

## **FINAL REPORT**



# **REVALUATION PROGRAM DISTRICT 205 – LEICHHARDT BASE DATE - 1 JULY 2015**

*Prepared by*

**SOUTHERN ALLIANCE VALUATION SERVICES PTY LTD**

*For*

**VALUER GENERAL &  
DEPARTMENT OF LANDS**

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## EXECUTIVE SUMMARY

All properties in NSW are valued each year for rating and taxing purposes. All valuations are issued to the Office of State Venue for land tax purposes. Valuations are also issued to councils either each year or every 2<sup>nd</sup>, 3<sup>rd</sup> or 4<sup>th</sup> year. This report details the land valuation programme for **Leichhardt** Local Government Area (LGA). The majority of values are determined using mass valuation techniques. The Valuer-General's mass valuation system is applied as follows:

- 1) Properties that react to market forces in a similar way are grouped together in a component, AND
- 2) The existing values of those properties in a component are updated by a market-based factor that is then used as a multiplier of the prior Land Value. The result is then checked by the Contract Valuer and individually verified values applied as appropriate.

The use of mass valuation techniques does have limitations, particularly over a period of time. The continued application of factors may lead to a distortion in the relativity of values within a geographical area. Some types of properties are so few in number or likely to be so sensitive to localised changes that individually verified values is the only appropriate method. Although a mass valuation system is used to determine the majority of land values, the Valuation of Land Act requires that each land value be a market value. Each land value must be capable of being tested and supported on its own against all available market evidence.

The total number of valuation entries (as at 31/10/2015) within Leichhardt LGA – **17,969**.

The sum of land values in dollars (at 31/10/15) for all property in Leichhardt LGA – **\$20,326,080,032**

The last local government base date or year when the valuation notice was issued was for Base Date 1<sup>st</sup> July 2014.

The total land value for Base Date 1<sup>st</sup> July 2014 was **\$16,344,412,171** which represents a percentage change of **24.36%**. This follows a percentage change in total values from the previous Base Date values from Base Date 1/7/2013 that amounted to \$14,119,510,001 of 15.75%. The change in values from 2014 to 2015 reflects a substantial increase in the movement of land values within the Leichhardt LGA particularly for residential property based on market sales evidence. Certain areas within Sydney's metropolitan area have reported high increases in value (Inner-west, Eastern Suburbs and Lower North Shore) whilst others have reported more moderate increases or less volatile increases in value such as Western, North-western and South-western suburbs. The number of desirable properties including: water/city skyline view properties; the amount of underdeveloped sites; the increasing rental returns on residential investment property based on their accessibility to the city, transport options and other facilities and amenities; as well as the demographics of the area in general, the lower volume of properties offered on the market are all underlying reasons that have assisted the increase in land values over the past year.

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## EXECUTIVE SUMMARY (Continued)

**Residential** – Overall the residential market within the Leichhardt LGA, as at 1<sup>st</sup> July 2015, increased in line with other inner-city and most inner-west suburbs of Sydney within a range of 5 -10 kilometres of the CBD. On average, residential lands depending on locality, moved within a band of -19% to 30% between Base Date 1 July 2014 and 1 July 2015. From analysis, the localities which showed the greatest increases were Balmain/Balmain East and Rozelle west of Victoria Road, which showed increases of around 30%. In comparison Rozelle east of Victoria Road showed a lower increase of 24.8%. Single residential sites in Leichhardt and Annandale performed slightly better than single residential sites in Lilyfield and Birchgrove. Waterfront sites and commercial sites (zoned General Residential) showed the lowest increases of 21.5 to 21.6%. Overall, all residential components showed an increase in movement in comparison to the previous reporting year.

**Commercial / Retail** – The commercial/retail property market within the Leichhardt LGA during the reporting year to 01/07/2015 moved within a band of 0 to 27.9% depending on locality. Market transactions investigated suggest that the movement in commercial/retail property was not uniform throughout all suburbs and areas, with some areas and property types performing better than others. Retail sites in Balmain, Rozelle East of Victoria Road and Rozelle West of Victoria road show little to no increase, whilst retail sites on Darling St, East Balmain showed a moderate increase of 8.5%. There were several site sales along Marion Street and Norton streets which reflect a steady increase of 6.9%. Retail sites along Parramatta showed a stronger increase of 17.7% as the strip continues to attract more varied tenants and owner occupiers. The market for commercial and mixed use sites, particularly those with residential potential, increased significantly over the reporting year and showed the greatest increase of 27.9%. There were (2) mixed use sales along Elliot St, Balmain (involving the same development site, i.e. Neutrometics); Norton St, Leichhardt and Darling St Balmain that substantiated the increases.

**Industrial** – The industrial property market within the Leichhardt LGA during the reporting year to 01/07/2015 has remained relatively flat in line with other inner city/inner west industrial properties despite good access to the airport and Port Botany and connection to the main road network. The trend can be explained by the significant ongoing improvements that have been made to Sydney's metropolitan transport infrastructure. Sydney is linked by the Sydney Orbital Network, which connects the M1, M2, M4 M5 and the M7. This has allowed direct access from Sydney's port and airport to all major warehousing and industrial hubs in the South West, Western and North West precincts. The industrial property market is gradually moving away from the inner city/inner west industrial areas to the outer suburbs of Sydney and as a result the overall volume of industrial property in the Leichhardt LGA is reducing.

Overall the Industrial market moved within a band of 3.9 to 24.8%. The strongest performing area was for residential sites zoned industrial with a 24.8% increase. Light industrial sites up to 1,000sqm showed a steady increase of 16.7%. Industrial property market in Leichhardt lacked enough sales evidence in some property groupings over the reporting year to be able to clearly define a decisive trend in value levels. Without the numbers of transactions required to determine a movement in Leichhardt we have had to rely on the whole gamut of industrial sales from similar adjoining industrial areas to assist in our research and rental analysis of existing stock.

Housing affordability has had less impact on residential values within the Leichhardt LGA than has affected other more outlying areas of Sydney with the possible exception of some parts of Leichhardt. Suburbs with lower median values registered more substantial increases in comparison to the higher

**EXECUTIVE SUMMARY (Continued)**

valued areas which may be partly explained by the demographics of purchasers in these locations, the catch up presented and value viewed in these properties and their sensitivity to interest rate changes.

Unlike the stock-market, any impact upon the real estate market is dependent on consumer confidence, employment security and any regulatory/monetary policy changes. Evidence investigated suggests that rental markets during the year remain extremely tight with undersupply leading to unprecedented vacancy factors for residential property. Similarly, though the overall quantum of sales transactions increased marginally, due to increased first home buyer activity and increased activity by developers and investors alike, the demand for housing in the Leichhardt LGA remained high. Hence in the short to medium term value levels are expected to hold.

