

Menangle Park Contributions Plan 2020



Advisory Report

Various RE1-Public Recreation and R2-Low
Density Residential Lands,
Menangle Park, NSW

Campbelltown City Council

20 August 2018

CIVAS Ref: VW6280

Valuation Details

Instructing Party	Reliant Party	Campbelltown City Council
Annette Crkovski	Registered Proprietor/s	N/A
Manager – Property Development	Purpose of Report	Internal Review – to update current land acquisition assumptions within the Menangle Park Contributions Plan and potential Voluntary Planning Agreements
Campbelltown City Council	Interest Valued	Freehold subject to Vacant Possession
PO Box 57	Date of Assessment	20 August 2018
Campbelltown NSW 2560	Date of Inspection	20 August 2018

Property Overview

Brief Description

Menangle Park is an established semi-rural suburb, situated south of the Campbelltown CBD and traditionally comprises lifestyle acreage land holdings improved with modest rural style dwellings. The suburb is serviced by railway and is home to the Menangle Park horse/trotting racecourse which has attracted many equine related occupants over the years.

In more recent times the urban sprawl has reached the outer part of Western Sydney and the Menangle Park locale has benefitted from a large rezoning on 17th November 2017.

Campbelltown City Council's original rezoning proposal for Menangle Park indicated the following:

The proposed release area aims to provide for approximately 3,400 residential allotments, a town centre, employment land, community facilities and land for public recreation. A variety of housing choices is proposed with a range of densities resulting in residential allotments with a minimum area of 300m² through to 2000m² with provision for a number of larger rural /residential allotments.

As a result of the land rezoning, the Menangle Park locale now features various pro-development zonings and naturally to balance this, there are portions of public recreational areas now dedicated within this release.

In accordance with our instructions, we are to provide a range in market value rates for vacant lands, zoned RE1 – Public Recreation and R2 – Low Density Residential whilst having consideration to various constraints.



Menangle Park and surrounding lands



Planning Scheme	Campbelltown LEP 2015
Zonings	RE1 – Public Recreation
	R2 – Low Density Residential

Key Assumptions and Important Comments

In the preparation of this assessment we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the reliant party to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted assessment. Should the reliant party to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this assessment, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-

- (i) We assume all information provided by the Instructing Party is correct and current.
- (ii) This assessment is desktop in nature only. Our comments are limited to information provided to us by the instructing party only. We have not undertaken a physical inspection of the entire Menangle Park precinct and we reserve the right to review and amend this assessment (if considered warranted) should it be found there are any negative attributes that would materially impact value that have not been identified by our desktop assessment.
- (iii) We do note however there is what appears to be a quarry at the north-west sector of Menangle Park which does not fall within the RE1 – Public Recreation zoned lands in our assessment. Despite this, we assume there to be no associated contamination to the adjoining lands for the purpose of our assessment.
- (iv) We note there are no specific definitions for each specified land classification within RE1 – Public Recreation however, our advice received from the Campbelltown City Council Planning department has led to the following assumptions for the purpose of our assessment:
 - **Recreational lands** are assumed to not have a flood affectation and features with development potential under the RE1 – Public Recreation scope.
 - **Open Space and Drainage lands** (despite flooding affectation/s) are highly restricted from a development perspective, per the RE1 – Public Recreation zoning provision.
 - **Repairian Protection lands** are the most restricted and cannot be developed, remaining in natural protected condition/configuration.
- (v) Economies of Scale Caution: We caution the values for each RE1 – Public Recreation land classification, as they have been determined using sales transactions of lands which range from 11,940 to 18,500 square metres. As demonstrated by the Riverstone and Edmondson Park sales evidence, smaller sites tend to have higher weighting of economies of scale and as such will reflect a higher rate per square metre of site area.
- (vi) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above, we do not assume any responsibility or accept any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on valuation.

However, in the context of the above the APIV reiterates that it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
- (vii) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation

Assessment

RE1 Public Recreation - Recreational Land

\$110 and \$130 per square metre of site area - GST Exclusive

RE1 Public Recreation - Open Space and Drainage Land above the floodplain and unaffected

\$90 and \$110 per square metre of site area - GST Exclusive

RE1 Public Recreation - Open Space and Drainage Land below 1:100 AEP flooding

\$70 and \$90 per square metre of site area - GST Exclusive

RE1 Public Recreation - Open Space and Drainage Land below 1:20 AEP flooding

\$50 and \$70 per square metre of site area - GST Exclusive

RE1 Public Recreation - Riparian Protection Land

\$30 and \$40 per square metre of site area - GST Exclusive

R2 Low Density Residential Land – above the floodplain and unaffected

\$250 and \$280 per square metre of site area - GST Exclusive

CIVAS (NSW) Pty Limited

Phillip Cartisano | Associate Director

AAPI, Certified Practising Valuer

27 September 2018 (Date of Signing Report)

This report has been verified by: Amy Hamilton AAPI MRICS | Director

NOTE: This Executive Summary must be read in conjunction with the attached report and the details contained therein.

Primary Valuer Contact Details

Direct: 9840 0237

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- B. Letter of Instruction
- C. Menangle Park 2018 Structure Plan
- D. Menangle Park 2018 Structure Plan – Open Space Map
- E. Campbelltown LEP 2015 Zoning Map
- F. Campbelltown Council Flooding Map

1 INTRODUCTION

1.1 INSTRUCTIONS

We have received written instructions from Annette Crkovski, Manager, Property Development, Campbelltown City Council dated 24 July 2018, to determine the Market Value of **Various Lands being zoned RE1 – Public Recreation and R2 – Low Density Residential within Menangle Park.**

The assessment detailed herein has been prepared for, and may be relied upon by, the following party for the purpose as specified:

Purpose of Assessment	Reliant Party
Internal Review – to update current land acquisition assumptions within the Menangle Park Contributions Plan and potential Voluntary Planning Agreements	Campbelltown City Council

Specifically, we are to assess the value of the following land components being RE1 – Public Recreation and R2 – Low Density zoned lands:

1. RE1 – Public Recreation: Recreational land;
2. RE1 – Public Recreation: Open Space and Drainage Land – above the floodplain and unaffected;
3. RE1 – Public Recreation: Open Space and Drainage Land – below 1:100 AEP flooding;
4. RE1 – Public Recreation: Open Space and Drainage Land – below 1:20 AEP flooding; and
5. RE1 – Public Recreation: Riparian Protection.
6. R2 - Low Density Residential: above the floodplain and unaffected (large parcels);

Our assessment has been prepared in accordance with the Australian Property Institute (API) and the Property Institute of New Zealand (PINZ) Australia and New Zealand Valuation and Property Standards (January 2012, 7th Edition).

We have assumed that the instructions and subsequent information supplied contain a full and frank disclosure of all information that is relevant. Furthermore, we have prepared our assessment in accordance with our standard Terms of Business as previously provided to you and is attached at **Appendix A**.

The authenticity of this report and assessment contained herein may be confirmed by telephoning the signatory or the Valuation Director at the issuing office.

A copy of the Letter of Instruction is attached at **Appendix B**.

1.2 INFORMATION SOURCES

Our assessment conclusions have been reached after reviewing information provided by the Campbelltown City Council. The information reviewed and supplied includes, although is not limited to, the following:

- Menangle Park zoning mapping;
- Menangle Park structure plan;
- Menangle Park and wider area flooding mapping;
- Local Council and legislative websites; and
- Other relevant information.

1.3 BASIS OF ASSESSMENT

The assessment has been completed in accordance with the following definition of Market Value as defined by the International Valuation Standards Council (IVSC) and endorsed by the API:-

Market Value

The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

This valuation report is provided by CIVAS (NSW) Pty Limited and not by any other company in the Colliers International Group. **The assessment has been prepared for the party and purpose as detailed in Section 1.1 above**, and should not be relied upon for any other purpose or by any person.

CIVAS (NSW) Pty Limited accepts no responsibility for any statements in this report other than for the stated purpose. This report is issued on the basis that no liability attaches to the companies in the Colliers International Group other than CIVAS (NSW) Pty Limited in relation to any statements contained in the assessment.

1.4 PECUNIARY INTEREST

We advise that the Valuer nominated within this report, is authorised to practise as a Valuer.

Further, we confirm that we have undertaken a Conflict of Interest Check and to the best of our knowledge have determined that the Valuer does not have a pecuniary or other interest that could conflict with the proper assessment of the property, and we advise that this position will be maintained until the purpose for which this valuation is being obtained is completed.

1.5 DATE OF ASSESSMENT

20 August 2018 based upon our inspection of the general Menangle Park locale at the same date. Due to possible changes in market forces and circumstances in relation to the subject property the report can only be regarded as representing our opinion of the value of the property as at the date of assessment.

1.6 MARKET MOVEMENT

In accordance with the Australian Property Institute Valuers Limited (APIV), **this assessment is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.**

Without limiting the generality of the above, we do not assume any responsibility or accept any liability in circumstances where this assessment is relied upon after the expiration of 90 days from the date of assessment, or such earlier date if you become aware of any factors that have any effect on assessment.

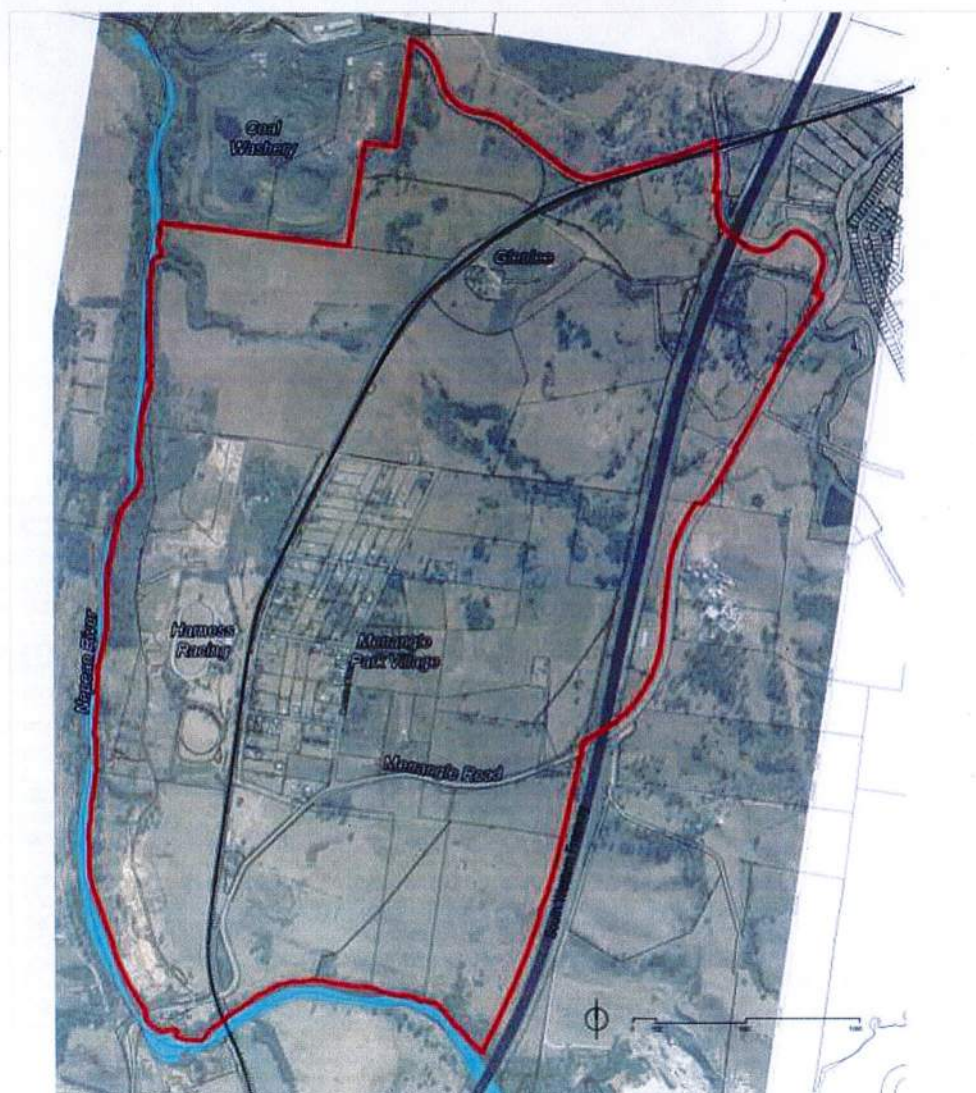
However, in the context of the above the APIV reiterates that it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains an assessment at the date of assessment only.

2 LOCATION

The locational attributes of the subject precinct are summarised as follows:-

Precinct	Menangle Park
Surrounding Development	Immediately surrounding the predominant development are semi-rural properties with sporadic low-density allotments improved with dated dwellings. Directly across the road is the southern rail line and
Transport Infrastructure	Local bus and train services service the Menangle Park locale.
Distance from CBD0	The subject property is located approximately 5 kilometres south of Campbelltown CBD and 56 kilometres west of the Sydney CBD.

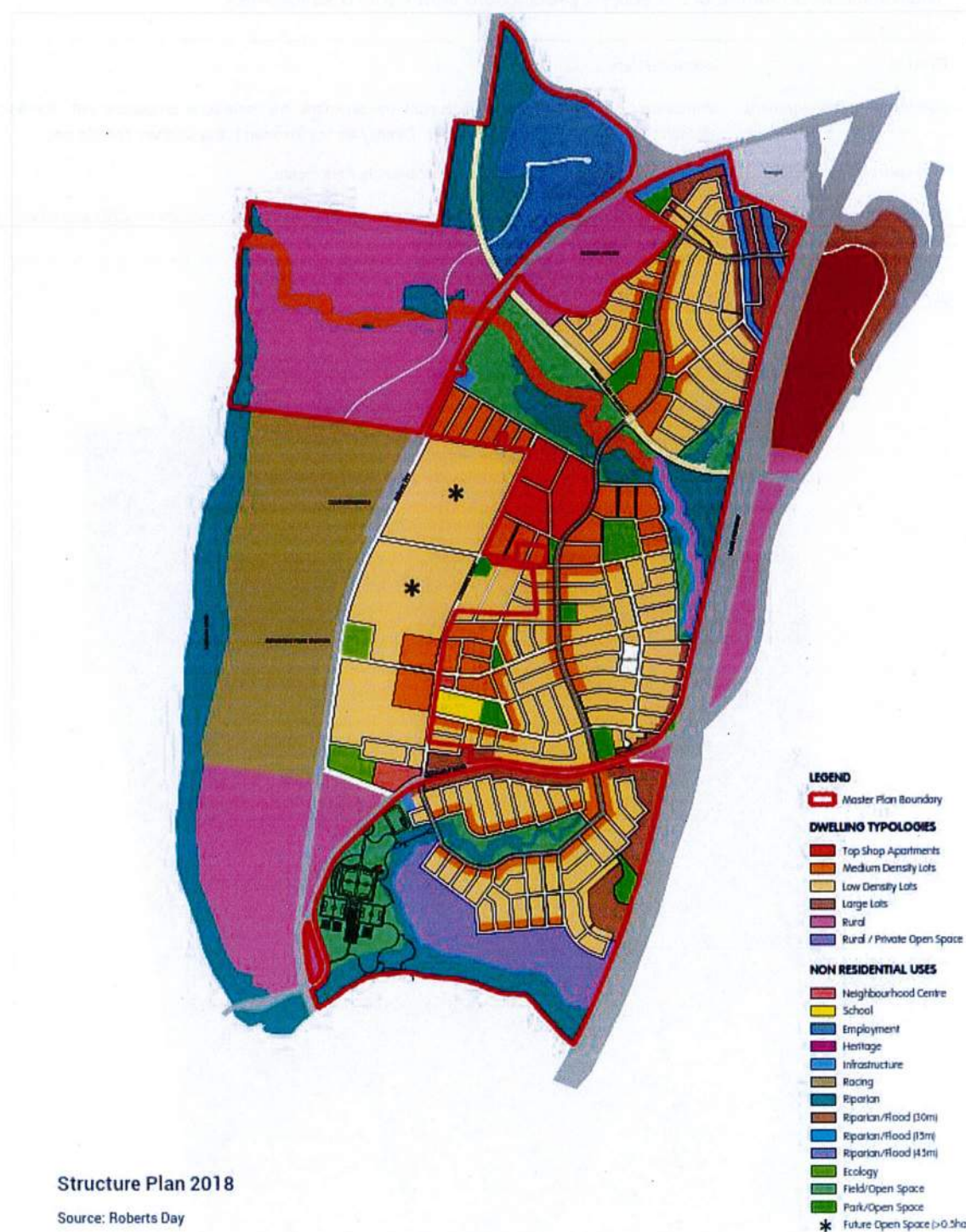
Aerial View of Menangle Park



Source: Menangle Park DCP Volume 2

Menangle Park Structure Plan 2018

The plan below shows the intended land uses for each precinct within Menangle Park:



Structure Plan 2018

Source: Roberts Day

Source: Menangle Park - Dahua Structure Plan 2018

A copy of the above Structure Plan is attached at **Appendix C**.

2.1 SUBJECT LANDS

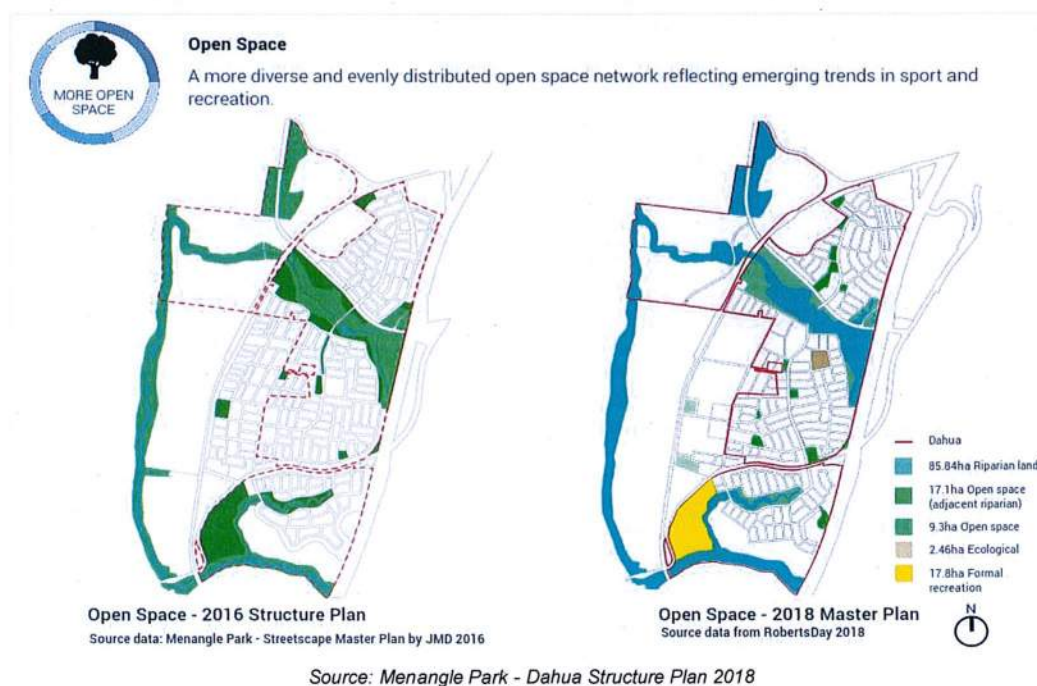
As per our instruction, we are to assess the market value range for vacant land rates considering the following RE1 – Public Recreation and R2 – Low Density land classifications:

1. RE1 – Public Recreation: Recreational land;
2. RE1 – Public Recreation: Open Space and Drainage Land – above the floodplain and unaffected;
3. RE1 – Public Recreation: Open Space and Drainage Land – below 1:100 AEP flooding;
4. RE1 – Public Recreation: Open Space and Drainage Land – below 1:20 AEP flooding; and
5. RE1 – Public Recreation: Riparian Protection.
6. R2 - Low Density Residential: above the floodplain and unaffected (large parcels);

We note there are no specific definitions for each of the above land classifications however, advice received from the Campbelltown City Council Planning department has led to the following assumptions for the purpose of our assessment:

- Recreational land is assumed to not have a flood affectation and features with development potential under the RE1 – Public Recreation scope.
- Open Space and Drainage lands (despite flooding affectation/s) are highly restricted from a development perspective, per the RE1 – Public Recreation zoning provision.
- Riparian Protection lands are the most restricted and cannot be developed, remaining in natural protected condition/configuration.

A proposed plan for the layout of the above lands are illustrated below:



A copy of the above Structure Plan is attached at **Appendix D**.

2.2 SITE FEATURES

Identifying features and characteristics of the wider Menangle Park locale are noted as follows: -

Topography & Drainage	<ul style="list-style-type: none"> Menangle Park features undulating topography across the suburb with a watercourse forming the western and south western perimeters and bisecting the locale towards the northern suburb boundary.
Landslip	<ul style="list-style-type: none"> Our inquiries with Campbelltown City Council were unable to confirm if landslip is an issue within Menangle Park without formal written application. For the purposes of this assessment, we have assumed that the subject property is not within a landslip designated area.
Utilities	<ul style="list-style-type: none"> Connected to all major utility services including electricity, town water, telephone and drainage. Mains sewer is not currently available in Menangle Park however with the new developments to occur Sydney Water will be increasing the mains water capacity and installing two sewer pump stations as per advice received from Campbelltown City Council.
Flooding	<ul style="list-style-type: none"> We have been provided with a flood planning map for Menangle Park which is shown in Section 4 Environmental Issues. We note that the majority of the RE1 Public Recreation lands being assessed in our assessment have some sort of flood related affectation.

3 PLANNING CONTROLS

3.1 CURRENT PLANNING CONTROLS

An overview of the main planning related controls relevant to our assessment are outlined as below and supported by the relevant planning maps:-

Local Government Area	Campbelltown City Council
Planning Scheme	Campbelltown Local Environmental Plan 2015
Zoning	RE1 – Public Recreation
Objectives	<ul style="list-style-type: none"> • 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 for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone. • To facilitate the multiple use of certain open space areas. • To facilitate development that is ancillary or incidental to the special land uses provided for in this zone. • To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community. • To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas. • To provide for the retention and creation of view corridors. • To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines. • To preserve land that is required for public open space or recreational purposes.
Permitted without consent	Nil
Permitted with consent	Boat launching ramps; Camping grounds; Car parks; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Signage; Small bars; Water recreation structures; Water supply systems
Prohibited	Any development not specified in item 2 or 3
Zoning	R2- Low Density Residential
Objectives	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale. • To minimise overshadowing and ensure a desired level of solar access to all properties. • To facilitate diverse and sustainable means of access and movement.
Permitted without Consent	Home occupations
Permitted with Consent	Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Multi dwelling housing; Places of public worship; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Semi-detached dwellings.
Prohibited Use	Any development not specified in item 2 or 3.

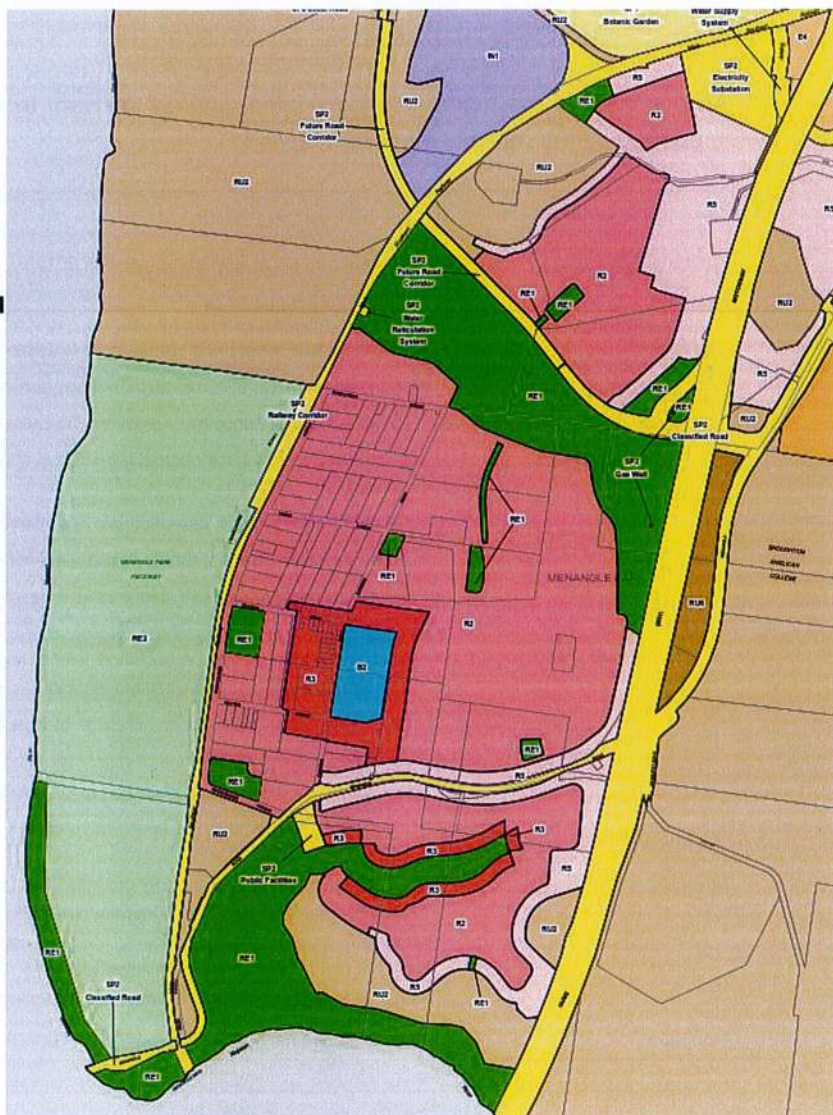
Current Zoning Map of Menangle Park

 **Campbelltown Local
Environmental
Plan 2015**

Land Zoning Map - Sheet LZN_003

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU2	Rural Landscape
RU5	Village
RU6	Transition
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
DM	Deferred Matter
SEPP	SEPP (State Significant Precincts) 2005
Edmondson Park South	
SWGC	South West Growth Centre



A copy of the above zoning plan is attached at **Appendix E**.

We confirm we have obtained advice only from the Campbelltown Council website in relation to planning controls information. Verification of the planning aspects can be confirmed by application to the Council for the issue of a Section 149(2) Certificate under the Environmental Planning and Assessment Act 1979.

4 ENVIRONMENTAL ISSUES

4.1 KEY ISSUES

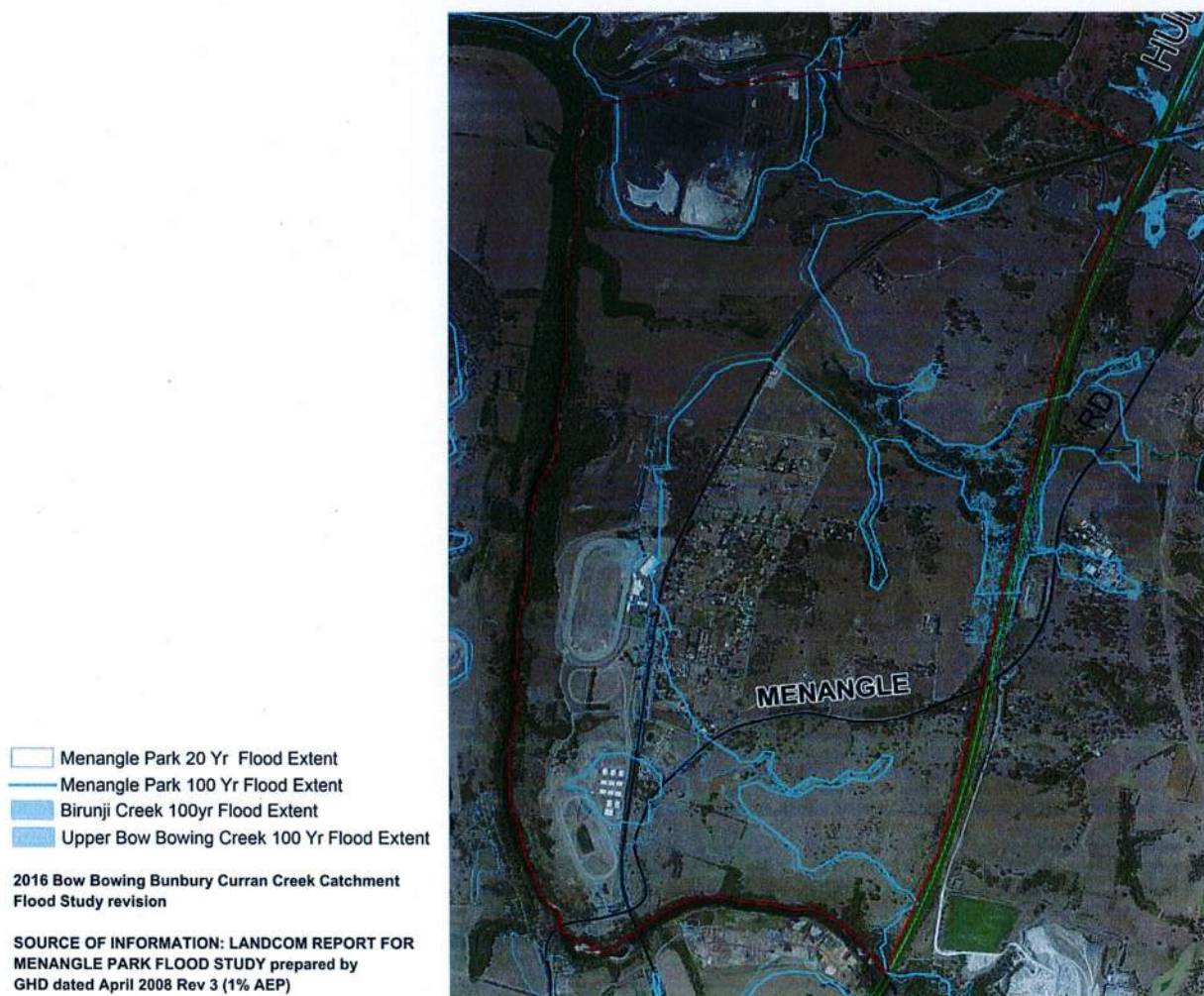
We note the following key issues and assumptions with regards to site contamination and environmental performance ratings applicable to the subject: -

Site Contamination

- Our assessment assumes no contamination within the lands subject to our assessment. If further study reveals otherwise this will have an adverse impact on the market rates provided herein.
- We do note however what appears to be a quarry at the north west sector of Menangle Park which does not fall within the RE1 – Public Recreation zoned lands in our assessment. Despite this we assume there to be no associated contamination to the adjoining lands for the purpose of our assessment.

4.2 FLOOD AFFECTATION

We have been provided with a flooding plan of Menangle Park which is depicted below:



Source: Menangle Park Flood Plan

A copy of the above Flood Plan is attached at **Appendix F**.

4.3 ENVIRONMENTAL CONCLUSION

The recipient of this report is advised that the Valuer is not qualified to detect adverse or contaminated substances or forecast potential environmentally based future externalities, nor quantify the impact on values without a comprehensive environmental report.

We have assumed for the purpose of this assessment of the land to which the rates herein are to apply, are not contaminated in any way or subject to environmentally based externalities that may impact upon value. If this assumption is found to be incorrect, or if the party on whose instruction this assessment is provided wishes our assessment to be based on a different assumption, then this assessment should be referred back to the Valuer for comment and in appropriate cases, amendment.

