be as high as practical but no less than the 5% AEP flood level.
- Habitable floor levels to be equal to or greater than the 1% AEP flood level plus 500mm freeboard.
- All structures to have flood compatible building components.
- Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level.

This list of development controls is not exhaustive and a full review of relevant flood related development controls would be required for any future development proposal.

Whilst the residential zoning may be potentially viable from a planning aspect the flooding constraints of the site coupled with current poor market conditions limit these uses (medium and high density land uses) from a commercial perspective. Commercial limitations associated with residential uses on the land are further discussed in Section 6 of this report and are representative of the current climate.

5.2.3 B1 Neighbourhood Centre

Objectives of zone:

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide the opportunity for small scale supermarkets that will provide goods for the day-to-day needs of people who live and work in the surrounding neighbourhood.
- To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.

Permitted without consent:

Environmental protection works; Home-based child care; Home occupations

Permitted with consent:

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Service stations; Serviced apartments; Shop top housing; Shops; Veterinary hospitals

Comments on B1 zoning:

The B1 zone offers a range of uses that could be suitable for the site including medical centre, community facilities, child care centres, shops, food and drink premises and office premises. There are a number of restrictions relating to development in the B1 zone, as follows:

- 'Neighbourhood shops' are defined as '*premises used for the purposes of selling general merchandise such as foodstuffs....for the day to day needs of people who live or work in the local area...*' Clause 5.4 of the LEP restricts the size of neighbourhood shops to less than 100 sqm.
- Clause 7.25 of the LEP limits the size of food and drink premises within a B1 centre to less than 300sqm.
- 'Shops' are defined as '*premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.*' Clause 7.25 restricts the gross floor area of a shop to less than 1,500 sqm.
- Clause 7.16 applies which requires the ground floor of the building not to be used for residential purposes and to have at least one entrance and at least one other door/window on the front of the building facing the street.

Again, any business related development of the site will also need to carefully consider the development controls relating to flooding as set out in LEP clause 7.8 and Part 1.1 of the Liverpool DCP 2008 and the Flood Plain Development Manual. Commercial development is permitted under these controls within low and medium flood risk areas, and excluded from high risk areas which are those running adjacent to Brickmakers Creek.

The intent of a B1 zone is for small scale retail uses which serves a local need. B1 zones are generally located within a residential area in order to provide for the day to day needs of the community. The subject site is currently segregated from existing residential areas by the Transitway and Hoxton Park Road. The site is surrounded by recreational land uses. The location is not considered to be suited to a B1 zone.

5.2.4 B2 Local Centre

Objectives of zone;

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.
- To facilitate a high standard of urban design and a unique character that contributes to achieving a sense of place for the local community.

Permitted without consent:

Home-based child care; Home occupations

Permitted with consent:

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Public

administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

Comments on B2 zoning:

The Department of Planning's Draft Centres Policy (April 2009) notes the suitability of B2 zone for local rather than strategic centres. The site is not located in the strategic city centre but could be considered as a local centre. The Draft Centres Policy encourages flexibility in planning to enable all centres to grow and new centres to form. A B2 zone in this location would support the principles of the draft policy and would provide suitably zoned land to meet future market demand.

The B2 Local Centre zoning is more flexible than the B1 zone in that it allows 'commercial premises' which are defined as business, retail and office premises. Unlike the B1 zone, the LEP does not specify any size restrictions for the B2 zone. Clause 7.16 applies which requires the ground floor of the building not to be used for residential purposes and to have at least one entrance and at least one other door/window on the front of the building facing the street.

Medical uses, community facilities, entertainment facilities and function centres are other suitable uses which are permitted under a B2 zoning. All such uses would integrate well with the surrounding Whitlam Leisure Centre and associated uses. Additionally indoor and outdoor recreation facilities are also permitted within the zone, but not major recreation facilities.

Land zoned B2 Local Centre to the east of the site currently has a floor space ratio (FSR) of between 1.7:1 and 2:1 under the Liverpool LEP, and it is assumed that a similar FSR could be applied to the site.

A B2 zone could be considered for part of the site to enable development which is complimentary to existing and future recreation facilities. This use is considered further in Section 6.

5.2.5 B4 Mixed Use

Objectives of zone:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To allow for residential and other accommodation in the Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.
- To facilitate a high standard of urban design, convenient urban living and exceptional public amenity.

Permitted without consent:

Home-based child care; Home occupations

Permitted with consent:

Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home

businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

Comments on B4 Zoning:

The B4 zone differs from the B2 zone in that it permits car parks, hotel and motel accommodation, multi dwelling housing, seniors housing and water recreation structures. Clause 7.16 applies to the B4 zone which requires the ground floor of the building not to be used for residential purposes and to have at least one entrance and at least one other door/window on the front of the building facing the street.

The objectives of B4 zone are to integrate commercial, retail and residential development within accessible locations. The zone allows residential and other accommodation within Liverpool City Centre. Indeed the Draft Centres Policy (DOP, April 2009) notes that in strategic centres (such as Liverpool), B4 zones should be used. The site is not located within the City Centre and the intent of this zone is to support the commercial core of the city centre. Since the site is located approximately 1km from the City Centre, the B4 zone is not considered to be a suitable zone for the subject site.

5.2.6 B5 Business Development

Objectives of zone:

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To maintain the economic strength of centres by limiting the retailing of food and clothing.
- To provide for a larger regionally significant business development centre in a location that is highly accessible to the region.
- To ensure a reasonable concentration of business activity.

Permitted without consent:

Nil

Permitted with consent:

Building identification signs; Bulky goods premises; Business identification signs; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Liquid fuel depots; Office premises; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Storage premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres

Comments on B5 Zoning:

The intent of a B5 zone is to provide for large scale bulky goods and warehouse type uses. A B5 zone would need to have primary access onto a main distributor road such as the Hume Highway. The subject site is too small to be

suited to a B5 land use and does not have suitable access. As such, a B5 zone is not considered to be a appropriate zone for the site.

5.2.7 B6 Enterprise Corridor

Objectives of zone:

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting the retailing activity.
- To provide primarily for businesses along key corridors entering Liverpool city centre, major local centres or retail centres.
- To ensure residential development is limited to land where it does not undermine the viability or operation of businesses.
- To provide for residential uses, but only as part of a mixed use development.

Permitted without consent:

Home-based child care; Home occupations

Permitted with consent:

Building identification signs; Business identification signs; Business premises; Car parks; Commercial premises; Community facilities; Crematoria; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Helipads; Home businesses; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Multi dwelling housing; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Serviced apartments; Shop top housing; Storage premises; Transport depots; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres

Comments on B6:

The intent of the B6 zone is to develop commercial and light industrial uses along a main road such as the Hume Highway, which is a key corridor into Liverpool City. A large B6 area currently exists along Hoxton Park Road at Cartwright, approximately 1.2km to the west of the site. This is a well-established area with retail and food and drink outlets and light industrial premises.

The site is only a short distance from the Hume Highway. Hoxton Park Road itself will become a key corridor in the future as the southwest growth centre is developed. The site would therefore be a suitable location for a future B6 Zone.

The site is currently relatively isolated from compatible business, retail and light industrial uses. From a market perspective these uses are currently better served further from the CBD and are well serviced in areas such as Moorebank, Prestons and Hoxton Park. However with the future upgrade of Hoxton Park Road, a B6 Zone may be a suitable zone for this site.

5.2.8 RE1 Public Recreation

Objectives of zone:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide sufficient and equitable distribution of public open space to meet the needs of residents.
- To ensure the suitable preservation and maintenance of environmentally significant or environmentally sensitive land.

Permitted without consent:

Environmental protection works; home occupations.

Permitted with consent:

Boat shed; building identification signs; business identification signs; camping grounds; caravan parks; cemeteries, charter and tourism boating facilities; child care centres; community facilities; entertainment facilities; environmental facilities; flood mitigation works; information and education facilities; kiosks; marinas; mooring pens; places of public worship; recreation areas; recreation facilities (indoor); recreation facilities (major); recreation facilities (outdoor); respite day care centres; roads and water recreation structures.

Comments on RE1 zoning:

The entire site including the creek could be rezoned to RE1 which would integrate with the existing uses to the east. The zone would permit landuses such as child care centres, community facilities, entertainment facilities as well as indoor, outdoor and major recreational facilities which currently characterise the area. The zone does not however permit any form of retail or commercial premises which would provide more flexibility for the future of the site should market conditions be suitable. An RE1 zoning may be suited to part of the site in combination with a more commercial zoning such as B2. This is discussed further in Section 6.

5.2.9 RE2 Private Recreation

Objectives of zone:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To enable land uses that are compatible with, and complimentary to, recreational uses.

Permitted without consent:

Environmental protection works; home occupations.

Permitted with consent:

Animal boarding or training establishments; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Hotel or motel accommodation; Information and education facilities; Kiosks; Landscaping material supplies; Marinas; Mooring pens; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities

(indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Veterinary hospitals; Water recreation structures.

Comments on RE2 zoning:

An RE2 zone differs from RE1 in that it is usually held in private ownership and allows more commercial uses such as hotel or motel accommodation, plant nurseries and registered clubs. Commercial premises are not permitted within an RE2 zone. The full range of recreational uses are permitted within an RE2 zone, namely indoor, outdoor and major recreational uses. An RE2 zone would complement the surrounding recreational uses, whilst permitting more commercial opportunities than an RE1 zone. An RE2 zoning could be suited to all or part of the site. This is discussed further in Section 5.

5.2.10 Conclusion

This section has reviewed the opportunities available through the current zones and opportunities for rezoning the site. From a planning perspective, the most suitable option for rezoning the site would be a combination of RE1 and/or B2/B6 zones. These zones would all compliment the existing uses surrounding the site, whilst allowing a more commercial element through the development of offices, medical centres or other commercial premises for example.

A future planning proposal/rezoning application would need to be consistent with Section 117 Direction Number 15. To be fully compliant with this Direction, the rezoning would be limited to the white 'no flood risk' section of the site (existing slab and remaining office building) and the 'low flood risk' area (light blue, as per figure 6). The exact boundaries will need to be confirmed further to detailed survey of flood and riparian constraints. Based on these limitations, a B2/B6 Zone would be suited to the panel of land frontline Hoxton Park Road and RE1 Zone across the remainder of the site.

A market analysis of suitable uses for the site, compatible with these land use zoning is provided in Section 6.

6

APP Corporation



Market Analysis and Commercial Considerations

6. Market Analysis and Commercial Considerations

6.1. Use of site under current zoning.

Given the restrictive SP2 zoning as outlined in Section 5, the ability to lease the premises (under their current zoning) to the broader commercial market would not be permissible. The only office activity would be for Council administration offices.

There would be no commercial demand from the open commercial market for the purchase of the premises with these restrictive zonings in place and therefore a more flexible and market acceptable zoning would be required.

The positive and the negative of the use of the premises for commercial oriented uses upon rezoning are outlined further at **Section 6.3.**

6.2. R3 and R4 Zoning considerations

Whilst residential uses, both medium and high density formats, were considered as possible from a planning perspective there are concerns as to the economic viability of these uses on the subject site, particularly given its distance from the CBD, flooding constraints, together with a reduced appetite for sites by developers/funders in the current economic environment.

A preliminary review of riparian constraints shows, at best, an area of around 21,000 square metres on the eastern side of Brickmakers Creek which is classified as either non affected or low flood affected land. As outlined earlier the impact of the riparian and flooding zones require further survey work in order to confirm the developable envelope.

At a residential density of 1 dwelling per 300 sqm land average for the project the best case yield would be in the order of 70 units. Other than the raised pad associated with the former council chambers (around 5,000 sqm approximately), the balance of the eastern portion of the site will be constrained by the flooding issue and somewhat unattractive to perspective purchasers. In reality with all flooding factors the net yield could be as low as circa 30 units (subject to confirmation by architect and flooding engineers). Analysis of the local medium density market indicates current rates of between \$80,000-\$85,000 per site may apply for larger medium density developments.