**TABLE OF TYPICAL VALUES**

	<b>Location</b>	<b>Component Code</b>	<b>Size (sqm)</b>	<b>2014 LV</b>	<b>2015 LV</b>	<b>% Movement</b>
<b>RESIDENTIAL</b>	Leichhardt	EAS	272m	\$672,000	\$853,000	26.9%
	Lilyfield	EAN	175m	\$610,000	\$762,000	24.9%
	Annandale	EKK	200m	\$766,000	\$980,000	27.9%
	Rozelle	ELL	260m	\$767,000	\$1,000,000	30.4%
	Balmain	ECC	297m	\$885,000	\$1,150,000	29.9%
	<b>BUSINESS</b>	Leichhardt	CFF	209m	\$833,000	\$879,000
Rozelle		CCE	186m	\$975,000	\$975,000	0.0%
Balmain		CAA	163m	\$1,520,000	\$1,520,000	0.0%
<b>INDUSTRIAL</b>	Leichhardt	DAA	2,782m	\$1,600,000	\$1,700,000	6.3%



**George Veris**  
**Burwood Area Manager**  
**Southern Alliance Valuation Services Pty Ltd**

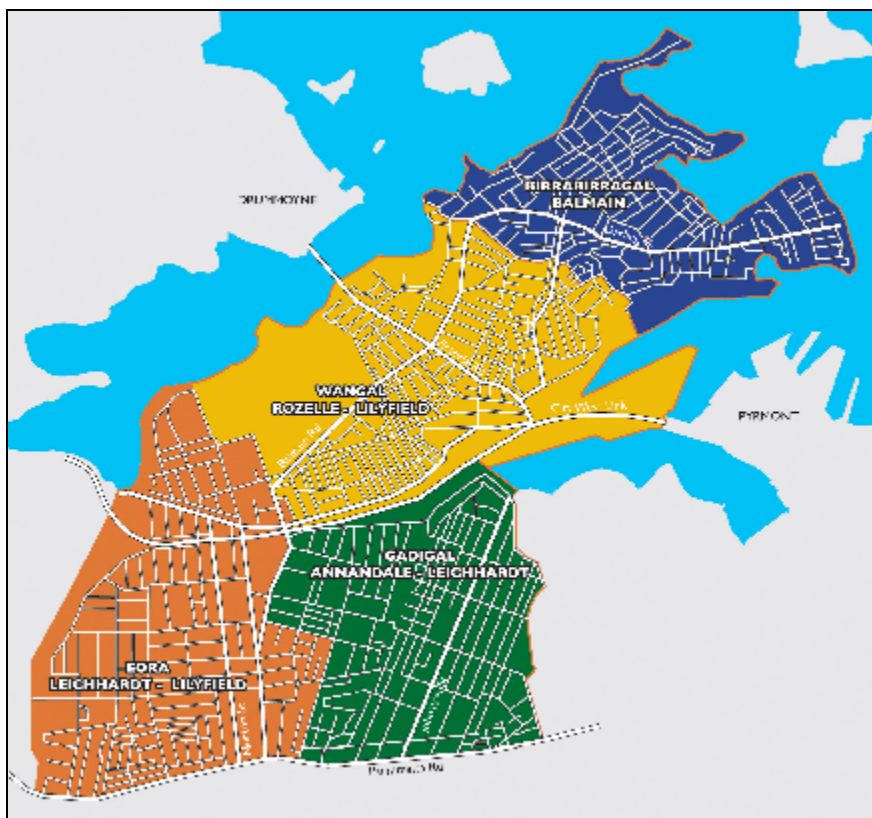
## FINAL REPORT

### DISTRICT (205) – LEICHHARDT

#### 1.0 GENERAL DESCRIPTION OF LOCAL GOVERNMENT AREA

Leichhardt Local Government Area (LGA) is situated in the inner western suburbs of the Sydney metropolitan area. Leichhardt LGA otherwise known as Leichhardt City Council commences some three (3) kilometres west of Sydney CBD and stretches approximately five (5) kilometres from Birchgrove at its northern extremity to Leichhardt at its most southern point.

The municipality of Leichhardt contains an administrative area of 10.5 square kilometres and is bounded by Ashfield LGA and Iron Cove River to its west, Marrickville LGA to its south, City of Sydney LGA and Rozelle, White, Mort and Snails Bays to its east and the Parramatta River to its north.



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## 1.0 GENERAL DESCRIPTION OF LOCAL GOVERNMENT AREA (continued)

Leichhardt is an established council area of Sydney with a population of approximately 49,000 occupants (Census 2006).

The City of Leichhardt incorporates seven (7) suburbs or localities, including Annandale, Balmain, Balmain East, Birchgrove, Leichhardt, Lilyfield and Rozelle.

A large network of public roads offers the main form of transportation to and around the municipality of Leichhardt. The City West Link offers the main route for travel running through the centre of the municipality from Annandale/Lilyfield to the western boundary of Leichhardt in a generally east/west direction and is crossed by a number of other roads, the main ones being James Street/Perry Street and Balmain Road. Victoria Rd another main arterial road directs traffic from the city from the Anzac Bridge in the east to areas north of Rozelle via the Iron Cove Bridge. Balmain Road/Darling Street and also run through the centre of the municipality, however in a generally north/south direction and offers travel through the more northern suburbs within the District. Other roads which form an integral part of this network include Johnston Road which offers travel within Annandale in a north/south direction, Parramatta Rd forming the southern boundary, Marion St offers access through the suburbs of Leichhardt in an east/west direction and Lilyfield Road offers access through the suburb of Lilyfield in a generally east/west direction. Ferry services offer another form of travel to the municipality with wharves located at Balmain East (Darling Street), Balmain (Thames Street), Birchgrove (Yurulbin Point) and Balmain West (Elliot Street).

Some of the significant local, Sydney and State features of the municipality include:

- University of Sydney (Sydney College of the Arts – Lilyfield);
- Rozelle Hospital (Callan Park);
- Norton St Shops;
- Leichhardt Park and Aquatic Centre;
- White Bay/Glebe Island Container Terminal;

A summary of the major land uses follows:

### RESIDENTIAL:

The municipality of Leichhardt has a variety of housing types covering different eras from the mid 1800's through to the present. However, large scale habitation of the area occurred in the late 1800's and coincided generally with the expansion of main roads and maritime uses along the Balmain foreshore that resulted in nodes of development around the various main road intersections and ferry services. Development initially comprised late Colonial and Victorian dwellings followed consecutively in time by Federation, Californian Bungalows during the inter war period whilst development gradually fanned out and in filled from the shoreline and main roads. Later periods witnessed the development of multiple occupancy buildings in the first instance by low rise 'Art Deco' style flats and then followed later in the 1960 – 70's by lower quality investment flats. Many of the better examples of Leichhardt's built history have been preserved in heritage conservation precincts and protected from demolition by state and local legislation.

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**1.0 GENERAL DESCRIPTION OF LOCAL GOVERNMENT AREA (continued)**

Density development in the form of medium density, low rise high density development and warehouse conversions are a more recent addition to the housing stock in the district and is limited in several areas such as public housing areas in Lilyfield and other areas of Leichhardt, Annandale and some urban renewal areas along the Balmain/Rozelle Peninsula foreshore.

Street development in the majority of areas followed a mainly right angle grid pattern except where the terrain or landform, i.e. river, ridge, gully, or older main road precluded this ridged street design. Some areas such as Balmain, Birchgrove, Rozelle and Lilyfield which are generally steeper than the rest of the municipality have developed street patterns incorporating curved design with shorter, narrower and dead-end roads.