5 LOCAL MARKET OVERVIEW

5.1 LOCAL MARKET COMMENTARY

Menangle Park is an established semi-rural suburb, situated south of the Campbelltown CBD and traditionally comprises lifestyle acreage land holdings improved with modest rural style dwellings. The suburb is serviced by railway and is home to the Menangle Park horse/trotting racecourse which has attracted many equine related occupants over the years.

In more recent times the urban sprawl has reached the outer part of Western Sydney and the Menangle Park locale has benefitted from a large rezoning on 17 November 2017 to allow further development, accommodating the high demand for affordable housing within metropolitan Sydney.

The local market appears to be driven by developers in conjunction with the local council at present, looking to capitalise on the above and revitalise the Menangle Park locale.

6 MARKET SALES EVIDENCE

Provided below are recent sales which have occurred within south west Sydney Growth Centres which we consider comparable to the subject. Appropriate adjustments have been made based on our experience and opinion in determining the drivers of market value that have been applied to the subject RE1 – Public Recreation Lands.

The evidence is outlined as follows:

Property	Zone	Sale Amount	Sale Date	Site Area m ²	Flooding	\$/m ² of Site Area
235 Tenth Avenue, Austral	82.20% RE1- Public Recreation 17.80% SP2- Infrastructure	\$1,710,000	Jul-18	18,500	100% Flooded (94% 1:20 AEP/ 6% 1:100 AEP)	\$92
2 Racecourse Avenue, Menangle Park	100% RE1- Public Recreation	\$870,000	Jun-18	11,940	100% Flooded (80% 1:20 AEP/ 20% 1:100 AEP)	\$73
Lot 39 Victoria Street, Riverstone	90% RE1- Public Recreation 10% R2- Low Density Residential	\$150,000	Aug-17	556	100% Bushfire Prone	\$269
225 Sixth Avenue, Austral	100% RE1- Public Recreation	\$1,350,000	Dec-16	12,100	80% Flooded (80% 1:100 AEP)	\$112
Lot 228 Milling Road, Edmondson Park	85.70% RE1- Public Recreation 14.30% SP2- Infrastructure	\$436,590	Dec-16	1,885	Not affected	\$232
215 Sixth Avenue, Austral	95.9% RE1- Public Recreation 4.10% SP2- Infrastructure	\$1,100,000	Jun-16	12,100	100% Flooded (10% 1:20 AEP/ 90% 1:100 AEP)	\$91
215 Tenth Avenue, Austral	73% RE1- Public Recreation 26.3% SP2- Infrastructure	\$650,000	Sep-15	12,140	100% Flooded (70% 1:20 AEP/ 30% 1:100 AEP)	\$54

The sales evidence above illustrates a range of \$54 to \$269 per square metre of site area. We note that these transactions are within Western Sydney Growth Centres/Urban Release areas and are considered to be the most comparable form of evidence.

In addition, we have researched transactions of superiorly zoned land parcels within the immediate Menangle Park area with the findings as follows:

Property	Zone	Sale Amount	Sale Date	Site Area	DA Approval	Flooding	\$/m ² of Site Area
46 Fitzpatrick Road, Menangle Park	R2 – Low Density Residential	\$5,000,000	Jun 2018	19,560	No	No	\$256
41 Taber Street, Menangle Park	R2 – Low Density Residential	\$2,700,000	May 2018	9,776	No	No	\$276
36 Fitzpatrick Road, Menangle Park	R2 – Low Density Residential	\$2,500,000	Feb 2018	9,675	No	No	\$258
122 Racecourse Avenue, Menangle Park	R2 – Low Density Residential	\$1,430,000	Sep 2017	5,362	No	No	\$267
83 Cummins Road, Menangle Park	R2 – Low Density Residential	\$2,500,000	Aug 2017	8,922	No	No	\$280

6.1 SALES CONCLUSION

The sales evidence above, despite being situated in different growth centres of Western Sydney, produced a relatively consistent range of rate of land values (exclusive of the small lots). This in mind we have adjusted these values, taking into account the characteristics specific to each land component as demonstrated below:

RE1 - Recreational Land

This is considered to be the most valuable land component of our assessment. Per our assumptions, this land is able to be developed per the RE1 – Public Recreation zoning provisions and is unaffected by flooding. In this instance we consider an applicable range between **\$110 and \$130** per square metre of site area to be appropriate.

RE1 - Open Space and Drainage Land – above the floodplain and unaffected

These lands are considered to be the second valuable for the purpose of our exercise. We note that this land is relatively restricted in terms of development due to the classification as open space/drainage however, is not flood affected. In this instance we consider an applicable range between **\$90 and \$110** per square metre of site area to be appropriate.

RE1 - Open Space and Drainage Land – below 1:100 AEP flooding

These lands are considered to be the third most valuable for the purpose of our exercise. We note this land is again relatively restricted in terms of development due to the classification as open space/drainage however, is flood affected. In this instance we consider an applicable range between **\$70 and \$90** per square metre of site area to be appropriate.

RE1 - Open Space and Drainage Land – below 1:20 AEP flooding

These lands are considered to be the fourth most valuable for the purpose of our exercise. We note this land is again relatively restricted in terms of development due to the classification as open space/drainage however, is has a more frequent/higher level of flood affectation. In this instance we consider an applicable range between **\$50 and \$70** per square metre of site area to be appropriate.

RE1 - Riparian Protection

These lands are considered to be the least valuable for the purpose of our exercise. We note this land is completely restricted from a development perspective. In this instance we consider an applicable range between **\$30 and \$40** per square metre of site area to be appropriate.

R2 - Low Density Residential

These lands are considered to be the most valuable for the purpose of our exercise. In this instance we consider an applicable range between **\$250 and \$280** per square metre of site area to be appropriate.

Economies of Scale Caution

We caution the above values for each as they have been determined using large sales transactions of lands which range from 5,000 to 20,000 square metres. We consider that smaller sites tend to have higher weighting of economies of scale and as such will reflect a higher rate per square metre of site area.

7 ASSESSMENT

We assign the following rates to the subject land classification as at **20 August 2018** and subject to the comments, terms, conditions and assumptions contained within and annexed to our report, in fee simple and assuming the land is free of encumbrances, restrictions or other impediments of an onerous nature which would affect value:

Assessment

RE1 Public Recreation - Recreational Land

\$110 and \$130 per square metre of site area - GST Exclusive

RE1 Public Recreation– Open Space and Drainage Land above the floodplain and unaffected

\$90 and \$110 per square metre of site area - GST Exclusive

RE1 Public Recreation - Open Space and Drainage Land below 1:100 AEP flooding

\$70 and \$90 per square metre of site area - GST Exclusive

RE1 Public Recreation - Open Space and Drainage Land below 1:20 AEP flooding

\$50 and \$70 per square metre of site area - GST Exclusive

RE1 Public Recreation – Riparian Protection Land

\$30 and \$40 per square metre of site area - GST Exclusive

R2 Low Density Residential Land – above the floodplain and unaffected

\$250 and \$280 per square metre of site area - GST Exclusive

Finally, and in accordance with our normal practice, we confirm that this report is confidential and provided by CIVAS (NSW) Pty Limited and not by any other company in the Colliers International Group. **The assessment report has been prepared for the party and purpose as detailed in Section 1.1 above**, and should not be relied upon for any other purpose or by any person.

No responsibility is accepted to any third party and neither the whole of the report or any part or reference thereto may be published in any document, statement or circular nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

CIVAS (NSW) Pty Limited accepts no responsibility for any statements in this report other than for the stated purpose. This report is issued on the basis that no liability attaches to the companies in the Colliers International Group other than CIVAS (NSW) Pty Limited in relation to any statements contained in the assessment report.

CIVAS (NSW) Pty Limited

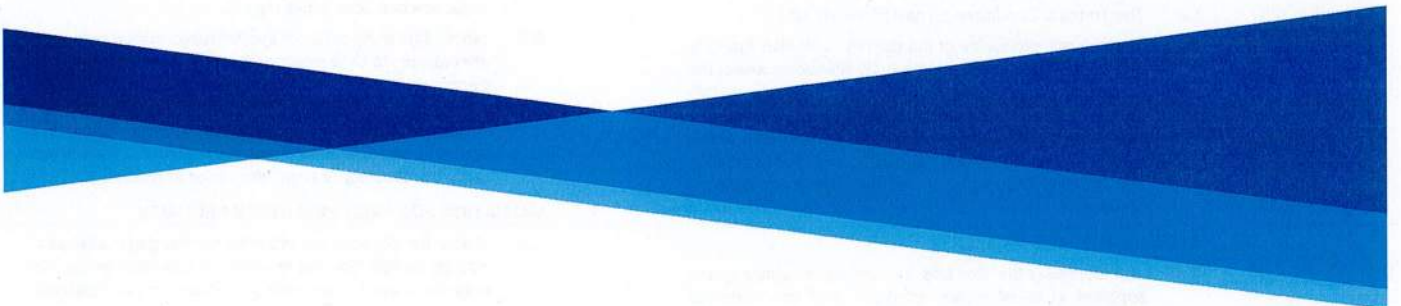
Phillip Cartisano | Associate Director

AAPI, Certified Practising Valuer

27 September 2018 (Date of Signing Report)

APPENDIX A

CIVAS Standard Terms of Business



IT IS AGREED AS FOLLOWS:

1. DEFINITIONS

'Confidential information' means information that:

- (a) Is by its nature confidential;
- (b) Is designated by Us as confidential;
- (c) You know or ought to know is confidential;
- (d) and includes, without limitation:
 - (i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and
 - (ii) The Quotation annexed hereto.

'Currency Date' means, in relation to any valuation or advisory report, the date as at which our professional opinion is stated to be current.

'Fee' means the amount agreed to be paid for the Services as set out in the Quotation.

'Party' means You or Us and Parties means You and Us.

'Quotation' means the written quote provided by Us in relation to the Services.

'Services' means the valuation or advisory services provided pursuant to these Terms & Conditions and the Quotation, and includes any documents, reports or certificates provided by Us in connection with the services.

'Services Validity Period' means the three month period following the Currency Date during which Our professional opinion is valid. After this period, Our professional opinion cannot be relied upon or referred to.

'We', 'Us', 'Our' means the entity that You engage with to perform the Services as set out in the Quotation being either CIVAS (NSW) Pty Limited (ABN 32 168 282 728), CIVAS (VIC) Pty Limited (ABN 21168282620), CIVAS (ACT) Pty Limited (ABN 70168282451), CIVAS (SA) Pty Limited (ABN 87168282586) or CIVAS (QLD) Pty Limited (ABN 87168282522).

'You', 'Your' means the entity engaging Us to perform the Services as set out in the Quotation.

2. PERFORMANCE OF SERVICES

2.1. We will provide the Services in accordance with:

- (a) The Terms & Conditions contained herein; and
- (b) The relevant provisions of the current Australian Property Institute (API) Valuation and Property Standards and/or the current Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards. If there is any inconsistency, they are to be read in the following order: letter of instruction, standing instructions, API Valuation and Property Standards, RICS Valuation – Professional Standards.

3. CONDITION OF THE PROPERTY

- 3.1. In undertaking the Services We will have regard to the apparent state of repair, condition and environmental factors in relation to the property based upon a visual inspection, but We will not (and are not qualified to) carry out a structural, geotechnical or environmental survey. We will not inspect those parts of the property that are unexposed or inaccessible.
- 3.2. We will assume that there is no timber infestation, asbestos or any other defect (unless advised otherwise) and that the property is compliant with all relevant environmental laws. It is Your responsibility to provide reports to Us that are relevant to these issues.
- 3.3. We will not undertake a detailed inspection of any plant and equipment or obtain advice on its condition or suitability.
- 3.4. We recommend that You engage appropriately qualified persons to undertake investigations excluded from the Services.

- 3.5. No responsibility will be accepted either to You or to any third party for loss or damage that may result directly or indirectly from the condition of the property.

4. ENVIRONMENT AND PLANNING

- 4.1. We will obtain only verbal town planning information. It is Your responsibility to check the accuracy of this information by obtaining a certificate under the appropriate legislation.
- 4.2. State or Federal Laws may require environmental audits to be undertaken before there is a change of land use. You will provide such audits to Us where they are required. We will not advise You whether such audits are required or obtain such audits. If You do not provide Us with such audits We will perform the Services on the assumption that such audits are not required.

5. BUILDING AREAS AND LETTABLE AREAS

- 5.1. Where a survey is provided to Us for consideration, We will assume that information contained in the survey is accurate and has been prepared in accordance with the Property Council of Australia (PCA) Method of Measurement.
- 5.2. If You do not provide Us with a survey, We will estimate building and/or lettable areas based only upon available secondary information (including but not limited to building plans, Deposited Plans, and our own check measurements). Such estimates do not provide the same degree of accuracy or certainty as would be provided by a survey prepared by an appropriately qualified professional in accordance with the Property Council of Australia (PCA) Method of Measurement.
- 5.3. Where such a survey is subsequently produced which differs from the areas estimated then You will refer the valuation or advisory advice back to Us for comment or, where appropriate, amendment.

6. OTHER ASSUMPTIONS

- 6.1. Unless otherwise notified by You, We will assume:
 - (a) there are no easements, mortgages, leases, encumbrances, covenants, caveats, rights of way or encroachments except those shown on the Title; and
 - (b) all licences and permits can be renewed and We will not make any enquiries in this regard.
- 6.2. Where third party expert or specialist information or reports are provided to Us or obtained by Us in connection with the Services (including but not limited to surveys, quantity surveyors reports, environmental audits, structural/dilapidation reports), We will rely upon the apparent expertise of such experts/specialists. We will not verify the accuracy of such information or reports.

7. VALUATION FOR FIRST MORTGAGE SECURITY

- 7.1. Where the Services are provided for mortgage purposes, You agree that You will not use the valuation where the property is used as security other than for first registered mortgage.
- 7.2. Where our services are prepared for first mortgage security purposes our report will be prepared for the Bank on behalf of the Applicant. Accordingly, our extension of reliance is to the Bank only. In no way is reliance extended to the Applicant for any purpose.

8. ASSIGNMENT OF VALUATION

- 8.1. We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:
 - (a) the proposed assignee is not a major recognised lending institution (such as a major bank);
 - (b) the assignment is sought in excess of 3 months after the date of valuation;

- (c) We consider that there has been a change in conditions which may have a material impact on the value of the property;
 - (d) the proposed assignee seeks to use the valuation for an inappropriate purpose (including in a manner inconsistent with Your agreement at clause 7.1); or
 - (e) Our Fee has not been paid in full.
- 8.2. Where We decline to provide an assignment on either of the bases at 8.1(b) or (c), We may be prepared to provide an updated valuation on terms to be agreed at that time.
- 8.3. In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms & Conditions, the Quotation and any other document, including instructions provided by You, relevant to the scope of Our Services.
- 8.4. Any potential reliance on our valuation by an Intending Mortgagee is conditional upon a formal re-assignment from Us and will be subject to all that is contained within 7.1, 7.2, 8.1, 8.2 and 8.3.
- 8.5. Client instructed valuations for first mortgage security purposes where reliance is extended to a specific Bank may contain particular assumptions which are commented upon throughout this report. We note that each Bank has their own standing instructions, and also from time to time require valuations be undertaken having regard to a specific set of assumptions which are generally property specific and in addition to their standard instructions. Our valuation(s) will be prepared in accordance with the nominated Bank's standard instructions. However, we highlight that where we have not been instructed by the Bank to value the property, specific assumptions required by the Bank may not have been incorporated into this valuation. Should the Bank require the valuation to be undertaken using additional or separate assumptions to those adopted in the valuation, these assumptions should be communicated to the Valuer for comment and if appropriate revision of the valuation may be necessary, which may produce a different result to our opinion of value. We strongly recommend that the Bank issue the Valuer with specific instructions to value the property including any appropriate and/or property specific assumptions that may be required in addition to their standing instructions.
- 8.6. Institutional valuations for financial reporting purposes where reliance is extended to specific Bank(s) for First Mortgage Security purposes will be subject to that within 8.5.

9. ESTIMATED SELLING PRICE

- 9.1. Where You instruct Us to provide an estimated selling price, You agree that the Services:
- (a) are limited to the provision of an opinion based upon Our knowledge of the market and informal enquiries.
 - (b) We are not required to carry out a full inspection of the property; any inspection of comparable properties; a search on Title(s) or other enquiries as to encumbrances, restrictions or impediments on Title(s); or other investigations which would be required for a formal valuation.
 - (c) provide an indicative figure only which is not suitable for use for any purpose other than as general information or guide as to sale expectations. It is not suitable to be relied upon for the purpose of entry into any transaction.
- 9.2. No responsibility will be accepted either to You or to any third party for loss or damage that may result from the issue of such an estimated selling price.

10. CURRENCY OF VALUATION

- 10.1. Due to possible changes in market forces and circumstances in relation to the subject property the Services can only be regarded as relevant as at the Currency Date.
- 10.2. Where You rely upon Our valuation or advisory report after the Currency Date, You accept the risks associated with market movement between the Currency Date and the date of such reliance.
- 10.3. Without limiting the generality of 10.2, You cannot rely upon Our valuation or advisory report:
- (a) after the expiry of the Services Validity Period;
 - (b) where circumstances have occurred during the Services Validity Period which has a material effect on the value of the property or the assumptions or methodology used in the valuation or advisory report.

11. MARKET PROJECTIONS

- 11.1. Any market projections incorporated within our Services including, but not limited to, income, expenditure, associated growth rates, interest rates, incentives, yields and costs are projections only, and may prove to be inaccurate. Accordingly, such market projections should be interpreted as an indicative assessment of potentialities only, as opposed to certainties.
- 11.2. Where Our Services include market projections such projections require the dependence upon a host of variables that are highly sensitive to varying conditions. Accordingly, variation in any of these conditions may significantly affect these market projections.
- 11.3. Where market projections form part of Our Services, We draw your attention to the fact that there will be a number of variables within acceptable market parameters that could be pertinent to Our Services and the projections adopted are representative of only one of these acceptable parameters.

12. INSURANCE REPLACEMENT COST ESTIMATE

- 12.1. Where our services include an Insurance Replacement Cost Estimate, we highlight that our advice in this regard is an indicative estimate only, based on generic replacement costs provided by industry sources. Furthermore, our Insurance Replacement Cost Estimate should be confirmed by a full valuation conducted in accordance with ANZVTIP 4 Valuations for Insurance Purposes in the Australia and New Zealand Valuation and Property Standards or verified by a suitably qualified quantity surveyor and / or building expert. We accept no responsibility for reliance on this figure other than as an indicative estimate for internal purposes.

13. DEVELOPMENT VALUATIONS

- 13.1. Our services will be conducted on the basis that all building works will be completed in a workmanlike manner and in accordance with all authority regulations. Furthermore, our analysis will be prepared on the basis that the property is appropriately certified upon completion to allow registration of a Strata Plan/Units Plan/Linen Plan and individual sale of the various allotments.
- 13.2. The values that will be adopted for residential apartments and associated car parking spaces will be inclusive of GST, while the non-residential/carspace allotments will be adopted on a GST exclusive basis.
- 13.3. Where the property was purchased prior to 1 July 2000, we will adopt a Margin Value once appropriately confirmed. Accordingly, we will adopt the margin scheme for the residual calculation with input tax credits returned after the scheduled expenditure.
- 13.4. We will conduct our valuation analysis on the basis that all DA approvals, DA plans and consultant's reports are transferable, being reflected in the adopted valuation.

14. INVOICING AND PAYMENT

- 14.1. Our invoice will be made out and addressed to the entity as per the information you provide within the Acknowledgement section of the Professional Services Agreement. Any alternative entity will be required to agree in writing prior to any advice being readdressed. Further fees may be required. Payment due dates will not change.
- 14.2. On receipt of a full draft report (if applicable) you, the Client, agree that We are authorised to invoice the full amount of the agreed fee after 10 business days of receiving said draft report.
- 14.3. Where the brief is terminated prior to its conclusion, you (the client) will be invoiced for the cost of work completed at \$350 per hour exclusive of disbursements and GST, and reimbursed the difference between any payment up front. A copy of partially completed work will not be provided.
- 14.4. You must pay our Fees within 14 days of the date of a correctly rendered invoice. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof incurred from the date of the invoice.

15. YOUR OBLIGATIONS

- 15.1. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Services.
- 15.2. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Services are provided with the authority of the authors of those reports.
- 15.3. You authorise and licence us to incorporate Your intellectual property within our report(s).

You will not release any part of Our valuation or advisory report or its substance to any third party without Our written consent. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms & Conditions be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided that You shall provide any such recipient with a copy of these Terms & Conditions.

- 15.4. You must advise recipients named in Your instruction to Us of the Services Validity Period.
- 15.5. If You release any part of the valuation or advisory advice or its substance with our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this valuation or advisory services.
- 15.6. We reserve the right to reconsider or amend the valuation or advisory services, or the Fee set out in our Quotation to You if:
 - (a) Certificates, surveys, leases, side agreements or related documentation that were not provided to Us prior to the provision of the Services are subsequently provided, and contain matters that may affect the value of the advice; or
 - (b) Where subsequent site inspections made in relation to any of the matters raised in clause 3 materially affect or may alter the value of the property the subject of the Services.

16. CONFIDENTIALITY

- 16.1. You must not disclose or make any of the Confidential Information available to another person without Our written consent.
- 16.2. If consent to disclose the Confidential Information is provided by Us, You agree to abide by any additional terms and conditions that We may apply to that disclosure.

17. PRIVACY

- 17.1. We may obtain personal information about You in the course of performing Our Services. We respect Your privacy. The Privacy Amendment (Private Sector) Act, 2001 requires Us to advise You that we will only obtain information that is necessary to assist us in the course of performing Our Services. If it is necessary for Us to engage third parties, we will inform these parties that they are not to disclose any personal information about You to any person or organisation other than Us.

A copy of Our Privacy Policy can be obtained by contacting Our Chief Privacy Officer.

18. SUBCONTRACTING

- 18.1. We may subcontract or otherwise arrange for another person to perform any part of the Services or to discharge any of Our obligations under any part of these Terms & Conditions, with Your consent.

19. LIABILITY

- 19.1. You agree to release Us and hold Us harmless from all liability to You for or in respect of any loss, damage, costs and expenses of whatsoever kind which we have or may have or, but for the operation of this Clause, might have had arising from or in any way connected with the Services or the use of the Services or any part of them. This release shall be complete and unconditional except in the case of gross negligence or wilful misconduct by Us in the provision of the Services.
- 19.2. You agree that You will fully indemnify Us for and in respect of all loss, liability, costs and expenses of whatsoever kind which We may suffer or incur arising from or in any way connected with any breach by You of Clause 15 or Clause 16. This indemnity shall include but not be limited to loss, liability, costs and expenses which we may suffer or incur in respect of any claims, actions, proceedings, disputes or allegations made against Us or to which we are a party.
- 19.3. Where the release referred to in Clause 19.1 does not apply, You agree that our liability in any such claim or claims will be limited to \$100,000 or a multiple of five times our Fee, whichever is the lower.
- 19.4. For the avoidance of doubt, the Services are provided by Us and no individual valuer or any other employee of Ours assumes any liability or responsibility for the Services.

20. ENTIRE AGREEMENT

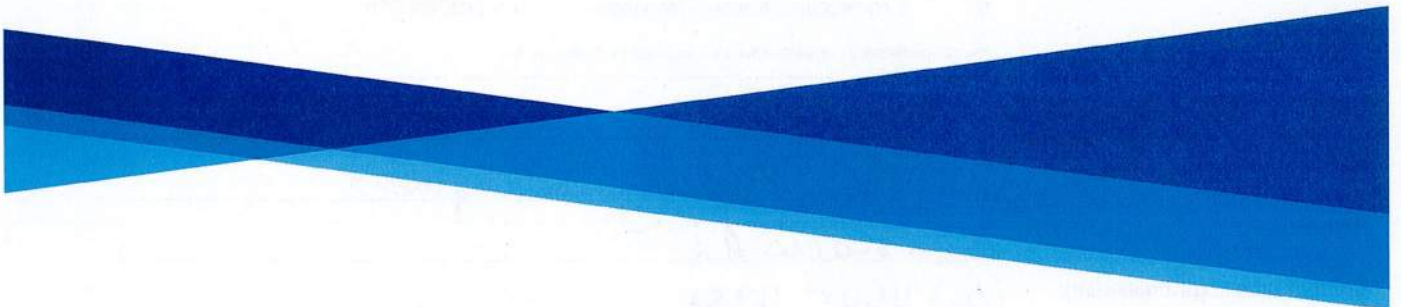
- 20.1. No further agreement, amendment or modification of these Terms & Conditions shall be valid or binding unless made in writing and executed on behalf of the Parties by their duly authorised officers.
- 20.2. If there is an inconsistency between these Terms & Conditions and the Quotation, any letter of instruction from You, or other specific request or information, the other specific request or information shall prevail to the extent of the inconsistency.

21. GOVERNING LAW

- 21.1. These Terms and Conditions are governed by the law of the State in which Our principal place of business which is providing the Services is located.

APPENDIX B

Letter of Instruction



PROFESSIONAL SERVICE AGREEMENT

CONTINUED

Please indicate your acceptance of this Professional Service Agreement outlined herein by signing and returning a copy of this letter by email or mail.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned.

We look forward to your confirmation of instructions.

Yours sincerely

CIVAS (NSW) Pty Limited

Phillip Cartisano

Position: Associate Director
Product Line: Valuation & Advisory Services
Tel: +61 2 9840 0237
Mob: +61 407 667 949
Email: Phillip.Cartisano@colliers.com

Acknowledgment

I have reviewed and hereby accept this Professional Service Agreement and Annexures including "Colliers International Valuation & Advisory Services Terms & Conditions", and nominated fee.

I acknowledge that I/we will be contracting exclusively with CIVAS (NSW) Pty Limited (ABN 32 168 282 728) and not with any other member of the Colliers International Group.

Property Address(s):

No	Property Name/Address	Folio Identifier
1.	Various RE1 zoned land components*	TBA
2.	82 Racecourse Avenue, Menangle	Lot 17/DP10718
3.	72 Racecourse Avenue, Menangle	Lot 16/DP10718
4.	12 Racecourse Avenue, Menangle	Lot B/348011
5.	2 Racecourse Avenue, Menangle	Lot 2/DP656920

*As per preliminary mapping provided – included as Annexure 3.

Name:

Annette Crkorski

Position:

Manager Property Development

Signed:

Contact Details (phone/email):

(02) 4645 4288

Dated:

24/7/18

Entity to be Invoiced:

Campbelltown City Council

ABN:

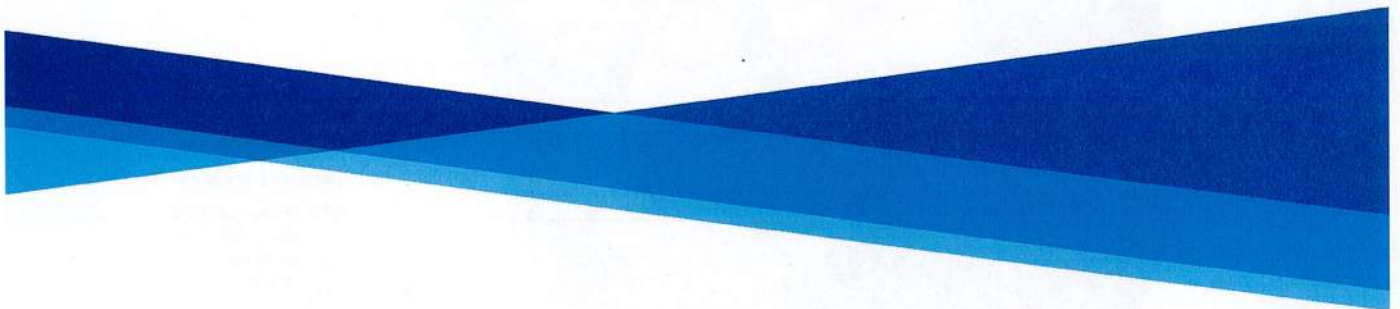
31 459 914 087

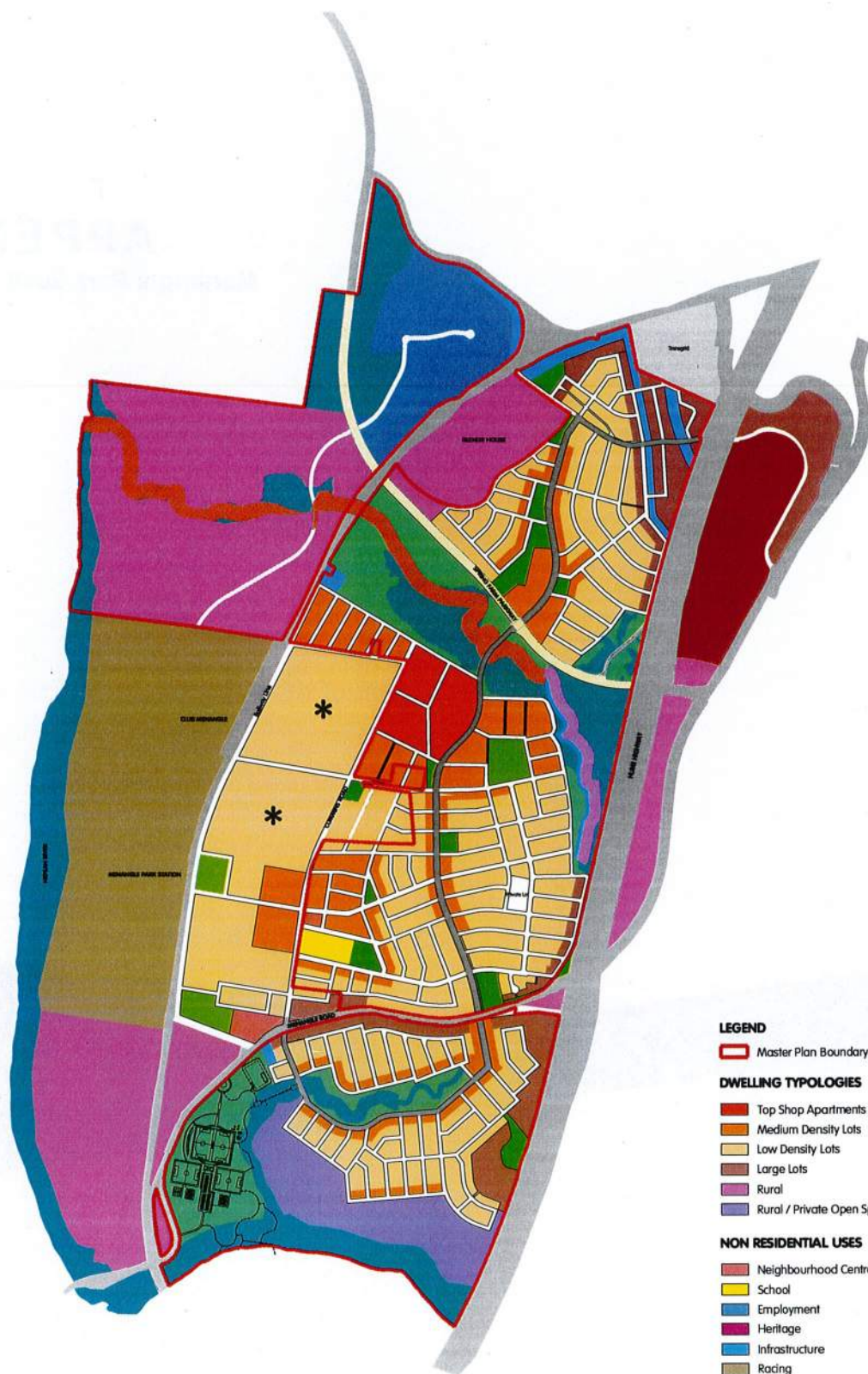
Address:

PO Box 57 Campbelltown NSW 2560

APPENDIX C

Menangle Park 2018 Structure Plan





LEGEND

 Master Plan Boundary

DWELLING TYPOLOGIES

- Top Shop Apartments
- Medium Density Lots
- Low Density Lots
- Large Lots
- Rural
- Rural / Private Open Space

NON RESIDENTIAL USES

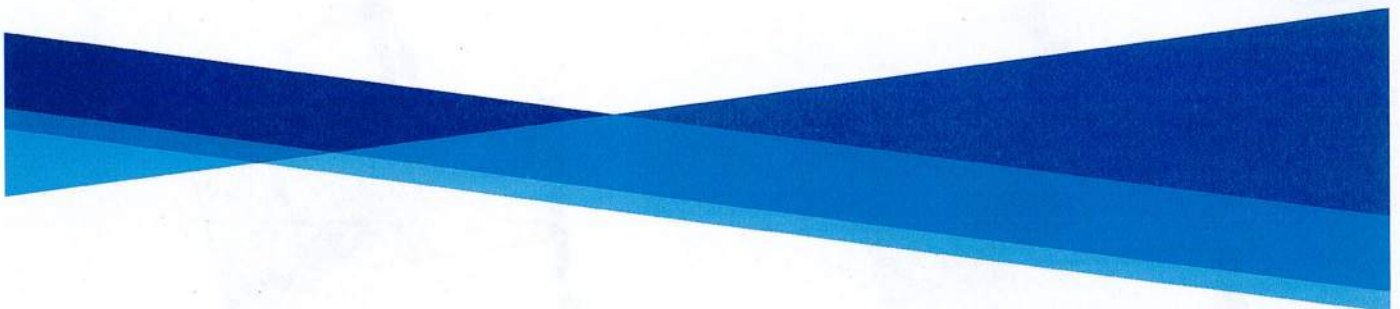
- Neighbourhood Centre
- School
- Employment
- Heritage
- Infrastructure
- Racing
- Riparian
- Riparian/Flood (30m)
- Riparian/Flood (15m)
- Riparian/Flood (45m)
- Ecology
- Field/Open Space
- Park/Open Space
- * Future Open Space (>0.5ha)

Structure Plan 2018

Source: Roberts Day

APPENDIX D

Menangle Park 2018 Structure Plan – Open Space Map





Active Transport

Improved precinct connectivity through extensive pedestrian and cycle networks that provide access to all surrounding landmarks.