Opportunity to fill the land to create a larger unaffected pad, considering the site in isolation, would be most likely restricted as there are no high areas on the site from which fill can be transferred or reallocated and the potential impact on the hydrology of the adjoining land.

Higher density housing was also considered from a planning perspective as being possible on the site. Similar flooding and development constraint comments apply to that of medium density.

We make the following observations in relation to general market conditions for residential developments in the Liverpool area;-

- The Liverpool residential market for unit sites arguably peaked in late 2003 and have since failed to recover back to this point. Recovery has been hampered by the onset of the Global Financial Crisis (GFC) and the banking sector's lack of appetite to lend on development stock.
- The Liverpool market is typically represented by affordable product under \$500,000. To this end demand for completed stock has remained relatively strong, from both a purchase and rental perspective. The presale market for new residential unit stock in Liverpool remains slow.
- Turnover for new and second hand residential units remains strong as indicated in the following table.

Table 1: Liverpool Unit Analysis (New and Second Hand)

	2011 Part	2010	2009
Number of Sales	254	416	577
Average Price	\$252,460	\$309,207	\$247,972
Median Price	\$247,000	\$255,000	\$243,000

Source;- RPDData/APP Research

- Older style 2 bedroom units generally attract sales from \$200,000 upwards. New 2 bedroom units are in the low to mid \$300,000 range and new 3 bedroom units have been able to achieve prices up to the low \$400,000 range.
- The unit site market is characterised by reasonably strong demand for smaller sites of 10 -20 units, particularly those projects not requiring basement parking. In this instance the majority of buyers are builders. Demand for larger sites is notably slower driven by risk associated with large scale development projects and lack of debt support from financial institutions. Unit site sales have been recorded which suggests drops of up to 60% of previously earlier recorded sales.
- Smaller unit sites are believed to be attracting rates of between \$40,000 to \$50,000 per site and \$60,000 to \$70,000 per site (if approved and depending on car parking configuration). Larger sites however are recording lower rates of around \$25,000 per site. Recent sales include 93 – 95 Campbell Street (Raw site sale with approx 50 units proposed) at \$1,200,000 and 311 Hoxton Park Road (DA for 93 units and supermarket) for \$2,525,000. A number of other projects have been offered for sale but turnover is limited.
- There is a significant amount of residential stock either planned or approved for the Liverpool CBD. We have prepared a schedule of potential projects at Appendix C.

The site has limited transport options when compared to competing sites in the Liverpool CBD, which benefit from walk to rail access, the subject site is removed from the CBD with the only public transport being bus. Although the site is located close to a B2 local centre which includes an ALDI supermarket, access to larger centres such as the CBD would see a heavy reliance on car transport. Flooding concerns will also weigh on purchaser consideration and rate of sale. Purchasers seeking units further away from the station would tend to seek smaller unit blocks e.g. 10 -15 units per block.

Based on an existing gross footprint of the former council chambers building of 5,000 sqm a high level analysis indicates that around 150 high density units could be potentially achieved. The outcome of the residential option is

obviously sensitive however to yield and in turn potential limitations incurred by the site's flooding constraints and therefore we recommend further discussions with architects, surveyors and flooding engineers around potential design options.

The following gross realisation range may apply on a zoned basis:-

150 units @ say \$22,500 per unit = \$3,375,000.

150 units @ say \$20,000 per unit = \$3,000,000

150 units @ say \$17,500 per unit = \$2,625,000

Costs for demolition of the existing structures of around \$700,000 - \$750,000 and rezoning costs (outlined later) would require deduction.

Based on our high level commercial analysis we consider that the R3 and R4 zoning would not represent an effective use of the site in the current marketplace. The market is however ever changing and residential uses may become commercially viable as part of a longer term strategy. Such forecasting is outside the scope of this report.

6.3. General overview of B2/B6 Zone

A B2 or B6 Zoning would provide a wide range of uses for the site. Having regard to the permitted uses we consider that there is potential (given the nature of the site's flooding and the existing structures on the site) to use the elevated pad and existing structure for commercial orientated uses, including the current public administration use. Within the commercial subset a range of uses could potentially apply to the subject site particularly childcare, community facilities entertainment and the like.

Given the size of the site, it would be unlikely that educational users would be attracted. The general requirement for schools and educational establishments is a minimum of 3 hectares and located outside of flood affected areas.

Whilst permitted under the B2 and B6 zone a service station use for part of the site has been disregarded due to its location (non home bound motorist side), size requirements of only around 2,500 sqm and integration with other possible land uses within the development. The flooding issue could also be problematical requiring a raised forecourt to be considered and impacts on below ground fuel tanks.

Tourist and visitor accommodation has been considered for the site however likely to be discounted by the broader market. Demand for hotel accommodation has been particularly strong over the last couple of years across most business led markets within Australia. The exception to the strong growth is in the leisure market, e.g. the Gold Coast, Cairns etc. The business hotel sector over the period has experienced a rise in room rates of between 15 – 20% and higher occupancy rates. Despite a pickup in demand it remains difficult for new hotels developments to be commercially viable. Furthermore the majority of occupiers will only consider management agreements (as opposed to leases) outside of CBD and key regional centres (centres that have a mix of commercial and leisure drivers e.g. Mackay/Townsville and the like). This restriction makes it less compelling for banks to consider debt finance.

The majority of hotels in the Liverpool area (and the nearby Bankstown market) are now older style 3 - 4 star accommodation. An exception is the more recently developed 104 room Mecure at Hoxton Park, which sits

alongside the Orbital motorway. We are aware of operators who have been willing and wanting to locate adjacent to the motorway to capture trade from the emerging major western Sydney Business Centres such as Eastern Creek. Based on the location of the site we see no commercial opportunity for this use or associated activities eg convention/function uses.

From a Medical Centre/Private Hospital Centre land use perspective feedback from the market is that there is generally good demand for greenfield development sites along the Eastern seaboard driven by solid returns and good growth prospects in this market sector. Traditionally most activity for medical and hospital projects was focussed within brown field locations. The private hospital/medical centre market is largely controlled by a small group of corporates, a number of which are hamstrung on expansion plans due to overhanging debt levels or merger/acquisition activity.

The success of a combined private hospital/medical centre is largely dependent on the ability to procure a private hospital operator. Like retail often the operator is procured via attractive sales terms with the developer making up most returns on the sale of adjoining strata suites i.e. specialists and GP's that the private hospital user attracts. Adjoining medical centres, complimentary to the private hospital usage, is usually provided at the rate of around 40 – 55 sqm metres per bed equivalent. This is dependent on surrounding supply but a caution is that the last of the suites can be difficult to move once the initial supply requirements are met.

Liverpool is in the process of a hospital and medical service expansion as shown by development activity summarised in **Appendix D**. The only Private Hospital operated in Liverpool is Sydney South West Private Hospital which is owned and operated by Healthscope after it was purchased from receivers in 2002.

A medical centre is proposed by Healthscope at 24 – 40 Bigge Street as an extension to their existing facility but is understood that this project is currently on hold. A modern commercial development constructed at 11 Elizabeth Street Liverpool (1,320 sqm in total) was completed in 2009 with a target market focussed towards medical related uses, due to its close walking distance to the Liverpool CBD medical precinct. The centre took two years to lease and sell this building. The vast majority of users were medical orientated however in the end asking prices were reduced and traditional commercial users were attracted. Rental rates of circa \$425 psm gross were originally achieved before being reduced to move stock (equates to around \$335 psm net). Local agents report limited enquiry by medical users in and around the CBD and hospital, despite current extension works being undertaken). Having regard to the individual characteristics of the site and current market conditions it appears unlikely that a private hospital/medical centre of sufficient size could be justified on the subject site.

6.4. B2/B6 Zone – Commercial Uses

Based on DWG plans provided by the Council and rudimentary scaling of the dimensions we have calculated the existing (unaffected) improvements at approximately 2,020 square metres. The existing slab for the balance of the building is calculated at an additional area of 4,366 square metres (gross including an enclosed courtyard area of around 175 sqm). The northern portion of the site fronting Memorial Avenue is occupied by a former skating rink. This single level building is in a poor state of repair. We have calculated a ground footprint of the existing improvements of around 185 square metres.

We have considered the potential, particularly given the nature of the existing buildings and defined footprint (from a flooding/riparian rebuild basis) for commercial development on the site.

The Liverpool commercial market is a somewhat shallow one and demand is driven by local business users (usually requiring sizes under 500 sqm). For a commercial oriented development to successfully take place on the site the following considerations need to be made:-

- The need for a targeted marketing programme to attract larger corporate users rather than relying on the traditional local business market to fill the space.
- Significant precommitment would be required in order to justify commencement of the project.
- Council may consider backfilling at least part of the space with their own administration or associated community uses or indeed promoting aligned commercial activities which could make the centre attractive to commercial proponents e.g. childcare/gymnasiums/coffee shops etc. Council could also consider business support activities for part of the site including incubator/setup accommodation to encourage small businesses (of say a targeted industry type to setup and start up in the Liverpool LGA).
- There may be an opportunity to target certain industry types attracted by a large floor plate and affordable /convenient commercial accommodation close to a large workforce. Obvious examples include call centres, disaster recovery/backup centres.

The advantages and disadvantages of commercial development on the subject site are outlined here under:-

Advantages:-

- The site is close to the Liverpool CBD and has the convenience of on grade and undercover parking (existing remnants of former Council building). Visitor parking in Liverpool CBD for commercial users is becoming difficult during office hours particularly given the influx of residential developments over the last 10 or so years.
- Occupants of the site could utilise the existing TWay bus which frequently runs to the Liverpool CBD.
- Proximity to the adjacent on grade car parking area which would otherwise be underutilised during the week as well as the Whitlam Centre and recreational fields could potentially be an attractive selling point to workers.
- The site is standalone allowing for the ability to create a unique working environment.
- The use of the existing slab could provide a large single level floor plate which is particularly attractive to certain user types e.g. call centres.
- The development, being walk up style accommodation and further from the CBD will benefit from lower outgoings costs (i.e. \$30 - \$35 psm verses CBD rates of \$75 - \$90 psm). Likewise the provision of ample car parking could place the centre at a competitive advantage compared to traditional centres, including those which now also attract car parking levies.
- The market is attracted to new over traditional older style accommodation reflected by generally tighter vacancy rates in this end of the market.

Disadvantages:-

- The commercial development could be seen as being isolated from the main Liverpool CBD commercial precinct.
- The large floor plate of the existing slab could be seen as problematical if it is to be split for smaller users. There may be the need for large common areas e.g. an atrium or courtyard leading to inefficiency in the buildings Net Lettable to Gross Building Area efficiency.
- Reliance on local commercial users could be problematical as the market is small and shallow with primary demand for smaller office areas.

- The commercial centre will potentially compete with high office content business parks close to the CBD including for example Goodman's M5 Business Park at Moorebank.

General comments in relation to the current commercial market are as follows;-

- The Liverpool CBD is characterised by primarily older style walk up accommodation and 2 – 3 better quality commercial office buildings including 33 Moore Street, 7 – 9 Secombe Street and 1 Moore Street. A few lower office buildings have emerged around the fringe of the CBD in association with mixed use residential accommodation.
- There is no centrally recorded Property Council of Australia (PCA) vacancy figures collected for the Liverpool market. The closest recorded market to Liverpool is Parramatta which has a current vacancy rate of 9.6% for total stock which is expected to drop to around 8.7% by years end. Likewise prime office vacancy in this market is set to drop from around 1.8% to less than 1% (Knight Frank).
- New office accommodation is quoted at \$350 psm gross which equates to around \$260 psm on a net basis.
- Office accommodation near to CBD business centres is currently offered at around \$200 psm gross or around \$165 - \$170 psm net.
- Secure parking in the CBD is quoted at \$180 per calendar month or \$2,160 per annum.
- Incentives in the local market are typically around 1 month per year of lease. In nearby Parramatta average incentives for new stock is 10 – 15% whilst A Grade stock sits at around 15 – 20%.
- A recent building at 11 Elizabeth Street of 1,320 sqm which was originally targeted for medical users has taken almost 2 years to lease up. Rates of around \$335 net equivalent were achieved (with some reserved parking include).
- Planned or approved commercial developments in the CBD are attached at Appendix E.