**COMMERCIAL/RETAIL:**

There are several retail areas within the Leichhardt Local Government Area. Primarily they have developed along most of the main roads, the largest ones being Leichhardt on Norton St and Marion St, Rozelle on Darling St and Balmain also on Darling St and Annandale at the intersection of Johnston Rd and Booth St, and are in the form of strip retail centres whilst Parramatta Rd provides an almost continuous strip of retail development along the municipality's entire southern boundary. More recently shopping centres have been developed on Marion St – 'Market town', Norton Plaza on Norton St whilst the 'Italian Forum' provides a specialised entertainment precinct incorporating restaurants and cafes in a piazza themed setting. Retail neighbourhood centres have also developed in the suburbs of Balmain East on Darling St, Catherine St in Leichhardt and in numerous other smaller localities scattered throughout the district.

Parramatta Rd along parts of its route and Victoria Rd have matured as commercial areas and have recently included a number of mix uses along their courses which has established them as diverse and complex markets. Alongside traditional main road uses such as car yards, restaurants, antique stores and automotive industries, today likely uses also include commercial offices, bulky goods retailers, mix use residential developments and car showrooms.

**INDUSTRIAL:**

The municipality of Leichhardt has several small industrial pockets including: along Parramatta Rd, George and Upward St; Parramatta Rd, Pyrmont Bridge Rd and Booth St; Moore, John, White and Hill Streets; parts of Rozelle Marshalling Yard; Lilyfield Rd, Justin & Halloran St; Robert, Mullens and Parsons St; Terry and Wellington St; and numerous other smaller pockets and one off industrial sites scattered throughout the district.

White Bay and Glebe Island remain active maritime ports whilst Rozelle Bay though no longer operating as a bulky handling facility retains some maritime and berthing activities.



**2.0 NUMBER OF VALUATIONS IN THE ZONE CATEGORIES**

**District 205 - Leichhardt LGA 2015**

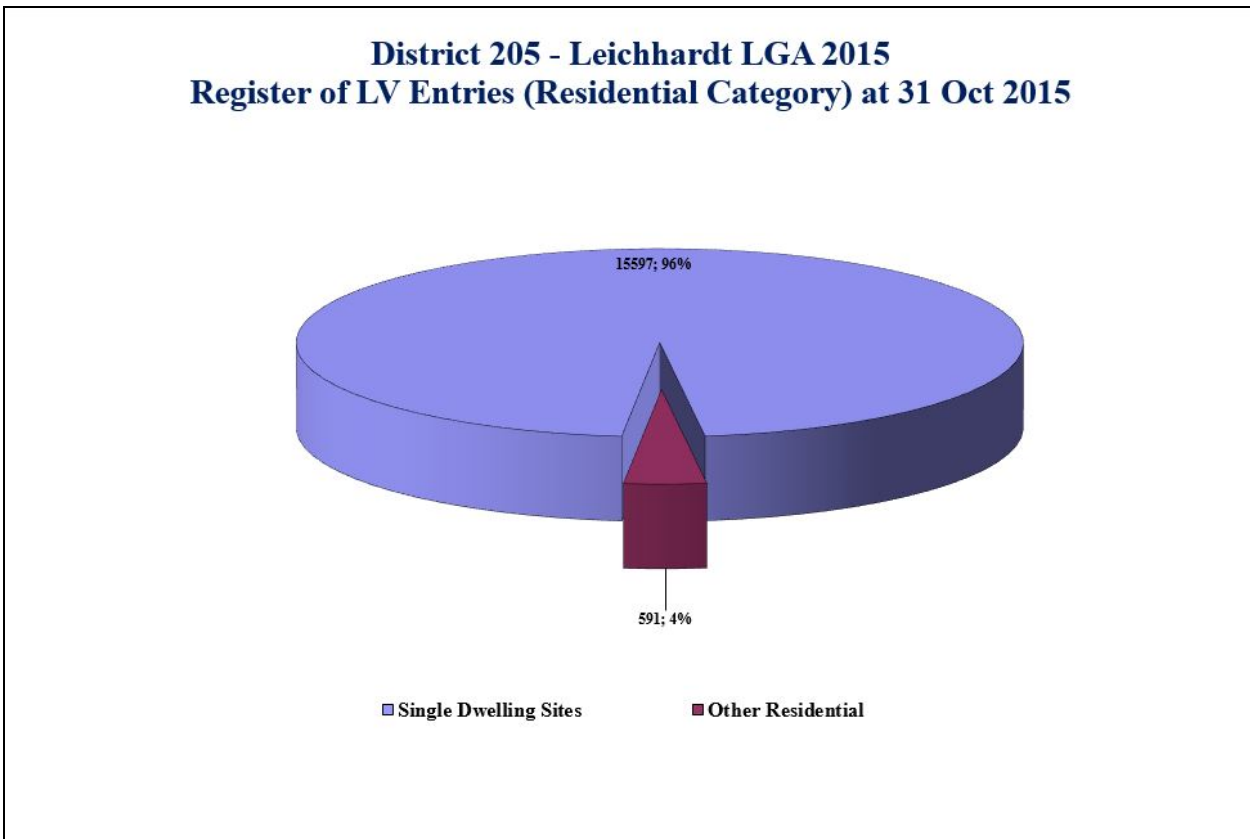
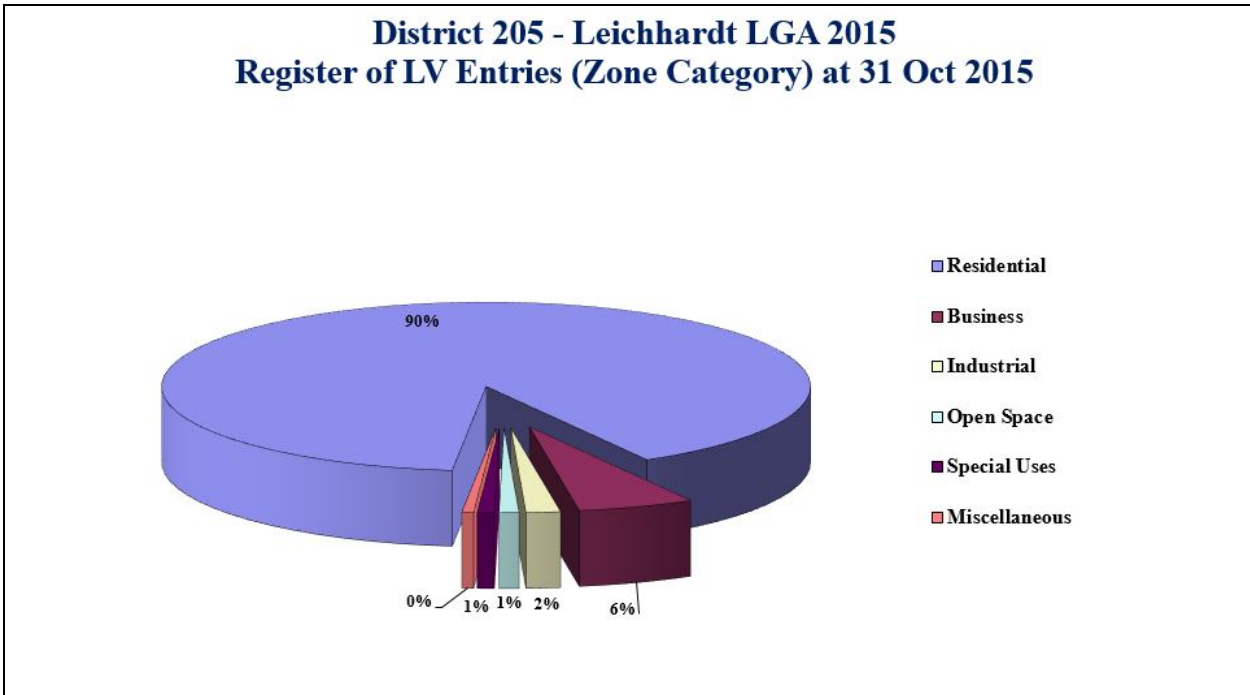
**Register of Land Value Entry Totals at 31 Oct 15**