Cycleways - 2016 Streetscape Master Plan

Source data: Menangle Park - Streetscape Master Plan by JMD 2016



Active Transport - 2018 Master Plan

Source data from RobertsDay 2018



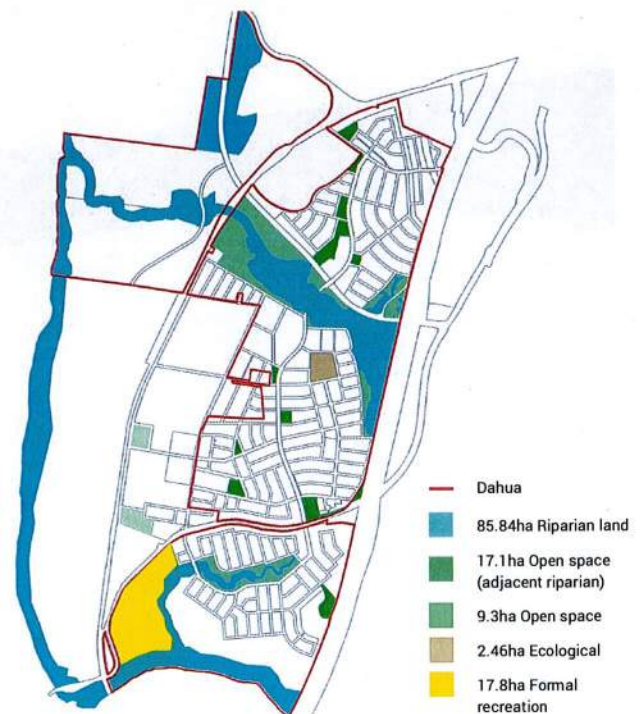
Open Space

A more diverse and evenly distributed open space network reflecting emerging trends in sport and recreation.



Open Space - 2016 Structure Plan

Source data: Menangle Park - Streetscape Master Plan by JMD 2016



Open Space - 2018 Master Plan

Source data from RobertsDay 2018

APPENDIX E

Campbelltown LEP 2015 Zoning Map

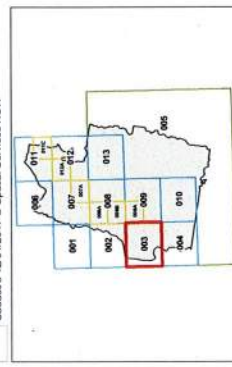


Land Zoning Map - Sheet LZN_003

Zone	Description
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU2	Rural Landscape
RU5	Village
RU6	Transition
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
DM	Deferred Matter
SEPP	SEPP (State Significant Precincts) 2005
SWGC	Edmondson Park South South West Growth Centre

Cadastre

Cadastre 12/04/2017 © Spatial Services NSW



Projection: GDA 1984
MGA Zone 56

Map identification number:

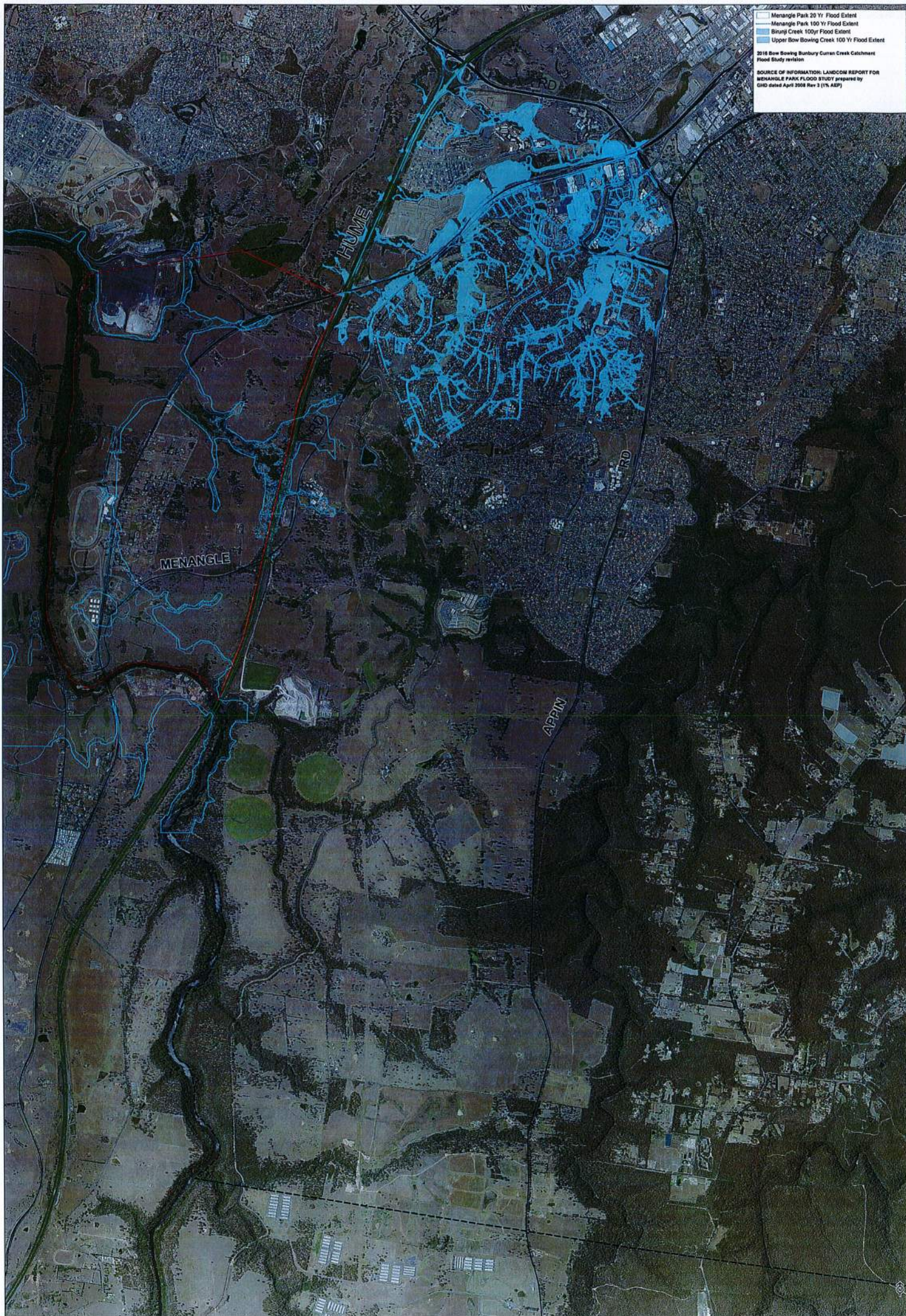
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APPENDIX F

Campbelltown Council Flooding Map





Menangle Park 20 Yr Flood Extent
Menangle Park 100 Yr Flood Extent
Menangle Creek 100yr Flood Extent
Upper Bow Bowing Creek 100 Yr Flood Extent

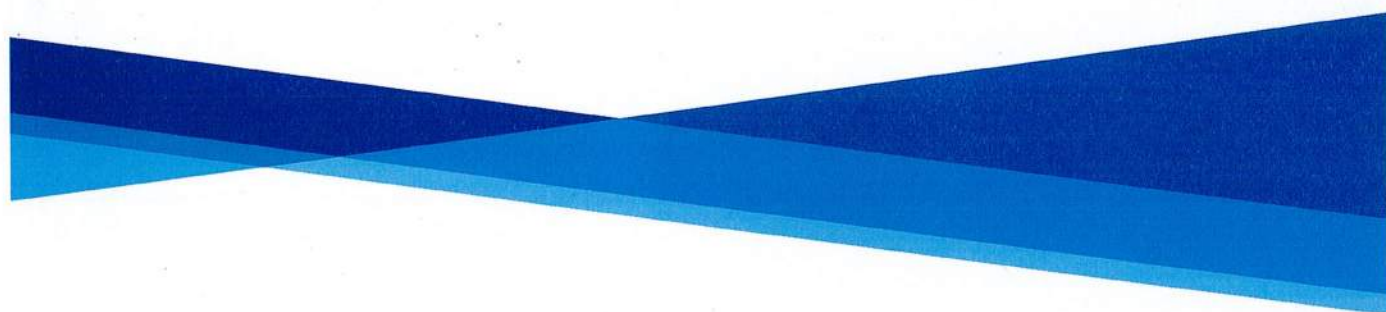
2016 Bow Bowing Bumbury Curran Creek Catchment
Flood Study revision

SOURCE OF INFORMATION: LANDCOM REPORT FOR
MENANGLE PARK FLOOD STUDY prepared by
GHD dated April 2008 Rev 2 (1% ADP)



CIVAS (NSW) Pty Limited offers a range of valuation services in the following specialist areas:

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Parramatta, NSW 2150, Australia

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WILLIAM C. McMANUS
(VALUATIONS) PTY LIMITED

- REGISTERED REAL ESTATE VALUER No. 306
- LICENSED REAL ESTATE AGENT

W. C. McManus LREA, AAPI, AAVI
Certified Practising Valuer
A.C.N. 002 100 101
Postal Address:
PO BOX 49 CAMPBELLTOWN NSW 2560
MOBILE: 0418 403 657
Email: wilmcman@bigpond.net.au

Our Reference: Urban Growth 2016-Menangle Park

30th September 2016

RESIDENTIAL RELEASE AREA
MENANGLE PARK
NSW 2563
CITY OF CAMPBELLTOWN

VALUATION & REPORT
Section 94 Development Contributions
Land Acquisition Property
Under Instructions From
Urban Growth NSW
SEPTEMBER 2016

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APPENDIX

- A. Locality Map & Aerial Photograph**
- B. Menangle Park Summary-Proposed Land Acquisition**
- C. Draft CLEP 2014 & CLEP 2015 Deferred Matters**
- D. Menangle Park Structure Plan**
- E. Menangle Park Land Acquisition Plan**
- F. Menangle Park Contribution Areas Plan**
- G. Menangle Park Community Land Plan**
- H. Menangle Park Open Space & Recreation Plan**
- I. Menangle Park Truck Drainage & Water Quality Plan**
- J. Menangle Park Drainage Land Plan**
- K. Menangle Park Traffic & Transport Plan**
- L. Menangle Park Ownership Plan**
- M. Sales Information**
- N. Instructions**

1. INTRODUCTION

2. Instructions From

Mr. I. Dawkins
Planning Development and Project Management
Urban Growth NSW
PO Box 237
PARRAMATTA NSW 2124

2.1 ON BEHALF OF

Urban Growth NSW
PO Box 237
PARRAMATTA NSW 2124

2.2 INSTRUCTIONS FROM

Per emails dated 24th & 25th August 2016 (*Appendix N*) to provide valuation advice for different land uses proposed for acquisitions under a Development Contributions plan in compliance with relevant legislation.

2.3 DEFINITION MARKET VALUE

“*Market Value* is defined by the International Assets Valuation Standards Committee as being the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein each party acted knowledgeably, prudently and without compulsion.”

2.4 DATE OF INSPECTION

The subject properties were inspected on the **23rd September 2016**.
Valuations relate to that date.

2.5 IDENTIFICATION

The subject lots were identified by perusal of Menangle Park Land Acquisition Plan, Community Land, Open Space & Recreation Plan, Truck Drainage & Water Quality, Drainage, and Traffic & Transport Plans (*Appendices E, F, G, H, I, J & K* as well as physical inspection on the 23rd September 2016.

3. LOCATION

The properties are contained within the Menangle Park Release. Area comprises the existing town area of Menangle Park and surrounding rural area as indicated on the attached plans.

Menangle Park is located on the Main Southern Railway Line 68.7km south west of Sydney Central Business District per route of the M5 Motorway and is 6.6km south west of Macarthur Railway Station and Regional Centre per route of Menangle Road.

Development within the locality presently comprises a small village area containing building lots and small acreage parcels used for residential and training/stabling allied to the standard bred horse industry. The locality is dominated by Menangle Paceway which has been rebuilt and fully refurbished in recent years being the headquarters of NSW Harness Racing and work class facility.

The release area will alter the fabric of the district and uses therein. NSW Harness Racing has developed land adjoining the Menangle Paceway for use as a training/stabling and administration complex which will ensure re-development of the village area in accordance with the Menangle Park Structure Plan (*Appendix D*).

4. ZONING

Proposed zonings are indicated on the Structure Plan (*Appendix D*) with the locality designated as a "Deferred Matter" on Campbelltown Local Environmental Plan 2015 Gazetted on 11th December 2015 and implemented on 11th March 2016 (*Appendix C*).

5. Valuation Rationale

The most appropriate method of valuations in this matter is considered to be direct comparison with sales of Englobo residential and urban use land within release areas of the Macarthur Region and other outer south-western suburbs of the Sydney Region. Analysis of sales with due consideration to differing locations, topography issues and uses results in assessments within the following tables.

The Sales Information (*Appendix M*) provides assistance in determining assessments.

6. VALUATIONS

Accordingly, I am of the opinion that values appropriate for Land Acquisition under a Development Contributions Plan (Section 94) are indicated on the following tables as at the Date of Inspection 23rd September 2016

6.1 A: COMMUNITY FACILITIES

<i>Plan Reference-Fig 3 Proposed Zoning</i>	<i>Total Area</i>	<i>Rate per m²</i>
---	-------------------	-------------------------------

C 1.1 (a) & (c) _____ Community Land	1.37 ha _____	\$120
--------------------------------------	---------------	-------

Comments: Flood free, capable of residential development.

Valuation

ONE MILLION SIX HUNDRED & FORTY FOUR THOUSAND DOLLARS - \$1,644,000

6.2 B: OPEN SPACE AND RECREATION

<i>Plan Reference-Fig 4 Proposed Zoning</i>	<i>Total Area</i>	<i>Rate per m²</i>
---	-------------------	-------------------------------

01.1(a)-OS1 _____ Local Open Space	8,200 m ² _____	\$120
------------------------------------	----------------------------	-------

Comments: Capable of residential development.

Valuation

NINE HUNDRED AND EIGHTY FOUR THOUSAND DOLLARS - \$984,000

<i>Plan Reference-Fig 4 Proposed Zoning</i>	<i>Total Area</i>	<i>Rate per m²</i>
---	-------------------	-------------------------------

01.2(a)-OS7 _____ Local Open Space	7200 m ² _____	\$120
------------------------------------	---------------------------	-------

Comments: Capable of residential development.

Valuation

EIGHT HUNDRED AND SIXTY FOUR THOUSAND DOLLARS - \$864,000

Plan Reference	Fig 4 Proposed Zoning	Total Area	Rate per m ²
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01.3(a)-OS8	Local Open Space	5000 m ²	\$120
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Comments: Capable of residential development.

Valuation

SIX HUNDRED THOUSAND DOLLARS - \$600,000

Plan Reference	Fig 4 Proposed Zoning	Total Area	Rate per m ²
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01.4(a)-OS9	Local Open Space	5000 m ²	\$120
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Comments: Capable of residential development.

Valuation

SIX HUNDRED THOUSAND DOLLARS - \$600,000

Plan Reference	Proposed Zoning	Total Area	Rate per m ²
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01.5(a) OS16	District Open Space	2.12 ha	\$80
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Comments: Adjoins riparian land. Land above in 1/100 year flood

Valuation

ONE MILLION SIX HUNDRED & NINETY SIX THOUSAND DOLLARS - \$1,696,000

Plan Reference	Fig 4 Proposed Zoning	Total Area	Rate per m ²
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01.6(a) OS17	District Open Space	8.3 ha	\$60
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Comments: Adjoins riparian land. Land above 1/100 year flood. Part along proposed Spring Farm Parkway.

Valuation

FOUR MILLION NINE HUNDRED & EIGHTY THOUSAND DOLLARS - \$4,980,000

<i>Plan Reference Fig 4</i>	<i>Proposed Zoning</i>	<i>Total Area</i>	<i>Rate per m²</i>
-----------------------------	------------------------	-------------------	-------------------------------

01.7(a) OS18	District Open Space	5600 m ²	\$90
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Comments: Adjoins riparian land. Land above 1/100 year flood. Part along proposed Spring Farm Parkway.

Valuation

FIVE HUNDRED & FOUR THOUSAND DOLLARS - \$504,000

<i>Plan Reference Fig 4</i>	<i>Proposed Zoning</i>	<i>Total Area</i>	<i>Rate per m²</i>
-----------------------------	------------------------	-------------------	-------------------------------

01.8(a) OS19	Sportsground	17.85 ha	\$35
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Comments: Adjoins riparian land and fronts Menangle Road. Land below 1/100 year flood

Valuation

SIX MILLION TWO HUNDRED & FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS

\$6,247,500

<i>Plan Reference Fig 4</i>	<i>Proposed Zoning</i>	<i>Total Area</i>	<i>Rate per m²</i>
-----------------------------	------------------------	-------------------	-------------------------------

01.9(a)	District Open Space	92.99 ha	\$30
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Comments: Riparian land along Nepean River and natural water courses generally subject to inundation.

Valuation

TWENTY SEVEN MILLION EIGHT HUNDRED & NINETY SEVEN THOUSAND HUNDRED DOLLARS

\$27,897,000

6.3 C: TRAFFIC & TRANSPORT

<i>Plan Reference Fig7</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
T1.1(b)	Spring Farm Parkway	4300 m ²	<u>Flood Free</u> \$80
	<u>Flood Affected</u>	5100 m ²	\$40

Comments: Stage 1- Freeway to Menangle Road including intersection.

Valuation

FIVE HUNDRED & FORTY EIGHT THOUSAND DOLLARS - \$548,000

<i>Plan Reference Fig7</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
T1.2(a)	Spring Farm Parkway	3.42 ha	\$35

Flood Affected**Valuation**

ONE MILLION ONE HUNDRED & NINETY SEVEN THOUSAND DOLLARS - \$1,197,000

T1.2(b)	Spring Farm Parkway	3.92 ha	\$70
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Flood Free**Valuation**

TWO MILLION SEVEN HUNDRED & FORTY FOUR THOUSAND DOLLARS - \$2,744,000

Comments: Stage 2- Collector north to Spur Line including intersection

<i>Plan Reference Fig7</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
T1.3(a)	Glenlee Road	2956 m ²	\$45

Comments: Glenlee Road upgrade east side of M5.

Valuation

ONE HUNDRED & THIRTY THREE THOUSAND DOLLARS - \$133,000

<i>Plan Reference Fig7</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
T1.3(b)	Menangle Road	1.17 ha	\$45

Comments: Menangle Road upgrade-SFP to new Glenlee Road.

Valuation

FIVE HUNDRED & TWENTY SIX THOUSAND FIVE HUNDRED DOLLARS - \$526,500

<i>Plan Reference Fig7</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
T1.4(a)	Collector Roads	2.098 ha	\$90

Comments: Roads generally through residential areas.

Valuation

ONE MILLION EIGHT HUNDRED & EIGHTY EIGHT THOUSAND DOLLARS - \$1,888,000

<i>Plan Reference Fig7</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
T1.5(a)-Lot 31 DP 1101983	Cycleway	52 m ²	\$70
T1.5(a)-Lot 31 DP 1101983	Cycleway	451 m ²	\$70
Total		503 m ²	

Valuation

THIRTY FIVE THOUSAND TWO HUNDRED DOLLARS - \$35,200

Comments: Menangle Road widening for cycleway

6.4 D: TRUNK DRAINAGE AND WATER QUALITY

<i>Plan Reference Fig 5</i>	<i>Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.1(a)	Drainage Basin 7	1.86 ha	\$100

Comments: Flood free and capable of residential if not required for public use.

Valuation

ONE MILLION EIGHT HUNDRED AND SIXTY THOUSAND DOLLARS - \$1,860,000

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
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D1.2(a) _____ Drainage Basin 8	1.88 ha _____	\$70
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Comments: Low lying land partly in flood area adjoining Heritage Menangle House Hotel, residential land and flood liable rural land.

Valuation

ONE MILLION THREE HUNDRED & SIXTEEN THOUSAND DOLLARS - \$1,316,000

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
--	-------------------	-------------------------------

D1.3(a) _____ Drainage Basin 13	1.40 ha _____	\$60
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Comments: Low lying land flood free however along railway line

Valuation

EIGHT HUNDRED & FORTY THOUSAND DOLLARS - \$840,000

WETLANDS

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
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D1.4 _____ Drainage By-Pass Land	7700 m ² _____	\$40
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Comments: Low Lying wetland drainage in Potential R5 large lots

Valuation

THREE HUNDRED & EIGHT THOUSAND DOLLARS - \$308,000

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
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D1.7 _____ Wetland	5250 m ² _____	\$25
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Comments: Existing wetland creek- flood, west of Main Southern Railway.

Valuation

ONE HUNDRED & THIRTY ONE THOUSAND TWO HUNDRED FIFTY DOLLARS - \$131,250

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.8 _____ Wetland _____	2020 m ² _____	\$30

Comments: Low Lying wetland adjoining watercourse in Council land south of Menangle Road.

Valuation

SIXTY THOUSAND SIX HUNDRED DOLLARS - \$60,600

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.10 _____ Wetland _____	1670 m ² _____	\$30

Comments: Wetland adjoining watercourse in Council land south of Menangle Road

Valuation

FIFTY THOUSAND ONE HUNDRED DOLLARS - \$50,100

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.11 _____ Wetland _____	1080 m ² _____	\$30

Comments: Wetland in Council land south of Menangle Road

Valuation

THIRTY TWO THOUSAND FOUR HUNDRED DOLLARS - \$32,400

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.12 _____ Wetland _____	1010 m ² _____	\$30

Comments: Wetland in Council land south of Menangle Road

Valuation

THIRTY THOUSAND THREE HUNDRED DOLLARS - \$30,300

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.15 _____ Bioretention _____	2520 m ² _____	\$30

Comments: Wetland in Council land south of Menangle Road

Valuation

SEVENTY FIVE THOUSAND SIX HUNDRED DOLLARS - \$75,600

TRUCK DRAINAGE

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.19(a) & D1.20 _____ Trunk Drainage _____	9.1 ha _____	\$20

Comments: 1/100 year flood trunk drainage & bio retention on route to water course draining to Nepean River.

Valuation

ONE MILLION EIGHT HUNDRED & TWENTY THOUSAND DOLLARS - \$1,820,000

PROPOSED DRAINAGE EASEMENTS

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.21 _____ Drainage Easement _____	1.35 ha _____	\$24

Comments: Easement through proposed Employment Land

Valuation

THREE HUNDRED & TWENTY FOUR THOUSAND DOLLARS - \$324,000

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.22 _____ Drainage Easement _____	1.26 ha _____	\$6

Comments: Easement from Main Southern Railway Line to Nepean River through 1/100 year flood land.

Valuation

SEVENTY FIVE THOUSAND SIX HUNDRED DOLLARS - \$75,600

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.23 _____ Drainage Easement _____	1.7 ha _____	\$6 _____

Comments: Easement on western side and along Main Southern Railway Line.

Valuation

ONE HUNDRED & TWO THOUSAND DOLLARS - \$102,000

<i>Plan Reference Fig 5 Proposed Use</i>	<i>Total Area</i>	<i>Rate per m²</i>
D1.24 _____ Access/Drainage Easement _____	8600 m ² _____	\$6 _____

Comments: In Council land south of Menangle Road-1/100 year flood.

Valuation

FIFTY ONE THOUSAND SIX HUNDRED DOLLARS - \$51,600

6.5 HALF ROADS FRONTING COMMUNITY FACILITY/OPEN/DRAINAGE BASINS

<i>Plan Reference</i>	<i>Area m²</i>	<i>Rate per m²</i>	<i>Valuation</i>
C1.1(b) _____	1566 m ² _____	\$120 _____	\$187,920
O1.1(b) _____	2958 m ² _____	\$120 _____	\$354,960
O1.2(b) _____	3367 m ² _____	\$120 _____	\$404,040
O1.3(b) _____	1140 m ² _____	\$120 _____	\$136,800
O1.4(b) _____	1636 m ² _____	\$120 _____	\$195,120
O1.5(b) _____	12754 m ² _____	\$80 _____	\$1,020,320
O1.6(b) _____	17980 m ² _____	\$60 _____	\$1,078,800
O1.7(b) _____	2401 m ² _____	\$90 _____	\$216,090
D1.1(b) _____	4333 m ² _____	\$100 _____	\$433,300
D1.2(b) _____	1905 m ² _____	\$70 _____	\$133,350
D1.3(b) _____	1305 m ² _____	\$60 _____	\$78,300
D1.13(b) _____	174 m ² _____	\$60 _____	\$10,440
D1.17(b) _____	174m ² _____	\$60 _____	\$10,440

Valuations are subject to survey.

The Valuer and Valuation Company herewith certify that neither has a direct or indirect financial interest in the properties described herein.

The valuer has complied with the professional code of practice of the:

- Australian Property Institute
- Australian Valuers Institute
- Real Estate Institute of NSW

6.6 VALUER

WILLIAM C McMANUS

Certified Practising Valuer

L.R.E.A., A.A.V.I., A.A.P.I.