There is potential for reuse of the existing slab and offices for commercial redevelopment on the site however with caution of a need to target the appropriate market sector and seek pre commitment prior to commencement or alternatively prepare for an improvement in market conditions.

Reflecting the lower outgoings (compared to CBD property) and inclusion of significant open and secure parking it is considered possible to achieve between \$155 - \$165 psm for the existing accommodation and around \$180 - \$200 psm net for a newer extension.

Rebuilding of the front portion of the old administration building is envisaged as a steel frame with metal roof/skylights and lightweight structural walls such as Peroc or similar. Rebuilding costs would be in the order of \$1,500 to \$1,800 psm depending on specifications.

It is understood that upgrades to the rear building would be required to enhance access and disabled access. An allowance of \$300,000 has been allowed for in our high level feasibility.

6.5. B2 Zone – Childcare Centre

Proximity to the Liverpool CBD, local schools and general demographic characteristics indicates the opportunity for the integration of child care options within part of the existing building's upgrade/rebuild and future redevelopment. The site provides for ample open space areas surrounding the existing footprint to be incorporated in the design for outdoor usage. A childcare centre would be permissible under a B2 Zone but not under the B6 Zone.

From a demographic viewpoint the population of Liverpool is proportionally much younger in all age groups to 45 years, while Sydney's people are older in age groups over 45 years. Thirty eight (38) per cent of Liverpool's overall population were born overseas, which is much higher than Sydney's 31 per cent. The predominant form of family in Liverpool is the couple with children at 57 per cent of all families compared to 49 per cent in Sydney. About 70 per cent of working residents have jobs outside Liverpool. LGA Liverpool's unemployment rate has traditionally sat above the Sydney average. The demographics of the area indicate potential for relatively strong take up if a centre was to be opened on the site.

Statistics indicate that birth rates across the nation are on the rise. NSW, Queensland and Western Australia are currently enjoying above average birth rates. NSW and Victoria in particular are experiencing strong demand of places in the 0 – 2 year category. At present NSW centres offer on average one place per 5.6 children. ACT (one space per 4.5 children) and Queensland (one space per 4.1 children) offer the highest rate of child care provision and supply the country.

Overall the childcare industry has been patchy since the rise and fall of the ABC Centres and subsequent fallout (in the period of 2003 and 2007). Specifically there are areas around Australia which are oversupplied as a result and therefore struggling with vacancy levels. Changes to the legislation on running centres since July 2010 (minimum qualifications and staffing ratio changes) have placed further operational costs to centres. It is thought that the added cost would be somewhere in the order of \$1,000 and \$2,000 per week.

Late in 2009 a not for profit syndicate, "Good Start", bought more than 678 former ABC Centres for around \$100 million. The deal was funded by National Australia Bank and number of benefactors (including the Federal Government who funded \$15 million in taxpayer funds). "Good Start" is a consortium of Mission Australia, Brotherhood of St Lawrence, The Benevolent Society and Social Ventures Australia.

Austock, who were the landlord on a large number of centres have gradually drip fed stock onto the market for sale throughout 2010. From their total portfolio Austock owned 43 centres which were closed in April 2009 and sold with vacant possession along with 18 development sites. A number of the sites have been leased at rental 20 – 30% less than the rentals that ABC had paid.

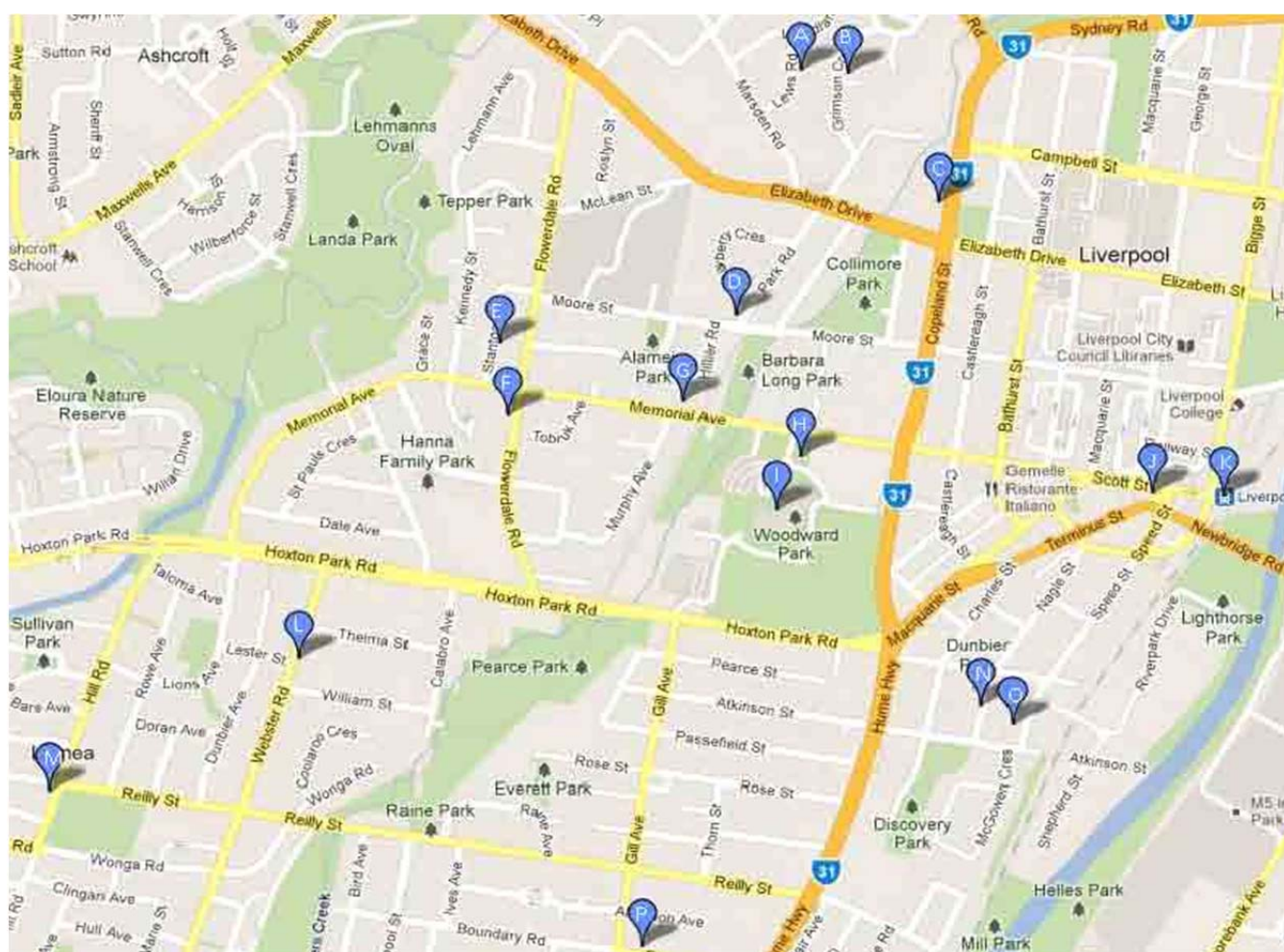
The net result is that "Mum and Dad" enterprises driven from the market by ABC's desire for market domination are now starting to remerge on more favourable terms. Burnt by recent losses in the sector a number of banks are exercising additional caution on lending in the industry.

Child care centres tend to require a minimum unencumbered floor area of 3.25 square metres per child. The unencumbered floor area is exclusive of items such as storage, kitchens, staff rooms, lobbies, hallways and the like. When this is taken into account the gross floor area per child is likely to sit in the range 7.25 – 8.0 square metres per child. As for external areas Australian standards require at least 7 square metres of space per child, however some councils require this to be larger this to be a minimum of 10 square metres.

Apart from local demand requirements the number of children licensed to a centre is driven by the profitability of the centre and related staff costs. At various child license numbers, additional early childhood staff numbers are required. To this end license numbers are sought where returns relative to staff, are maximised. For example 29

places are usually licensed rather than 30 (first trigger point for additional staffing), 39 places rather than 40 (2nd trigger point) and 59 places. In NSW the maximum number of places per license is 90.

Competing centres in the immediate area are shown as follows:-



A: Jelly Bean Junction Child Care
B: Star Academy Kids
C: Kids Castle Child Care Centre
D: Fern Valley Child Care Centre
E: Planet Kindy Child Care Centre
F: Bright Vibe Learning Centre

G: Playful Beginnings E L C
H: KU Liverpool Preschool
I: KU Marcia Burgess Autism Early Learning and Care Centre
J: KU Liverpool AMEP Child Care Centre

K: SUNNY BUNNIES FAMILY DAYCARE
L: Webster's Cottage
M: KU CT Lewis Children's Centre
N: Play 2 Learn
O: Clovel Child Care & Early Learning Centre
P: Young Achievers Early Learning Centre

Figure 9: Competition map (Source Google maps).

Market yield for prime childcare centres with occupancies in the 85 - 90% range have remained stable at approximately 7.5 – 8.0% on twenty year leases. Older centres and those in regional centres or centres in high supply areas are achieving yields in the range 8.00% to 10.00%. Prime leasehold yields are in the order of 20 – 25%. Demand for centres is dependent on location and surrounding demographics. For example there appears to be an oversupply in certain areas of Sydney's outer south west and undersupply of centres in Sydney's east.

During the GFC downturn, yields for childcare centres softened less than those of other asset classes, most likely due to the average size of assets involved and their attraction to a wider market.

Rental rates analysed generally fall in the range \$950 and \$2,200 per child place space per annum (net), the higher end being for metropolitan areas. The market rental for child care centres is determined based on projected and turnover with the rule of thumb being rental of the finished product can be checked against projected turnover of say 35% of gross turnover. The market rental of the centre generally represents around 40% of the gross profit. According to operators of childcare a breakeven occupancy for profit is around 70%.

Sales Rates for leased complexes can sit anywhere in the range between \$15,000 and \$45,000 per child place. Leasehold centres generally sell between \$5,000 and \$20,000 per place.

DA sites generally sit in the range \$7,500 to \$10,000 per child equivalent depending on location, number of spaces available and local competition.

Based on an initial development of 59 places and expansion to 75 places our indicative gross realisations are summarised hereunder. These assumptions have been incorporated into our feasibility at section 6.6.

Table 2: Gross realisation for childcare centres

Childcare Centre Component	Rate p/child	
Licensed Places	59	
Average Rate	\$68.00	
Average Occupancy	87.5%	
Gross Turnover	\$877,625	\$14,875
Gross Profit	\$307,168.75	\$5,206
Rental pa	\$122,867.50	\$2,083
Capitalisation		
7.50%	\$1,638,233	\$27,767
7.75%	\$1,585,387	\$26,871
8.00%	\$1,535,844	\$26,031
Licensed Places	75	
Average Rate	\$65.00	
Average Occupancy	85%	
Gross Turnover	\$1,035,938	\$13,813

Gross Profit	\$362,578.13	\$4,834
Rental pa	\$145,031.25	\$1,934
Capitalisation		
7.50%	\$1,933,750	\$25,783
7.75%	\$1,871,371	\$24,952
8.00%	\$1,812,891	\$24,172
8.25%	\$1,757,955	\$23,439

6.6. High Level Feasibility Testing for Commercial Based Uses

We have prepared a high level feasibility on rezoning part of the site to a commercial basis, including associated or complimentary activities such as childcare.