(the totals below include the 25 Oct 2015 Supplementary Import)

<b>Zone Category</b> (all zones)		
Residential	16188	90.09%
Business	1042	5.80%
Industrial	307	1.71%
Open Space	177	0.99%
Special Uses	151	0.84%
Miscellaneous	104	0.58%
<b>Totals</b>	<b>17969</b>	<b>100.00%</b>

<b>Residential Category</b>		
Single Dwelling Sites	15597	96.35%
Other Residential	591	3.65%
<b>Totals</b>	<b>16188</b>	<b>100.00%</b>

**2.0 NUMBER OF VALUATIONS IN THE ZONE CATEGORIES: (Continued)**





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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS

Leichhardt Council's primary planning instrument that controls and regulates development within the municipality at the time of this report is:-

The Leichhardt Local Environment Plan (LEP) 2013 which commenced Monday 3 February 2014.

Leichhardt LEP 2013 is a legal document that sets the direction for growth in the Local Government Area (LGA) by providing controls and guidelines for development. It determines what can be built, where it can be built and what activities can occur on the land.

Nine maps are associated with the Leichhardt LEP 2013. These maps include:

- Acid Sulfate Soils Map – identifies the location and classes of acid sulfate soils
- Additional Permitted Uses Map – identifies sites where additional uses can be carried out with consent.
- Foreshore Building Line Map – identifies land located within foreshore area
- Floor Space Ratio Map – shows maximum floor space
- Heritage Map - shows heritage items and conservation areas
- Land Application Map – identifies Leichhardt LGA that is covered by LEP 2013
- Land Reservation Acquisition Map – shows the areas identified for possible acquisition by Council or State Government agencies and the purpose of the acquisition
- Lot Size Map – shows minimum subdivision lot size for Residential zoned land
- Land Zoning Map – shows different land use zones such as Residential and Business

The objective of Leichhardt Local Environmental Plan 2013 is to conserve the particular identity of the Municipality. This identity is derived from its heritage, character, topography and residential amenity. Conserving this identity means caring for what is already there, making only those changes that need to be made, and making sure that those changes respect the character of their neighbourhood, their street and their individual property. Additionally, LLEP 2013 aims to encourage employment in certain business and industrial locations and protect employment lands in these zones whilst supporting the viability of identified centres.

Some of the Principal Development Standards contained within the LEP 2013 include but are not limited to the following:

#### **Part 4 Principal development standards**

##### **4.1 Minimum subdivision of lot size**

- 1) The objective of this clause are as follows:
  - a) To ensure that lot sizes are able to accommodate development consistent with relevant development controls, and
  - b) To ensure that subdivision of land is capable of supporting a range of development types.
- 2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- 3) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- 4) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- 5) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

#### 4.3 Height of buildings

- 1) The objectives of this clause are as follows:
  - a) To establish the maximum height of buildings
  - b) To ensure that buildings and public areas continue to receive satisfactory exposure to the sky and sunlight
  - c) To nominate heights that will provide an appropriate transition in built form and land use intensity
- 2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map

#### 4.3A Landscaped Area for residential development in Zone R1

- 1) The objectives of this clause are as follows:
  - a) To provide landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents
  - b) To maintain and encourage a landscaped corridor between adjoining properties,
  - c) To ensure that development promotes the desired future character of the neighbourhood,
  - d) To encourage ecologically sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground water flow of water.
- 2) This clause applies to development for the purpose of residential accommodation on land in Zone R1 General Residential
- 3) Development consent must not be granted to development to which this clause applies unless:
  - a) The development includes landscaped area that is at least 1 metre wide and comprises at least 10% of the site area and
  - b) The site coverage does not exceed 60% of the site area

#### 4.4 Floor Space Ratio

- 1) The objective of this clause is as follows:
  - a) To ensure the residential accommodation:
    - i. is compatible with the desired future character of the area in relation to building bulk, form and scale

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- ii. provides a suitable balance between landscaped area and the build form
    - iii. minimises the impact of the bulk scale of buildings
  - b) To ensure that non-residential development is compatible with the desired future character of the area in relation to building bulk, form and scale.
- 2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- 3) Despite subclause (2), the floor space ratio for development for a purpose other than residential accommodation on the land in Zone R1 General Residential is not to exceed 1:1.

#### 4.4A Exception to Maximum Floor Space Ratio for Active Street Frontages

- 1) The objective of this clause is to provide floor space incentives for mixed use development that incorporates active street frontages at ground floor level in Zone B1 Neighbourhood Centre or Zone B2 Local Centre.
- 2) This clause applies to land identified as “Area 1” on the Floor Space Ratio Map.
- 3) Despite clause 4.4, the maximum floor space ratio for a building on land to which this clause applies is 1.5:1 if the consent authority is satisfied that:
- a) the building will have an active street frontage
  - b) the building comprises mixed use development, including residential accommodation
  - c) the building is compatible with the desired future character of the area in relation to its bulk, form, uses and scale.
- 4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
- a) entrances and lobbies (including as part of mixed use development)
  - b) access for fire services,
  - c) vehicular access.
- 5) In this clause, a building has an *active street frontage* if all floor space on the ground floor of the building facing the street is used for a purpose other than residential accommodation.

#### 4.6 Exceptions to Development Standards

- 1) The objectives of this clause are as follows:
- a) to provide an appropriate degree of flexibility in applying certain development standards to particular development
  - b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- 2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- 3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
  - a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case
  - b) that there are sufficient environmental planning grounds to justify contravening the development standard.
  
- 4) Development consent must not be granted for development that contravenes a development standard unless:
  - a) the consent authority is satisfied that:
    - i. the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3),
    - ii. the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
  - b) the concurrence of the Director-General has been obtained.
  
- 5) In deciding whether to grant concurrence, the Director-General must consider:
  - a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning
  - b) the public benefit of maintaining the development standard
  - c) any other matters required to be taken into consideration by the Director-General before granting concurrence.
  
- 6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
  - a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard
  - b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- 7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- 8) This clause does not allow development consent to be granted for development that would contravene any of the following:
  - a) a development standard for complying development
  - b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environment Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated
  - c) clause 5.4.

### 6.5 Limited Development on Foreshore Area

- 1) The objective of this clause is to ensure that development in the foreshore area will not adversely impact on natural foreshore processes or affect the significance and amenity of the area.
- 2) Development consent must not be granted for development on land in the foreshore area except for the following purposes:
  - a) the alteration or rebuilding of an existing building wholly or partly in the foreshore area
  - b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycle ways, walking trails, picnic facilities or other recreation facilities (outdoors).
- 3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied that:
  - a) the development will contribute to achieving the objectives for the zone in which the land is located,
  - b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area,
  - c) the development will not cause environmental harm such as:
    - i. pollution or siltation of the waterway, or
    - ii. an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or
    - iii. an adverse effect on drainage patterns, and
  - d) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
  - e) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and



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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- f) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and
- g) sea level rise or change of flooding patterns as a result of climate change has been considered.