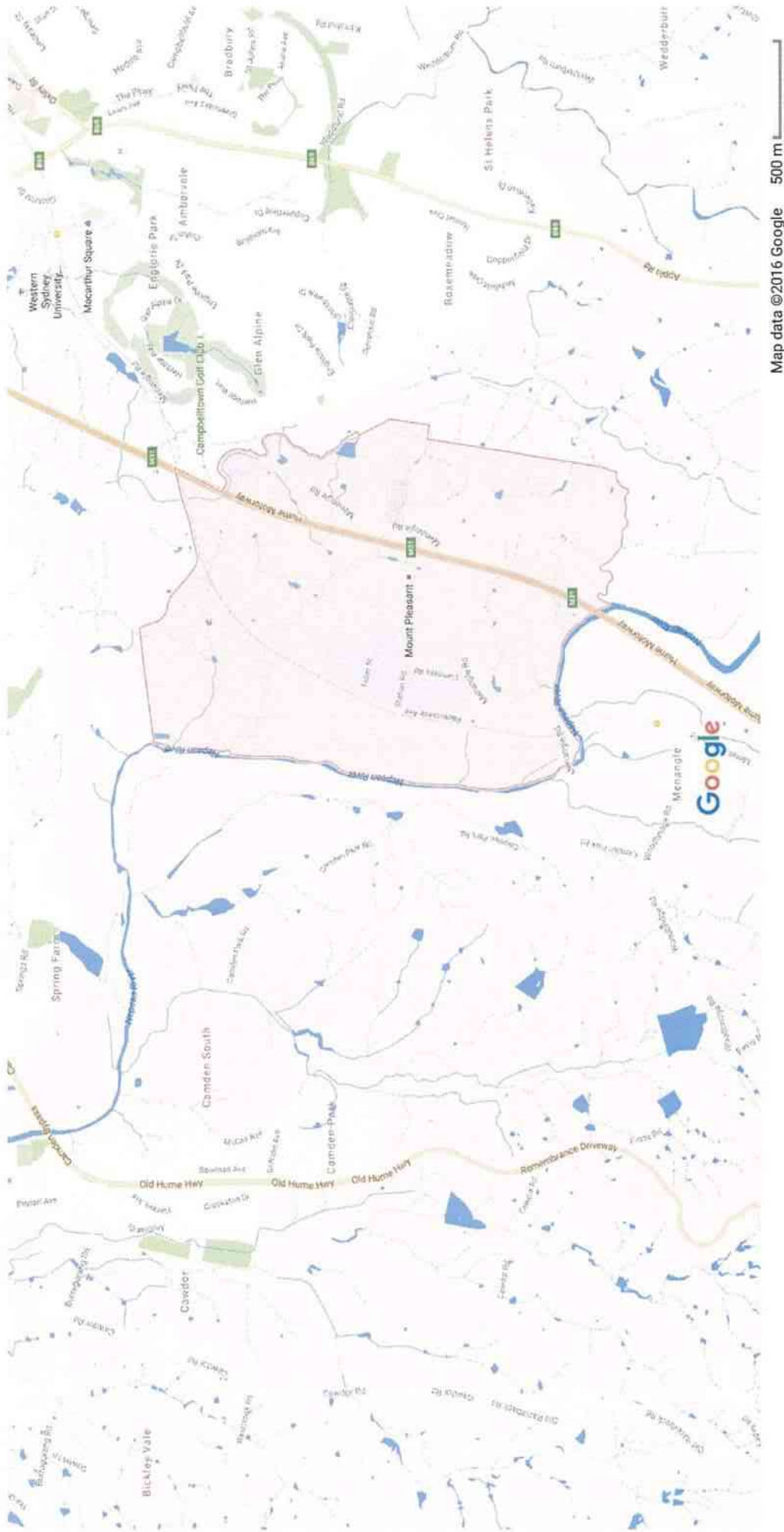
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"Without Limitations"

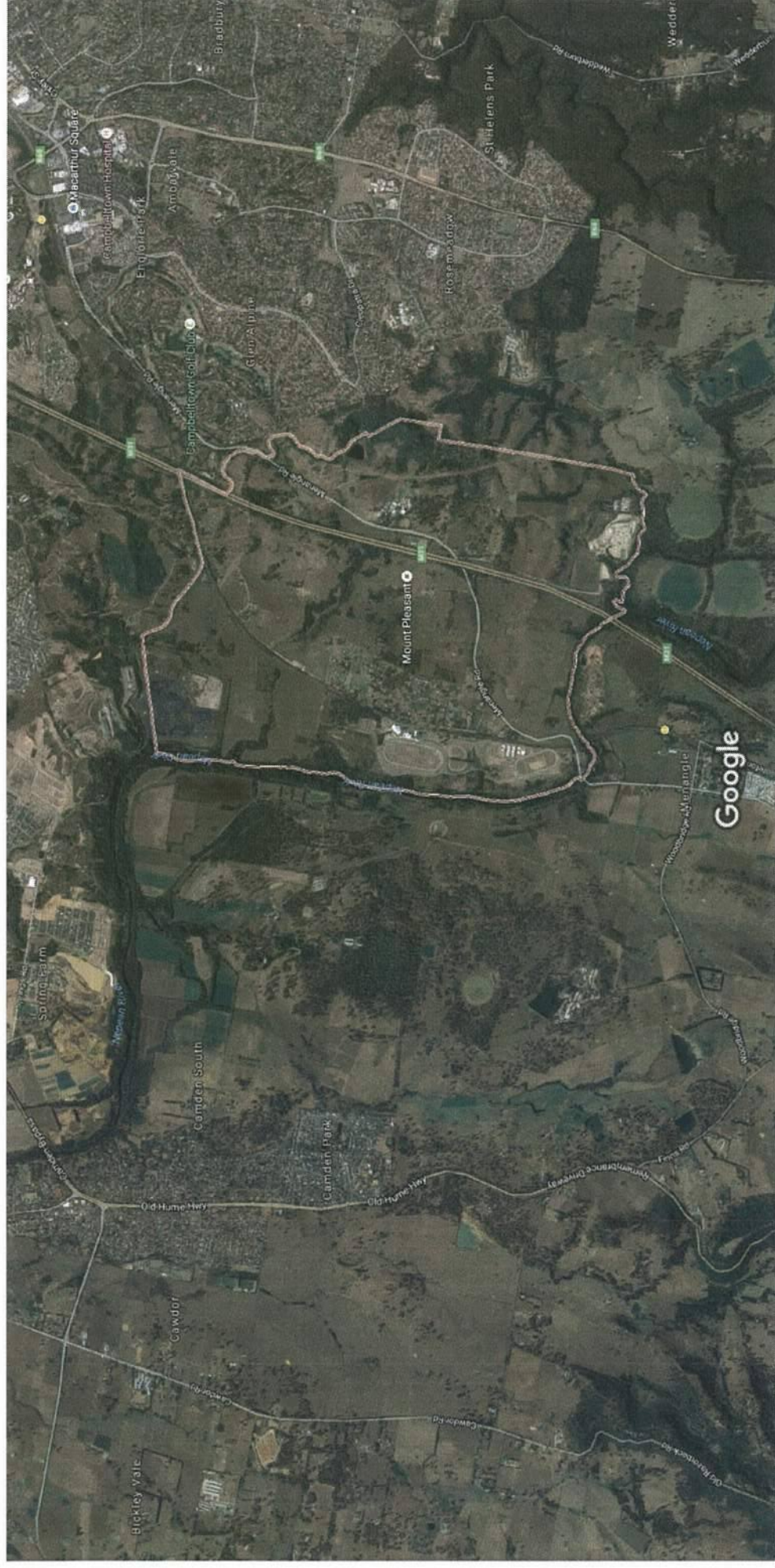
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LOCALITY MAP & AERIAL PHOTOGRAPH

Google Maps Menangle Park NSW 2563



Google Maps Menangle Park NSW 2563



Imagery ©2016 Google, Map data ©2016 Google 500 m

B

MENANGLE PARK SUMMARY- PROPOSED LAND ACQUISITION

[illegible]

Ref	Facility	Area (ha)	Flow (m³/s)	Velocity (m/s)	Depth (m)	Width (m)	Length (m)	Volume (m³)	Capacity (m³)	Retention Time (min)	Notes	Reg
D: Trunk Drainage and Water Quality												
D1.1(a)	Basin 7	1.86										4333 D1.1(b)
D1.2(a)	Basin 8	1.88										1905 D1.2(b)
D1.3(a)	Basin 13	1.40										1305 D1.3(b)
	Wetlands											
D1.4	Wetland drainage/bypass land	0.77										
D1.5	Wetland	0.00										
D1.6	Wetland	0.00										
D1.7	Existing wetland Creek	0.525										
D1.8	Wetland south of watercourse	0.202										
D1.9	Bioretention & perched wetland	0.00										
D1.10	Wetland to minor watercourse	0.167										
D1.11	Wetland	0.108										
D1.12	Wetland	0.101										
D1.13(a)	Bioretention											
D1.14	Wetlands											
D1.15	Bioretention	0.252										
D1.16	Bioretention/Wetland											
D1.17	Bioretention											
D1.18	Bioretention											
	Trunk Drainage											

Fig 6	Trunk Drainage land (below 1%AEP)
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(a), D1.	9.1
20	

Ref	Facility	Average Values (in) by Parameter										Ref
		Total Area (sq ft)	Drainage		Sewerage	Stormwater	Solid Waste		Landfill	Recycling	Composting	
			Pipe	Flow Rate			Basin	Catchment Area				
	Proposed Drainage Easements											
D1.21	Drainage Easement	1.35										
D1.22	Drainage Easement	1.26										
D1.23	Drainage Easement	1.7										
D1.24	Drainage Easement	0.86										

C

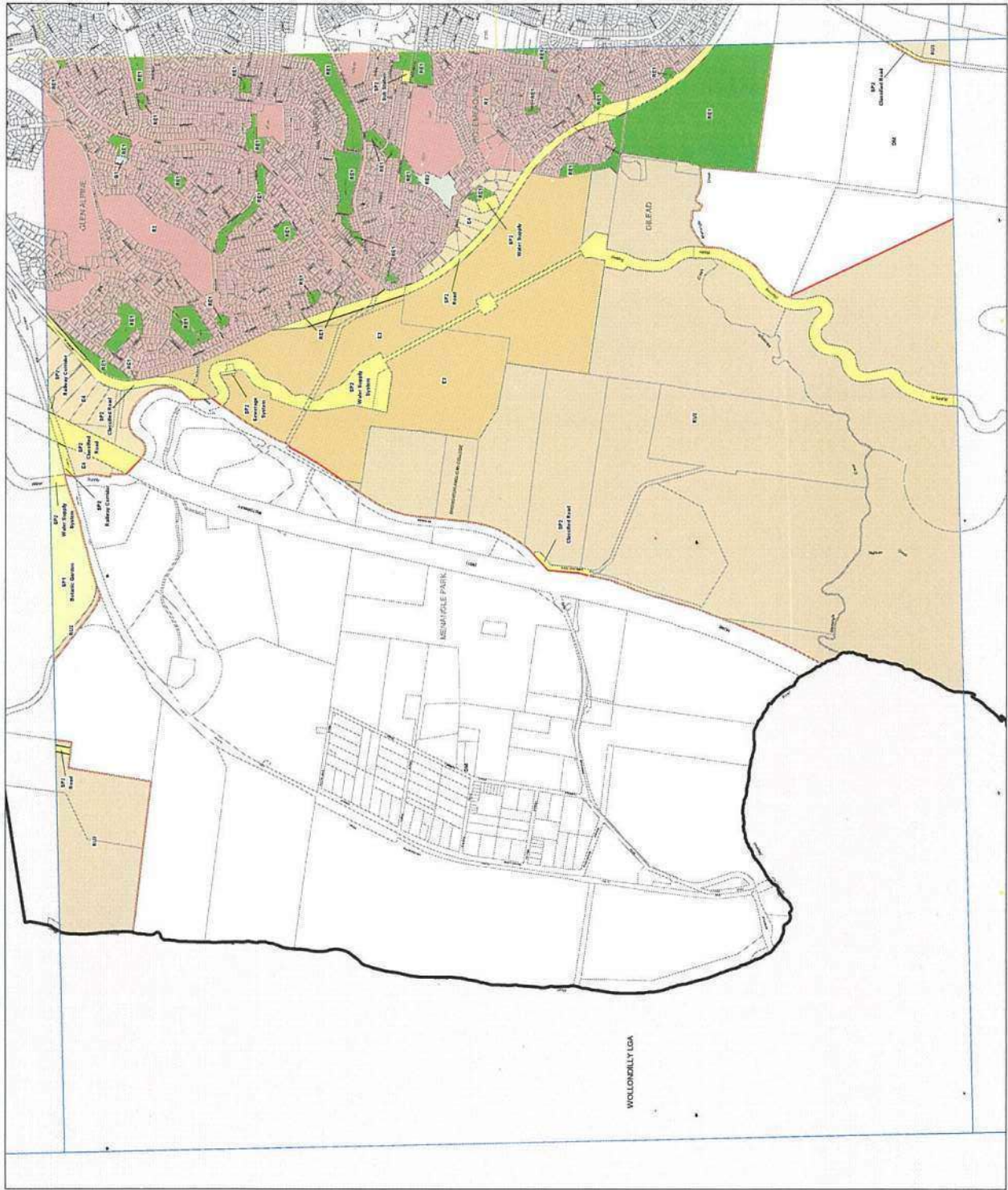
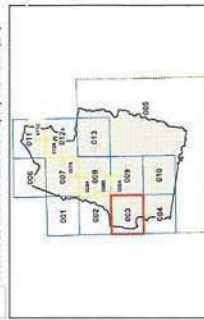
DRAFT CLEP 2014 & CLEP 2015 DEFERRED MATTERS

Zone

- | | | | |
|-----|----------------------------|------|------------------------------------|
| B1 | Neighbourhood Centre | B2 | Local Centre |
| B3 | Commercial Core | B4 | Mixed Use |
| B5 | Business Development | E1 | National Parks and Nature Reserves |
| E2 | Environmental Conservation | E3 | Environmental Management |
| E4 | Environmental Living | IN1 | General Industrial |
| IN2 | Light Industrial | R2 | Low Density Residential |
| R3 | Medium Density Residential | R4 | High Density Residential |
| R5 | Large Lot Residential | RE1 | Public Recreation |
| RE2 | Private Recreation | RU2 | Rural Landscape |
| RU5 | Village | SP1 | Special Activities |
| SP2 | Infrastructure | WI1 | Natural Waterways |
| DM | Deferred Matter | SEPP | SEPP (Major Development) 2005 |
| EDP | Edmondson Park South | SWCC | South West Growth Centre |

Cadastre

Calabrite 2010/2015 G Land and Property Information (LPI)



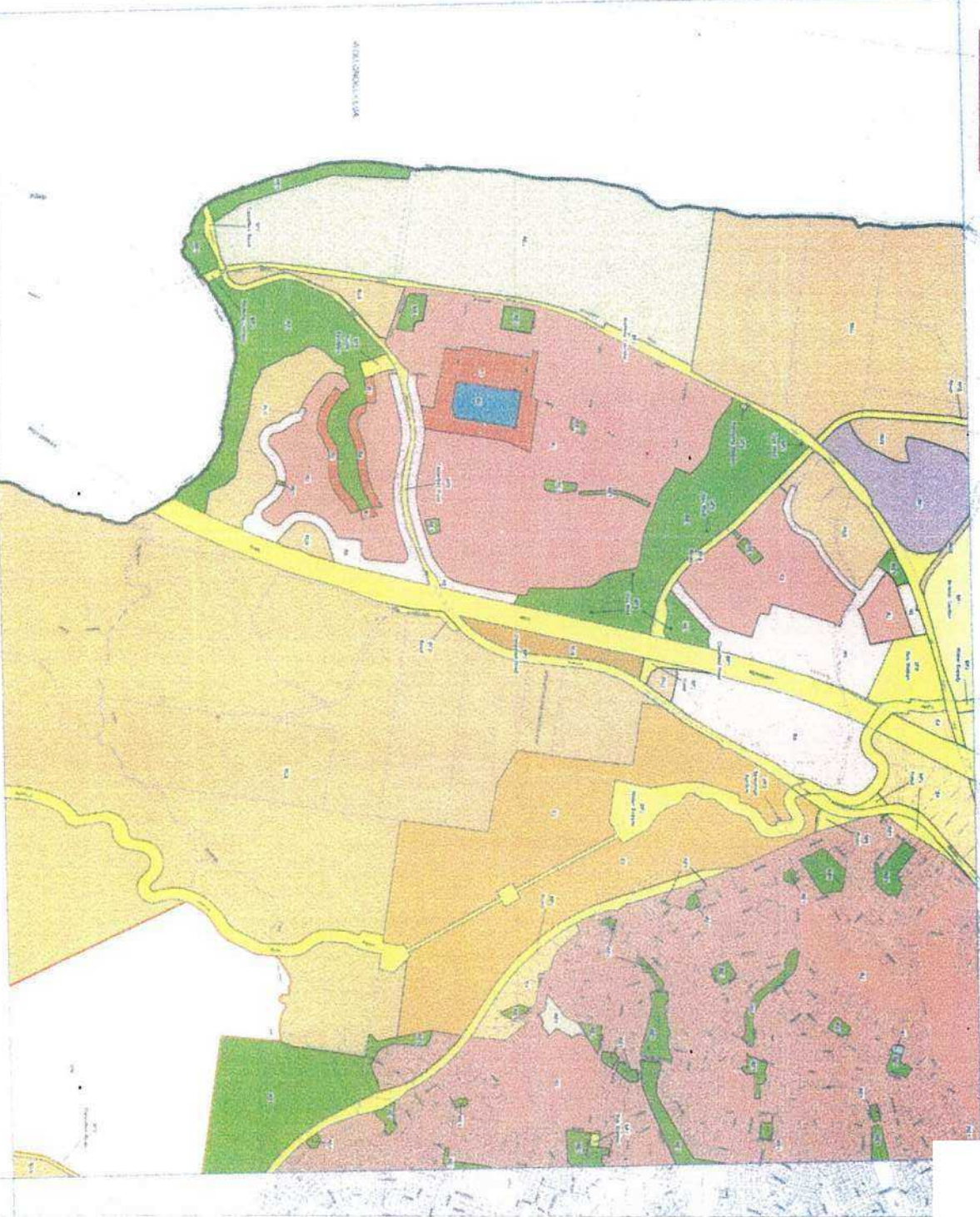
- Zone**
- 01 Neighbourhood Centre
 - 02 Local Centre
 - 03 Commercial Edge
 - 04 Major Use
 - 05 Business Development
 - 06 National Parks and Nature Reserves
 - 07 Low Density Residential
 - 08 Medium Density Residential
 - 09 High Density Residential
 - 10 Large Corporate/Industrial
 - 11 Medium Corporate/Industrial
 - 12 Small Corporate/Industrial
 - 13 Rural Residential
 - 14 Rural Use
 - 15 Rural Edge
 - 16 Local Agriculture
 - 17 Regional Agriculture
 - 18 Special Use
 - 19 Water
 - 20 Wetland
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Note:
The map is a representation of the current zoning status of the area. It is not a guarantee of the future zoning status of the area. The map is subject to change without notice.

Cadastre

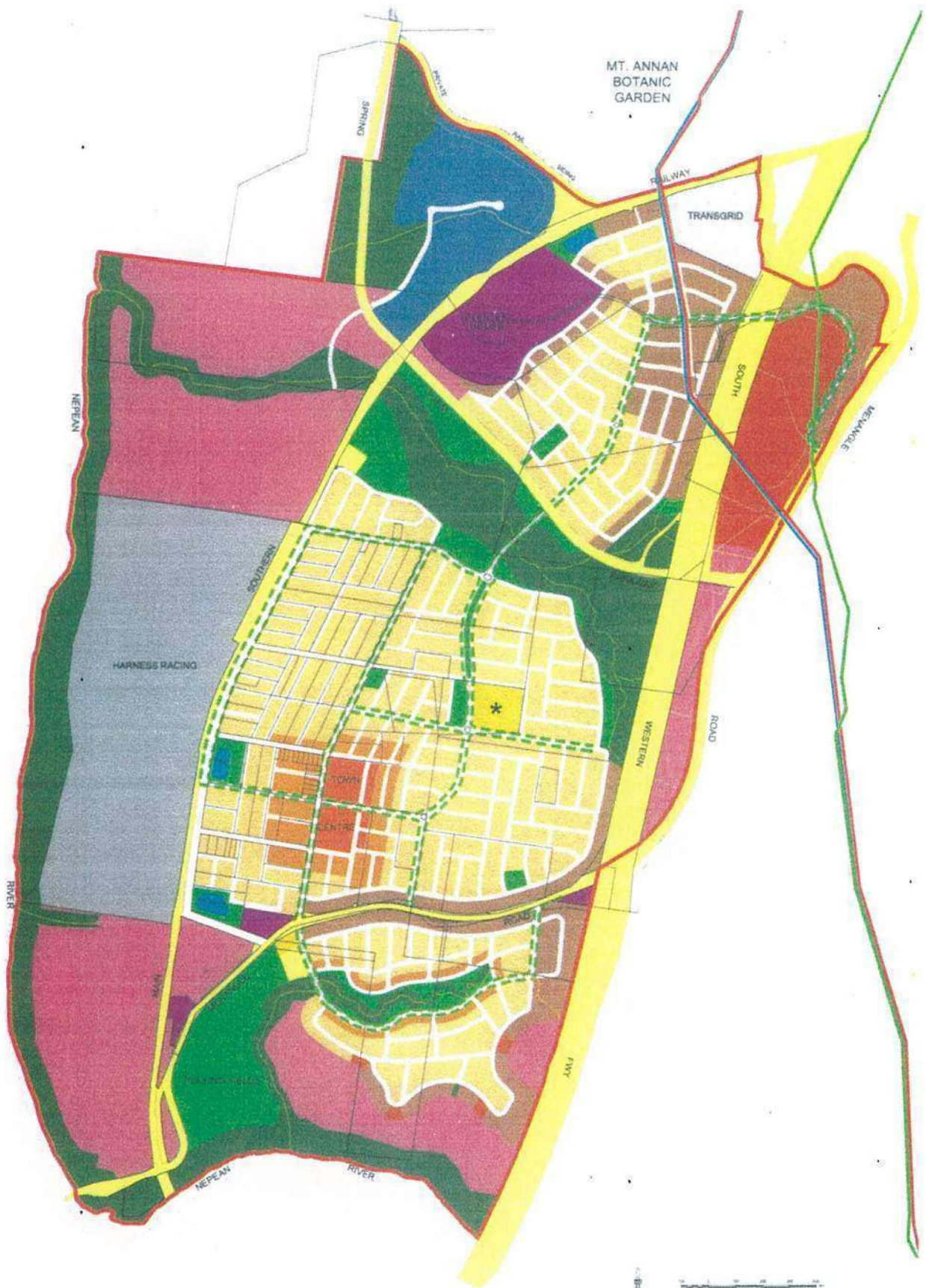


Back to Main Grid



D

MENANGLE PARK STRUCTURE PLAN



- SMALL LOTS
- STANDARD LOTS
- TRADITIONAL LOTS
- LARGE LOTS

- COMMUNITY USE
- TOWN CENTRE
- RURAL
- HERITAGE

- OPEN SPACE
- RIPARIAN
- PRIVATE RECREATION
- PRIVATE OPEN SPACE

- EMPLOYMENT
- TRANSGRID
- INFRASTRUCTURE
- COLLECTOR ROAD

- JEMENA EASTERN GAS PIPELINE
- JEMENA MOOMRAH-ADNEY GAS PIPELINE
- APA ETHANE PIPELINE
- BASIN
- WETLANDS
- STUDY AREA
- WATER COURSE
- POSSIBLE SCHOOL SITE

MENANGLE PARK URBAN STRUCTURE PLAN



E

MENANGLE PARK LAND ACQUISITION PLAN

LEGEND

- ROAD ACQUISITION FOR ROADS IN EXISTENCE OR 1:40
- ROAD ACQUISITION
- ROAD ACQUISITION
- OPEN SPACE
- SHADED MOUNTAIN
- SHADED
- SHADED LAND BELOW 1:10 RAMP
- CONCEPT LAND
- ACQUISITION REQUIRED
- WATER COURSE
- SHADE STABILISATION WORK



MENANGLE PARK
LAND ACQUISITION PLAN



F

**MENANGLE PARK
CONTRIBUTION AREA PLAN**

G

MENANGLE PARK COMMUNITY LAND PLAN



NO	REF	DESCRIPTION	WORK SCHEDULE REFERENCE
1		COMMUNITY FACILITIES LAND ABOVE 1:100YR ARI 0.33ha	C1.1(a)
2		HALF ROAD FRONTAGE 53m	C1.1(b)
3		OTHER COMMUNITY LAND ABOVE 1:100YR ARI 1.04ha	C1.1(c)
4		HALF ROAD FRONTAGE 127m	C1.1(d)

FIGURE 3

MENANGLE PARK COMMUNITY LAND

1	CONTRIBUTION	100%
2	CONTRIBUTION	100%
3	CONTRIBUTION	100%
4	CONTRIBUTION	100%



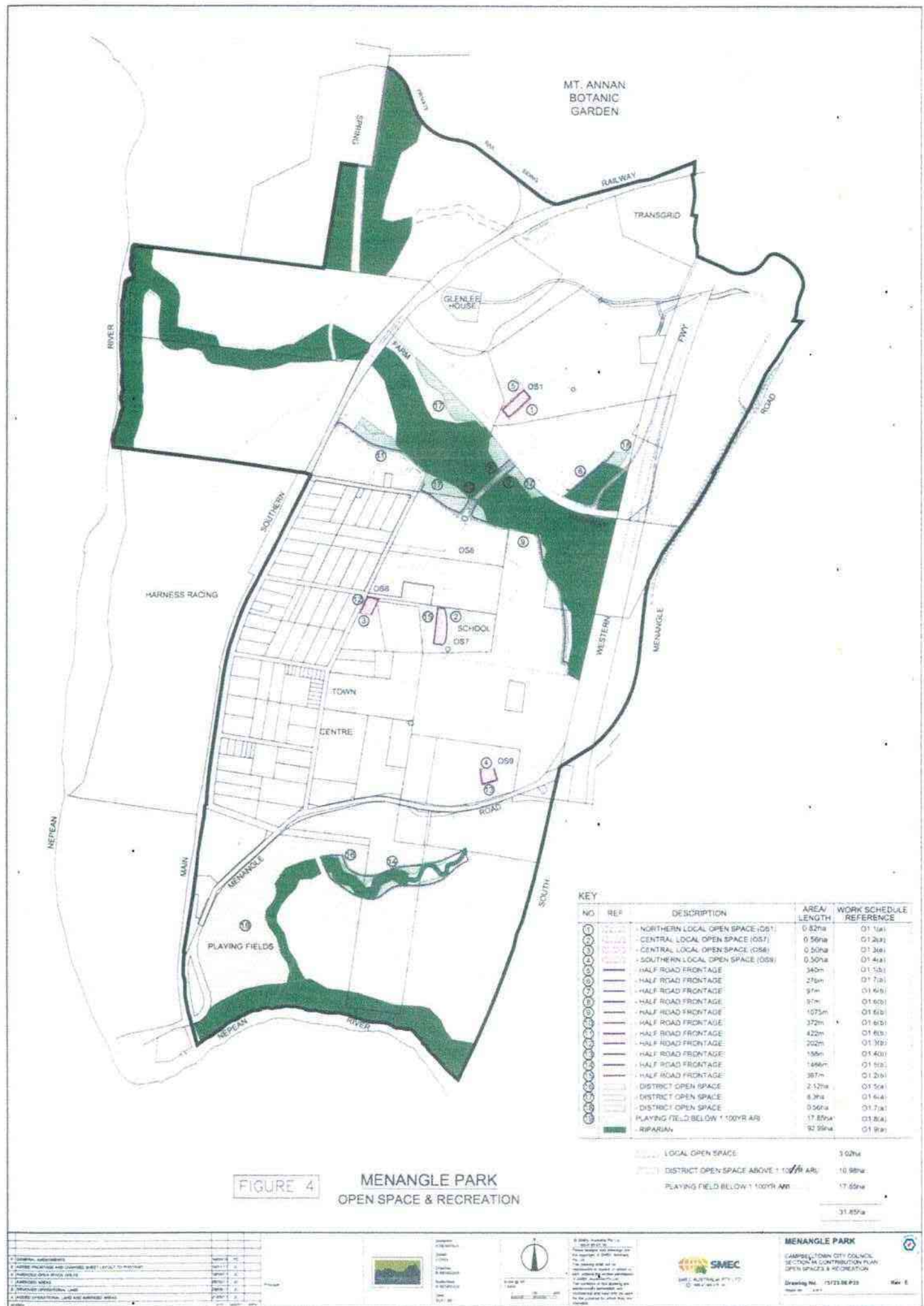
1:100YR ARI 0.33ha
1:100YR ARI 1.04ha
1:100YR ARI 0.33ha
1:100YR ARI 1.04ha



MENANGLE PARK
CAMPBELLTOWN CITY COUNCIL
SECTION 34 CONTRIBUTION PLAN
COMMUNITY LAND
Drawing No: 15733.00.P38
Scale: 1:1000
Rev: A

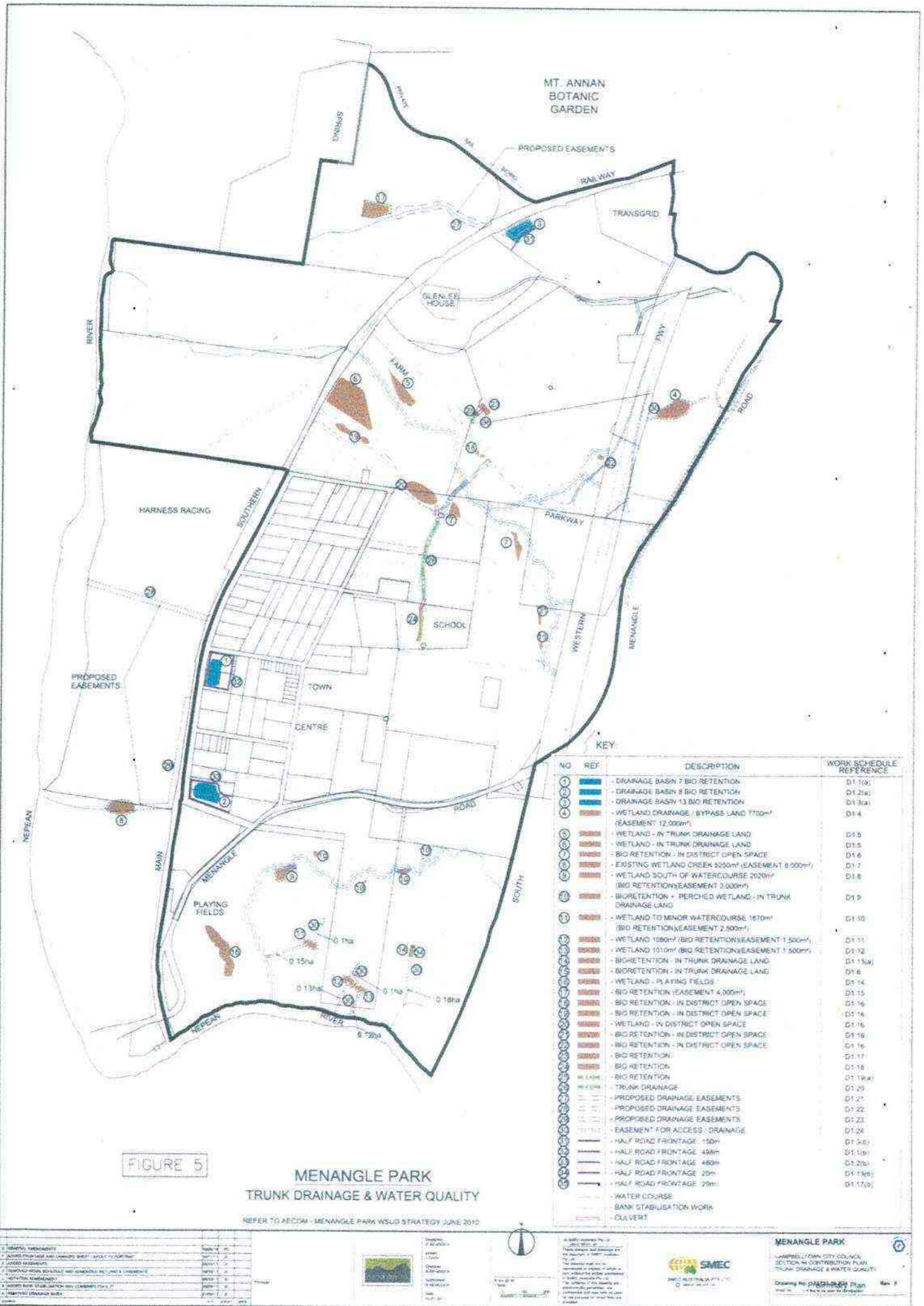
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MENANGLE PARK OPEN SPACE & RECREATION PLAN





MENANGLE PARK TRUNK DRAINAGE & WATER QUALITY PLAN



J

MENANGLE PARK DRAINAGE LAND PLAN

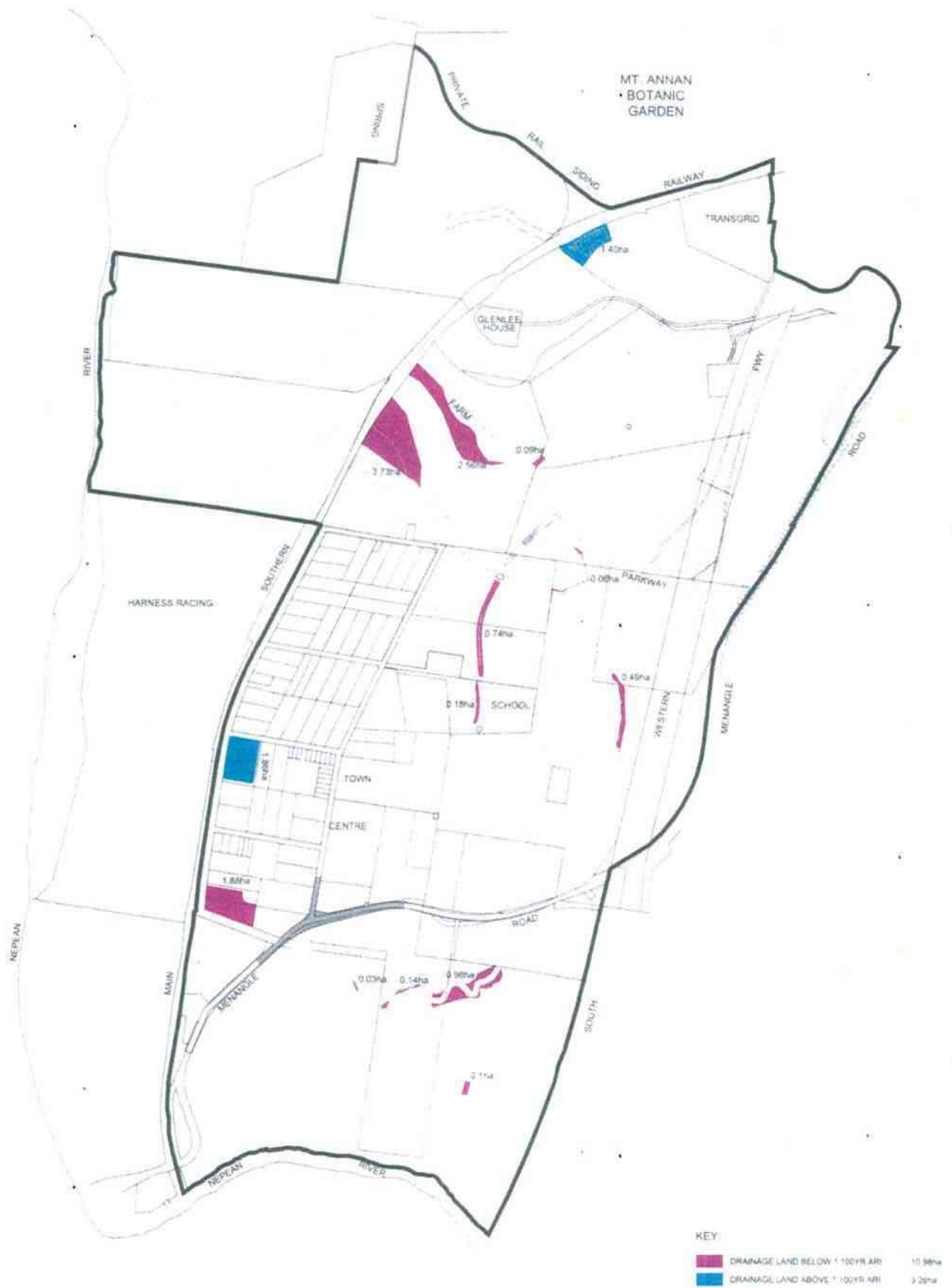


FIGURE 6

MENANGLE PARK DRAINAGE LAND

DRAFT 09/08/2018

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR COMMENT	09/08/2018	SMC	SMC
2	REVISED DRAINAGE LAND AREA	10/08/2018	SMC	SMC
3	REVISED DRAINAGE LAND AREA	10/08/2018	SMC	SMC
4	REVISED DRAINAGE LAND AREA	10/08/2018	SMC	SMC
5	REVISED DRAINAGE LAND AREA	10/08/2018	SMC	SMC



1. All drainage land is shown in pink on this map. The pink areas are drainage land below 1 100YR ARI. The blue areas are drainage land above 1 100YR ARI. The pink areas are drainage land below 1 100YR ARI. The blue areas are drainage land above 1 100YR ARI.