Indicative rezoned gross realisation ranges are outlined as follows:-

Existing improvements:-

2,020 sqm \$160 psm net @ 9.5%	\$3,400,000
2,020 sqm \$160 psm net @ 10.0%	\$3,200,000

Less allowances:-

Capital Works Allowance	\$300,000
Leasing Fees	\$ 46,000
Incentives	\$160,000
<u>Letting up period 12 months and hold costs</u>	<u>\$385,000</u>
Total	\$891,000

Net Position upon rezoning in the range \$2,300,000 - \$2,500,000 (or \$1,140 - \$1,237 psm of building)

Residual of front slab component

We have undertaken a high level feasibility on Estate Master to analysis potential returns and breakeven points for redevelopment on a commercial basis. Assumptions are listed hereunder:-

- Assume net to gross efficiency of 90% for multiple tenants.
- Assume \$195 psm net for new accommodation, including car parking.
- Assume \$240 psm for childcare centre (say 600 sqm building at 75 places). Quoted rate includes exclusive outdoor play area.
- Assume yield range of 8.5% - 8.75% for the new component
- Construction at \$1,500 psm, including the current slab (Rawlinsons 2011)
- Construction period of 9 – 12 months
- Assume 100% pre commitment prior to construction.
- Assume rezoning costs of \$180,000 and a timeline of 6-9 months.

The findings of our feasibility for redeveloping the front slab area of the former administration buildings, even on a best case scenario, fails to provide an adequate financial return or in fact break even at this point in time due to market conditions.

A Residual and Sensitivity analysis on this basis is attached at Appendix F.

Ice Skating Rink Building

Underlying land only, limited redevelopment opportunity available.

The above assumptions are high level only and should be confirmed via formal valuation. Third parties should not rely on this information without the prior written approval of APP Corporation.

6.7. B2/B6 Zone – Recreation Facilities

Whilst not as potentially commercially viable or self-supporting as the above open market commercial uses, we consider that an option exists for the building of an indoor sporting centre on the remnant slab. The slab itself is of significant size and could accommodate a number of sporting fields. Futsal (indoor soccer) courts are one sporting use potential opportunity that could be further explored. The game is beginning to take hold in Australia with a number of ex bowling clubs and sporting facilities being converted for use. These types of uses, for example, could be augmented by the use of adjoining Whitlam Centre land or low to medium flood risk land located immediately to the north of the existing improvements. Commercial Futsal operators exist in the UK and some are beginning to look actively at options in Australia. Accompanying this use could be medical and childcare facilities as outlined earlier as well as gym operators.

Rezoning part of the site to a B2 or B6 would permit such recreational uses.

On the basis of a recreational use with retention of the existing slab a construction range of between \$950 and \$1,250 psm (Rawlinson 2011) would need to be applied depending on the proposed sporting uses i.e. between \$4,100,000 and \$5,500,000 of cost. Once again the slab and existing car parking would be beneficial in terms of cost, utility and construction timelines (subject to engineers report on the condition of the slab).

The linkage between the subject site to the Whitlam Centre is not seen as paramount (e.g. as per sport arenas historically planned and designed for the northern part of the subject site). Rather we see that an opportunity exists to relocate non-core uses from the Whitlam Centre (e.g. Girl Guides and Meals on Wheels) to this site or elsewhere to allow for more intense future development around the Whitlam centre itself. Given constraints on the site a link road between the subject site and the Whitlam Centre would be seen as more beneficial than pedestrian only links in generating cohesion between the centres.

6.8. Conclusion

We have considered a range of possible uses for the site based on a B2/B6 rezoning. Given market conditions and site constraints we consider that the highest and best use of the site would be to retain the existing administration buildings for future commercial use (with possible conversion to childcare for part) and look to redevelop the front

portion of the site for commercial uses when markets improve. Even on a best case scenario redevelopment of the front portion of the site on a commercial basis would result in a negative return under current conditions.

An alternative would be to use the front portion of the slab for non-commercial or community purposes such as indoor sporting facilities. On this basis a number of commercial uses e.g. gym and child care could assist council in subsidising costs.

7

APP Corporation



Recommendations and Conclusion

7. Recommendations and Conclusions

This report has reviewed the existing land use zones of the site as well as options for rezoning the site.

7.1. Zoning

The existing SP2 Infrastructure zone is restrictive in that it only permits public administration buildings on that part of the site so zoned. The remainder of the site excluding the creek is zoned RE1 Recreation which compliments the surrounding recreational facilities, but does not permit retail or commercial opportunities. The creek line is represented as unzoned land.

A review of business zones (B1, B2, B4, B5 and B6), recreational zones (RE1 and RE2) and residential zones (R3 and R4) has been undertaken to consider possible options for rezoning the site. From a planning perspective, the most suitable zoning for the site would be a combination of B2 Local Centre or B6 Enterprise Corridor and RE1 Recreation. We consider that there may also be opportunities to tie in recreation uses on the RE1 land to the B2/B6 zoned land uses.

A B2 or B6 zone should extend across all lands within the current SP2 zone, which lie outside of the FPA. Further detailed survey will be required to determine the exact boundary of the land use zone. We recommend that further investigative works be undertaken by Council (flooding and riparian mapping) to further define development footprints and restrictions on the site. The remaining flood affected land would be zoned RE1 Public Recreation.

The B2 and B6 zones allow commercial premises (business, retail and office premises), medical centres, community facilities, entertainment facilities and function centres, for example, which could integrate well with the surrounding Whitlam Centre or alternatively operate successfully on a stand-alone basis. Recreation facilities are also permitted within these zones which to enable further complementary leisure activities e.g. Futsal courts or similar, should the market be favourable.

7.2. Market Analysis

We consider that the slab and remnant office footprint may offer some utility, commercial premises or administrative worth to the site. The existing footprint may not be replicated (to its current extent) if the site were to be demolished, cleared and redeveloped (due to potentially restrictive riparian and flooding constraints) and hence there is significant value in the existing footprint.

Under the existing zoning the former roller skate rink would be best used for recreational uses. There is potential to utilise the existing footprint or, having regard to flooding constraints replicate the existing building footprint with a first floor addition and retain the ground level for storage.

From a market analysis viewpoint it was found that the open market opportunities for the site to be limited at present. This is a result of current market conditions, the isolated nature of the site and subject site constraints, particularly with respect to flooding and riparian and corridor affectation. Further work around better defining development envelopes and riparian setbacks is recommended in order to further define development opportunities and restrictions.

Whilst a residential use would be suitable from a planning perspective on part of the site, it has been discounted under current market conditions. Should a longer term outlook be taken however, a residential development could become viable as a highest and best use option and to this end this use should not be fully discounted. From a residential perspective further flooding studies are recommended to better understand potential development restrictions and the potential unit yield.

In the absence of clear and well defined commercial returns from the site from the various uses considered (particularly in the shorter term due to market conditions) Council may need to look at partial financial supporting development on the existing building footprint for community/recreation uses. The use of the front of the slab area could be utilised for indoor sporting facilities with potential for council to offset some costs from ancillary uses e.g. childcare, gym, coffee shop type uses.

The highest and best use may change over time as market conditions improve and asset classes such as residential development activity is more actively sought by developers and supported by the banks.

Appendix

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APP Corporation



Appendix A

Deposited Plans

Signatures and seals only:

The Common Seal of the Council of the City of Liverpool was hereunto affixed on the fifteenth day of October, 1974 in pursuance to a resolution passed by Council on the second day of July, 1974.

John R. May Mayor
James J. May Town Clerk

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919, in relation to the registration of plans, and

(b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, in relation to the registration of plans, and

have been complied with by the applicant in relation to the proposed

Subdivision of

Insert "new road", "subdivision" or "consolidated lot" set out herein

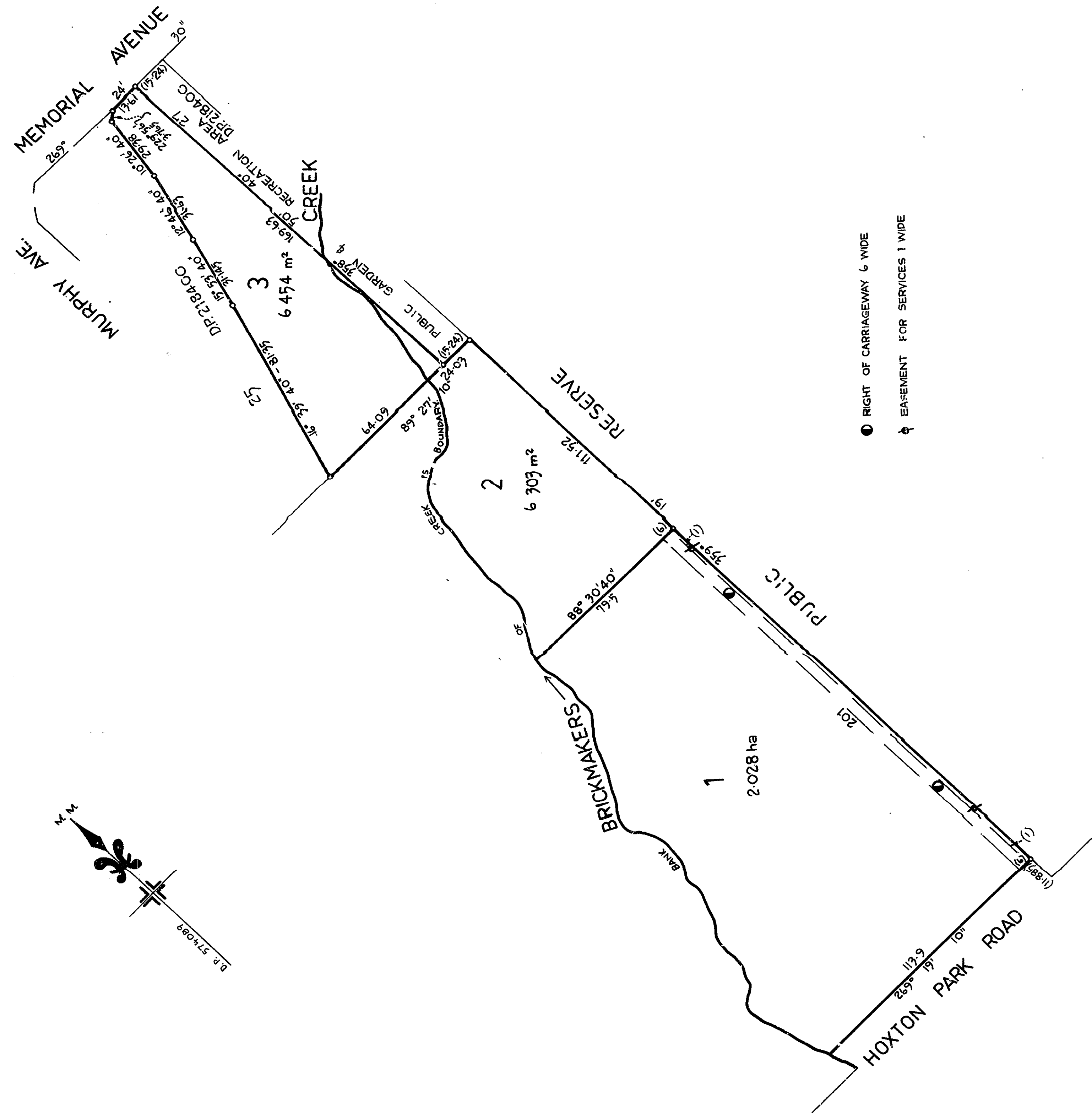
Subdivision No. 1974/95

Date 15th October 1974

(Signature) *James J. May* Council Clerk

*This part of certificate to be deleted while the application is only for a "new road" or "consolidated lot" and the area of the Metropolitan Water Board and the Hunter District Water Board.