- 4) In this clause and clause 6.6:

**foreshore area** means the land between the foreshore building line and the mean high water mark of the nearest natural water body shown on the Foreshore Building Line Map.

**foreshore building line** means the line shown as the foreshore building line on the Foreshore Building Line Map.

### 6.9 Business and Office Premises in Zone IN2

1. The objective of this clause is to promote certain types of business and office premises in Zone IN2 Light Industrial.
2. This clause applies to land in Zone IN2 Light Industrial.
3. Development consent must not be granted to development for the purpose of business premises or office premises on land to which this clause applies unless the consent authority is satisfied that the development will be used for a creative purpose such as media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage institutions or other related purposes.

### 6.10 Use of Existing Buildings in Zone R1

- 1) The objective of this clause is to provide for the adaptive reuse of existing buildings for purposes other than residential accommodation.
- 2) This clause applies to land in Zone R1 General Residential.
- 3) Development consent must not be granted to development for the purposes of business premises, office premises, restaurants or cafes, shops or take away food and drink premises on land to which this clause applies unless:
  - a) the development is a building that was constructed (wholly or partly) for a purpose other than residential accommodation and was erected before the commencement of this Plan
  - b) the consent authority is satisfied that:
    - i. the development will not adversely affect the amenity of the surrounding area, and
    - ii. the development will retain the form and fabric of any architectural features of the existing building, and

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- iii. the building is suitable for adaptive reuse, and
- iv. any modification of the footprint and facade of the building will be minimal, and
- v. the gross floor area of any part of the building used for the purpose of a restaurant or cafe or take away food and drink premises will be less than 80 square metres.

#### 6.11 Adaptive Reuse of Existing Buildings in Zone R1

- 1) The objectives of this clause are as follows:
  - a) to provide for the adaptive reuse of existing buildings for residential accommodation,
  - b) to retain buildings that contribute to the streetscape and character of Leichhardt,
  - c) to provide satisfactory amenity for future residents of the area,
  - d) to ensure that development does not adversely affect the quality or amenity of existing buildings in the area.
- 2) This clause applies to land in Zone R1 General Residential.
- 3) Development consent must not be granted to the change of use to residential accommodation of a building on land to which this clause applies that was constructed before the commencement of this clause unless the consent authority is satisfied that:
  - a) the development will not adversely affect the streetscape, character or amenity of the surrounding area, and
  - b) the development will retain the form, fabric and features of any architectural or historic feature of the existing building, and
  - c) any increase in the floor space ratio will be generally contained within the envelope of the existing building.

### Schedule 1 – Additional Permitted Uses

#### 1. Use of Certain Land at Buchanan and Reynolds Streets, Balmain

- 1) This clause applies to land identified as “A” on the Additional Permitted Uses Map, being Lots 85–93 and 126–145, SP 65243.
- 2) Development for the purposes of commercial premises and restaurants or cafes is permitted with development consent.

#### 2. Use of Certain Land at Gladstone Park, Darvall Street, Balmain

- 1) This clause applies to land identified as “F” on the Additional Permitted Uses Map, being part of Lot 1, DP 724348.
- 2) Development for the purpose of a registered club is permitted with development consent.

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

#### 3. Use of Certain Land at Elliot Street, Balmain

- 1) This clause applies to land identified as “B” on the Additional Permitted Uses Map, being Lot 1, DP 852863, Lot 26, DP 850832 and part of Lot E, DP 36161.
- 2) Development for the purpose of restaurants or cafes is permitted with development consent.

#### 4. Use of Certain Land at Rosebery Place, Balmain

- 1) This clause applies to land identified as “C” on the Additional Permitted Uses Map, being Lots 1–3, SP 60159, Lots 5–9, SP 62009 and Lots 1–20, SP 60158.
- 2) Development for the purposes of commercial premises and restaurants or cafes is permitted with development consent.

#### 5. Use of Certain Land at 91 Canal Road, Leichhardt and 1 Canal Road, Lilyfield

- 1) This clause applies to land identified as “G” on the Additional Permitted Uses Map, being Lot 103, DP 826775 and Lot 1, DP 1070825.
- 2) Development for any of the following purposes is permitted with development consent:
  - a) building identification signs,
  - b) business identification signs,
  - c) entertainment facilities,
  - d) industrial retail outlets,
  - e) information and education facilities,
  - f) light industries,
  - g) markets,
  - h) restaurants or cafes,
  - i) take away food and drink premises.
- 3) Development for the purpose of office premises is permitted with development consent if:
  - a) the gross floor area of the site used for that purpose does not exceed 20%, and
  - b) the maximum gross floor area of any single premises used for office premises does not exceed 300m<sup>2</sup>.

#### 6. Use of Certain Land at 237 Marion Street, Leichhardt

- 1) This clause applies to land identified as “D” on the Additional Permitted Uses Map, being Lot 121, DP 1106716.
- 2) Development for the purpose of seniors housing is permitted with development consent.

#### 7. Use of Certain Land At Terry Street, Rozelle

- 1) This clause applies to land identified as “E” on the Additional Permitted Uses Map, being Lots 84 and 85, SP 72790 and Lot 1, SP 58291.

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

- 2) Development for the purposes of commercial premises and restaurants or cafes is permitted with development consent.

#### **LEICHAHRDT DEVELOPMENT CONTROL PLAN**

The Leichhardt Development Control Plan (DCP) 2013 commenced Monday 3 February 2014. The DCP 2013 applies to virtually every property within the Local Government Area and outlines detailed planning and design guidelines for particular types of development. The plan supports the Leichhardt Local Environment Plan 2013.

The purpose of providing these detailed guidelines is to explain Council's expectations of proposed development and provide applicants with an understanding of how Council will approach the assessment of any proposals. The DCP outlines mandatory controls and sets minimum standards of compliance.

The DCP 2013 involves a written document with illustrations, diagrams, photos and maps; it comprises the following chapters and appendices:

- Part A – Introduction
- Part B – Connections
- Part C – Places (Section 1, 2, 3 and 4)
- Part D – Waste
- Part E – Water
- Part F – Food
- Part G – Site Specific Controls
- Appendix A – Glossary
- Appendix B – Building typologies
- Appendix C – Urban Framework Plans
- Appendix D – Energy and Waste Templates
- Appendix E – Water Guidelines
- Appendix F – Late Night Trading Maps

#### **Part A: Introduction**

This section explains the purpose of the development control plan, where it applies and how it can be used to assist in preparing a development application.

#### **Part B: Connections**

This section includes those objectives and controls which will assist in making decisions about Leichhardt's physical environment and activities within it to support the wider social and economic needs and community aspirations of the municipality and includes provisions relating to social impact assessment.

#### **Part C (Section 1)**

This section applies to all types of development. This section includes a range of provisions relating to aspects such as parking, signage, alterations and additions, tree management and more.