MENANGLE PARK
TAMPSILL TOWN CITY COUNCIL
SECTION 34 CONTRIBUTION PLAN
DRAINAGE LAND
Drawing No: 71721.08.928
Rev: 5
Preliminary Plan

K

MENANGLE PARK TRAFFIC & TRANSPORT PLAN

L

MENANGLE PARK OWNERSHIP PLAN



M

SALES INFORMATION

Sales Information

Property No 164 Macarthur Road Road, Spring Farm NSW 2570
Details: Lot 2 DP 542867 2 ha
Sale Price/Date: \$2,400,000.....(c) 24.07.2015.....(t) 22.01.2016
Comments: Large home for demolition. Level land. **\$120 per m²** after allowing for site clearing. Zoned R1--General Residential & RU1-Rural 15% in 1/100 year flood and affected by Sydney Water easement.

Property No 21 Springs Road, Spring Farm NSW 2570
Details: Lots 1, DP 741907 4.9 ha
Sale Price/Date: \$6,661,000.....(c) 01.07.2015.....(t) 17.08.2015
Comments: Small aged cottage & previously extracted sand requiring fill -as vacant land zoned R1 General Residential -**\$140 per m²** after allowing for site clearing & filling

Property Austen Boulevard & Springs Road, Spring Farm NSW 2570
Details: Lots 7, DP 1205070 12.91 ha
Sale Price/Date: \$20,890,639.....(c) 17.05.2016.....(t) 17.08.2015
Comments: Vacant land zoned R1 General Residential -**\$160 per m²** with vendor (Landcom) to extinguish existing easements and Transmission Lines. Adjoins previous subdivisions by Landcom. Purchase by AV Jennings.

Property No 12 Purcell Street, Elderslie NSW 2570
Details: Lot 1032 DP 1044744 5.02 hectares
Sale Price/Date: \$1,550,000.....(c) 21.07.2015.....(t) 29.09.2016
Comments: Rural land with Nepean River frontage. Flood liable except for 4000 m². Large recent residence & shedding. **\$15 per m²** (\$ 150,000 per ha for flood affected rural land).Zoned RU1-Primary Production

Property No 23 Harrington Street Elderslie NSW 2570
Details: Lot 2 DP 1008301 8640 m².
Sale Price/Date: \$2,035,000 incl. GST(c) 22.04.2016.....(t) 19.08.2016
Comments: Zoned RE2-Private Recreation. Footings & foundations for Function Centre & Motel. Totally in 1/100 year flood. \$1,850,000 net. **\$175 per m²** after allowing for footings & foundations.

Sales Information

SEE PROPERTY INFORMATION SHEETS

Property Springs Road, Spring Farm NSW 2570
Details: Lots 2 & 3, DP 1201379 5870 m²
Sale Price/Date: \$614,472 (c) 25.08.2015 (t) 06.05.2016
Comments: Vacant land purchased by Landcom Part of Springs Road to incorporate in holding 3839 m² zoned R1-General Residential 2031 m² zoned E2-Environmental Conservation. Basis of Sale \$125 per m².for R2 land & \$65 per m² for E2 land.

Property Springs Road, Spring Farm NSW 2570
Details: Lots 1, DP 1201379 4104 m²
Sale Price/Date: \$525,000 (c) 06.11.2014 (t) 19.05.2016
Comments: Vacant land purchased by Landcom Part of Springs Road to incorporate in holding 4000 m² zoned R1--General Residential 104 m² zoned E2-Environmental Conservation. Basis of Sale \$130 per m².for R2 land & \$70 per m² for E2 land.

Property Springs Road, Spring Farm NSW 2570
Details: Lots 1 & 2, DP 863680 1.594 ha
Sale Price/Date: \$1,296,367 (c) 06.11.2015 (t) 17.12.2015
Comments: Vacant land purchased by Landcom Part of Springs Road to incorporate in holding 7857 m² zoned B1-Neighbourhood Business 8087 m² zoned E2-Environmental Conservation (wetlands). Basis of Sale \$130 per m².for B1 land & \$35 per m² for E2 land.

Property No 36 Fitzpatrick Street, Menangle Park NSW 2563
Details: Lot B DP 364350 9675 m²
Sale Price/Date: \$1,330,000 (c) 31.05.2016 (t) 24.06.2016
Comments: Older residence. As vacant site. (\$137 per m²). Proposed R2-Low Density Residential.

Property No 111 Menangle Road, Menangle Park NSW 2563
Details: Lot 1 DP 622362 28.33 ha
Sale Price/Date: \$4,350,000 (c) 16.12.2015 (t) 27.01.2016
Comments: Vacant land accessed by ROW- (\$153,000 per ha). Zoned RU2-Rural Landscape. Purchase by Lend Lease.

Sales Information

Property No 18 Menangle Road, Glen Alpine NSW 2560
Details: Lot 2 DP 541283 1.974 ha
Sale Price/Date: \$728,000 (c) 11.08.2015 (t) 28.09.2015
Comments: Knock down cottage. As vacant site. (\$38 per m² after site clearing).
Zoned E4- Environmental Living. Low lying rural home site.

Property Menangle Road, Menangle Park NSW 2563
Details: Lot 2 DP 1187569 40 ha
Sale Price/Date: \$2,750,000 incl GST (c) 13.08.2012 (t) 30.09.2013
Comments: Vacant land partly re-habilitated after soil extraction, mainly subject to
flooding, **no flood free access**. Rural zoning at purchase –now proposed
Private Recreation. (\$6.25 per m²-\$62,500 per ha).

PROPERTY LISTED FOR SALE-Menangle Park

Property No 80 Cummins Road Menangle Park NSW 2563
Details: Lot 4035 DP 790757 2.792 Ha
Asking Price: Listed \$3,750,000 to \$4,125,000 (\$135-\$147 per m²).
Comments: Old Cottage-as vacant land Harcourts Campbelltown. Proposed R2-Low
Density Residential.

Property No 235 Macarthur Road Road, Spring Farm NSW 2570
Details: Lot 12 DP 534539 2.793 ha
Sale Price/Date: \$3,400,000 (c) 19.08.2015 (t) 30.09.2015
Comments: Aged cottage & two (2) 40 x 250 poultry sheds for demolition. Level
land. **\$130 per m²** after allowing for site clearing. Zoned R1-General
Residential.



Property No 156 Macarthur Road Road, Spring Farm NSW 2570
Details: Lot 1 DP 542867 2 ha
Sale Price/Date: \$2,320,000 (c) 24.07.2015 (t) 22.01.2016
Comments: Large home in poor order for demolition. Level land. **\$120 per m²** after
allowing for site clearing. Zoned R1-General Residential & RU1-Rural
with 20% in 1/100 year flood and affected by Sydney Water easement.

Sales Information

Property	No 695 Camden Valley Way, Catherine Field NSW 2557	
Details:	Lot 4 DP 1173813	2.041 hectares
Sale Price/Date:	\$3,500,000..... (c) 22.04.2015.....(t) 30.09.2015	
Comments:	Cottage to be demolished. Low Density Residential \$175 per m² after allowing for site clearing.	
Property	No 719 Camden Valley Way, Catherine Field NSW 2557	
Details:	Lot 291 DP 708154	2.986 hectares
Sale Price/Date:	\$4,796,025..... (c) 16.03.2016.....(t) 27.04.2016	
Comments:	Cottage to be demolished. Low Density Residential- 2.2 ha with Riparian land & Creek 7860 m² (NB-Access off ROW) \$200 per m² after allowing site clearing for subdivision land- \$50 per m² for Riparian land Open Space.	
Property	No 721 Camden Valley Way, Catherine Field NSW 2557	
Details:	Part Lot 4 DP 1173813	2.119 hectares
Sale Price/Date:	\$4,450,000..... (c) 16.03.2016.....(t) 27.04.2016	
Comments:	Cottage since demolished. Excellent elevated subdivision land. Low Density Residential \$215 per m² after allowing for site clearing.	
Property	No 729 Camden Valley Way, Catherine Field NSW 2557	
Details:	Part Lot 3 DP 1173813	2.149 hectares
Sale Price/Date:	\$2,900,000..... (c) 22.04.2015.....(t) 30.09.2015	
Comments:	Cottage since demolished. Low lying land with part at rear on creek. Low Density Residential \$140 per m² after allowing for site clearing.	
Property	No 735 Camden Valley Way, Catherine Field NSW 2557	
Details:	Lot 2 DP 1173813	2.334 hectares
Sale Price/Date:	\$3,479,125..... (c) 16.03.2016.....(t) 30.09.2015	
Comments:	Shed since demolished. Low lying land with part at rear on creek. Low Density Residential \$175 per m² after allowing for site clearing.	

193 Springs Rd, SPRING FARM NSW 2570


Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images		Sale Price: \$1,296,367 Sale Date: 06/11/2015 Area Size: 1.594H	
 		Property Details	
		EAC Property Key: 101965997 Property Type: Lot Number: 1 Plan Number: DP 863680 Title Description: 1, 2/863680 Land Dimensions: Council: Camden Zoning: Environmental Conservation Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: -34.071085 Longitude: 150.732782	
		Property Description	
Owner and Sales Information			
Current Owner: Landcom		Privacy Requested: N	
Current Owner Address (if known):			
Previous Owner: Sada Services Pty Limited			
Sale Date: 06/11/2015	Settlement Date: 17/12/2015	Sale Price: \$1,296,367	
Transaction: AK78740	Transaction No.: 1	Issue Date: 04/01/2016	
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Clutha Services Pty, Limited			
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

7857m² - Part Zoned B1 - Neighbourhood Business
 8087m² - Part Zoned E2 - Environmental Conservation

Springs Rd, SPRING FARM NSW 2570


Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images		Sale Price: \$525,000 Sale Date: 06/11/2014 Area Size: 580.900M <i>4104m²</i>	
		Property Details	
		EAC Property Key: 104880172	
		Property Type:	
		Lot Number: 1	
		Plan Number: DP 1205070	
Title Description: 1/1205070		Land Dimensions:	
Council: Camden		Zoning: Non Urban	
Nature: Vacant Land		Primary Purpose: VACANT LAND	
Latitude:		Longitude:	
Property Description			
Owner and Sales Information			
Current Owner: Landcom		Privacy Requested:	
Current Owner Address (if known):			
Previous Owner: Glenlee Properties Pty Limited			
Sale Date:	06/11/2014	Settlement Date:	19/05/2016
Transaction:	AK459389	Transaction No.:	1
Sale Price:	\$525,000	Issue Date:	20/06/2016
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

R1 - General Residential 4000m²
 E2 - Environmental
 Conservata 104m²

Springs Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images		Sale Price: \$614,472 Sale Date: 25/08/2015 Area Size: 5870.000M											
		Property Details EAC Property Key: 104875821 Property Type: Lot Number: 2 Plan Number: DP 1205070 Title Description: 2, 3/1205070 Land Dimensions: Council: Camden Zoning: Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: Longitude:											
		Property Description											
Owner and Sales Information Current Owner: Landcom Current Owner Address (if known): Previous Owner: Glenlee Properties Pty Limited, Glenlee Properties Pty Limited Sale Date: 25/08/2015 Settlement Date: 06/05/2016 Sale Price: \$614,472 Transaction: AK415903 Transaction No.: 1 Issue Date: 23/05/2016													
Property Phone Details Name: Phone Number:													
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Previous Purchasers	Previous Sellers	Sale Date	Sale Price						
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Date	Listing Type	Price/Rent	Days Advertised	Agency Name									

Pt Zoned R1 - Residential - 3839m²
 Pt Zoned E2 Environmental
 Conservation - 2031m²

36 Fitzpatrick St, MENANGLE PARK NSW 2563

Mark: ☐[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CMIS](#) [Street View](#)More Images[More Images](#)

Google ©2016 AERGIS, Esri, DeLorme, NAVTEQ, CNES, Airphoto, DigitalGlobe

Sale Price: \$1,330,000
 Sale Date: 31/05/2016
 Area Size: 9675.000M

Property Details

2 1 2

EAC Property Key: 101996041
 Property Type: House
 Lot Number: B
 Plan Number: DP 364350
 Title Description: B/364350
 Land Dimensions:
 Council: Campbelltown
 Zoning: Deferred Matters
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.096669
 Longitude: 150.752276

Property Description

Set within the residential re-development zone for Menangle Park, this 9675m2 lot offers a 56m frontage and subdivision potential. The Menangle Park master plan identifies the title offered as being located within 'standard lot' definition which is; a minimum lot size of 420m2 per land allotment with 13 'standard lots' per 1 hectare.

Pool: N

Owner and Sales Information

Current Owner: Yeak, Yeak
 Current Owner Address (if known):
 Previous Owner: Clark

Privacy Requested: N

Sale Date: 31/05/2016 Settlement Date: 24/06/2016 Sale Price: \$1,330,000
 Transaction: AK564756 Transaction No.: 1 Issue Date: 11/07/2016

Property Phone Details

Name: RD Clark Phone Number:

Previous Sales Activity

Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Robert Douglas Clark	Mr Ea Thornton	04/11/1999	\$240,000

Suburb Report

	MENANGLE PARK	Campbelltown
Population:	336	145,968
Approximate Number of Dwellings:	98	47,269
Year to Date Median:	\$1,330,000	\$522,000
Year to Date Number of Sales:	1	1,662



111 Menangle Rd, MENANGLE PARK NSW 2563

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images 	Sale Price: \$4,350,000 Sale Date: 16/12/2015 Area Size: 28.330H												
	Property Details EAC Property Key: 101997911 Property Type: Lot Number: 1 Plan Number: DP 622362 Title Description: 1/622362 Land Dimensions: Council: Campbelltown Zoning: Rural Landscape Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: -34.112584 Longitude: 150.763717												
	Property Description Roof: Other												
	Owner and Sales Information Current Owner: Lendlease Communities (mt Gilead No. 2) Current Owner Address (if known): Previous Owner: Illawarra Coal Holdings Pty Limited Sale Date: 16/12/2015 Settlement Date: 27/01/2016 Sale Price: \$4,350,000 Transaction: AK177361 Transaction No.: 1 Issue Date: 09/02/2016												
Property Phone Details Name: Phone Number:													
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Illawarra Coal Holdings Pty Limited</td> <td>Bhp Steel (Ais) Pty Ltd</td> <td>10/05/2002</td> <td>\$1,464,000</td> </tr> <tr> <td>Australian Iron & Steel Proprietary Limited</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Illawarra Coal Holdings Pty Limited	Bhp Steel (Ais) Pty Ltd	10/05/2002	\$1,464,000	Australian Iron & Steel Proprietary Limited			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price										
Illawarra Coal Holdings Pty Limited	Bhp Steel (Ais) Pty Ltd	10/05/2002	\$1,464,000										
Australian Iron & Steel Proprietary Limited													
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Date	Listing Type	Price/Rent	Days Advertised	Agency Name									

18 Menangle Rd, GLEN ALPINE NSW 2560

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images  		Sale Price: \$728,000 Sale Date: 11/08/2015 Area Size: 1.974H																														
Property Details																																
EAC Property Key: 101996880 Property Type: House Lot Number: 2 Plan Number: DP 541283 Title Description: 2/541283 Land Dimensions: Council: Campbelltown Zoning: Environmental Living Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.083182 Longitude: 150.774553																																
Property Description Experience this affordable dream by being the first to claim this rare opportunity. Located in the most prominent estate of MacArthur. Over 4 acres/close to 5 acres at this price will allow you to live a country lifestyle very close to major amenities. The 3 bedroom home needs a lot of renovations & would be perfect to extend or knockdown & rebuild. Walk to MacArthur Square and enjoy all shopping requirements needed. Movies, Restaurant, and business opportunities.																																
Owner and Sales Information Current Owner: Steppacher, Steppacher Current Owner Address (if known): Previous Owner: Bega, Taylor Sale Date: 11/08/2015 Settlement Date: 28/09/2015 Sale Price: \$728,000 Transaction: AJ879177 Transaction No.: 1 Issue Date: 19/10/2015																																
Property Phone Details Name: Phone Number:																																
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Helen Bega</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Helen Bega																									
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24/02/2013	For Sale	\$650,000		Starr Partners																												
15/09/2012	For Sale	Contact Agent	59	Starr Partners																												
18/07/2012	For Sale	\$650,000-\$700,000		Starr Partners																												

Menangle Rd, MENANGLE PARK NSW 2563

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images 	<table border="1"> <tr> <td>Sale Price:</td> <td>\$2,750,000</td> </tr> <tr> <td>Sale Date:</td> <td>13/08/2012</td> </tr> <tr> <td>Area Size:</td> <td>40.000H</td> </tr> </table> <table border="1"> <tr> <th colspan="2">Property Details</th> </tr> <tr> <td>EAC Property Key:</td> <td>104755571</td> </tr> <tr> <td>Property Type:</td> <td></td> </tr> <tr> <td>Lot Number:</td> <td>2</td> </tr> <tr> <td>Plan Number:</td> <td>DP 1187569</td> </tr> <tr> <td>Title Description:</td> <td>2/1187569</td> </tr> <tr> <td>Land Dimensions:</td> <td></td> </tr> <tr> <td>Council:</td> <td>Campbelltown</td> </tr> <tr> <td>Zoning:</td> <td>Deferred Matters</td> </tr> <tr> <td>Nature:</td> <td>Vacant Land</td> </tr> <tr> <td>Primary Purpose:</td> <td>VACANT LAND</td> </tr> <tr> <td>Latitude:</td> <td></td> </tr> <tr> <td>Longitude:</td> <td></td> </tr> </table> <table border="1"> <tr> <th colspan="2">Property Description</th> </tr> </table>	Sale Price:	\$2,750,000	Sale Date:	13/08/2012	Area Size:	40.000H	Property Details		EAC Property Key:	104755571	Property Type:		Lot Number:	2	Plan Number:	DP 1187569	Title Description:	2/1187569	Land Dimensions:		Council:	Campbelltown	Zoning:	Deferred Matters	Nature:	Vacant Land	Primary Purpose:	VACANT LAND	Latitude:		Longitude:		Property Description	
Sale Price:	\$2,750,000																																		
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Property Type:																																			
Lot Number:	2																																		
Plan Number:	DP 1187569																																		
Title Description:	2/1187569																																		
Land Dimensions:																																			
Council:	Campbelltown																																		
Zoning:	Deferred Matters																																		
Nature:	Vacant Land																																		
Primary Purpose:	VACANT LAND																																		
Latitude:																																			
Longitude:																																			
Property Description																																			

Owner and Sales Information					
Current Owner:		New South Wales Harness Racing Club		Privacy Requested:	
Current Owner Address (if known):					
Previous Owner:		Campbelltown City Council			
Sale Date:	13/08/2012	Settlement Date:	30/08/2013	Sale Price:	\$2,750,000
Transaction:	AH998307	Transaction No.:	1	Issue Date:	30/09/2013

Property Phone Details	
Name:	Phone Number:

Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price

Current Market Information Activity				
Date	Listing Type	Price/Rent	Days Advertised	Agency Name



Unique Opportunity - Prime 6.89 Acres - Dual Frontage

Price Guide \$3,750,000 - \$4,125,000

This is a superb opportunity to secure your financial freedom through this lovely rural property with subdivision potential, located in the heart of the redevelopment master plan for Menangle Park.

"Greentrees" is one of only a handful of privately owned properties located within the re-development zone, making it an extremely rare opportunity to purchase now and reap the financial benefits in the future.

With a total of 2.792 hectares (27,919m2 approx.) adjoining the proposed town centre and sitting on one of the highest points in the area with 360 degree views and dual street frontage (253m bordering Cummins Road) highlights this acreage as a prime proposition.

A lovely tree studded country driveway leads to a solid 4 bedroom cottage, barn and separate games room or guest house and with a great tenant paying \$400 per week and happy to stay on, this will assist in offsetting holding costs while development planning is underway.

The master plan identifies the title offered as being located within 'standard lot' definition which is; a minimum lot size of 420m2 per land allotment with 13 'standard lots' per 1 hectare and proposed dual frontage. If you are not a developer and have been considering purchasing a rural property in the Macarthur, Camden or Picton areas, this is a wise choice for lifestyle now and financial gain down the track.

Menangle Park is ideally positioned with its own railway station, on the gateway to the M5 and M7 Motorways, 5 minutes to Macarthur Shopping Square only 10 minutes to Camden and best of all it's a short stroll to the very impressive 'TABCORP' Menangle Park Pace way.

\$135/\$147 per m2

Upcoming Inspections

Inspect by appointment, contact agent.

Harcourts The Property People

138 Queen Street Campbelltown, NSW 2560



Tod Campbell
4628 7444

235 Macarthur Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

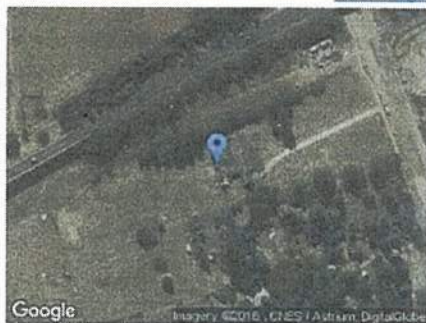
More Images 	Sale Price: \$3,400,000 Sale Date: 19/08/2015 Area Size: 2.793H								
Property Details EAC Property Key: 101960545 Property Type: Lot Number: 12 Plan Number: DP 534539 Title Description: 12/534539 Land Dimensions: Council: Camden Zoning: General Residential Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: -34.071597 Longitude: 150.716567									
Property Description									
Owner and Sales Information Current Owner: Cornish Group No. Four Pty Limited Current Owner Address (if known): Previous Owner: Mr Clinton Sale Date: 19/08/2015 Settlement Date: 30/09/2015 Sale Price: \$3,400,000 Transaction: AJ917307 Transaction No.: 1 Issue Date: 26/10/2015 Privacy Requested: N									
Property Phone Details Name: Phone Number:									
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Neville John Clinton</td> <td></td> <td>03/08/1979</td> <td></td> </tr> </tbody> </table>		Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Neville John Clinton		03/08/1979	
Previous Purchasers	Previous Sellers	Sale Date	Sale Price						
Neville John Clinton		03/08/1979							
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> </tbody> </table>		Date	Listing Type	Price/Rent	Days Advertised	Agency Name			
Date	Listing Type	Price/Rent	Days Advertised	Agency Name					

21 Springs Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images 	Sale Price: \$6,661,000 Sale Date: 01/07/2015 Area Size: 4.940H																
	Property Details EAC Property Key: 101961318 Property Type: Lot Number: 1 Plan Number: DP 741907 Title Description: 1/741907 Land Dimensions: Council: Camden Zoning: General Residential Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.067944 Longitude: 150.714544																
Property Description																	
Owner and Sales Information Current Owner: Unilux Pty Ltd Current Owner Address (if known): Previous Owner: Seovic Sale Date: 01/07/2015 Settlement Date: 17/08/2015 Sale Price: \$6,661,000 Transaction: AJ738207 Transaction No.: 1 Issue Date: 24/08/2015 Privacy Requested: N																	
Property Phone Details Name: Phone Number:																	
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Seovic</td> <td>Lynck Pty Limited</td> <td>07/05/2007</td> <td>\$300,000</td> </tr> <tr> <td>Lynck Pty Limited</td> <td>Slingsby Management Pty Ltd, Seovic Civil Engineering P/L</td> <td>24/04/2001</td> <td>\$190,000</td> </tr> <tr> <td></td> <td>And</td> <td></td> <td></td> </tr> </tbody> </table>		Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Seovic	Lynck Pty Limited	07/05/2007	\$300,000	Lynck Pty Limited	Slingsby Management Pty Ltd, Seovic Civil Engineering P/L	24/04/2001	\$190,000		And		
Previous Purchasers	Previous Sellers	Sale Date	Sale Price														
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Lynck Pty Limited	Slingsby Management Pty Ltd, Seovic Civil Engineering P/L	24/04/2001	\$190,000														
	And																
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> </tbody> </table>		Date	Listing Type	Price/Rent	Days Advertised	Agency Name											
Date	Listing Type	Price/Rent	Days Advertised	Agency Name													

156 Macarthur Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CM](#) [Street View](#)[More Images](#)[More Images](#)

Google

Sale Price: \$2,320,000
 Sale Date: 24/07/2015
 Area Size: 2.034H

Property Details

4 2 5

EAC Property Key: 101960577
 Property Type:
 Lot Number: 1
 Plan Number: DP 542867
 Title Description: 1/542867
 Land Dimensions:
 Council: Camden
 Zoning: General Residential
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.067403
 Longitude: 150.709997

Property Description

Prime Development Opportunity or Acreage For The Family Developers take note - this is 2 hectares of prime land - the majority of which is zoned R1. Near level land and ready for subdivision. Fronting Macarthur Road, this land sits within the residential release of Spring Farm. Only 3km east of Camden town Centre and 5km from Narellan Town Centre. Not a developer but looking for acreage close to town - this location can't be beaten.

Owner and Sales Information

Current Owner: Khoury, Swadling

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Moloney, Richardson

Sale Date: 24/07/2015

Settlement Date: 22/01/2016

Sale Price: \$2,320,000

Transaction: AK186640

Transaction No.: 1

Issue Date: 09/02/2016

Property Phone Details

Name: TJ Richardson

Phone Number:

Previous Sales Activity


Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Moloney, Richardson	Richardson, Richardson	04/11/2015	
Ernest Terrance John Richardson ,Elizabeth Irene Kaye Richardson		20/06/1974	\$37,000

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
03/05/2016	Lease	\$900 / Wk	1	LJ Hooker Camden
02/05/2016	Lease	\$900 / Wk		LJ Hooker Camden
15/04/2016	Lease	\$1000	1	Inglis Property Macarthur
14/04/2016	Lease	\$1000		Inglis Property Macarthur
19/06/2015	For Sale		2	Private Advertiser
19/06/2015	For Sale		2	Private Advertiser


164 Macarthur Rd, SPRING FARM NSW 2570

Mark: ☐
[Update Data](#)
[Neighbourhood Report](#)
[Suburb Info](#)
[Sales History](#)
[CMI](#)
[Street View](#)

More Images		Sale Price: \$2,400,000 Sale Date: 19/05/2016 Area Size: 2.034H	
		Property Details	
		EAC Property Key: 101970119 Property Type: Lot Number: 2 Plan Number: DP 542867 Title Description: 2/542867 Land Dimensions: Council: Camden Zoning: General Residential Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.068040 Longitude: 150.710212	
		Property Description	
Owner and Sales Information			
Current Owner: Hatton, Hatton		Privacy Requested: N	
Current Owner Address (if known):			
Previous Owner: Pomiecko			
Sale Date: 19/05/2016	Settlement Date: 17/08/2016	Sale Price: \$2,400,000	
Transaction: AK699997	Transaction No.: 1	Issue Date: 30/08/2016	
Property Phone Details			
Name: JA Pomiecko	Phone Number:		
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Pomiecko	Pomiecko, Pomiecko	17/01/2016	
Helen Joan Pomiecko, Joseph	Alma Mary Mitchell	31/08/1999	\$580,000
Anthony Pomiecko			
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

Austen Bvd, SPRING FARM NSW 2570

Mark: ☐
[Update Data](#)
[Neighbourhood Report](#)
[Suburb Info](#)
[Sales History](#)
[CMI](#)
[Street View](#)

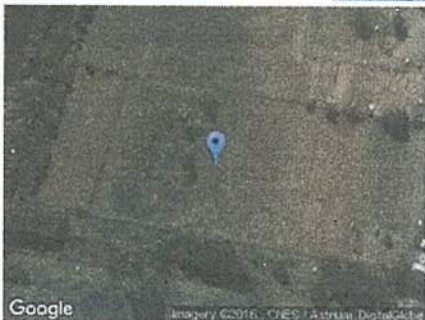
More Images	Sale Price: \$20,890,639 Sale Date: 17/05/2016 Area Size: 12.910H		
	Property Details		
	EAC Property Key: 104891642 Property Type: Lot Number: 7 Plan Number: DP 1205070 Title Description: 7/1205070 Land Dimensions: Council: Camden Zoning: Business Nature: Primary Purpose: OFFICE/VACANTL Latitude: Longitude:		
	Property Description		
Owner and Sales Information			
Current Owner: Avjennings Properties Limited		Privacy Requested:	
Current Owner Address (if known):			
Previous Owner: Landcom			
Sale Date: 17/05/2016	Settlement Date: 05/07/2016	Sale Price: \$20,890,639	
Transaction: AK675693	Transaction No.: 7	Issue Date: 22/08/2016	
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

12 Purcell St, ELDERSLIE NSW 2570

Mark: ☐

2 story New Residence

[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CM](#) [Street View](#)

[More Images](#)[More Images](#)

Google

Sale Price: \$1,550,000
 Sale Date: 21/07/2015
 Area Size: 5.020H

Property Details

3 1 5

EAC Property Key: 101960942
 Property Type: Other
 Lot Number: 1032
 Plan Number: DP 1044744
 Title Description: 1032/1044744
 Land Dimensions:
 Council: Camden
 Zoning: Primary Production
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.058929
 Longitude: 150.704945

Property Description

Prepare yourself to witness a property which only comes to the market once in a lifetime. This wonderful 50 square Jeff Mathews home is positioned beautifully on 12.5 acres and is most certainly the feature property of the year in Elderslie. It is a must for you to come along and witness for yourself the amazing views of Camden and the St Johns church which you can see from your very own verandah to really appreciate what is on offer here.