M.P.D.



RIGHT OF CARRIAGEWAY 6 WIDE
EASEMENT FOR SERVICES 1 WIDE

INSTRUMENT FILED AS P99592

as set out in the accompanying instrument signed by the Council Clerk.

Panel for use only for statements of intention to dedicate public roads or to create public easements, drainage reserves, easements or restrictions as to user.

Pursuant to Section 88B of the Conveyancing Act It is intended to create:

1. Right of Carriageway 6 Wide

2. Easement for Services 1 Wide.

This is sheet 1 of my plan in sheets -

Parish: ST. LUKE

Locality: LIVERPOOL

City: LIVERPOOL

Reduction Ratio 1:1250

Lengths are in metres.

PLAN OF SUBDIVISION OF LOTS 142 IN DP561044.

Last Plan: D.P. 561044 (D.P. 17202) (D.P. 218400)

Ref. Map: LIVERPOOL SH. 314

Purpose: SUBDIVISION

Title System: TORRENS

C.A. No. 1974/95 OF 15-10-1974

Registered: 10-12-1974

D. P. 574089

SURVEYOR'S REFERENCE: 1310A/10520

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 11th day of December, 1974.

Jack Hayward Watson

[illegible]

1. Bruce Richard Davis, Registrant General for New South Wales, early 1970s. This is a photograph made as a permanent record of a document in my custody (the 2nd day of May, 1977)

1, Bruce Michard Davis, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of May, 1977

The Seal of the Council of the City of Liverpool was hereunto affixed on the 4 May 1998 in the presence of and is attested by the persons whose signatures are set hereunder in pursuance of Section 226 of the Local Government Act, 1993.

MAYOR

GENERAL MANAGER

Crown Lands Office Approval

PLAN APPROVED

Authorised Officer

Land Detail

Paper No.

Field Book

pages

Council's Certificate

I hereby certify that

(a) the requirements of the Local Government Act, 1993 (other

than the requirements for the registration of plans, and

*that the requirements of Part 3, Division 2 of the Water Board

Act 1987, or Part 5, Division 7 of the Hunter Water Board

Incorporation Act 1981

have been complied with by the applicant in relation to the

Proposed

Insert "new road", "subdivision", "consolidated lot" set out herein

Subdivision No.

Date

(Signature)

General Manager/Authorised Person

Council File No.

2000 - 1630

*This part of certificate to be deleted where the application is only

for a plan to be registered in the public domain, and the land

to be subdivided is wholly within the area of operations of the Water

Board and the Hunter Water Corporation Ltd.

† Delete if inapplicable.

DP 877139

Registered

C.A. NO. 106 OF 15.1998

The System TORRENS

Purpose SUBDIVISION

Ref/Map U9137-11

Last Plan DP227572, DP574089 & DP 790380

PLAN OF SUBDIVISION OF LOTS 1 & 2 DP 574089, LOT 1 DP 790380, LOT 3 DP 227572 AND PART OF BRICKMAKERS CREEK VIDE DP17202.

lengths are in metres. Reduction Ratio 1:1500

LOA LIVERPOOL

Locality LIVERPOOL

Parish ST LUKE

County CUMBERLAND

This is sheet 1 of 1 of this plan in accordance with the provisions of the Survey Act 1980.

PAUL NORMAN SWAN, AUSTIN SWAN CONROY PTY LTD OF 30 GILBE AVENUE CASULA NSW 2170 a surveyor registered under the Survey Act 1980, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1980 and was completed on 30TH APRIL 1998.

Signature: Paul Norman Swan
Surveyor registered under the Survey Act 1980

Datum Line of Admtht

" X " " Y "

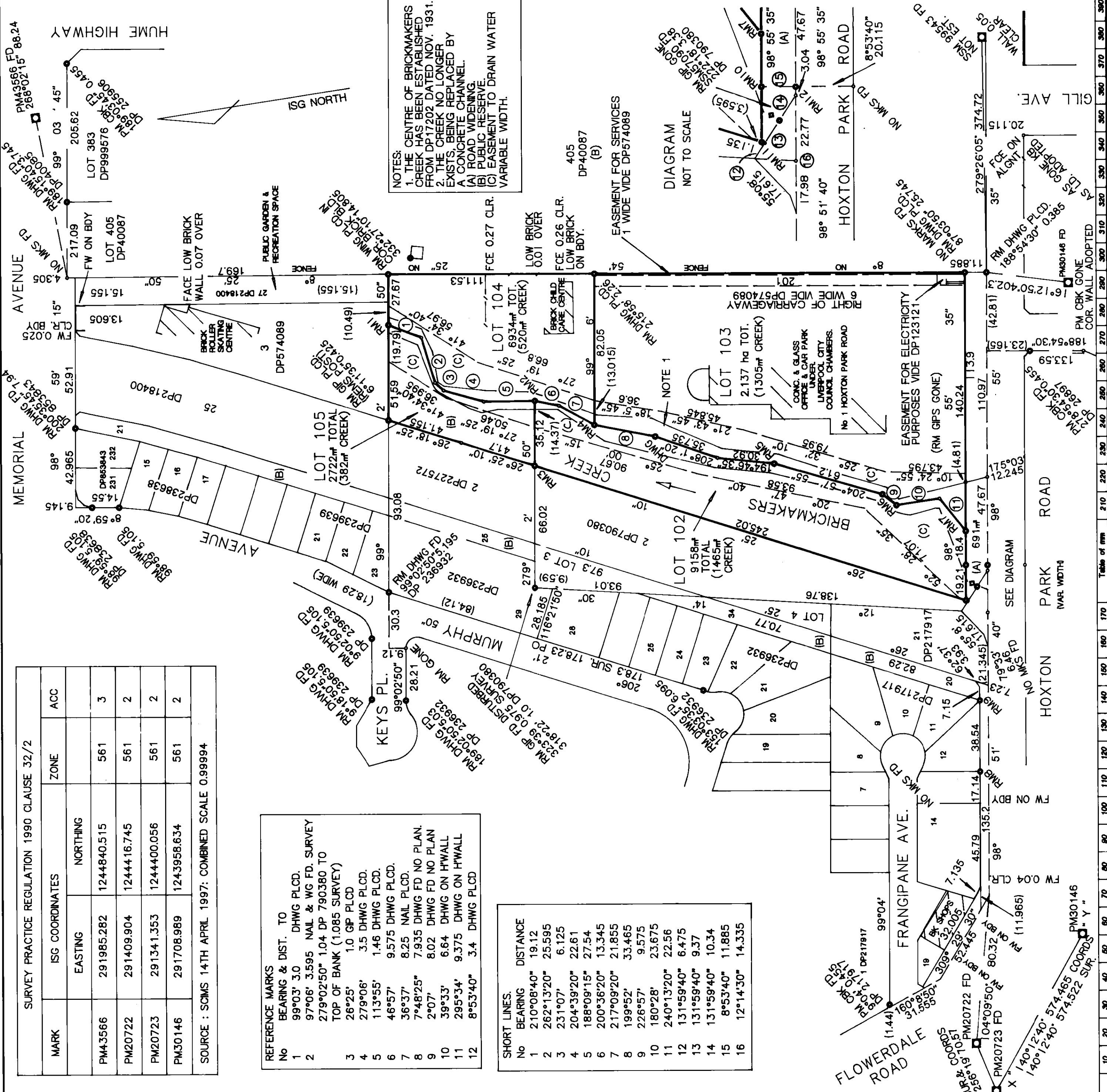
Plans used in preparation of survey/compilation:
CL C62862030, C102182030, DP1702, DP26887
DP40085, DP40086, DP40087, DP123121
DP217917, DP218400, DP225908, DP227572,
DP236832, DP236836, DP236839, DP350947,
DP370883, DP681044, DP681839, DP574089,
DP790380, DP863843, DP998576.

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1964, IT IS INTENDED TO CREATE IN THE TERMS OF THE ACCOMPANYING INSTRUMENT 1. EASEMENT TO DRAIN WATER VARIABLE WIDTH.

IT IS INTENDED TO DEDICATE THE LAND AS MARKED FOR ROAD WIDENING FRONTING HOXTON PARK ROAD TO THE PUBLIC AS ROAD.

DP 877139



SURVEY PRACTICE REGULATION 1990 CLAUSE 32/2			
MARK	ISG COORDINATES	ZONE	ACC
	EASTING	NORTHING	
PM43566	291985.282	1244840.515	3
PM20722	291409.904	1244416.745	2
PM20723	291341.353	1244400.056	2
PM30146	291708.989	1243958.634	2

SOURCE : SCIMS 14TH APRIL 1997: COMBINED SCALE 0.99994

REFERENCE MARKS		BEARING & DIST. TO
No		
1	99°03' 3.0	DHWG PLCD.
2	97°06' 3.595	NAIL & WG FD. SURVEY
3	279°02'50" 1.04	DP 790380 TO TOP OF BANK (1.085 SURVEY)
4	26°25' 1.0	GP PLCD
5	279°06' 3.5	DHWG PLCD.
6	113°55' 1.46	DHWG PLCD.
7	46°57' 9.575	DHWG PLCD.
8	36°37' 8.25	NAIL PLCD.
9	7°48'25" 7.935	DHWG FD NO PLAN.
10	2°07' 8.02	DHWG FD NO PLAN.
11	39°33' 6.64	DHWG ON H'WALL
12	295°34' 9.375	DHWG ON H'WALL
13	8°53'40" 3.4	DHWG PLCD

SHORT LINES.	
No	DISTANCE
1	210°08'40" 19.12
2	262°13'20" 25.595
3	231°07' 6.125
4	204°39'20" 22.61
5	188°09'15" 27.54
6	200°36'20" 13.345
7	217°09'20" 21.855
8	199°52' 33.465
9	226°57' 9.575
10	180°28' 23.675
11	240°13'20" 22.56
12	131°59'40" 6.475
13	131°59'40" 9.37
14	131°59'40" 10.34
15	8°53'40" 11.885
16	12°14'30" 14.335

B

APP Corporation



Appendix B

Table 6 from DCP 2008 (Explanation of Development Controls)

Table 5 Local Overland Flooding

Flood Risk Category	Land Use Risk Category	Planning Controls							
		Floor Level	Building Components	Structural Soundness	Flood Effects	Car Parking & Driveway Access	Evacuation	Management & Design	Fencing
Local Overland Flood Risk	Critical Uses & Facilities	13	4	5	3	4, 7, 8	7	3, 5	2, 4
	Sensitive Uses & Facilities	13	4	5	3	4, 7, 8	7	3, 5	2, 4
	Subdivision				3		5	1	2, 4
	Residential	3, 5	1	6	3	4, 7, 8	5		2, 4
	Commercial & Industrial	10	1	6	3	4, 7, 8	5	3, 5	2, 4
	Tourist Related Development	3, 5	1	6	3	4, 7, 8	5	3, 5	2, 4
	Recreation & Non-Urban	3, 5	1	6	3	4, 7, 8	5	3, 5	2, 4
	Concessional Development	14	1	6	3	4, 7, 8	5	3, 5	2, 4

Key:

1, 2, 3

Not Relevant

Control reference number relevant to the particular planning consideration.