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### 3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)

#### **Part C (Section 2)**

This section applies to all types of development. This section provides information on the urban character of the municipality. It includes suburb profile statements and distinctive neighbourhoods which contain specific objectives and controls.

#### **Part C (Section 3)**

This section includes objectives and controls in relation to residential development.

#### **Part C (Section 4)**

This section includes objectives and controls in relation to non-residential development.

#### **Part D: Energy**

This section includes objectives and controls relating to energy management and waste recovery.

#### **Part E: Water**

This section includes objectives and controls relating to sustainable water management.

#### **Part F: Food**

This section outlines ways in which food production can be enhanced in the municipality in support of sustainability and health and well-being objectives.

#### **Part G: Site Specific Controls**

This section contains objectives and controls in relation to various sites within the municipality, including:

- Old Ampol land, Robert Street, Balmain
- Jane Street, Balmain
- Old Balmain Power Station
- Wharf Road, Birchgrove
- Anka Site - No. 118-124 Terry Street, Rozelle
- 233 and 233A Johnston Street, Annandale

#### **Appendix A: Glossary**

This section provides definitions of terms and phrases used in the DCP.

#### **Appendix B: Building Typologies**

This section provides information, controls and suggested design approaches in relation to a variety of building styles in the municipality.

#### **Appendix C: Urban Framework Plans**

This section provides three strategic framework maps of the municipality

### **3.0 TOWN PLANNING & ZONING INSTRUMENTS: (Continued)**

#### **Appendix D: Energy and Waste Templates**

This section provides templates for site waste minimisation and management plans, indicative bin sizes, garbage truck dimensions, waste and recycling storage areas and vehicle turning circle information.

#### **Appendix E: Water Guidelines**

This section provides information about the integrated water cycle plan, flood risk management reports, foreshore risk management reports, and maps of flood control lots /foreshore control lots in the municipality.

#### **Appendix F: Late Night Trading Maps**

This section contains maps illustrating areas of Late Night Trading in the municipality.

#### **DCP Amendments**

##### **George and Upward Streets, Leichhardt Development Control Plan (DCP) 2014**

On 4 March 2014 the Department of Planning and Environment made Amendment No 1 to the Leichhardt LEP 2013. The amendment applies to the following properties - Kolotex Site (22 George Street, Leichhardt) and Labelcraft Site (30-40 George Street, Leichhardt). The amendment rezones the properties from Industrial (under Leichhardt LEP 2000) to two new zones - R3 Medium Density Residential (northern part of the site) and B4 Mixed Use Zone (central and southern part of the site). The amendment also includes a Building Heights Map.

#### **4.0 IDENTIFIED SIGNIFICANT CHANGES IN USE OR DEVELOPMENTS OF PROPERTY AND OTHER FACTORS WHICH MAY AFFECT VALUATIONS**

Below are some of the major developments and planning projects which are currently most likely to have significant impacts in the Leichhardt Council area.

- **Balmain Leagues** – proposed development of Victoria Road.  
The Balmain Leagues club is deemed a major community issue because of the large scale development that has been proposed for this site which is situated on Victoria Road opposite Rozelle Primary School.

##### ***Background to Balmain Leagues***

In 2010, the owner of the Balmain Leagues Club site, proposed a development for the site of retail floor space which included a structure of 5 and 11 storeys. The Joint Regional Planning Panel (JRPP) refused the application because of size, design and traffic impacts.

The current owner and developer of the site, Rozelle Village Pty Ltd, then submitted a new proposal for a much larger development – two structures at 26 storeys and one at 32 storeys – which was not supported by the Department of Planning and likely determined by the State appointed Planning Assessment Commission (PAC). The new proposal had doubled floor space; tripled commercial space and added 4,259m<sup>2</sup> of retail floor space. The club size has been decreased by 342m<sup>2</sup> from the previous proposal.

The applicant was asked to lodge revised documentation to address a range of height, size, urban design, traffic, parking and retail considerations. The applicant then submitted a revised proposal reducing the building to 24 storeys. In August 2014 a further Development Application was submitted. To date the matter is still ongoing.

- **Callan Park**  
Callan Park is considered a community issue as there has been long ongoing community consultation for this important site. On 19 July 2011 after 18 months of community consultation Leichhardt Council adopted a Master Plan for the site which managed to achieve an 87% approval rating from the local community. One of the unique features about the consultation process was the use of new web enabled technology and an interactive website called Callan Park Your Plan. The consultation process has been rigorous and thorough engaging large numbers of the local community.
- **Uniting Care Project**  
Properties on Norton, Marion and Wetherill Streets in Leichhardt  
UnitingCare owns properties in Norton, Marion and Wetherill Streets in Leichhardt. They have approached Council regarding opportunities to work with Council and the local community about the future use and development of these sites for a range of affordable housing purposes.

#### 4.0 IDENTIFIED SIGNIFICANT CHANGES IN USE OR DEVELOPMENTS OF PROPERTY AND OTHER FACTORS WHICH MAY AFFECT VALUATIONS: (Continued)

- **WestConnex**

A motorway project to connect Parramatta with Sydney Airport and beyond.

The WestConnex is a 33km motorway proposed to travel from Parramatta along the M4/Parramatta Road corridor to Beverly Hills. It is proposed to connect Parramatta, Sydney Airport and Beverly Hills. The section of the WestConnex that passes through Leichhardt is a tunnel under Parramatta Road, from Hawthorne Canal to Camperdown.

The WestConnex was first announced by the State Government in 2012 as part of the Infrastructure NSW report titled "First Things First". The total project is estimated to cost between \$11 to \$11.5 billion with \$200 million allocated to "seed funding" for Urban Revitalisation along the corridor.

The project has been divided into two separate projects:

- The WestConnex Motorway and
- The Parramatta Road Urban Renewal Program

- **White Bay Cruise Terminal Impacts**

Since the terminal opened in 2011, Leichhardt Council has received numerous submissions from residents regarding the operation of the terminal in regards to noise, odour and air pollution. Council has forwarded all submissions from residents and organisations concerned about these issues to the NSW Department of Planning for breaches of conditions and the NSW Environmental Protection Authority regarding odour and air pollution.

There have been several significant Development Applications that have occurred over the past 12 month period to 1<sup>st</sup> July 2015. These include but are not limited to the following:

- DA approved June 2015 for 201 Darling St, Balmain for the partial demolition of existing buildings and construction of **mixed use development** comprising 2 commercial/retail tenancies and 6 residential apartments over basement parking. The site sold July 2014 for \$2,700,000.
- DA approved April 2015 for 65 Johnston St, Annandale for the alterations and additions to a commercial building and **change of use to a residential flat building** comprising 7 dwellings with on-site parking. The site sold in May 2014 for \$3,040,000.
- DA approved February 2014 for 322 Norton St, Leichhardt to Partial demolition of structures and construction of a new mixed development comprising 2 commercial tenancies and 9 residential dwellings above basement car park. The site was sold in July 2015 for \$2,400,000.
- DA approved July 2015 for 30-40 George St, Leichhardt for the construction of 2 buildings of between 4 and 8 storey in height, comprising 123 **residential units** over 2 levels of basement car parking. The site sold in July 2015 for \$9,000,000.