Owner and Sales Information

Current Owner: Smith, Smith

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Stanford, Stanford

Sale Date: 21/07/2015

Settlement Date: 29/09/2015

Sale Price: \$1,550,000

Transaction: AJ879184

Transaction No.: 1

Issue Date: 12/10/2015

Property Phone Details

Name: Z Harries

Phone Number:

Previous Sales Activity

Previous Purchasers

Previous Sellers

Sale Date

Sale Price

Stanford, Stanford

Zappia, Nastasio

28/08/2002

\$485,000

Domenico Nastasio

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
29/09/2015	For Sale	Sold - \$1,550,000 (LPI)	310	McLaren Real Estate
28/08/2015	For Sale	\$1,550,000	278	McLaren Real Estate
27/03/2015	For Sale	Price guide of \$1,600,000	124	McLaren Real Estate
28/11/2014	For Sale	\$1,500,000 - \$1,800,000	5	McLaren Real Estate
23/11/2014	For Sale			McLaren Real Estate
24/06/2014	For Sale	\$750,000 NEG		G J Kennedy & Company

23 Harrington St, ELDERSLIE NSW 2570

Mark: ☐[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CML](#) [Street View](#)[More Images](#)

Sale Price: \$2,035,000
 Sale Date: 22/04/2016
 Area Size: 8640.000M

Property Details

EAC Property Key: 101974056
 Property Type:
 Lot Number: 2
 Plan Number: DP 1008301
 Title Description: 2/1008301
 Land Dimensions:
 Council: Camden
 Zoning: Private Recreation
 Nature:
 Primary Purpose: FOUNDATIONS/ST
 Latitude: -34.052074
 Longitude: 150.712259

Property Description

Fantastic Opportunity to secure some prime land fronting Camden Valley Way. Approx. 8563sqm Located between Camden & Narellan this site has two points of access both from Camden Valley & Harrington Street, Elderslie. Has DA for Function Centre, Restaurant and serviced Motel Units. The exquisite Motel has the footings put down on-site. Zoned Open Space. Please contact Michelle Auckland 0425 34 88 33 for an inspection.

Owner and Sales Information

Current Owner: Nations Wealth Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: 23 Harrington St Pty Ltd

Sale Date: 22/04/2016

Settlement Date: 19/08/2016

Sale Price: \$2,035,000

Transaction: AK693655

Transaction No.: 1

Issue Date: 30/08/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity


Previous Purchasers	Previous Sellers	Sale Date	Sale Price
23 Harrington St Pty Ltd	Dibblar Pty Limited, Jimbalia Pty Limited	17/12/2013	\$1,300,000
Dibblar Pty Limited, Jimbalia Pty Limited	Holmwood Group Pty Limited	23/07/2007	\$900,000
Holmwood Group Pty Limited	Dickinson, Dickinson	30/06/2004	\$850,000
Barry George Dickinson, Susan Patricia Dickinson A ,As Tenants in Common		24/02/1999	\$10,050

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
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695 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images		Sale Price: \$3,500,000 Sale Date: 22/04/2015 Area Size: 2.041H											
		Property Details EAC Property Key: 104844865 Property Type: Lot Number: 4 Plan Number: DP 1173813 Title Description: 4/1173813 Land Dimensions: Council: Camden Zoning: Low Density Residential Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: Longitude:											
		Property Description											
Owner and Sales Information Current Owner: Regal Land Pty Ltd Current Owner Address (if known): Previous Owner: Pastega, Inzitari Sale Date: 22/04/2015 Settlement Date: 30/09/2015 Sale Price: \$3,500,000 Transaction: AJ860287 Transaction No.: 1 Issue Date: 12/10/2015 Privacy Requested:													
Property Phone Details Name: Phone Number:													
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Previous Purchasers	Previous Sellers	Sale Date	Sale Price						
Previous Purchasers	Previous Sellers	Sale Date	Sale Price										
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Listing Type	Price/Rent	Days Advertised	Agency Name					
Date	Listing Type	Price/Rent	Days Advertised	Agency Name									


719 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images 		Sale Price: \$4,796,025 Sale Date: 16/03/2016 Area Size: 2.986H		
		Property Details		
		EAC Property Key: 101961027 Property Type: House Lot Number: 291 Plan Number: DP 708154 Title Description: 291/708154 Land Dimensions: Council: Camden Zoning: Environmental Living Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.011191 Longitude: 150.763112		
		Property Description Eden offers a selection of superb 3, 4 and 5 bedroom freestanding family houses, 3 bedroom terrace homes and 2 bedroom apartment-style manor homes. You can also choose between contemporary and traditional, ensuring all tastes are catered to. Spacious and highly functional, they have been beautifully designed for easy living and entertaining.		
Owner and Sales Information				
Current Owner: Metro Catherine Fields Pty Ltd Current Owner Address (if known):		Privacy Requested: N		
Previous Owner: Mr Sammut, Mrs Sammut				
Sale Date: 16/03/2016	Settlement Date: 27/04/2016	Sale Price: \$4,796,025		
Transaction: AK413547	Transaction No.: 1	Issue Date: 16/05/2016		
Property Phone Details				
Name:		Phone Number:		
Previous Sales Activity				
Previous Purchasers Morris Sammut, Carmen Sammut	Previous Sellers	Sale Date 15/01/1987	Sale Price \$91,000	
Current Market Information Activity				
Date	Listing Type	Price/Rent	Days Advertised	Agency Name
05/10/2016	For Sale	From \$629,000	136	Citywide Commercial Group
05/10/2016	For Sale	From \$684,000	105	Citywide Commercial Group
22/06/2016	For Sale	From \$684,000		Citywide Commercial Group
22/05/2016	For Sale	From \$629,000		Citywide Commercial Group
23/12/2015	For Sale			Metro Catherine Fields
23/12/2015	For Sale			Metro Catherine Fields

721 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images		Sale Price: \$4,450,600 Sale Date: 16/03/2016 Area Size: 2.119H									
		Property Details EAC Property Key: 101960072 Property Type: Lot Number: PT4 Plan Number: DP 31996 Title Description: PT 4/31996 Land Dimensions: 65.84/73.15X336.5/333.64 Council: Camden Zoning: Low Density Residential Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.013450 Longitude: 150.763483									
		Property Description									
Owner and Sales Information Current Owner: Metro Catherine Fields Pty Ltd Current Owner Address (if known): Previous Owner: Mr Wise, Mrs Wise Sale Date: 16/03/2016 Settlement Date: 27/04/2016 Sale Price: \$4,450,600 Transaction: AK413743 Transaction No.: 1 Issue Date: 16/05/2016 Privacy Requested: N											
Property Phone Details Name: Phone Number:											
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Christopher Lionel Wise, Maxine Elizabeth Wise</td> <td></td> <td>19/05/1984</td> <td>\$76,000</td> </tr> </tbody> </table>				Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Christopher Lionel Wise, Maxine Elizabeth Wise		19/05/1984	\$76,000
Previous Purchasers	Previous Sellers	Sale Date	Sale Price								
Christopher Lionel Wise, Maxine Elizabeth Wise		19/05/1984	\$76,000								
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> </tbody> </table>				Date	Listing Type	Price/Rent	Days Advertised	Agency Name			
Date	Listing Type	Price/Rent	Days Advertised	Agency Name							

729 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)[More Images](#)[More Images](#)

Google

Sale Price: \$2,900,000
 Sale Date: 06/05/2016
 Area Size: 2.149H

Property Details

3 2 1

EAC Property Key: 101960071
 Property Type: House
 Lot Number: PT3
 Plan Number: DP 31996
 Title Description: PT 3/31996
 Land Dimensions: 67.47/73.15X333.64/333.41
 Council: Camden
 Zoning: Low Density Residential
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.013015
 Longitude: 150.764035

Property Description

Who is Creation Homes? Regardless of size, Creation Homes is able to bring your vision to life, drawing upon its impressive pedigree and the knowledge base of its parent company, Metro Property Development. In both 2014 and 2015, Metro's growth was recognised with an award of 2nd place on the BRW Fast 100 list, demonstrating the strength and strategic vision of its leadership team – a group of industry veterans with over 70 years combined property

Owner and Sales Information

Current Owner: Metro Catherine Fields Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Mr Lawrence, Mrs Lawrence

Sale Date: 06/05/2016

Settlement Date: 06/05/2016

Sale Price: \$2,900,000

Transaction: AK424536

Transaction No.: 1

Issue Date: 23/05/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity

Previous Purchasers

Previous Sellers

Sale Date

Sale Price

Robert John Lawrence, Katrina

22/12/1987

\$70,000

Norelle Lawrence

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
05/08/2016	For Sale	\$613,700 - \$675,000	72	Ray White Diesel
25/05/2016	For Sale	\$613,700 - \$675,000		Ray White Diesel

735 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CMIS](#) [Street View](#)[More Images](#)

Sale Price: \$3,479,125
 Sale Date: 16/03/2016
 Area Size: 2.334H

Property Details

EAC Property Key: 101967074
 Property Type: House
 Lot Number: 2
 Plan Number: DP 31996
 Title Description: 2/31996
 Land Dimensions: 67.05/73.15X333.41/344.09
 Council: Camden
 Zoning: Low Density Residential
 Nature:
 Primary Purpose: SHED
 Latitude: -34.012577
 Longitude: 150.764586

Property Description

Huge shed with approx 1 1/2 acres, all amenities included. Excellent for storage. Concrete floors with 3 phase power. Toilet & shower facilities. 20m (W) x 10m (D)

Pool: N

Owner and Sales Information

Current Owner: Metro Catherine Fields Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Gm&r Russo Pty Limited

Sale Date: 16/03/2016

Settlement Date: 27/04/2016

Sale Price: \$3,479,125

Transaction: AK413672

Transaction No.: 1

Issue Date: 16/03/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity

Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Gm&r Russo Pty Limited	Lawrence, Lawrence	24/08/2001	\$490,000
Robert John Lawrence, Katrina Norelle Lawrence	Mr M & Mrs B Czaban	20/08/1998	\$315,000

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
15/10/2013	Lease	Leased - \$300 per 2MTH	516	L J Hooker Leppington
15/10/2013	Lease	Leased - \$300 per 2MTH	516	L J Hooker Leppington
02/10/2013	Lease	\$300 per Week	503	L J Hooker Leppington
10/09/2013	Lease	\$350 per Week	481	L J Hooker Leppington
10/09/2013	Lease	\$350 per Week	481	L J Hooker Leppington
05/09/2013	Lease	Leased - \$350 per 2MTH	476	LJ Hooker Leppington
05/09/2013	Lease	Leased - \$350 per 2MTH	476	LJ Hooker Leppington
08/09/2009	Lease	\$300 p.w.	202	
18/02/2009	Lease	Leased - \$300 per Week		Rural Property Partners

N

INSTRUCTIONS

Bill

From: "Ian Dawkins" <idawkins32@gmail.com>
Date: Thursday, 25 August 2016 9:46 AM
To: "Bill" <wilmcman@bigpond.net.au>
Subject: RE: Menangle Park update of your 2010 S.94 valuation report

Thanks Bill, please get started on the underlying land valuation updates asap and I will provide you with updates of plans schedules of works etc for your updated report.

Can we get a draft final by 7/9 please (2weeks)?

cheers

Ian Dawkins BSurv MUrbPlan
 Planning Development and Project Management
 Phone: 0413 277 626
 Email: idawkins32@gmail.com

From: Bill [mailto:wilmcman@bigpond.net.au]
Sent: Thursday, 25 August 2016 9:12 AM
To: Ian Dawkins <idawkins32@gmail.com>
Subject: Re: Menangle Park update of your 2010 S.94 valuation report

Good morning Ian,

As per your brief- fee for completion of Menangle Park land valuations and report with respect to proposed Sect. 94 works previously assessed in 2010 would be \$9,900 inclusive of GST.

Regards,
 William C McManus (Valuations) Pty Ltd
 Bill McManus.
 0418 403657

From: [Ian Dawkins](#)
Sent: Wednesday, August 24, 2016 11:44 AM
To: wilmcman@bigpond.net.au
Subject: Menangle Park update of your 2010 S.94 valuation report

Hi Bill, I am a consultant to Urban Growth assisting with the management of the rezoning process. Could you call me asap please regarding this email.

Council will finally consider our rezoning proposal at their October 2016 meeting. They have just brought their date forward by 6 months. Council officers have asked that we update the S.94 plan from the 2010 draft which requires the valuations to be revisited.

You prepared the 2010 valuation report that underpins the old draft S.94 plan (see your reference below). Most of the proposed S94 works are unchanged from your original report - but we will provide a schedule showing where changes have occurred.

Can you please call me when you can and also provide me with a price and in particular discuss a short timeframe to update your report. To finish the s.94 plan we'll need your numbers so that we can update the S.94 plan schedules of land costs.

regards

Ian Dawkins BSurv MUrbPlan
 Planning Development and Project Management
 Phone: 0413 277 626
 Email: idawkins32@gmail.com

Bill McManus – revisions to Menangle Park Valuations – 19/10/16

Bill, could you make amendments to your reports as outlined below and reissue new reports please using the updated information.

Please provide me with a fee to make the amendments before you proceed. Can you also give an estimate of when you will have the amendments completed please. We are hoping to finalise for issue to Council on Monday 24 October if possible.

Private landowners valuation short report.

- Please amalgamate the valuations in this report into the Spring Farm parkway report.

Spring Farm Parkway Report

- The attached plans (x2) are a revision to the land for Spring Farm Parkway valuation report.
- Part of Lot 2 was left off the original plan sent to you. The 837m² was for the northern portion of 2/842735 – the southern portion is 3901.89m² or a total of 4,739.68 as shown in the attached plan.
- In addition, we would like you to value 2 additional parcels of land proposed for road as shown on the other plan. Proposed lot 2006 – 3,383sqm, and Lot 1102 DP 883495 – 22578sqm.
- We also needed to make amendments to the dedication plan. Please value the parcels accordingly. 2011/1, 2011/2, 2012/1, 2012/2. Note that some of the areas have changed in respect to these parcels.

S.94 valuation report

Smec to confirm area of D 1.19 and D1.20. ✓

Valuation of item D 1.4 is repeated twice on page 8 and page 9. Can you delete one entry please. ✓

Please remove Item 6.3 T1.1(a) - Spring farm parkway from the s.94 report as it is a duplication of Lot 2011 in the Spring Farm Parkway report. ✓

Regards

Ian Dawkins

(0413 277626)

ldawkins32@gmail.com

WILLIAM C. McMANUS
(VALUATIONS) PTY LIMITED

- REGISTERED REAL ESTATE VALUER No. 306
- LICENSED REAL ESTATE AGENT

W. C. McManus LREA, AAPI, AAVI
Certified Practising Valuer
A.C.N. 002 100 101
Postal Address:
PO BOX 49 CAMPBELLTOWN NSW 2560
MOBILE: 0418 403 657
Email: wilmcman@bigpond.net.au

Our Reference: Urban Growth 2016-SFP-Menangle Park

30th October 2016

**RESIDENTIAL RELEASE AREA
SPRING FARM PARKWAY &
MENANGLE ROAD
MENANGLE PARK
NSW 2563
CITY OF CAMPBELLTOWN**

**VALUATION & REPORT
SPRING FARM PARKWAY
MENANGLE ROAD
URBAN GROWTH & PRIVATE LAND
Under Instructions From
URBAN GROWTH NSW**

SEPTEMBER 2016

MEMBER AUSTRALIAN PROPERTY INSTITUTE
MEMBER REAL ESTATE INSTITUTE OF N.S.W.
MEMBER AUSTRALIAN VALUERS INSTITUTE

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6.3	STAGE 1-LOT ID 2011-1 13,956 M ² AT OVERALL RATE \$60 PER M ²	3
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6.5	STAGE 2- LOT ID 2012-2 27,859 M ² AT OVERALL RATE \$50 PER M ²	3
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6.11	PART LOT 9 DP 791365 5,607.29 M ² AT OVERALL RATE \$65 PER M ²	4
6.12	PART LOT 2 DP 842735 4739.68 M ² AT OVERALL RATE \$65 PER M ²	4
6.13	PART LOT 12 DP 791365 804.7 M ² AT OVERALL RATE \$75 PER M ²	4
6.14	PART LOT 40 DP 1082972 1,047.52 M ² AT OVERALL RATE \$65 PER M ²	5
6.15	PART LOT 19 DP 249334 4,120.64 M ² AT OVERALL RATE \$65 PER M ²	5
6.16	PART LOT 2000 DP 790848 571.741 M ² AT OVERALL RATE \$65 PER M ²	5
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APPENDICES

- A. Locality Map & Aerial Photograph**
- B. Draft CLEP 2014 & CLEP 2015 Deferred Matters**
- C. Menangle Park Structure Plan**
- D. Spring Farm Parkway Aerial Photograph Plan**
- E. Private Land Plan**
- F. Menangle Park Ownership Plan**
- G. Sales Information**
- H. Instructions**

1. INTRODUCTION

2. Instructions From

Mr. I. Dawkins
Planning Development and Project Management
Urban Growth NSW
PO Box 237
PARRAMATTA NSW 2124

2.1 ON BEHALF OF

Urban Growth NSW
PO Box 237
PARRAMATTA NSW 2124

2.2 INSTRUCTIONS FROM

Per email dated 14th September 2016 & Amendments email dated 19th October 2016 (*Appendix H*) to provide valuation advice as to the value of the land (Part Spring Farm Parkway) that Urban Growth NSW will be imputing to the SIC Agreement for the Menangle Park Region and assess values attributable to private lands required for the Parkway and Menangle Park.

2.3 DEFINITION MARKET VALUE

"*Market Value* is defined by the International Assets Valuation Standards Committee as being the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein each party acted knowledgeably, prudently and without compulsion."

2.4 DATE OF INSPECTION

The subject property was inspected on the **23rd September 2016 and 24th October 2016**.
Valuation relates to the **23rd September 2016**.

2.5 IDENTIFICATION

The subject lots were identified by perusal of Menangle Park Structure Plan and Spring Farm Parkway Aerial Photograph Plan (*Appendices C, D & E*) as well as physical inspection on the aforesaid dates.

3. LOCATION

The property is contained within the Menangle Park Release Area and comprises part of the land proposed for the Spring Farm Parkway linking the Camden suburbs of Spring Farm, Elderslie and Narellan Vale through Menangle Park to the Hume Highway.

Menangle Park is located on the Main Southern Railway Line 68.7km south west of Sydney Central Business District per route of the M5 Motorway and is 6.6km south west of Macarthur Railway Station and Regional Centre per route of Menangle Road.

Development within the locality presently comprises a small village area containing building lots and small acreage parcels used for residential and training/stabling allied to the standard bred horse industry. The locality is dominated by Menangle Paceway which has been rebuilt and fully refurbished in recent years being the headquarters of NSW Harness Racing and work class facility.

The release area will alter the fabric of the district and uses therein. NSW Harness Racing has developed land adjoining the Menangle Paceway for use as a training/stabling and administration complex which will ensure re-development of the village area in accordance with the Menangle Park Structure Plan (*Appendix C*).

4. ZONING

Proposed zonings are indicated on the Structure Plan (*Appendix C*) with the locality designated as a "Deferred Matter" on Campbelltown Local Environmental Plan 2015 Gazetted on 11th December 2015 and implemented on 11th March 2016 (*Appendix B*).

5. Valuation Rationale

The most appropriate method of valuations in this matter is considered to be direct comparison with sales of Englobo residential and urban use land within release areas of the Macarthur Region and other outer south-western suburbs of the Sydney Region. Analysis of sales with due consideration to differing locations, topography issues and uses results in assessments within the following tables.

The Sales Information (*Appendix G*) provides assistance in determining assessments.

6. VALUATIONS

Accordingly, I am of the opinion that values appropriate for the Spring Farm Parkway as at the Date of Inspection-23rd September 2016

6.1 STAGE 2-LOT ID 1102-1 22,578 M² AT OVERALL RATE \$35 PER M²

Valuation (Adopt)

SEVEN HUNDRED & NINETY THOUSAND DOLLARS - \$790,000

6.2 STAGE 1-LOT ID 2006 3,383 M² AT OVERALL RATE \$60 PER M²

Valuation (Adopt)

TWO HUNDRED & FIVE THOUSAND DOLLARS - \$205,000

6.3 STAGE 1-LOT ID 2011-1 13,956 M² AT OVERALL RATE \$60 PER M²

Valuation (Adopt)

EIGHT HUNDRED & FORTY THOUSAND DOLLARS - \$840,000

6.4 STAGE 1-LOT ID 2011-2 19,183 M² AT OVERALL RATE \$60 PER M²

Valuation (Adopt)

ONE MILLION ONE HUNDRED & FIFTY THOUSAND DOLLARS - \$1,150,000

6.5 STAGE 2- LOT ID 2012-2 27,859 M² AT OVERALL RATE \$50 PER M²

Valuation (Adopt)

ONE MILLION THREE HUNDRED & NINETY FIVE THOUSAND DOLLARS - \$1,395,000

6.6 STAGE 2- LOT ID 2012-1 25,789 M² AT OVERALL RATE \$45 PER M²

Valuation (Adopt)

ONE MILLION ONE HUNDRED & SIXTY THOUSAND DOLLARS - \$1,160,000

- 6.7 PART LOT 3003 DP 802845 2,102.5 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

ONE HUNDRED & THIRTY SEVEN THOUSAND DOLLARS - \$137,000

- 6.8 PART LOT 3004 DP 802845 10,832.85 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

SEVEN HUNDRED & FOUR THOUSAND DOLLARS - \$704,000

- 6.9 PART LOT 11 DP 249530 6,282.88 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

FOUR HUNDRED & EIGHT THOUSAND DOLLARS - \$408,000

- 6.10 PART LOT 12 DP 249530 22,989.34 M² AT OVERALL RATE \$60 PER M²

Valuation (Adopt)

ONE MILLION THREE HUNDRED & EIGHTY THOUSAND DOLLARS - \$1,380,000

- 6.11 PART LOT 9 DP 791365 5,607.29 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

THREE HUNDRED & SIXTY FIVE THOUSAND DOLLARS - \$365,000

- 6.12 PART LOT 2 DP 842735 4739.68 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

THREE HUNDRED & EIGHT THOUSAND DOLLARS - \$308,000

- 6.13 PART LOT 12 DP 791365 804.7 M² AT OVERALL RATE \$75 PER M²

Valuation (Adopt)

SIXTY THOUSAND DOLLARS - \$60,000

6.14 PART LOT 40 DP 1082972 1,047.52 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

SIXTY EIGHT THOUSAND DOLLARS - \$68,000

6.15 PART LOT 19 DP 249334 4,120.64 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

TWO HUNDRED & SIXTY EIGHT THOUSAND DOLLARS - \$268,000

6.16 PART LOT 2000 DP 790848 571.741 M² AT OVERALL RATE \$65 PER M²

Valuation (Adopt)

THIRTY SEVEN THOUSAND DOLLARS - \$37,000

Valuations are subject to survey.

NB the above valuations (Private Lands) are not compensation assessments under the provisions of the Land Acquisition (Just Terms Compensation) Act 1979 acquisitions. Part property acquisitions under the Act would be on a "Before & After" assessment.

The Valuer and Valuation Company herewith certify that neither has a direct or indirect financial interest in the properties described herein.

The valuer has complied with the professional code of practice of the:

- Australian Property Institute
- Australian Valuers Institute
- Real Estate Institute of NSW

6.17 VALUER

WILLIAM C McMANUS

Certified Practising Valuer

L.R.E.A., A.A.V.I., A.A.P.I.

Registered Real Estate Valuer No 306

"Without Limitations"

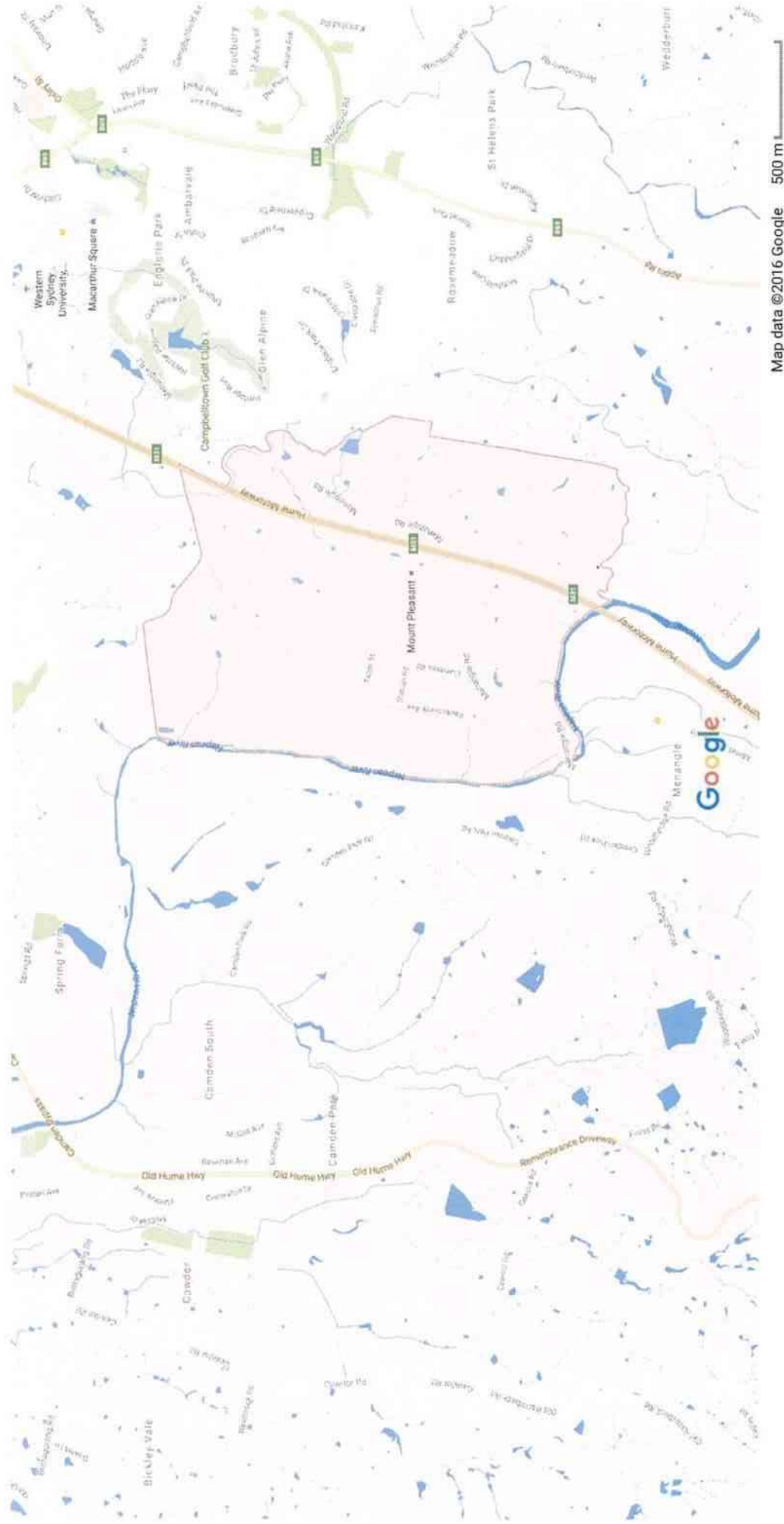
Valuation: Spring Farm Parkway
Menangle Park NSW 2563

William C McManus (Valuations) Pty Limited

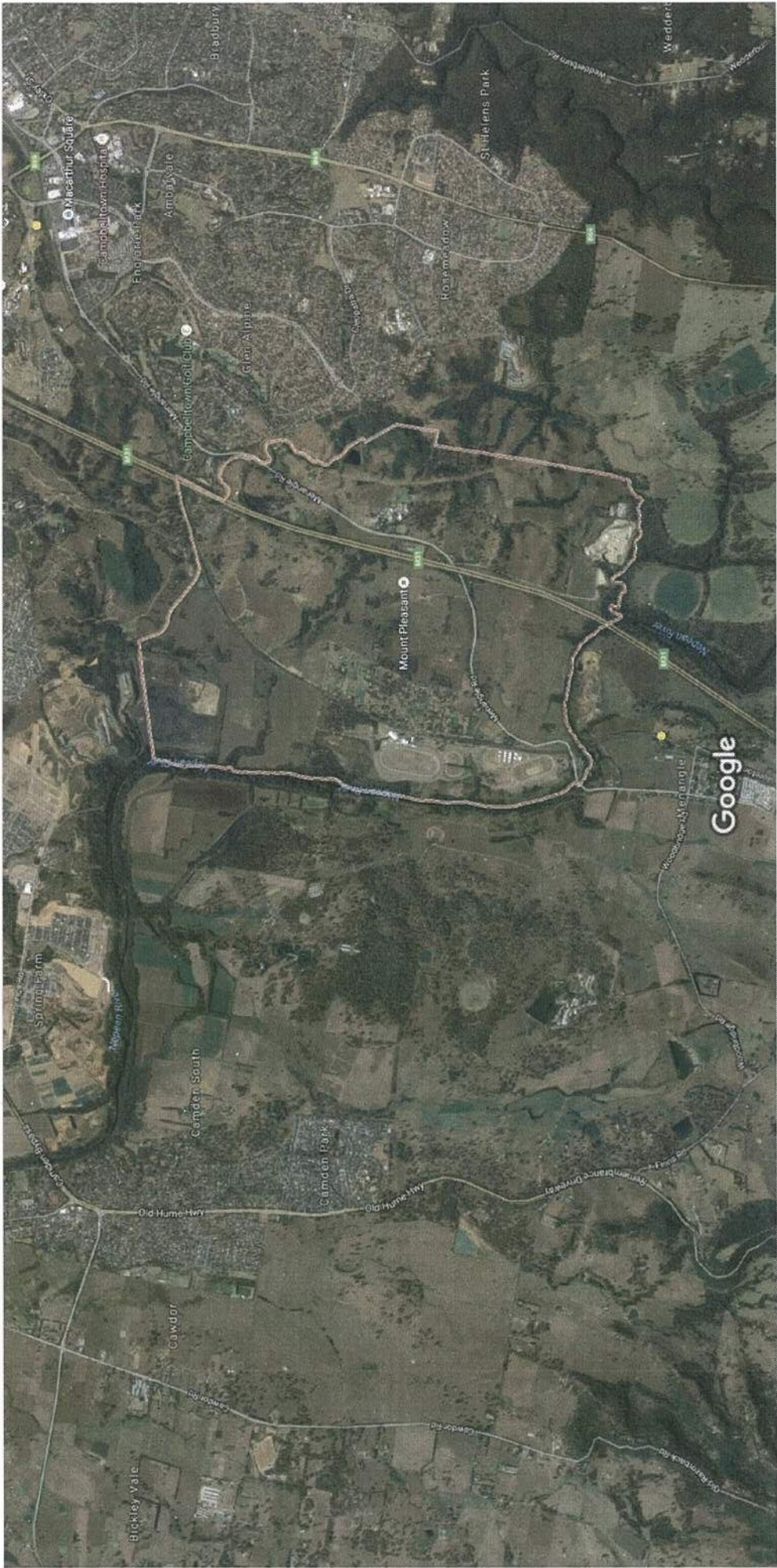
A

LOCALITY MAP & AERIAL PHOTOGRAPH

Google Maps Menangle Park



Google Maps Menangle Park



Imagery ©2016 Google, Map data ©2016 Google 500 m

B

DRAFT CLEP 2014 & CLEP DEFERRED MATTERS

Campbelltown Local

Land Zoning Map - Sheet LZN_003

Zone	Activity
B1	Neighborhood Center
B2	Local Center
B3	Community Center
B4	Local Club
B5	Neighborhood Development
B6	Neighborhood Park and Recreation
B7	Neighborhood Center
B8	Community Center
B9	Neighborhood Park and Recreation
B10	Neighborhood Center
B11	Neighborhood Center
B12	Neighborhood Center
B13	Neighborhood Center
B14	Neighborhood Center
B15	Neighborhood Center
B16	Neighborhood Center
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B100	Neighborhood Center