Table 6 Explanation of Development Controls

Ref No	Controls
Floor level	
1	All floor levels to be as high as practical but not less than the 20% AEP flood level.
2	Non habitable floor levels to be as high as practical but no less than the 5% AEP flood level.
3	Non-habitable floor levels to be not less than the 1% AEP flood.
4	The level of Non-habitable and general Industrial floor areas to be as high as practical but not less than the 2% AEP flood. Where this is impractical for single lot developments within an existing developed area, the floor shall be as high as practical but no less than the 5% AEP flood.
5	Habitable floor levels to be equal to or greater than the 1% AEP flood level plus 300mm freeboard.
6	Habitable floor levels to be equal to or greater than the 1% AEP flood level plus 500mm freeboard.
7	Habitable floor levels to be no lower than the 1% AEP flood plus 500mm freeboard unless justified by site specific assessment.
8	Habitable and general commercial floor levels to be as high as practical but no lower than the 1% AEP flood plus 500mm freeboard unless justified by site specific assessment.
9	The level of habitable floor areas to be equal to or greater than the 1% AEP flood level plus 500mm freeboard. If this level is impractical a lower floor level may be considered provided the floor level is as high as possible but no less than the 5% AEP flood level.
10	All floor levels to be equal to or greater than the 1% AEP flood level plus 300mm freeboard. Freeboard may be reduced if justified by site specific assessment.
11	All floor levels to be no lower than the 1% AEP flood plus 500mm freeboard. Freeboard may be reduced if justified by site specific assessment.
12	All floor levels to be equal to or greater than the PMF level. If this level is impractical a lower floor level may be considered provided the floor level is as high as possible but no less than the 1% AEP flood level

Ref No	Controls
	plus 500mm freeboard.
13	Floor levels to be no lower than the PMF level unless justified by a site specific assessment.
14	Floor levels to be equal to or greater than the minimum requirements normally applicable to this type of development. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical, and, when undertaking alterations or additions no lower than the existing floor level.
15	A restriction is to be placed on the title of the land, pursuant to S.88B of the <i>Conveyancing Act</i> , where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed.
Building Components & Method	
1	All structures to have flood compatible building components below the 1% AEP flood level plus 300mm freeboard.
2	All structures to have flood compatible building components below the 1% AEP flood level plus 500mm freeboard.
3	All structures to have flood compatible building components below the 1% AEP flood level plus 500mm freeboard or a PMF if required to satisfy evacuation criteria (see below).
4	All structures to have flood compatible building components below the PMF level.
Structural Soundness	
1	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus 500mm freeboard or a PMF if required to satisfy evacuation criteria (see below). An engineers report may be required.
2	Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus 500mm freeboard.
3	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus 500mm freeboard.
4	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a PMF. An engineers report may be required.
5	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a PMF.
6	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus 300mm freeboard.
Flood Effects	
1	Engineers report required to certify that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels, flows and velocities caused by alterations to flood flows; and (iii) the cumulative impact of multiple similar developments in the floodplain.
2	The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance; and (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report may be required.

Ref No	Controls
3	The flood impact of the development to be considered to ensure that the development will not increase flood affectation elsewhere having regard to changes in flood levels and velocities caused by alteration of conveyance of flood waters. An engineers report may be required if Council considers a significant affectation is likely. The unmitigated obstruction, concentration or diversion of overland flow paths to adjacent property shall not be permitted.
4	A floodway or boundary of significant flow may have been identified in this catchment. This area is the major conveyance area for floodwaters through the floodplain and any structures placed within it are likely to have a significant impact on flood behaviour. Within this area no structures other than concessional development, open type structures or small non habitable structures (not more than 30sqm) to support agricultural uses will normally be permitted. Development outside the Boundary of Significant flow may still increase flood effects elsewhere and therefore be unacceptable
5	Any filling within the 1% AEP flood will normally be considered unacceptable unless compensatory excavation is provided to ensure that there is no net loss of floodplain storage volume below the 1% AEP flood.
Car Parking and Driveway Access	
1	The minimum surface level of open car parking spaces, carports or garages, shall be as high as practical.
2	The minimum surface level of a car parking space, which is not enclosed (e.g. open car parking space or carport) shall be as high as practical, but no lower than the 5% AEP flood level or the level of the crest of the road at the highest point where the site can be accessed. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 5% AEP flood.
3	Garages capable of accommodating more than 3 vehicles on land zoned for urban purposes, or basement car parking, must be protected from inundation by floods equal to or greater than the 1% AEP flood plus 0.1m freeboard.
4	Basement car parking shall be protected from inundation by the 1% AEP flood.
5	The driveway providing access between the road and car parking space shall be as high as practical and generally rising in the egress direction.
6	The level of the driveway providing access between the road and car parking space shall be no lower than 0.3mbelow the 1% AEP flood or such that depth of inundation during a 1% AEP flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.
7	Basement car parking or car parking areas accommodating more than 3 vehicles (other than on Rural zoned land) with a floor level below the 5% AEP flood or more than 0.8m below the 1% AEP flood level; shall have adequate warning systems, signage and exits.
8	Barriers to be provided to prevent floating vehicles leaving a site during a 1% AEP flood.
9	Driveway and car parking space levels shall be no lower than the minimum requirements normally applicable to this type of development. Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical and, when undertaking alterations or additions no lower than the existing level.
Evacuation	
1	Reliable access for pedestrians required during a 1% AEP flood.
2	Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20% of the habitable floor area is above the PMF.

Ref No	Controls
3	Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level, or a minimum of 20% of the habitable floor area is above the PMF
4	Reliable access for pedestrians or vehicles required during a 1% AEP flood to a publicly accessible location above the PMF.
5	The evacuation requirements of the development during flooding shall be considered.
6	The development is to be consistent with any relevant flood evacuation strategy or similar plan.
7	The evacuation requirements of the development are to be considered up to the PMF level.
8	The evacuation requirements of the development are to be considered. An engineers report will be required if circumstances are possible where the evacuation of persons might not be achieved within the effective warning time.
9	Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon the SES or other authorised emergency services personnel.
Management and Design	
1	Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this DCP.
2	Site Emergency Response Flood Plan required where floor levels are below the design floor level, (except for single dwelling-houses).
3	Applicant to demonstrate that area is available to store goods above the 1% AEP flood level plus 500mm freeboard.
4	Applicant to demonstrate that area is available to store goods above the PMF level.
5	No storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood.
6	Finished land levels in new release areas shall be not less than the 1% AEP flood unless justified by site specific assessment. A surveyor's certificate will be required upon completion certifying that the final levels are not less than the required level.
Fencing	
1	Fencing within a High Flood Risk area, Boundary of Significant Flow or floodway will not be permitted except for permeable open type fences.
2	Fencing is to be constructed in a manner that does not obstruct the flow of floodwaters so as to have an adverse impact on flooding.
3	Fencing shall be constructed to withstand the forces of floodwaters or collapse in a controlled manner so as not to obstruct the flow of water, become unsafe during times of flood or become moving debris.
4	Fencing shall be constructed to withstand the forces of floodwaters.

9.6 Controls Applicable to the Moorebank Floodway

1. Notwithstanding any other provision where a property is identified within the Moorebank Voluntary Acquisition Scheme area, Council will only consent to further development as noted in Table 7.

Table 7 Controls applicable to the Moorebank Floodway

Control	
Development	Development is only for minor works such as small awnings over existing first floor balconies or in-ground swimming pools
	The capital investment shall not materially increase the acquisition costs of the property.

Council will not permit any type of development which would be inconsistent with the objective of discouraging further development in areas of high risk and with Council's commitment to the Moorebank Voluntary Acquisition Scheme.

C

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Appendix C

Potential Residential Projects

Liverpool Analysis

Address	Developer/Proponent/Occupier	Approval	Status of project	Number of Units	Details of development/General comments
23-25 Northumberland St, LIVERPOOL	Tolvade Pty Ltd	Yes	Completed	40	Demolition of existing buildings 40 new units over 10 floors Completion date 2/11/2010
19A-21 Northumberland St, LIVERPOOL	Department of Housing (Metropolitan)	Yes	Construction	40	Demolition of existing buildings 40 new units over 10 floors Basement car parking for 57 vehicles over 2 levels Completion date 19/10/2011
1 Mill Road cnr Speed St, LIVERPOOL	Merhis Constructions Pty Ltd	Yes	Contract Let	48	Construction likely to commence Early 2012 48 new units over 8 floors Basement car parking for 63 vehicles over 2 levels
420-446 Macquarie St cnr Mill Road, LIVERPOOL	Unknown	Yes	Deferred	154	Site still for sale with development approval 154 new units over 12 floors Commercial office area 70sqm Showroom/bulky goods 1200sqm
Lot 1 Speed St cnr Bigge St, LIVERPOOL	Capital Land Corporation Pty Ltd	Development Application	Development Application Submitted	59	59 new units over 14 floors Basement car parking for 68 vehicles over 2 levels
93-95 Campbell St, LIVERPOOL	Unknown	Development Application	Development Application Submitted	53	Demolition of existing buildings 53 new units
87-91 Campbell St, LIVERPOOL	Unknown	Yes	Development Approval, Marketing in Progress	76	76 new units over 12 floors
Lot 5 Heathcote Road & Macarthur Dr, HOLSWORTHY	Unknown	Development Approval	Development Approval Working Drawings to commence shortly	10	Construction of new shopping centre Woolworths - 3362 sqm Aldi - 1485 sqm Retail space 537 sqm 10 Residential units
1-3 Bigge Street, 2 Browne Place & 26-32 Hume Hwy, LIVERPOOL	KWC Capital Partners Pty Ltd	Development Application	Development Application Submitted	195	Mixed use - 7 ground floor shops Bigge Tower - 123 units Brown Tower - 72 units
296, 306, 310 Macquarie Street, Liverpool	Vializ Pty Ltd	Development Approval	Development Approval, Project Deferred Indefinitely	42	Demolition of Memorial School of Arts & existing structures
86-94 Castlereagh Street cnr Memorial Avenue, LIVERPOOL	Unknown	Development Approval	Site for Sale with Development Approval	75	Demolition of existing service station and dwellings 2658 sqm commercial/retail space 75 new units Basement carpark for 149 vehicles
1A, 1B, 1C, 1D 3-5 Castlereagh & Copeland Sts, LIVERPOOL	Unknown	Development Approval	Development Approval Part Site Withdrawn from Sale	171	Stage 1: Construction of 43 new units, 6 shops, 4 levels of basement carpark Stage 2: Construction of 128 new units, 4 levels of basement carpark

Source: APP/Cordells research

D

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Appendix D

Liverpool Medical Development Activity

Liverpool Analysis

Facility	Address	Developer/Proponent/Occupier	Approval	Status of project	Floor Area	Details of development/General comments
Ingham Health Research Institute LIVERPOOL	Cnr Campbell Street & Forbes Street, LIVERPOOL	NSW Health Department	Contract Let	Contract Let, Construction to commence December 2010	5500sqm	5 storey purpose built research facility Will link to the adjacent Health Services building at level 4 Project is a partnership between IHRI, SSWAHS, UNSW & UWS 3 storey atrium in entrance
Liverpool Hospital	50 Goulburn Street, LIVERPOOL	NSW Health Department	Contract Let	Construction to commence late July 2011	2087sqm	Cancer Therapy Centre Clinical Skills Training Centre - including laboratories, seminar rooms, consulting rooms and offices
Sydney South West Private Hospital	24-40 Bigge Street, LIVERPOOL	Healthscope Ltd/Kordan Pty Ltd	Development Approval	Project Deferred Indefinitely	4414sqm	4 storey extension to existing hospital (which holds 93 beds being designed to achieve at least 4 Green Stars
Liverpool GP Super Clinic	Not Yet Determined	Commonwealth Department of Health & Ageing	Possible	Tenders/Submn of Props for Development	Unknown	Construction of a GP super clinic