#### 4.0 IDENTIFIED SIGNIFICANT CHANGES IN USE OR DEVELOPMENTS OF PROPERTY AND OTHER FACTORS WHICH MAY AFFECT VALUATIONS: (Continued)

- DA approved July 2015 for 22 George St, Leichhardt for the construction of 5 residential flat buildings comprising 5 commercial tenancies and 287 **residential units** over basement parking. The site sold for \$47,100,000.
- DA approved June 2015 for 173 Norton St, Leichhardt to demolish and construct a **mixed use development** comprising 1 retail tenancy and 15 dwellings over basement parking. The site sold in March 2014 for \$2,500,000.
- DA approved February 2015 for 351-353 Parramatta Rd, Leichhardt for construction of a 3 level **mixed use development** comprising retail and 12 dwellings over basement parking.
- DA lodged April 2015 for 6 Montague St, Balmain for adaptive re-use, restoration work and additions to provide for a **mixed use development** comprising 3 commercial spaces with ancillary residential accommodation and 3 separate residences over basement parking with car stacker. The site was sold in June 2014 for \$3,100,000.
- DA approved July 2015 for 625 Darling St, Rozelle to construct a **mixed use development** comprising 2 retail tenancies and 3 residential units with double garage.
- DA lodged June 2015 for 64-66 Victoria Rd, Rozelle for alterations and additions, change of use to **mixed use development** comprising 2 commercial suites and 3 dwellings. The decision is currently pending. The site sold in July 2014 for \$2,150,000.
- DA lodged July 2015 for 47-51 Norton St, Leichhardt to demolish existing structures and construct 4 storey mixed use development comprising 2 ground floor commercial/retail tenancies and **15 residential dwellings** over basement parking. The decision is currently pending. The site sold in September 2014 for \$4,793,750.
- DA lodged July 2015 for 118-120 Marion St, Leichhardt to demolish existing structures and construct a 3 storey **mixed use development** comprising 2 retail and 7 residential units. The decision is currently pending.
- DA lodged July 2015 for 387-389 Darling St, Balmain to demolish and construct a 5 storey **mixed use development** comprising 2 commercial units and 19 residential dwellings over basement parking. The decision is currently pending.
- DA lodged July 2015 for 101 Johnston St, Annandale for alterations/additions to **mixed use development** to comprise 1 commercial tenancy, 3 residential tenancies and on-site parking. The decision is currently pending.
- DA lodged August 2015 for 627-629 Darling St, Rozelle to construct a **mixed use development** comprising ground floor commercial and 401 bed units above with associated parking. The decision is currently pending.

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**4.0 IDENTIFIED SIGNIFICANT CHANGES IN USE OR DEVELOPMENTS OF PROPERTY AND OTHER FACTORS WHICH MAY AFFECT VALUATIONS: (Continued)**

- DA lodged August 2015 for 252 Johnston St, Annandale to demolish existing aged care facility (Sister Dorethea Village), remediation and **construction of 32 dwellings** within a 3 storey building over basement parking. The decision is currently pending.
- DA lodged September 2015 for 435-437 Parramatta Rd, Leichhardt for alterations and additions to existing commercial building to provide **mixed use development** with refurbished commercial unit and 5 residential units. The decision is currently pending.

Aircraft noise is a continuing factor within the Leichhardt Local Government Area however any affectation is reflected in the relevant market evidence. Air Services Australia produces quarterly Noise Information Reports for major urban areas. These reports include information and analysis on aircraft movements, noise monitoring and complaint issues and are available at the following web site [www.airservicesaustralia.com.au](http://www.airservicesaustralia.com.au)

The High Court decision *Maurici v Deputy Commissioner of Land Tax* requires that the valuation be made free of any influence of scarcity. In effect, the valuer is required to have regard to the whole market and not just the vacant land sales. In order to fulfil this requirement Southern Alliance Valuation Services Pty Ltd will have regard to all the sales evidence.

## 5.0 ADDED VALUE OF IMPROVEMENTS

### RESIDENTIAL:

In addition to vacant land sales, improved sales were used to assist in determining the market levels for land values and to negate any possibility of a scarcity factor. The Paired Sales analysis is not considered the most reliable valuation technique to use in Leichhardt and was used in conjunction with other methods such as the added value of the depreciated cost of improvements. This technique is preferred due to several reasons including the established nature of the area and the lack of adequate numbers of vacant land or site sales.

The table below details the results obtained from the Leichhardt valuation district. The schedule provided is general in nature and each analysed sale is assessed individually when determining the added value of improvements to capture specific features e.g. renovations, pools, landscaping, no. of levels, topography etc.

<b>Property Type</b>	<b>Condition</b>	<b>Added value of Improvements from Paired Analysis</b>
Fibrous Cement & Permalum Clad dwellings. 2 to 3 bedroom.	Fair to Good. Approx. 40 to 60 years in age of construction.	\$100,000 to \$150,000
Brick dwellings. 2 to 3 bedroom.	Fair to Good. Approx. 60 to 100+ years in age of construction	\$150,000 to \$250,000
Brick dwellings. 2 to 3 bedroom.	Good. Renovated. Approx. 60 to 100+ years in age of construction	\$250,000 - \$350,000
Brick dwellings. 3 to 5 bedroom.	Fair to Good. Approx. 60 to 100+ years in age of construction	\$250,000 - \$350,000
Brick dwellings. 3 to 5 bedroom.	Good. Renovated. Approx. 60 to 100+ years in age of construction	\$350,000 - \$500,000+
Brick dwellings. 2 to 3 bedroom.	Fair to Good. Approx. 20 to 60 years in age of construction	\$125,000 - \$225,000
Brick dwellings. 2 to 3 bedroom.	Good. Renovated. Approx. 20 to 60 years in age of construction	\$225,000 - \$325,000
Brick dwellings. 3 to 5 bedroom.	Fair to Good. Approx. 20 to 60 years in age of construction	\$225,000 - \$325,000
Brick dwellings. 3 to 5 bedroom.	Good. Renovated. Approx. 20 to 60 years in age of construction	\$325,000 - \$500,000
Brick dwellings. 3 to 6 bedroom.	Modern construction. Architect designed.	\$500,000 - \$850,000 +

## 5.0 ADDED VALUE OF IMPROVEMENTS: (Continued)

### BURWOOD CONTRACT

Examples of Paired Analysis within Leichhardt LGA and adjoining districts:

- Site value sale at 38 Auburn St, Hunters Hill. Sold 29/11/2014 for \$1,380,000 (Analysed as \$1,189,000).  
Dims: 18.29/15.24 x 44.15/43.54 Irreg. Area: 708.2m<sup>2</sup>

Paired with:

**41 Bateman Rd, Gladesville.** Sold 09/02/2015 for \$1,615,000  
Dims: 13.72 x 54.61/54.64m Area: 749.6m<sup>2</sup>

Freestanding 3 bedroom single storey brick and tile dwelling Art Deco dwelling, concrete side driveway and grassed rear yard. Situated in a two way residential side street. GBA 210m and garden shed of 15m.

After allowing for size, location, date etc shows \$504,000 (\$2,400/m<sup>2</sup>) for this type of improvement and \$28,000 for all other improvements.