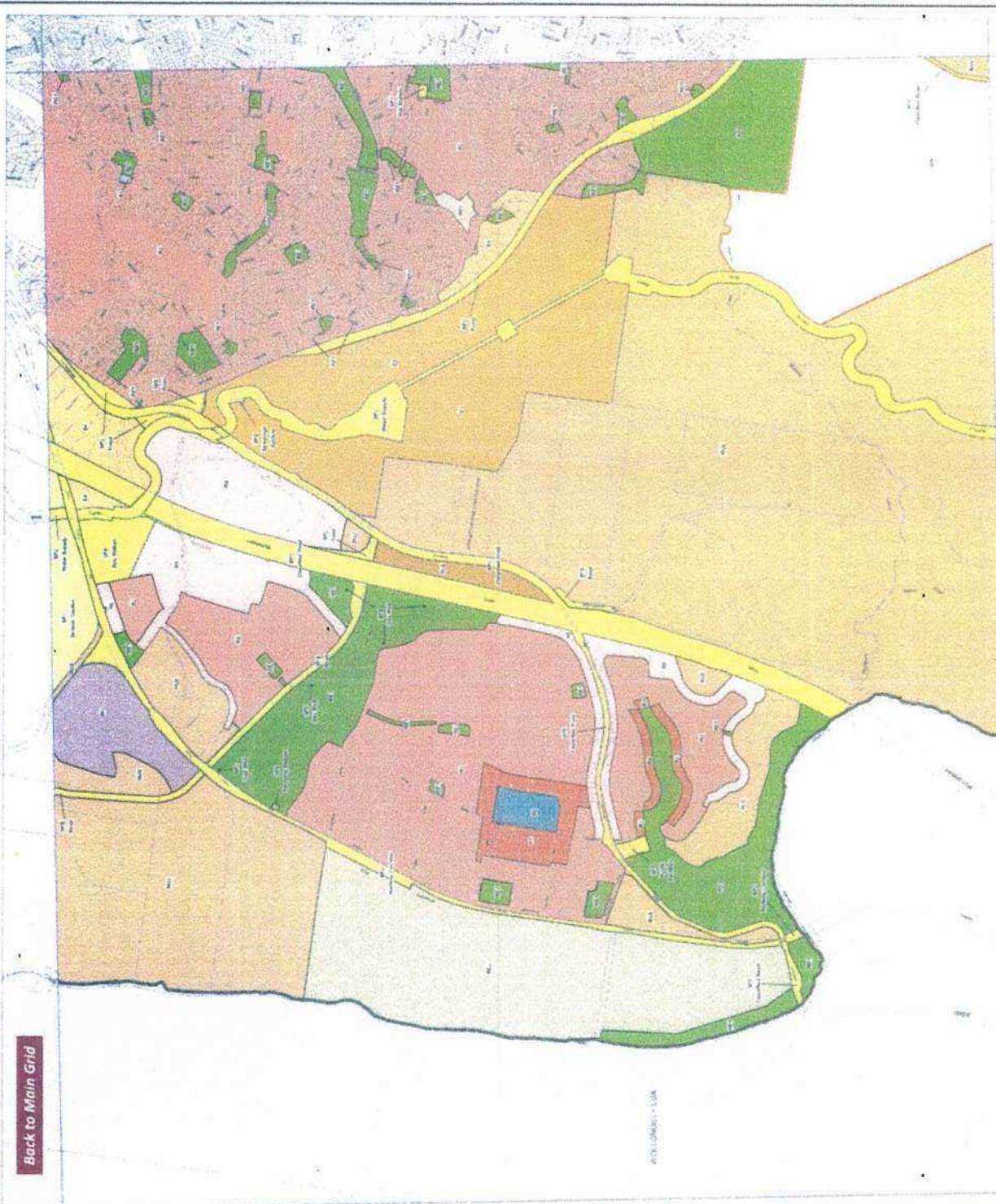
Canal Authority

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Submitted

Back to Main Grid



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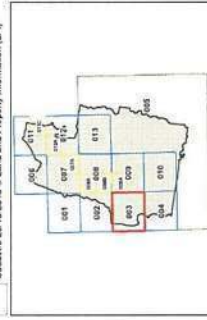
Land Zoning Map - Sheet LZN_003

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- C3 Commercial Core
- C4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- INT General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE Large Lot Residential
- RES Public Recreation
- RE2 Private Recreation
- RU2 Rural Landscape
- RU3 Village
- SP1 Special Activities
- SP2 Infrastructure
- WI Natural Waterways
- DM Defined Matter
- SEPP Major Development 2005
- Edmondson Park South
- SW2 South West Growth Centre

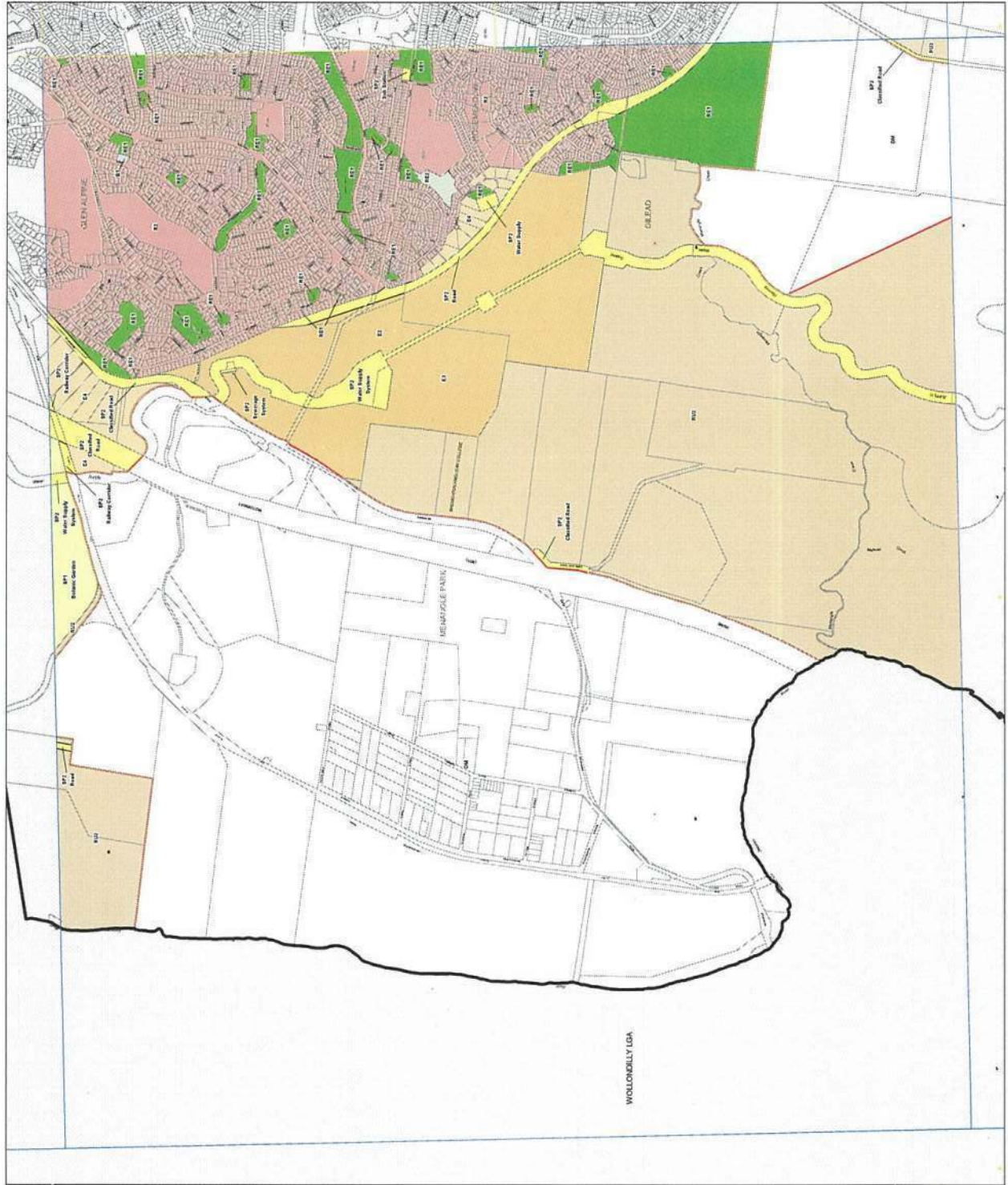
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Galaxia 2010/2015 © Land and Property Information (LPI)



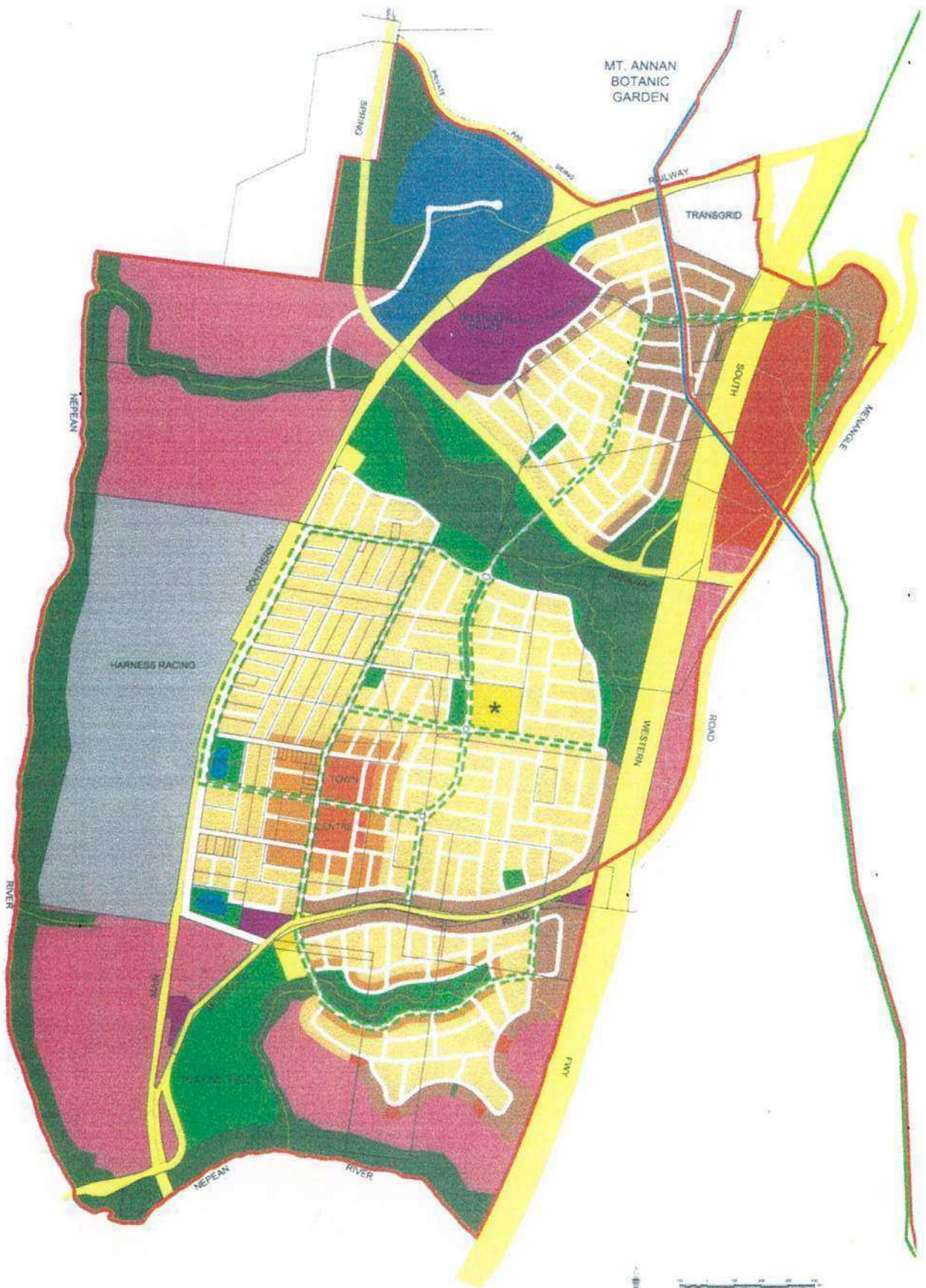
0 400 800
metres
Scale: 1:20,000 @ A3

15000_Camp_LZN_003_20150428



C

**MENANGLE PARK STRUCTURE
PLAN**



- | | | | |
|------------------|---------------|--------------------|----------------|
| SMALL LOTS | COMMUNITY USE | OPEN SPACE | EMPLOYMENT |
| STANDARD LOTS | TOWN CENTRE | RIPIARIAN | TRANSGRID |
| TRADITIONAL LOTS | RURAL | PRIVATE RECREATION | INFRASTRUCTURE |
| LARGE LOTS | HERITAGE | PRIVATE OPEN SPACE | COLLECTOR ROAD |

- | | | | | |
|-----------------------------|-----------------------------------|---------------------|-------|------------------------|
| JEMENA EASTERN GAS PIPELINE | JEMENA MOOMBA-SYDNEY GAS PIPELINE | APA ETHANE PIPELINE | BASIN | * POSSIBLE SCHOOL SITE |
| WETLANDS | STUDY AREA | WATER COURSE | | |

0 10 20 30 40 50 60 70 80 90 100



MENANGLE PARK URBAN STRUCTURE PLAN



D

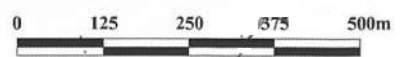
SPRING FARM PARKWAY AERIAL PHOTOGRAPH PLAN



Zone_type	LotID	Area_sqm	Area_Ha
SP2	1102/DP883495	22,578	2.26
SP2	2006	3,383	0.34
SP2	2011-1	13,956	1.40
SP2	2011-2	19,183	1.92
SP2	2012-1	25,789	2.58
SP2	2012-2	27,859	2.79

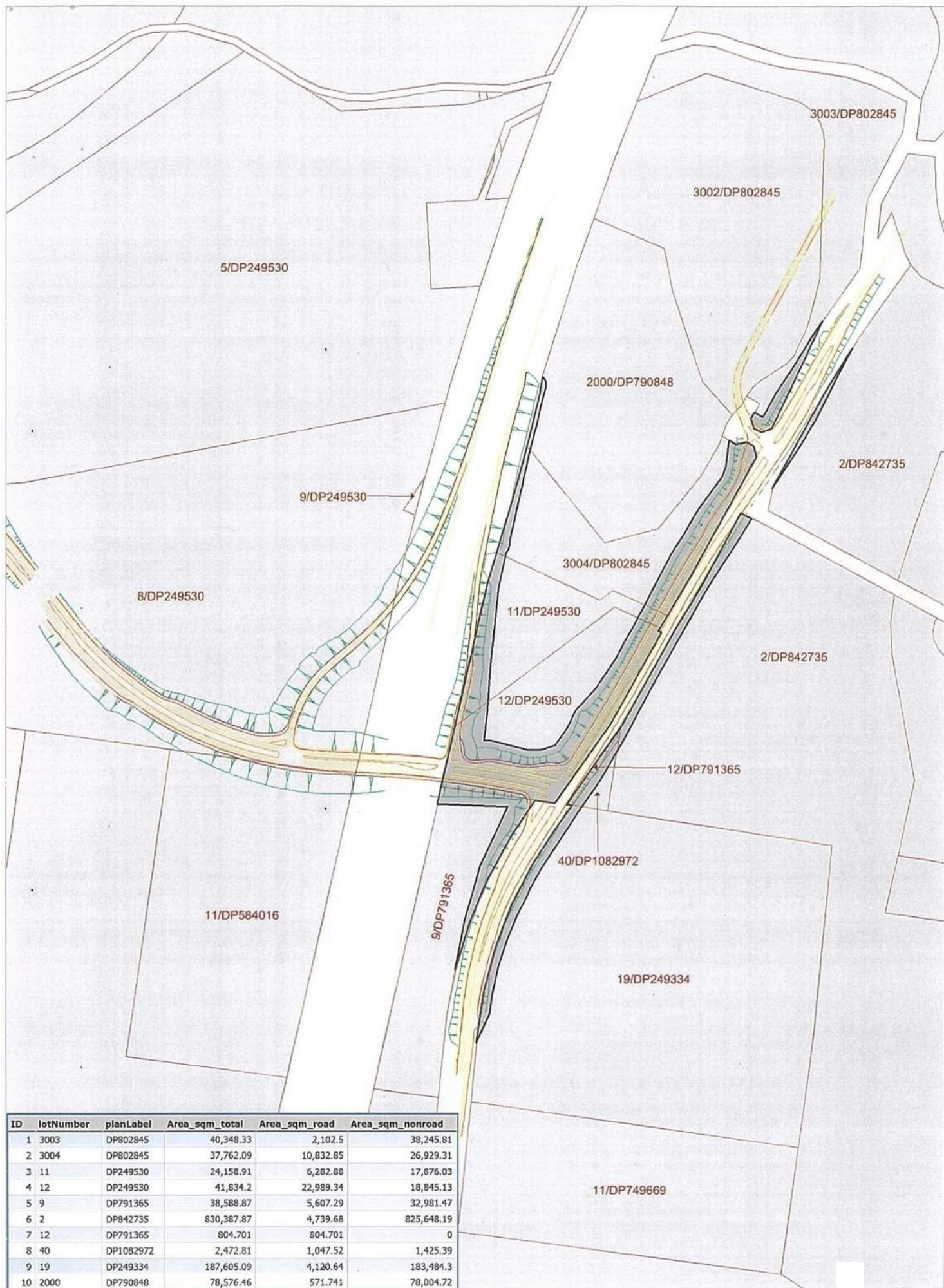
Menangle Park - Spring Farm Parkway
 Plan of Proposed Road Dedication - UGNSW land

UGNSW land to be dedicated
 Stage 1 Stage 2



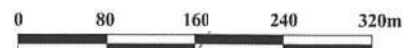
E

PRIVATE LAND PLAN



ID	lotNumber	planLabel	Area_sqm_total	Area_sqm_road	Area_sqm_nonroad
1	3003	DP802845	40,348.33	2,102.5	38,245.81
2	3004	DP802845	37,762.09	10,832.85	26,929.31
3	11	DP249530	24,158.91	6,282.88	17,876.03
4	12	DP249530	41,834.2	22,989.34	18,845.13
5	9	DP791365	38,588.87	5,607.29	32,981.47
6	2	DP842735	830,387.87	4,739.68	825,648.19
7	12	DP791365	804.701	804.701	0
8	40	DP1082972	2,472.81	1,047.52	1,425.39
9	19	DP249334	187,605.09	4,120.64	183,484.3
10	2000	DP790848	78,576.46	571.741	78,004.72

- Land parcel
- Private land to be acquired



F

**MENANGLE PARK OWNERSHIP
PLAN**

G

SALES INFORMATION

Sales Information

SEE PROPERTY INFORMATION SHEETS

Property Springs Road, Spring Farm NSW 2570
Details: Lots 2 & 3, DP 1201379 5870 m²
Sale Price/Date: \$614,472 (c) 25.08.2015 (t) 06.05.2016
Comments: Vacant land purchased by Landcom Part of Springs Road to incorporate in holding 3839 m² zoned R1-General Residential 2031 m² zoned E2-Environmental Conservation. Basis of Sale \$125 per m².for R2 land & \$65 per m² for E2 land.

Property Springs Road, Spring Farm NSW 2570
Details: Lots 1, DP 1201379 4104 m²
Sale Price/Date: \$525,000 (c) 06.11.2014 (t) 19.05.2016
Comments: Vacant land purchased by Landcom Part of Springs Road to incorporate in holding 4000 m² zoned R1--General Residential 104 m² zoned E2-Environmental Conservation. Basis of Sale \$130 per m².for R2 land & \$70 per m² for E2 land.

Property Springs Road, Spring Farm NSW 2570
Details: Lots 1 & 2, DP 863680 1.594 ha
Sale Price/Date: \$1,296,367 (c) 06.11.2015 (t) 17.12.2015
Comments: Vacant land purchased by Landcom Part of Springs Road to incorporate in holding 7857 m² zoned B1-Neighbourhood Business 8087 m² zoned E2-Environmental Conservation (wetlands). Basis of Sale \$130 per m².for B1 land & \$35 per m² for E2 land.

Property No 36 Fitzpatrick Street, Menangle Park NSW 2563
Details: Lot B DP 364350 9675 m²
Sale Price/Date: \$1,330,000 (c) 31.05.2016 (t) 24.06.2016
Comments: Older residence. As vacant site. (\$137 per m²). Proposed R2-Low Density Residential.

Property No 111 Menangle Road, Menangle Park NSW 2563
Details: Lot 1 DP 622362 28.33 ha
Sale Price/Date: \$4,350,000 (c) 16.12.2015 (t) 27.01.2016
Comments: Vacant land accessed by ROW- (\$153,000 per ha). Zoned RU2-Rural Landscape. Purchase by Lend Lease.

Sales Information

Property No 18 Menangle Road, Glen Alpine NSW 2560
Details: Lot 2 DP 541283 1.974 ha
Sale Price/Date: \$728,000 (c) 11.08.2015 (t) 28.09.2015
Comments: Knock down cottage. As vacant site. (\$38 per m² after site clearing).
Zoned E4- Environmental Living. Low lying rural home site.

Property Menangle Road, Menangle Park NSW 2563
Details: Lot 2 DP 1187569 40 ha
Sale Price/Date: \$2,750,000 incl GST (c) 13.08.2012 (t) 30.09.2013
Comments: Vacant land partly re-habilitated after soil extraction, mainly subject to
flooding, **no flood free access**. Rural zoning at purchase –now proposed
Private Recreation. (\$6.25 per m²-\$62,500 per ha).

PROPERTY LISTED FOR SALE-Menangle Park

Property No 80 Cummins Road Menangle Park NSW 2563
Details: Lot 4035 DP 790757 2.792 Ha
Asking Price: Listed \$3,750,000 to \$4,125,000 (\$135-\$147 per m²).
Comments: Old Cottage-as vacant land Harcourts Campbelltown. Proposed R2-Low
Density Residential.

Property No 235 Macarthur Road Road, Spring Farm NSW 2570
Details: Lot 12 DP 534539 2.793 ha
Sale Price/Date: \$3,400,000 (c) 19.08.2015 (t) 30.09.2015
Comments: Aged cottage & two (2) 40 x 250 poultry sheds for demolition. Level
land. **\$130 per m²** after allowing for site clearing. Zoned R1--General
Residential.

Property No 156 Macarthur Road Road, Spring Farm NSW 2570
Details: Lot 1 DP 542867 2 ha
Sale Price/Date: \$2,320,000 (c) 24.07.2015 (t) 22.01.2016
Comments: Large home in poor order for demolition. Level land. **\$120 per m²** after
allowing for site clearing. Zoned R1-General Residential & RU1-Rural
with 20% in 1/100 year flood and affected by Sydney Water easement.

Sales Information

Property No 164 Macarthur Road Road, Spring Farm NSW 2570
Details: Lot 2 DP 542867 2 ha
Sale Price/Date: \$2,400,000 (c) 24.07.2015 (t) 22.01.2016
Comments: Large home for demolition. Level land. \$120 per m² after allowing for site clearing. Zoned R1--General Residential & RU1-Rural 15% in 1/100 year flood and affected by Sydney Water easement.

Property No 21 Springs Road, Spring Farm NSW 2570
Details: Lots 1, DP 741907 4.9 ha
Sale Price/Date: \$6,661,000 (c) 01.07.2015 (t) 17.08.2015
Comments: Small aged cottage & previously extracted sand requiring fill -as vacant land zoned R1 General Residential -\$140 per m² after allowing for site clearing & filling

Property Austen Boulevarde & Springs Road, Spring Farm NSW 2570
Details: Lots 7, DP 1205070 12.91 ha
Sale Price/Date: \$20,890,639 (c) 17.05.2016 (t) 17.08.2015
Comments: Vacant land zoned R1 General Residential -\$160 per m² with vendor (Landcom) to extinguish existing easements and Transmission Lines. Adjoins previous subdivisions by Landcom. Purchase by AV Jennings.

Property No 12 Purcell Street, Elderslie NSW 2570
Details: Lot 1032 DP 1044744 5.02 hectares
Sale Price/Date: \$1,550,000 (c) 21.07.2015 (t) 29.09.2016
Comments: Rural land with Nepean River frontage. Flood liable except for 4000 m². Large recent residence & shedding. \$15 per m² (\$ 150,000 per ha for flood affected rural land). Zoned RU1-Primary Production

Property No 23 Harrington Street Elderslie NSW 2570
Details: Lot 2 DP 1008301 8640 m².
Sale Price/Date: \$2,035,000 incl. GST (c) 22.04.2016 (t) 19.08.2016
Comments: Zoned RE2-Private Recreation. Footings & foundations for Function Centre & Motel. Totally in 1/100 year flood. \$1,850,000 net. \$175 per m² after allowing for footings & foundations.

Sales Information

Property No 695 Camden Valley Way, Catherine Field NSW 2557
Details: Lot 4 DP 1173813 2.041 hectares
Sale Price/Date: \$3,500,000 (c) 22.04.2015 (t) 30.09.2015
Comments: Cottage to be demolished. Low Density Residential \$175 per m² after allowing for site clearing.

Property No 719 Camden Valley Way, Catherine Field NSW 2557
Details: Lot 291 DP 708154 2.986 hectares
Sale Price/Date: \$4,796,025 (c) 16.03.2016 (t) 27.04.2016
Comments: Cottage to be demolished. Low Density Residential-2.2 ha with Riparian land & Creek 7860 m² (NB-Access off ROW) \$200 per m² after allowing site clearing for subdivision land- \$50 per m² for Riparian land Open Space.


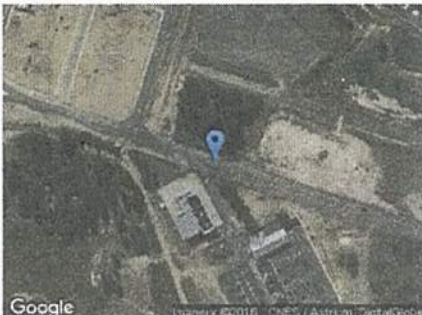
Property No 721 Camden Valley Way, Catherine Field NSW 2557
Details: Part Lot 4 DP 1173813 2.119 hectares
Sale Price/Date: \$4,450,000 (c) 16.03.2016 (t) 27.04.2016
Comments: Cottage since demolished. Excellent elevated subdivision land. Low Density Residential \$215 per m² after allowing for site clearing.

Property No 729 Camden Valley Way, Catherine Field NSW 2557
Details: Part Lot 3 DP 1173813 2.149 hectares
Sale Price/Date: \$2,900,000 (c) 22.04.2015 (t) 30.09.2015
Comments: Cottage since demolished. Low lying land with part at rear on creek. Low Density Residential \$140 per m² after allowing for site clearing.

Property No 735 Camden Valley Way, Catherine Field NSW 2557
Details: Lot 2 DP 1173813 2.334 hectares
Sale Price/Date: \$3,479,125 (c) 16.03.2016 (t) 30.09.2015
Comments: Shed since demolished. Low lying land with part at rear on creek. Low Density Residential \$175 per m² after allowing for site clearing.

193 Springs Rd, SPRING FARM NSW 2570


Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CM](#)[Street View](#)

More Images		Sale Price: \$1,296,367 Sale Date: 06/11/2015 Area Size: 1.594H									
 		Property Details EAC Property Key: 101965997 Property Type: Lot Number: 1 Plan Number: DP 863680 Title Description: 1, 2/863680 Land Dimensions: Council: Camden Zoning: Environmental Conservation Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: -34.071085 Longitude: 150.732782									
		Property Description									
Owner and Sales Information Current Owner: Landcom Current Owner Address (if known): Previous Owner: Sada Services Pty Limited Sale Date: 06/11/2015 Settlement Date: 17/12/2015 Sale Price: \$1,296,367 Transaction: AK78740 Transaction No.: 1 Issue Date: 04/01/2016 Privacy Requested: N											
Property Phone Details Name: Phone Number:											
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Clutha Services Pty. Limited</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Clutha Services Pty. Limited			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price								
Clutha Services Pty. Limited											
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> </tbody> </table>				Date	Listing Type	Price/Rent	Days Advertised	Agency Name			
Date	Listing Type	Price/Rent	Days Advertised	Agency Name							

7857m² - Part Zoned B1 - Neighbourhood Business
 8087m² - Part Zoned E2 - Environmental Conservation

Springs Rd, SPRING FARM NSW 2570


Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CM](#)[Street View](#)

More Images		Sale Price: \$525,000 Sale Date: 06/11/2014 Area Size: 580.900M <i>4104m²</i>	
		Property Details	
		EAC Property Key: 104880172	
		Property Type: 1	
		Lot Number: 1	
		Plan Number: DP 1205070	
Title Description: 1/1205070		Land Dimensions:	
Council: Camden		Zoning: Non Urban	
Nature: Vacant Land		Primary Purpose: VACANT LAND	
Latitude:		Longitude:	
Property Description			
Owner and Sales Information			
Current Owner: Landcom		Privacy Requested:	
Current Owner Address (if known):			
Previous Owner: Glenlee Properties Pty Limited			
Sale Date:	06/11/2014	Settlement Date:	19/05/2016
Transaction:	AK459389	Transaction No.:	1
Sale Price:	\$525,000	Issue Date:	20/06/2016
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

R1 - General Residential 4000m²
 E2 - Environmental
 Conservate 104m²

Springs Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CM](#)[Street View](#)

More Images		Sale Price: \$614,472 Sale Date: 25/08/2015 Area Size: 5870.000M	
		Property Details	
		EAC Property Key: 104875821	
		Property Type:	
		Lot Number: 2	
		Plan Number: DP 1205070	
		Title Description: 2, 3/1205070	
		Land Dimensions:	
		Council: Camden	
Zoning:		Vacant Land	
Nature:		VACANT LAND	
Primary Purpose:		VACANT LAND	
Latitude:			
Longitude:			
Property Description			
Owner and Sales Information			
Current Owner: Landcom		Privacy Requested:	
Current Owner Address (if known):			
Previous Owner: Glenlee Properties Pty Limited, Glenlee Properties Pty Limited			
Sale Date:	25/08/2015	Settlement Date:	06/05/2016
Transaction:	AK415903	Transaction No.:	1
Sale Price:	\$614,472	Issue Date:	23/05/2016
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

Pt Zoned R1 - Residential - 3839m²
 Pt Zoned E2 Environmental
 Conservation - 2031m²

36 Fitzpatrick St, MENANGLE PARK NSW 2563

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CM](#)[Street View](#)[More Images](#)[More Images](#)

Google

Sale Price: \$1,330,000
 Sale Date: 31/05/2016
 Area Size: 9675.000M

Property Details

2 1 2

EAC Property Key: 101996041
 Property Type: House
 Lot Number: B
 Plan Number: DP 364350
 Title Description: B/364350
 Land Dimensions:
 Council: Campbelltown
 Zoning: Deferred Matters
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.096669
 Longitude: 150.752276

Property Description

Set within the residential re-development zone for Menangle Park, this 9675m2 lot offers a 56m frontage and subdivision potential. The Menangle Park master plan identifies the title offered as being located within 'standard lot' definition which is; a minimum lot size of 420m2 per land allotment with 13 'standard lots' per 1 hectare.