Source: APP/Cordellis research

E

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Appendix E

Planned or Approved Commercial Developments

Liverpool Analysis

Address	Developer/Proponent/Occupier	Approval	Status of project	Floor Area	Details of development/General comments
67 Bathurst Street, LIVERPOOL	Unknown	Development Application	Development Application still with Council	1756sqm	Construction of a 5 storey commercial building Commercial - 1606sqm Retail - 98sqm Carparking for 15 cars
7-13 Norfolk Street, LIVERPOOL	Eagle Homes	Yes	Project Deferred until Late 2012	19922sqm	Construction of a 17 storey mixed use development comprising 122 residential units a place of worship with conference area, meeting rooms & 120 seats for the Baptist Church, retail floor space 1123sqm and commercial floor space 3551sqm
296, 306 & 310 Macquarie Street, LIVERPOOL	Vicliz Pty Ltd	Yes	Project Deferred Indefinitely	11000sqm	Demolition of rear addition of Memorial School of Arts Construction of a 13 storey residential & commercial building Roof Terrace with gym and community room Alteration to memorial School of Arts Large landscaped forecourt area
28 Memorial Avenue, LIVERPOOL	KBSG Properties Pty Ltd	Yes	Project Deferred	1248sqm	Construction of a 5 storey commercial/retail building Ground floor - 80sqm retail, lobby area, shower & change facilities 4 Floors of offices

Source: APP/Cordell's research

F

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Appendix F

Residual & Sensitivity Analysis

Summary of Project Returns

Former Council Chambers (front slab portion)

Commercial uses

Enter Description of Option or Stage

Time Span: Nov-11 to May-14	Project Size: 4,366 GFA 1 per 0.0 SqM of Site Area
Type: Miscellaneous	Project Size: 3,929 NLA 1 per 0.0 SqM of Site Area
Status: Under Review	
Site Area:	Equated GFA: 0.0 SqM
FSR: 0.1	

Estate Master Licensed to: APP Corporation Pty Ltd

				AUD Total			
REVENUE							
	Quantity	SqM	AUD/SqM	AUD			
Total Sales Revenue	2	-	-	9,633,000			
Industrial Units	2	-	-	9,633,000			
Less Selling Costs				(254,311)			
Less Purchasers Costs				-			
NET SALE PROCEEDS				9,378,689			
	Average Yield	SqM	AUD/SqM/annum	AUD			
Rental Income	-	-	-	-			
Less Outgoings & Vacancies				-			
Less Letting Fees				-			
Less Incentives (Rent Free and Fit-out Costs)				-			
Less Other Leasing Costs				-			
NET RENTAL INCOME				-			
Interest Received				-			
Other Income				-			
TOTAL REVENUE (before GST paid)				9,378,689			
Less GST paid on all Revenue				-			
TOTAL REVENUE (after GST paid)				9,378,689			
COSTS							
Land Purchase Cost				500,000			
Land Transaction Costs				61,990			
Construction (inc. Construct. Contingency)				7,180,950			
Other Construction Costs				6,839,000			
Contingency				341,950			
Professional Fees				1,347,603			
Statutory Fees				341,050			
Authority Fees & Charges				-			
Miscellaneous Costs				-			
Leasing Costs				579,970			
Project Contingency (Project Reserve)				-			
Land Holding Costs				67,500			
Pre-Sale Commissions				-			
Finance Charges (inc. Fees)				-			
Interest Expense				555,454			
TOTAL COSTS (before GST reclaimed)				10,634,516			
Less GST reclaimed				(199,626)			
Plus Corporate Tax				-			
TOTAL COSTS (after GST reclaimed)				10,434,890			

PERFORMANCE INDICATORS

¹ Net Development Profit	(1,056,202)	
³ Development Margin (or Profit/Risk Margin)	-9.88%	on total development costs (inc selling costs).
⁴ Residual Land Value (based on 25% Target Margin)	(2,145,962)	(Exclusive of GST)
⁵ Net Present Value	(1,187,051)	(at 20% per ann. discount rate, nominal)
⁶ Benefit Cost Ratio	0.8302	(at 20% per ann. discount rate, nominal)
⁷ Project Internal Rate of Return (IRR)	-8.19%	(per ann. nominal)
⁸ Residual Land Value (based on NPV)	(688,845)	(Exclusive of GST)
Equity IRR	N.A.	(per ann. nominal)
Equity Contribution	1,056,202	
Peak Debt Exposure	10,466,584	
Equity to Debt Ratio	10.57%	
⁹ Weighted Average Cost of Capital (WACC)	7.46%	
¹⁰ Breakeven Date for Cumulative Cash Flow	N.A.	(Profit is negative)
¹¹ Yield on Cost	0.00%	
¹² Rent Cover	N.A.	
¹³ Profit Erosion	N.A.	

Footnotes:

- Development Profit: is total revenue less total cost including interest paid and received
- Note: No redistribution of Developer's Gross Profit
- Development Margin: is profit divided by total development costs (inc selling costs).
- Residual Land Value: is the maximum purchase price for the land whilst achieving the target development margin.
- Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.
- Benefit:Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.
- Internal Rate of Return: is the discount rate where the NPV above equals Zero.
- Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.
- The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.
- Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).
- Yield on Cost is Current Net Annual Rent divided by Total Costs (before GST reclaimed), including all Selling Costs.
- The total net development profit divided by the current net annual rental expressed as a number of years/months.
- The period of time post practical completion that it can remain unsold (but leased out) until finance and land holding costs erodes the profit for the development to zero.

Summary of Project Returns

Former Council Chambers (front slab portion)

Commercial uses

Enter Description of Option or Stage

Time Span: Nov-11 to May-14	Project Size: 4,366. GFA 1 per 0.0 SqM of Site Area
Type: Miscellaneous	Project Size: 3,929. NLA 1 per 0.0 SqM of Site Area
Status: Under Review	
Site Area:	Equated GFA: 0.0 SqM
FSR: 0:1	

Estate Master Licensed to: APP Corporation Pty Ltd

RETURNS ON FUNDS INVESTED	Equity	Loan 1			Loan 4	Total Debt
		Bank			Lender Name	
¹ Funds Invested (Cash Outlay)	1,056,202	9,879,437			111,018	9,990,454
% of Total Funds Invested	9.56%	89.43%			1.00%	90.44%
² Peak Exposure	1,056,202	10,355,566			111,018	10,466,584
Date of Peak Exposure	May-14	Mar-14			Mar-14	Mar-14
Month of Peak Exposure	Month 30	Month 28			Month 28	Month 28
Weighted Average Interest Rate	N.A.	8.25%			8.50%	8.25%
Interest Charged	-	554,668			786	555,454
Line Fees Charged	-	-			-	-
Application Fees Charged	-	-			-	-
Profit Share Received	-	-			-	-
³ Total Profit to Funders	(1,056,202)	554,668			786	555,454
⁴ Margin on Funds Invested	-100.00%	5.61%			0.71%	5.56%
⁵ Payback Date	Jun-14	May-14			Apr-14	May-14
Month of Payback	Month 31	Month 30			Month 29	Month 30
⁶ IRR on Funds Invested	N.A.	8.25%			8.50%	8.25%
⁷ Equity to Debt Ratio		10.69%			951.38%	10.57%
⁸ Loan to Value Ratio	10.96%	107.50%			1.15%	108.65%
⁹ Loan Ratio	211.24% of Land Purchase Price.	105.61% of Project Costs (net of Interest/Fees and GST).			22.36% of Land Purchase Price.	2109.18% of Land Purchase Price.

Footnotes:

- The total amount of funding injected into the project cash flow.
- The maximum cash flow exposure of that equity/debt facility including capitalised interest.
- The total repayments less funds invested, including profit share paid or received.
- Margin is net profit divided by total funds invested (cash outlay).
- Payback date for the equity/debt facility is the last date when total equity/debt is repaid.
- IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realisation of project profits.
- Equity to Debt Ratio is the amount of equity contributed into the project as a percentage of debt funding.
- Loan to Value ratio is the Peak Equity/Debt Exposure divided by Total Sales Revenue.
- Loan Ratio is the total funds invested by the lender (cash outlay) divided by the nominated ratio calculation method. It includes capitalised interest and fees.

Preliminary

Cash Flow Title	Commercial uses		Description of Option/Stage	Enter Description of Option or Stage
Date of First Period:	Nov-2011			
Cash Flow Rest Period:	Monthly			
Enter Project Size (a)	4,366.0	GFA		
Enter Project Size (b)	3,929.0	NLA		
Enter Site Area	-	SqM	Floor Space Ratio	0 : 1
				Equated Gross Floor Area= 0.0 SqM

Type	Miscellaneous
Status	Under Review

Goods and Services Tax

(Using General Tax Rule)

Developer	Credits Reclaimed ONE Month Later	Liability Paid ONE Month Later	Liability on Sales All Paid by Developer
Goods and Services Tax Rate	10.00%		

All Project Costs	To be entered Exclusive of GST
Rental Income & Leasing Costs	To be entered Exclusive of GST
Sales Revenue	To be entered Inclusive of GST
Other Income	To be entered Exclusive of GST

Land Purchase & Acquisition Costs

Costs to be entered Exclusive of GST

Land Purchase Price	500,000
---------------------	---------

Code	Stage	% of Land Purchase Price % paid	Amount	AND/OR Lump Amount
1002	-	0.00%	-	-
1003	-	0.00%	-	-
1004	-	0.00%	-	-
1005	-	0.00%	-	-
1006	-	0.00%	-	-
1007	-	100.00%	500,000	500,000
1008	-	Stamp Duty ¹	17,990	17,990
		Interest on Deposit in Trust Account		
		Profit Share to Land Owner		

Code	Stage	% of Land Price exc Tax % paid	Amount	AND/OR Lump Amount
1011	-	Legal	-	40,000
1012	-	0.00%	-	-
1013	-	0.00%	-	-
1014	-	0.00%	-	-
1015	-	0.00%	-	-

¹ (No GST credit available for Stamp Duty)

Cost Escalation

		Escalation Rates (Monthly Compounded Escalation) based on Cashflow Period Years commencing											
		Nov-11	Nov-12	Nov-13	Nov-14	Nov-15	Nov-16	Nov-17	Nov-18	Nov-19	Nov-20		
Code	Professional Fees	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
SUB	Construction Costs (Uncategorised)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Subdivision Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	STG	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Stage Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	BUI	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
OT1	Built Form	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Other	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	OT2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Statutory Fees	Authority Fees & Charges	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Miscellaneous Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Leasing Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Land Holding Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Selling and Leasing Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Finance Costs	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		

Total Current Costs (exc GST)	-	Total Current Costs (inc GST)	-	Total Escalated Cost	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	500,000	500,000	-	500,000	500,000
	17,990	17,990	-	17,990	17,990
Stamp Duty	517,990	517,990	-	517,990	517,990
TOTAL					

Total Current Costs (exc GST)	40,000	Total Current Costs (inc GST)	44,000	Total Escalated Cost	44,000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	Y	Y	Y	Y	Y
	Y	Y	Y	Y	Y
	Y	Y	Y	Y	Y
	Y	Y	Y	Y	Y
Manual Input (refer to Cash Flow)					
TOTAL	40,000	44,000	-	44,000	-

2000	Project Contingency										And / Or		0.00%	of Construction, Professional, Statutory Fees, Authority Fees & Charges, Miscellaneous Costs, Leasing Costs		TOTAL	-		
3000	Professional Fees																		
Costs to be entered Exclusive of GST																			
Code	Stage	Description	% of Construct. ¹	AND/OR No. Units	Base Rate / Unit	Escalate (E/R,N)	S-Curve	Month Start ²	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost				
3001	-	DA and CC	0.00%	1	30,000	N	S	17	2	Apr-13 - May-13	N		30,000	30,000	30,000				
3002	-	Project Management / Construction Fees	3.00%	1	-	N	S	19	9	Jun-13 - Feb-14	Y		215,429	236,971	236,971				
3003	-	Rezoning	0.00%	1	180,000	N	S	2	15	Jan-12 - Mar-13	Y		180,000	188,000	188,000				
3004	-	Professional Fees	8.00%	-	-	N	S	11	6	Oct-12 - Mar-13	Y		574,476	631,924	631,924				
3005	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3006	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3007	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3008	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3009	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3010	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3011	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3012	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3013	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3014	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
3015	-	-	0.00%	-	-	-	-	0	-	-	Y		-	-	-				
¹ % Based on Net Costs																			
3099	-	Development Management	2.50%	% of Project Costs (exc land) excludes finance costs and tax (if applicable)			S	2	26	Jan-12 - Feb-14	Y	Manual Input (refer to Cash Flow)	227,916	250,708	250,708				
													-	-	-				
													1,227,821	1,347,603	1,347,603				
4000	Construction Costs																		
Costs to be entered Exclusive of GST																			
Code	Stage	Description	Cost Type	Units	Base Rate / Units	Escalate (E/R,N) ¹	S-Curve	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost				
4001	-	Rebuild front	-	-	-	N	S	19	9	Jun-13 - Feb-14	N		6,549,000	6,549,000	6,549,000				
4002	-	Additional Costs for Childcare component	-	1	90,000	N	S	19	9	Jun-13 - Feb-14	N		90,000	90,000	90,000				
4003	-	Additional cost for Childcare external	-	1	200,000	N	S	19	9	Jun-13 - Feb-14	N		200,000	200,000	200,000				
4004	-	Assume no additional service amplification	-	-	-	-	-	0	-	-	N		-	-	-				
4005	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4006	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4007	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4008	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4009	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4010	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4011	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4012	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4013	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4014	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4015	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4016	-	-	-	-	-	-	-	0	-	-	N		-	-	-				
4017	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
4018	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
4019	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
-	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
4021	-	-	-	-	-	-	-	0	-	-	Y		-	-	-				
¹ Escalation (N = no escalation, 'E' = escalation to start period, 'R' = escalation to start period and through span)																			
													Manual Input (refer to Cash Flow)						
													Construction Contingency						
													341,950	341,950	341,950				
													7,180,950	7,180,950	7,180,950				
4099	Construction Contingency												TOTAL						

7000 Land Holding Costs									
Costs to be entered Exclusive of GST									
Code	Stage	Description	No. Units	Base Rate /unit/term	Term ¹	Escalate (E/R/N)	Month Start	Month Span ²	Cash Flow Period
7001	-	Assume 30,000 pa	1	7,500	Q	N	2	27	Jan-12 - Mar-14
7002	-	-	-	-	M	N	0	-	-
7003	-	-	-	-	M	N	0	-	-
7004	-	-	-	-	M	-	0	-	-
7005	-	-	-	-	M	-	0	-	-
7006	-	-	-	-	M	-	0	-	-
7007	-	-	-	-	M	-	0	-	-
7008	-	-	-	-	M	-	0	-	-
7009	-	-	-	-	M	-	0	-	-
7010	-	-	-	-	M	-	0	-	-
7011	-	-	-	-	M	-	0	-	-
7012	-	-	-	-	M	-	0	-	-
							Manual Input (refer to Cash Flow)		
							TOTAL		
							30,000	30,000	67,500

¹ Yearly, B=BiAnnually, Q=Quarterly, BM=BiMonthly, M=Monthly

² Diminish proportionally with leasing (DPR) or settlements (DS)

Sales and Rental Revenue Escalation											
Escalation Rates (Monthly Compounded Escalation) based on Cashflow Period Years commencing											
Code	Category	Nov-11	Nov-12	Nov-13	Nov-14	Nov-15	Nov-16	Nov-17	Nov-18	Nov-19	Nov-20
RS1	Residential - 1 Bedroom Units	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RS2	Residential - 2 Bedroom Units	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RS3	Residential - 3 Bedroom Units	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RDD	Detached Dwellings Lots	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RTH	Townhouse Lots	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
COM	Commercial Office	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RET	Retail Shops	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
IND	Industrial Units	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
STW	Storage & Warehousing	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
OTH	Other	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Rental escalation occurs up to lease start date. For rent review escalation during lease period refer to the Tenants sheet.

8000 Selling and Leasing Costs									
Sales Commission (To be entered Exclusive of GST)									
		Sales Comm ¹	% of Comm. Pre-sales ²	Deposits (% of Price) ³					
8001	RS1	Residential - 1 Bedroom Units	0.00%	0.00%					
8002	RS2	Residential - 2 Bedroom Units	0.00%	0.00%					
8003	RS3	Residential - 3 Bedroom Units	0.00%	0.00%					
8004	RDD	Detached Dwellings Lots	0.00%	0.00%					
8005	RTH	Townhouse Lots	0.00%	0.00%					
8006	COM	Commercial Office	0.00%	0.00%					
8007	RET	Retail Shops	0.00%	0.00%					
8008	IND	Industrial Units	0.00%	0.00%					
8009	STW	Storage & Warehousing	0.00%	0.00%					
8010	OTH	Other	0.00%	0.00%					

Main Inputs for Former Council Chambers (front slab portion)

Commercial uses - Enter Description of Option or Stage

Code	Stage	Other Leasing Costs To be entered Exclusive of GST	% of Gross Rent	AND/OR No. Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8201	-	-	0.00%	-	-	-	0	-	-	N		-	-	-
8202	-	-	0.00%	-	-	-	0	-	-	N		-	-	-
8203	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8204	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8205	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8206	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8207	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8208	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8209	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8210	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
8211	-	-	0.00%	-	-	-	0	-	-	Y		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	-	-	-

Prorate with Rental Income (R)

Sales														
Sales Revenue to be entered inclusive of GST														
Code	Stage	Description	No. Units	Total Area SqM	Current Sale Price	Sales Calc Method	Pre-Sale Exchanges		Settlements		Cash Flow Period		Land Use Code	GST Included
							Month Start	Month Span	Month Start	Month Span	Month Start	Month Span		
9001	-	Gross Realisation ex Childcare	1	-	7,833,000	Per Unit	29	0	1	1	Apr-14 - Apr-14	1.00	IND	N
9002	-	Childcare Component	1	-	1,800,000	Per Unit	29	0	1	1	Apr-14 - Apr-14	1.00	IND	N
9003	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9004	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9005	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9006	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9007	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9008	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9009	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9010	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9011	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9012	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9013	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9014	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9015	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9016	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9017	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9018	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9019	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
9020	-	-	-	-	-	Per Unit	0	0	-	-	-	-	-	Y
											Capitalised Sales (refer to Tenants) Manual Input (refer to Cash Flow)		-	-
											TOTAL	9,633,000	9,633,000	9,633,000

Other Income													
Other Income to be entered Exclusive of GST													
Code	Stage	Description	Land Use Code	Units	Base Rate / Units	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Income (exc GST)	Total Current Income (inc GST)	Total Escalated Income
9101	-	-	-	-	-	0	-	-	Y		-	-	-
9102	-	-	-	-	-	0	-	-	Y		-	-	-
9103	-	-	-	-	-	0	-	-	Y		-	-	-
9104	-	-	-	-	-	0	-	-	Y		-	-	-
9105	-	-	-	-	-	0	-	-	Y		-	-	-
9106	-	-	-	-	-	0	-	-	Y		-	-	-
9107	-	-	-	-	-	0	-	-	Y		-	-	-
9108	-	-	-	-	-	0	-	-	Y		-	-	-
9109	-	-	-	-	-	0	-	-	Y		-	-	-
9110	-	-	-	-	-	0	-	-	Y		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	-	-	-

Main Inputs for Former Council Chambers (front slab portion)

Commercial uses - Enter Description of Option or Stage

10000

Financing
(Advanced Mode)

General Notes: All Line Fees are paid during period of debt, in arrears
All Profit Share is Paid progressively as project makes a profit.

Equity

Developer's Equity Contribution
Injected in total upfront.

Fixed Amount

Percentage

0.00%

Fixed Amount

0.00%

Fixed Amount

Interest Charged on Equity

Interest received on Surplus Cash

0.00%

per annum Nominal - Capitalised (Compounded)

0.00%

per annum received in arrears.

% of Available Funds to Repay Equity Before Debt

0.00%

Equity Totals

1,056,202

Developer's Injections

Interest Charged

Interest Received

-

-

Equity Notes: Equity is paying outstanding debt
Equity is repaid at project end.

Injections by Enter Land Owner Name

-

10001

10002

Loan 1

Facility Limit
Progressively drawn down when required.

Fixed Amount

Percentage

100.00%

% of Project Costs (net of Interest/Fees and GST).

Month Commencement

Auto

0

Dec-2011

Maturity Month

Auto

0

May-2014

Interest Rate

8.50%

per annum Nominal - Capitalised (Compounded)

Fees

Application Fee

Amount

Percentage

Month Paid

Line Fee

-

0.00%

0

0.00%

Profit Split to Lender 1

0.00%

10004

10005

Loan 2

Facility Limit
Drawn down in total at loan commencement.

Fixed Amount

Percentage

0.00%

Fixed Amount

Month Commencement

Auto

0

N.A.

Maturity Month

Auto

0

Interest Rate

0.00%

per annum Nominal - Capitalised (Compounded)

Fees

Application Fee

Amount

Percentage

Month Paid

Line Fee

-

0.00%

0

0.00%

Profit Split to Lender 2

0.00%

10004

10005

Loan 3

Facility Limit
Drawn down in total at loan commencement.

Fixed Amount

Percentage

0.00%

Fixed Amount

Month Commencement

Auto

0

N.A.

Maturity Month

Auto

0

Interest Rate

0.00%

per annum Nominal - Capitalised (Compounded)

Fees

Application Fee

Amount

Percentage

Month Paid

Line Fee

-

0.00%

0

0.00%

Profit Split to Lender 3

0.00%

10004

10005

Loan 1 Totals

9,879,437

Drawdown

Interest Charged

Application Fees

Line Fees

Profit Split

-

-

-

-

Loan 2 Totals

-

Drawdown

Interest Charged

Application Fees

Line Fees

Profit Split

-

-

-

-

Loan 3 Totals

-

Drawdown

Interest Charged

Application Fees

Line Fees

Profit Split

-

-

-

-

Main Inputs for Former Council Chambers (front slab portion)

Commercial uses - Enter Description of Option or Stage

Loan 4

No Limit (use as overdraft facility)

Description

Lender Name

Interest Rate

8.50%

per annum Nominal - Capitalised (Compounded)

Fees

Amount

Percentage

Month Paid

Application Fee

-

0.00%

0

Line Fee

-

0.00%

Maintain Leverage on Loan 4

0.00%

% of Future Positive Net Cash Flows

Opening Balances

Drawdown

111,018

Interest Charged

786

Application Fees

-

Line Fees

-

Loan 4 Totals

111,018

Senior Loan Notes:

Senior Loan (Loan 4) is being used as an overdraft facility.

Interest Charged to Enter Land Owner Name

Code	Stage	Financing Costs (to be entered Exclusive of GST)	No. of Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
10009	-					0	-	-	Y		-	-	-
10010	-					0	-	-	Y		-	-	-
10011	-					0	-	-	Y		-	-	-
10012	-					0	-	-	Y		-	-	-
10013	-					0	-	-	Y		-	-	-
10014	-					0	-	-	Y		-	-	-
10015	-					0	-	-	Y		-	-	-
10016	-					0	-	-	Y		-	-	-
10017	-					0	-	-	Y		-	-	-
10018	-					0	-	-	Y		-	-	-
Manual Input (refer to Cash Flow)										TOTAL	-	-	-

Project Hurdle Rates

Project Discount Rate (target IRR)

20.00%

per annum Nominal, on cash flow that includes financing costs but excludes interest and corp tax.

Nominate an estimate of IRR

0.00%

per ann.

Developer's Target Dev. Margin

25.00%

on total development costs (inc selling costs).

Developer's Cost of Equity (for WACC)

0.00%