Pool: N

Owner and Sales Information

Current Owner: Yeak, Yeak
 Current Owner Address (if known):
 Previous Owner: Clark
 Sale Date: 31/05/2016
 Transaction: AK564756

Privacy Requested: N

Settlement Date: 24/06/2016
 Transaction No.: 1
 Sale Price: \$1,330,000
 Issue Date: 11/07/2016

Property Phone Details

Name: RD Clark
 Phone Number:

Previous Sales Activity


Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Robert Douglas Clark	Mr Ea Thornton	04/11/1999	\$240,000

Suburb Report

	MENANGLE PARK	Campbelltown
Population:	336	145,968
Approximate Number of Dwellings:	98	47,269
Year to Date Median:	\$1,330,000	\$522,000
Year to Date Number of Sales:	1	1,662

111 Menangle Rd, MENANGLE PARK NSW 2563

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CM](#)[Street View](#)

More Images 	Sale Price: \$4,350,000 Sale Date: 16/12/2015 Area Size: 28.330H
	Property Details EAC Property Key: 101997911 Property Type: Lot Number: 1 Plan Number: DP 622362 Title Description: 1/622362 Land Dimensions: Council: Campbelltown Zoning: Rural Landscape Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: -34.112584 Longitude: 150.763717
	Property Description Roof: Other

Owner and Sales Information			
Current Owner: Lendlease Communities (mt Gilead No. 2)		Privacy Requested: N	
Current Owner Address (if known):			
Previous Owner: Illawarra Coal Holdings Pty Limited			
Sale Date: 16/12/2015	Settlement Date: 27/01/2016	Sale Price: \$4,350,000	
Transaction: AK177361	Transaction No.: 1	Issue Date: 09/02/2016	



Property Phone Details	
Name:	Phone Number:

Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Illawarra Coal Holdings Pty Limited	Bhp Steel (Ais) Pty Ltd	10/05/2002	\$1,464,000
Australian Iron & Steel Proprietary Limited			

Current Market Information Activity				
Date	Listing Type	Price/Rent	Days Advertised	Agency Name

18 Menangle Rd, GLEN ALPINE NSW 2560

Mark: ☐
[Update Data](#)
[Neighbourhood Report](#)
[Suburb Info](#)
[Sales History](#)
[CMI Street View](#)

More Images 	Sale Price: \$728,000 Sale Date: 11/08/2015 Area Size: 1.974H																														
	Property Details 3 1 1 EAC Property Key: 101996880 Property Type: House Lot Number: 2 Plan Number: DP 541283 Title Description: 2/541283 Land Dimensions: Council: Campbelltown Zoning: Environmental Living Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.083182 Longitude: 150.774553																														
Property Description Experience this affordable dream by being the first to claim this rare opportunity. Located in the most prominent estate of MacArthur. Over 4 acres/close to 5 acres at this price will allow you to live a country lifestyle very close to major amenities. The 3 bedroom home needs a lot of renovations & would be perfect to extend or knockdown & rebuild. Walk to MacArthur Square and enjoy all shopping requirements needed. Movies, Restaurant, and business opportunities.																															
Owner and Sales Information Current Owner: Steppacher, Steppacher Privacy Requested: N Current Owner Address (if known): Previous Owner: Bega, Taylor Sale Date: 11/08/2015 Settlement Date: 28/09/2015 Sale Price: \$728,000 Transaction: AJ879177 Transaction No.: 1 Issue Date: 19/10/2015																															
Property Phone Details Name: Phone Number:																															
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>Helen Bega</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Previous Purchasers	Previous Sellers	Sale Date	Sale Price	Helen Bega																									
Previous Purchasers	Previous Sellers	Sale Date	Sale Price																												
Helen Bega																															
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> <tr> <td>01/06/2013</td> <td>For Sale</td> <td>Offers from \$600,000</td> <td>97</td> <td>Starr Partners</td> </tr> <tr> <td>01/06/2013</td> <td>For Sale</td> <td>Offers from \$600,000</td> <td>97</td> <td>Starr Partners</td> </tr> <tr> <td>24/02/2013</td> <td>For Sale</td> <td>\$650,000</td> <td></td> <td>Starr Partners</td> </tr> <tr> <td>15/09/2012</td> <td>For Sale</td> <td>Contact Agent</td> <td>59</td> <td>Starr Partners</td> </tr> <tr> <td>18/07/2012</td> <td>For Sale</td> <td>\$650,000-\$700,000</td> <td></td> <td>Starr Partners</td> </tr> </tbody> </table>		Date	Listing Type	Price/Rent	Days Advertised	Agency Name	01/06/2013	For Sale	Offers from \$600,000	97	Starr Partners	01/06/2013	For Sale	Offers from \$600,000	97	Starr Partners	24/02/2013	For Sale	\$650,000		Starr Partners	15/09/2012	For Sale	Contact Agent	59	Starr Partners	18/07/2012	For Sale	\$650,000-\$700,000		Starr Partners
Date	Listing Type	Price/Rent	Days Advertised	Agency Name																											
01/06/2013	For Sale	Offers from \$600,000	97	Starr Partners																											
01/06/2013	For Sale	Offers from \$600,000	97	Starr Partners																											
24/02/2013	For Sale	\$650,000		Starr Partners																											
15/09/2012	For Sale	Contact Agent	59	Starr Partners																											
18/07/2012	For Sale	\$650,000-\$700,000		Starr Partners																											

Menangle Rd, MENANGLE PARK NSW 2563

Mark: ☐
[Update Data](#)
[Neighbourhood Report](#)
[Suburb Info](#)
[Sales History](#)
[CMI](#)
[Street View](#)

More Images		Sale Price: \$2,750,000 Sale Date: 13/08/2012 Area Size: 40.000H											
		Property Details											
		EAC Property Key: 104755571 Property Type: Lot Number: 2 Plan Number: DP 1187569 Title Description: 2/1187569 Land Dimensions: Council: Campbelltown Zoning: Deferred Matters Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: Longitude:											
		Property Description											
		Owner and Sales Information											
		Current Owner: New South Wales Harness Racing Club Current Owner Address (if known): Previous Owner: Campbelltown City Council Sale Date: 13/08/2012 Settlement Date: 30/08/2013 Sale Price: \$2,750,000 Transaction: AH998307 Transaction No.: 1 Issue Date: 30/09/2013											
		Privacy Requested:											
Property Phone Details													
Name: Phone Number:													
Previous Sales Activity													
<table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td colspan="4"> </td> </tr> </tbody> </table>				Previous Purchasers	Previous Sellers	Sale Date	Sale Price						
Previous Purchasers	Previous Sellers	Sale Date	Sale Price										
Current Market Information Activity													
<table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>				Date	Listing Type	Price/Rent	Days Advertised	Agency Name					
Date	Listing Type	Price/Rent	Days Advertised	Agency Name									



Unique Opportunity - Prime 6.89 Acres - Dual Frontage

Price Guide \$3,750,000 - \$4,125,000

This is a superb opportunity to secure your financial freedom through this lovely rural property with subdivision potential, located in the heart of the redevelopment master plan for Menangle Park.

"Greentrees" is one of only a handful of privately owned properties located within the re-development zone, making it an extremely rare opportunity to purchase now and reap the financial benefits in the future.

With a total of 2.792 hectares (27,919m2 approx.) adjoining the proposed town centre and sitting on one of the highest points in the area with 360 degree views and dual street frontage (253m bordering Cummins Road) highlights this acreage as a prime proposition.

A lovely tree studded country driveway leads to a solid 4 bedroom cottage, barn and separate games room or guest house and with a great tenant paying \$400 per week and happy to stay on, this will assist in offsetting holding costs while development planning is underway.

The master plan identifies the title offered as being located within 'standard lot' definition which is, a minimum lot size of 420m2 per land allotment with 13 'standard lots' per 1 hectare and proposed dual frontage. If you are not a developer and have been considering purchasing a rural property in the Macarthur, Camden or Picton areas, this is a wise choice for lifestyle now and financial gain down the track.

Menangle Park is ideally positioned with its own railway station, on the gateway to the M5 and M7 Motorways, 5 minutes to Macarthur Shopping Square only 10 minutes to Camden and best of all it's a short stroll to the very impressive 'TABCORP' Menangle Park Pace way.

\$135/\$147 per m2

Upcoming Inspections

Inspect by appointment, contact agent.

Harcourts The Property People


138 Queen Street Campbelltown, NSW 2560



Tod Campbell
4628 7444


235 Macarthur Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images		Sale Price: \$3,400,000 Sale Date: 19/08/2015 Area Size: 2.793H	
		Property Details	
		EAC Property Key: 101960545 Property Type: Lot Number: 12 Plan Number: DP 534539 Title Description: 12/534539 Land Dimensions: Council: Camden Zoning: General Residential Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: -34.071597 Longitude: 150.716567	
Property Description			
Owner and Sales Information			
Current Owner: Cornish Group No. Four Pty Limited		Privacy Requested: N	
Current Owner Address (if known):			
Previous Owner: Mr Clinton			
Sale Date: 19/08/2015	Settlement Date: 30/09/2015	Sale Price:	\$3,400,000
Transaction: AJ917307	Transaction No.: 1	Issue Date:	26/10/2015
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Neville John Clinton		03/08/1979	
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name





21 Springs Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CML](#)[Street View](#)

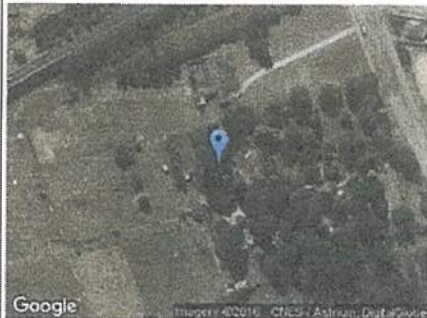
More Images		Sale Price: \$6,661,000 Sale Date: 01/07/2015 Area Size: 4.940H	
		Property Details	
		EAC Property Key: 101961318	
		Property Type:	
		Lot Number: 1	
		Plan Number: DP 741907	
		Title Description: 1/741907	
		Land Dimensions:	
Council: Camden		Zoning: General Residential	
Nature: Residential		Primary Purpose: RESIDENCE	
Latitude: -34.067944		Longitude: 150.714544	
Property Description			
Owner and Sales Information			
Current Owner: Unilux Pty Ltd		Privacy Requested: N	
Current Owner Address (if known):			
Previous Owner: Seovic			
Sale Date: 01/07/2015	Settlement Date: 17/08/2015	Sale Price: \$6,661,000	
Transaction: AJ738207	Transaction No.: 1	Issue Date: 24/08/2015	
Property Phone Details			
Name:		Phone Number:	
Previous Sales Activity			
Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Seovic	Lynck Pty Limited	07/05/2007	\$300,000
	Slingsby Management Pty		
Lynck Pty Limited	Ltd, Seovic Civil Engineering P/L	24/04/2001	\$190,000
	And		
Current Market Information Activity			
Date	Listing Type	Price/Rent	Days Advertised Agency Name

156 Macarthur Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images 		Sale Price: \$2,320,000 Sale Date: 24/07/2015 Area Size: 2.034H		
 		Property Details		
More Images 		EAC Property Key: 101960577 Property Type: Lot Number: 1 Plan Number: DP 542867 Title Description: 1/542867 Land Dimensions: Council: Camden Zoning: General Residential Nature: Residential Primary Purpose: RESIDENCE Latitude: -34.067403 Longitude: 150.709997		
		Property Description Prime Development Opportunity or Acreage For The Family Developers take note - this is 2 hectares of prime land - the majority of which is zoned R1. Near level land and ready for subdivision. Fronting Macarthur Road, this land sits within the residential release of Spring Farm. Only 3km east of Camden town Centre and 5km from Narellan Town Centre. Not a developer but looking for acreage close to town - this location can't be beaten.		
Owner and Sales Information				
Current Owner: Khoury, Swadling Current Owner Address (if known): Previous Owner: Moloney, Richardson		Privacy Requested: N		
Sale Date: 24/07/2015 Transaction: AK186640	Settlement Date: 22/01/2016 Transaction No.: 1	Sale Price: \$2,320,000 Issue Date: 09/02/2016		
Property Phone Details				
Name: TJ Richardson		Phone Number:		
Previous Sales Activity				
Previous Purchasers Moloney, Richardson Ernest Terrance John Richardson ,Elizabeth Irene Kaye Richardson	Previous Sellers Richardson, Richardson	Sale Date 04/11/2015 20/06/1974	Sale Price \$37,000	
Current Market Information Activity				
Date 03/05/2016 02/05/2016 15/04/2016 14/04/2016 19/06/2015 19/06/2015	Listing Type Lease Lease Lease Lease For Sale For Sale	Price/Rent \$900 / Wk \$900 / Wk \$1000 \$1000 	Days Advertised 1 1 2 2	Agency Name LJ Hooker Camden LJ Hooker Camden Inglis Property Macarthur Inglis Property Macarthur Private Advertiser Private Advertiser

164 Macarthur Rd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)[More Images](#)

Sale Price: \$2,400,000
 Sale Date: 19/05/2016
 Area Size: 2.034H

Property Details

EAC Property Key: 101970119
 Property Type:
 Lot Number: 2
 Plan Number: DP 542867
 Title Description: 2/542867
 Land Dimensions:
 Council: Camden
 Zoning: General Residential
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.068040
 Longitude: 150.710212

Property Description**Owner and Sales Information**

Current Owner: Hatton, Hatton
 Current Owner Address (if known):

Privacy Requested: N

Previous Owner: Pomiecko

Sale Date: 19/05/2016

Settlement Date: 17/08/2016

Sale Price: \$2,400,000

Transaction: AK699997

Transaction No.: 1

Issue Date: 30/08/2016

Property Phone Details

Name: JA Pomiecko

Phone Number:

Previous Sales Activity


Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Pomiecko	Pomiecko, Pomiecko	17/01/2016	
Helen Joan Pomiecko, Joseph Anthony Pomiecko	Alma Mary Mitchell	31/08/1999	\$580,000

Current Market Information Activity

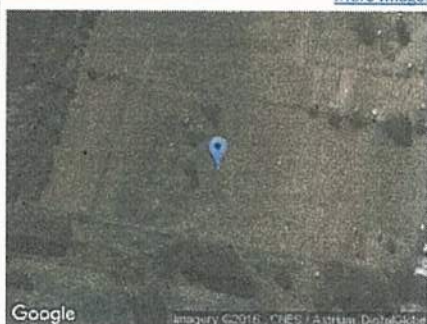
Date	Listing Type	Price/Rent	Days Advertised	Agency Name
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Austen Bvd, SPRING FARM NSW 2570

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images 	Sale Price: \$20,890,639 Sale Date: 17/05/2016 Area Size: 12.910H					
Property Details						
EAC Property Key: 104891642 Property Type: Lot Number: 7 Plan Number: DP 1205070 Title Description: 7/1205070 Land Dimensions: Council: Camden Zoning: Business Nature: Primary Purpose: OFFICE/VACANTL Latitude: Longitude:						
Property Description						
Owner and Sales Information Current Owner: Avjennings Properties Limited Current Owner Address (if known): Previous Owner: Landcom Sale Date: 17/05/2016 Settlement Date: 05/07/2016 Sale Price: \$20,890,639 Transaction: AK675693 Transaction No.: 7 Issue Date: 22/08/2016						
Property Phone Details Name: Phone Number:						
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> </tbody> </table>		Previous Purchasers	Previous Sellers	Sale Date	Sale Price	
Previous Purchasers	Previous Sellers	Sale Date	Sale Price			
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> </tbody> </table>		Date	Listing Type	Price/Rent	Days Advertised	Agency Name
Date	Listing Type	Price/Rent	Days Advertised	Agency Name		

12 Purcell St, ELDESLIE NSW 2570

Mark: ☐
[Update Data](#)
[Neighbourhood Report](#)
[Suburb Info](#)
[Sales History](#)
[CMJ Street View](#)
More Images[More Images](#)

Google

Sale Price: \$1,550,000
 Sale Date: 21/07/2015
 Area Size: 5.020H

Property Details

3 1 5

EAC Property Key: 101960942
 Property Type: Other
 Lot Number: 1032
 Plan Number: DP 1044744
 Title Description: 1032/1044744
 Land Dimensions:
 Council: Camden
 Zoning: Primary Production
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.058929
 Longitude: 150.704945

Property Description

Prepare yourself to witness a property which only comes to the market once in a lifetime. This wonderful 50 square Jeff Mathews home is positioned beautifully on 12.5 acres and is most certainly the feature property of the year in Elderslie. It is a must for you to come along and witness for yourself the amazing views of Camden and the St Johns church which you can see from your very own verandah to really appreciate what is on offer here.

Owner and Sales Information

Current Owner: Smith, Smith

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Stanford, Stanford

Sale Date: 21/07/2015

Settlement Date: 29/09/2015

Sale Price: \$1,550,000

Transaction: AJ879184

Transaction No.: 1

Issue Date: 12/10/2015

Property Phone Details

Name: Z Harries

Phone Number:

Previous Sales Activity

Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Stanford, Stanford	Zappia, Nastasio	28/08/2002	\$485,000
Domenico Nastasio			

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
29/09/2015	For Sale	Sold - \$1,550,000 (LPI)	310	McLaren Real Estate
28/08/2015	For Sale	\$1,550,000	278	McLaren Real Estate
27/03/2015	For Sale	Price guide of \$1,600,000	124	McLaren Real Estate
28/11/2014	For Sale	\$1,500,000 - \$1,800,000	5	McLaren Real Estate
23/11/2014	For Sale			McLaren Real Estate
24/06/2014	For Sale	\$750,000 NEG		G J Kennedy & Company

23 Harrington St, ELDERSLIE NSW 2570

Mark: ☐[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CMJ Street View](#)[More Images](#)

Sale Price: \$2,035,000
 Sale Date: 22/04/2016
 Area Size: 8640.000M

Property Details

EAC Property Key: 101974056
 Property Type:
 Lot Number: 2
 Plan Number: DP 1008301
 Title Description: 2/1008301
 Land Dimensions:
 Council: Camden
 Zoning: Private Recreation
 Nature:
 Primary Purpose: FOUNDATIONS/ST
 Latitude: -34.052074
 Longitude: 150.712259

Property Description

Fantastic Opportunity to secure some prime land fronting Camden Valley Way. Approx. 8563sqm Located between Camden & Narellan this site has two points of access both from Camden Valley & Harrington Street, Elderslie. Has DA for Function Centre, Restaurant and serviced Motel Units. The exquisite Motel has the footings put down on-site. Zoned Open Space. Please contact Michelle Auckland 0425 34 88 33 for an inspection.

Owner and Sales Information

Current Owner: Nations Wealth Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: 23 Harrington St Pty Ltd

Sale Date: 22/04/2016

Settlement Date: 19/08/2016

Sale Price: \$2,035,000

Transaction: AK693655

Transaction No.: 1

Issue Date: 30/08/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity


Previous Purchasers	Previous Sellers	Sale Date	Sale Price
23 Harrington St Pty Ltd	Dibblar Pty Limited, Jimbalia Pty Limited	17/12/2013	\$1,300,000
Dibblar Pty Limited, Jimbalia Pty Limited	Holmwood Group Pty Limited	23/07/2007	\$900,000
Holmwood Group Pty Limited	Dickinson, Dickinson	30/06/2004	\$850,000
Barry George Dickinson, Susan Patricia Dickinson A ,As Tenants in Common		24/02/1999	\$10,050

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
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695 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMI](#)[Street View](#)

More Images		Sale Price: \$3,500,000 Sale Date: 22/04/2015 Area Size: 2.041H											
		Property Details EAC Property Key: 104844865 Property Type: Lot Number: 4 Plan Number: DP 1173813 Title Description: 4/1173813 Land Dimensions: Council: Camden Zoning: Low Density Residential Nature: Vacant Land Primary Purpose: VACANT LAND Latitude: Longitude:											
		Property Description											
Owner and Sales Information Current Owner: Regal Land Pty Ltd Current Owner Address (if known): Previous Owner: Pastega, Inzitari Sale Date: 22/04/2015 Settlement Date: 30/09/2015 Sale Price: \$3,500,000 Transaction: AJ860287 Transaction No.: 1 Issue Date: 12/10/2015 Privacy Requested:													
Property Phone Details Name: Phone Number:													
Previous Sales Activity <table border="1"> <thead> <tr> <th>Previous Purchasers</th> <th>Previous Sellers</th> <th>Sale Date</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Previous Purchasers	Previous Sellers	Sale Date	Sale Price						
Previous Purchasers	Previous Sellers	Sale Date	Sale Price										
Current Market Information Activity <table border="1"> <thead> <tr> <th>Date</th> <th>Listing Type</th> <th>Price/Rent</th> <th>Days Advertised</th> <th>Agency Name</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Listing Type	Price/Rent	Days Advertised	Agency Name					
Date	Listing Type	Price/Rent	Days Advertised	Agency Name									

719 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)[More Images](#)[More Images](#)

Google

Sale Price: \$4,796,025
 Sale Date: 16/03/2016
 Area Size: 2.986H

Property Details

4 2 2

EAC Property Key: 101961027
 Property Type: House
 Lot Number: 291
 Plan Number: DP 708154
 Title Description: 291/708154
 Land Dimensions:
 Council: Camden
 Zoning: Environmental Living
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.011191
 Longitude: 150.763112

Property Description

Eden offers a selection of superb 3, 4 and 5 bedroom freestanding family houses, 3 bedroom terrace homes and 2 bedroom apartment-style manor homes. You can also choose between contemporary and traditional, ensuring all tastes are catered to. Spacious and highly functional, they have been beautifully designed for easy living and entertaining.

Owner and Sales Information

Current Owner: Metro Catherine Fields Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Mr Sammut, Mrs Sammut

Sale Date: 16/03/2016

Settlement Date: 27/04/2016

Sale Price: \$4,796,025

Transaction: AK413547

Transaction No.: 1

Issue Date: 16/05/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity

Previous Purchasers

Previous Sellers

Sale Date

Sale Price

Morris Sammut, Carmen Sammut

15/01/1987


\$91,000

Current Market Information Activity

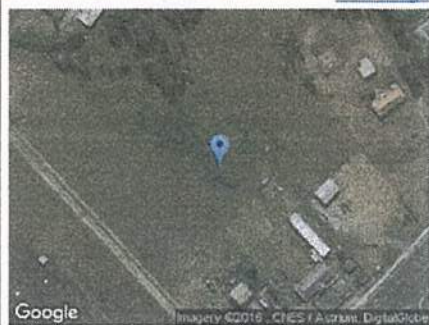
Date	Listing Type	Price/Rent	Days Advertised	Agency Name
05/10/2016	For Sale	From \$629,000	136	Citywide Commercial Group
05/10/2016	For Sale	From \$684,000	105	Citywide Commercial Group
22/06/2016	For Sale	From \$684,000		Citywide Commercial Group
22/05/2016	For Sale	From \$629,000		Citywide Commercial Group
23/12/2015	For Sale			Metro Catherine Fields
23/12/2015	For Sale			Metro Catherine Fields

721 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)

More Images 	<table border="1"> <tr> <td>Sale Price:</td> <td>\$4,450,600</td> </tr> <tr> <td>Sale Date:</td> <td>16/03/2016</td> </tr> <tr> <td>Area Size:</td> <td>2.119H</td> </tr> </table> <table border="1"> <tr> <td colspan="2">Property Details</td> </tr> <tr> <td>EAC Property Key:</td> <td>101960072</td> </tr> <tr> <td>Property Type:</td> <td></td> </tr> <tr> <td>Lot Number:</td> <td>PT4</td> </tr> <tr> <td>Plan Number:</td> <td>DP 31996</td> </tr> <tr> <td>Title Description:</td> <td>PT 4/31996</td> </tr> <tr> <td>Land Dimensions:</td> <td>65.84/73.15X336.5/333.64</td> </tr> <tr> <td>Council:</td> <td>Camden</td> </tr> <tr> <td>Zoning:</td> <td>Low Density Residential</td> </tr> <tr> <td>Nature:</td> <td>Residential</td> </tr> <tr> <td>Primary Purpose:</td> <td>RESIDENCE</td> </tr> <tr> <td>Latitude:</td> <td>-34.013450</td> </tr> <tr> <td>Longitude:</td> <td>150.763483</td> </tr> </table> <table border="1"> <tr> <td colspan="2">Property Description</td> </tr> </table>	Sale Price:	\$4,450,600	Sale Date:	16/03/2016	Area Size:	2.119H	Property Details		EAC Property Key:	101960072	Property Type:		Lot Number:	PT4	Plan Number:	DP 31996	Title Description:	PT 4/31996	Land Dimensions:	65.84/73.15X336.5/333.64	Council:	Camden	Zoning:	Low Density Residential	Nature:	Residential	Primary Purpose:	RESIDENCE	Latitude:	-34.013450	Longitude:	150.763483	Property Description	
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729 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#)[Neighbourhood Report](#)[Suburb Info](#)[Sales History](#)[CMIS](#)[Street View](#)[More Images](#)[More Images](#)

Google

Sale Price: \$2,900,000
 Sale Date: 06/05/2016
 Area Size: 2.149H

Property Details

3 2 1

EAC Property Key: 101960071
 Property Type: House
 Lot Number: PT3
 Plan Number: DP 31996
 Title Description: PT 3/31996
 Land Dimensions: 67.47/73.15X333.64/333.41
 Council: Camden
 Zoning: Low Density Residential
 Nature: Residential
 Primary Purpose: RESIDENCE
 Latitude: -34.013015
 Longitude: 150.764035

Property Description

Who is Creation Homes? Regardless of size, Creation Homes is able to bring your vision to life, drawing upon its impressive pedigree and the knowledge base of its parent company, Metro Property Development. In both 2014 and 2015, Metro's growth was recognised with an award of 2nd place on the BRW Fast 100 list, demonstrating the strength and strategic vision of its leadership team – a group of industry veterans with over 70 years combined property

Owner and Sales Information

Current Owner: Metro Catherine Fields Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Mr Lawrence, Mrs Lawrence

Sale Date: 06/05/2016

Settlement Date: 06/05/2016

Sale Price: \$2,900,000

Transaction: AK424536

Transaction No.: 1

Issue Date: 23/05/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity

Previous Purchasers

Previous Sellers

Sale Date

Sale Price

Robert John Lawrence ,Katrina

22/12/1987

\$70,000

Norelle Lawrence

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
05/08/2016	For Sale	\$613,700 - \$675,000	72	Ray White Diesel
25/05/2016	For Sale	\$613,700 - \$675,000		Ray White Diesel

735 Camden Valley Way, CATHERINE FIELD NSW 2557

Mark: ☐[Update Data](#) [Neighbourhood Report](#) [Suburb Info](#) [Sales History](#) [CMIS](#) [Street View](#)[More Images](#)

Sale Price: \$3,479,125
 Sale Date: 16/03/2016
 Area Size: 2.334H

Property Details

EAC Property Key: 101967074
 Property Type: House
 Lot Number: 2
 Plan Number: DP 31996
 Title Description: 2/31996
 Land Dimensions: 67.05/73.15X333.41/344.09
 Council: Camden
 Zoning: Low Density Residential
 Nature:
 Primary Purpose: SHED
 Latitude: -34.012577
 Longitude: 150.764586

Property Description

Huge shed with approx 1 1/2 acres, all amenities included. Excellent for storage. Concrete floors with 3 phase power. Toilet & shower facilities. 20m (W) x 10m (D)

Pool: N

Owner and Sales Information

Current Owner: Metro Catherine Fields Pty Ltd

Privacy Requested: N

Current Owner Address (if known):

Previous Owner: Gm&r Russo Pty Limited

Sale Date: 16/03/2016

Settlement Date: 27/04/2016

Sale Price: \$3,479,125

Transaction: AK413672

Transaction No.: 1

Issue Date: 16/05/2016

Property Phone Details

Name:

Phone Number:

Previous Sales Activity

Previous Purchasers	Previous Sellers	Sale Date	Sale Price
Gm&r Russo Pty Limited	Lawrence, Lawrence	24/08/2001	\$490,000
Robert John Lawrence, Katrina Norelle Lawrence	Mr M & Mrs B Czaban	20/08/1998	\$315,000

Current Market Information Activity

Date	Listing Type	Price/Rent	Days Advertised	Agency Name
15/10/2013	Lease	Leased - \$300 per 2MTH	516	L J Hooker Leppington
15/10/2013	Lease	Leased - \$300 per 2MTH	516	L J Hooker Leppington
02/10/2013	Lease	\$300 per Week	503	L J Hooker Leppington
10/09/2013	Lease	\$350 per Week	481	L J Hooker Leppington
10/09/2013	Lease	\$350 per Week	481	L J Hooker Leppington
05/09/2013	Lease	Leased - \$350 per 2MTH	476	LJ Hooker Leppington
05/09/2013	Lease	Leased - \$350 per 2MTH	476	LJ Hooker Leppington
08/09/2009	Lease	\$300 p.w.	202	
18/02/2009	Lease	Leased - \$300 per Week		Rural Property Partners

H

INSTRUCTIONS

Bill McManus – revisions to Menangle Park Valuations – 19/10/16

Bill, could you make amendments to your reports as outlined below and reissue new reports please using the updated information.

Please provide me with a fee to make the amendments before you proceed. Can you also give an estimate of when you will have the amendments completed please. We are hoping to finalise for issue to Council on Monday 24 October if possible.

Private landowners valuation short report.

- Please amalgamate the valuations in this report into the Spring Farm parkway report.

Spring Farm Parkway Report

- The attached plans (x2) are a revision to the land for Spring Farm Parkway valuation report.
- Part of Lot 2 was left off the original plan sent to you. The 837m² was for the northern portion of 2/842735 – the southern portion is 3901.89m² or a total of 4,739.68 as shown in the attached plan.
- In addition, we would like you to value 2 additional parcels of land proposed for road as shown on the other plan. Proposed lot 2006 – 3,383sqm, and Lot 1102 DP 883495 – 22578sqm.
- We also needed to make amendments to the dedication plan. Please value the parcels accordingly. 2011/1, 2011/2, 2012/1, 2012/2. Note that some of the areas have changed in respect to these parcels.

S.94 valuation report

Smec to confirm area of D 1.19 and D1.20.

Valuation of item D 1.4 is repeated twice on page 8 and page 9. Can you delete one entry please.

Please remove Item 6.3 T1.1(a) - Spring farm parkway from the s.94 report as it is a duplication of Lot 2011 in the Spring Farm Parkway report.

Regards

Ian Dawkins

(0413 277626)

ldawkins32@gmail.com

Bill

From: "Ian Dawkins" <idawkins32@gmail.com>
Date: Friday, 2 September 2016 3:51 PM
To: "Bill" <wilmcman@bigpond.net.au>
Cc: "Kerrie Symonds" <ksymonds@urbangrowth.nsw.gov.au>
Attach: MenanglePark_07_Stage1.jpg
Subject: Menangle Park Spring Farm parkway valuation

Hi Bill,

I should have the complete S.94 schedule by Tuesday latest.

UrbanGrowth have asked that the 3 land parcels that make up Spring Farm Parkway be valued/reported separately to the S.94 plan. SFP now falls outside of the S.94 plan and will come under a SIC agreement.

Please find plan attached for Spring Farm Parkway land- please value each parcel separately as the works will be staged as the development progresses.

Thanks
Ian

31/10/2016