**23 Abigail St, Hunters Hill.** Sold 16/08/2014 for \$1,605,000  
Dims: 12.22/20.14m x 38.1x37.57m Area: 607.9m<sup>2</sup>

Single storey freestanding 2 bedroom brick and tile Art Deco bungalow, with detached carport, concrete side driveway, grassed rear yard and garden shed. Situated in a quiet narrow two way residential side street. GBA 130m dwelling and carport/garden shed 30m, all appearing in solid but dated condition.

After allowing for size, location, date etc shows \$325,000 (\$2,500/m<sup>2</sup>) for this type of improvement and \$40,000 for all other site improvements.

- Site Value sale at 22 Mount St, Hunters Hill. Sold 28/03/2015 for \$1,632,000 (Analysed as \$1,467,000).  
Dims: 5.82/51.41m x 62.97/83.49m Irreg. Area: 1,296m<sup>2</sup>

**84 Blaxland Rd, Hunters Hill.** Sold 11/03/2015 for \$1,600,000  
Dims: 25.0/24.5m x 50.4/53.6m Area: 1,213m<sup>2</sup>

Freestanding double storey brick and iron circa 1970's dwelling, with under house garage, laundry/storage, entertainment verandah, established gardens. Situated in a quiet residential dead end street. GBA 200m dwelling and garage/laundry/storage 60m, all appearing to be in good condition.

After allowing for size, location, date etc. shows \$360,000 (\$1,800/m<sup>2</sup>) for this type of improvement and \$80,000 for all other improvements.

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## 5.0 ADDED VALUE OF IMPROVEMENTS: (Continued)

**77 Bonnefin Rd, Hunters Hill.** Sold 13/02/2015 for \$ 1,900,000

Dims: 11.4/18.14m x 58.39/60.3m                      Area: 862.4m<sup>2</sup>

Free standing double storey brick and tile circa 1940's dwelling, attached garage, established gardens with in-ground pool. Situated in a quiet narrow two way side residential side street. GBA 190m dwelling and garage of 30m, all appearing in well maintained condition. After allowing for size, location, date etc shows \$342,000 (\$1,800/m<sup>2</sup>) for this type of improvement and \$75,000 for all other improvements.

Site Value sale at 144 Queen St, Five Dock. Sold 13/04/2015 for \$1,050,000 (Analysed as \$836,000).

Dims: 15.24 x 29.87m                      Area: 455.3m<sup>2</sup>

Paired with:

**22 Bayview Rd, Canada Bay.** Sold 11/04/2015 for \$1,200,000

Dims: 8.76/9.14 x 44.25/44.27m                      Area: 392m<sup>2</sup>

Freestanding single storey 3 bedroom brick and tile dwelling circa 1940's with attached garage, workshop and covered patio. Almost regular shaped parcel of land situated on a wide residential side street. GBA 115m dwelling and garage/workshop of 50m all appearing in tidy but dated condition. After allowing for size, location, date etc shows \$218,500 (\$1,900/m<sup>2</sup>) for this type of improvement and \$55,000 for all other improvements.

**51 Waremba St, Waremba.** Sold 08/11/2014 for \$1,500,000

Dims: 12.5 x 34.39/34.09m                      Area: 423.7m

Freestanding single storey 3 bedroom Californian bungalow carport, side driveway to detached garage, undercover patio and grassed rear yard. Almost regular shaped parcel of land situated on a quiet two way residential side street. GBA 155m dwelling and garage/carport of 45m all presenting in neat but dated condition.

After allowing for size, location, date etc shows \$341,000 (\$2,200/m<sup>2</sup>) for this type of improvements and \$42,000 for all other improvements.

- Site Value sale at 86 Correys Ave, Concord. Sold 18/10/2014 for \$1,335,000 (Analysed as \$1,015,150).

Dims: 12.6 x 42.67m                      Area: 537.64m<sup>2</sup>

Paired with:

**27 Gloucester St, Concord.** Sold 06/12/2014 for \$1,481,000

Dims: 15.24 x 36.58m                      Area: 557.8m<sup>2</sup>

Single storey freestanding 3 bedroom brick and tile dwelling circa 1940's, detached garage and grassed rear yard. Regular shaped parcel of land located on a quiet two way residential side street. GBA 120m dwelling and garage of 20m all presenting in solid but dated condition.

After allowing for size, location, date etc shows \$270,000 (\$2,250/m<sup>2</sup>) for this type of improvement and \$40,000 for all other improvements.

## 5.0 ADDED VALUE OF IMPROVEMENTS: (Continued)

**14 Keppel Ave, Concord.** Sold 08/11/2014 for \$1,400,000

Dims: 15.24 x 38.1m

Area: 580.64m<sup>2</sup>

Freestanding single storey 4 bedroom Federation dwelling, concrete side driveway and grassed rear yard. Regular shaped parcel of land situated on a quiet tree lined two way residential side street. GBA 135m dwelling presenting in good condition.

After allowing for size, location, date etc shows \$390,000 (\$2,850/m<sup>2</sup>) for this type of improvement and \$36,000 for all other improvements.

- Site value sale at 1 Battersea St, Abbotsford. Sold 27/11/2014 for \$1,400,000 (Analysed as \$1,232,000).

Dims: 11.28 x 30.18m

Area: 335.1m<sup>2</sup>

Paired with:

**88 Clements St Russell Lea.** Sold 12/12/2014 for \$1,660,000

Dims: 12.19 x 36.58m

Area: 442.6m<sup>2</sup>

Freestanding single storey 3 bedroom brick and tile dwelling circa 1920's, workshop/shed and grassed rear yard. Elevated regular shaped parcel of land situated on quiet two way residential side street. GBA 100m dwelling and workshop of 15m all appearing to be in solid but dated condition.

After allowing for size, location, date etc show \$2,300,000 (\$2,300/m<sup>2</sup>) for this type of dwelling and \$28,000 for all other improvements.

**65 Walton Cres, Abbotsford.** Sold 28/03/2015 for \$1,790,000

Dims: 14.63/14.76 x 29.92/27.97m Area: 423.7m<sup>2</sup>

Freestanding single storey 3 bedroom dwelling circa 1940's dwelling, under-house garage, rear entertainment deck and grassed rear yard. Almost regular shaped parcel of land situated on a quiet two way residential side street. GBA 120m dwelling and garage of 20m all appearing to be in well maintained condition.

After allowing for size, location, date etc shows \$215,000 (\$2,150/m<sup>2</sup>) for this type of dwelling and \$35,000 for all other improvements.

- Site Value sale at 5 Stephen St, Balmain. Sold 23/05/2015 for \$1,020,000 (Analysed \$1,020,000).

Dims: 8.23 x 1806m

Area: 151.8m

Paired with:

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**5.0 ADDED VALUE OF IMPROVEMENTS (Continued)**

**21 Macquarie Tce, Balmain.** Sold 23/05/2015 for \$1,360,000

Dims: 6.155/6.19 x 27.275/28.32m Area: 169.2m<sup>2</sup>

Single storey freestanding 2 bedroom brick and G.I. Federation dwelling with paved rear courtyard, all presenting in good condition. Improvements represent a good utilisation of the site. Situated on a wide residential street with a central grass medium strip, located close to all amenities. GBA 95m dwelling and paved rear courtyard.

After allowing for size, location, date etc shows \$275,500 (\$2,900/m<sup>2</sup>) for this type of improvement and \$25,000 for all other improvements.

**11 Claremont St, Balmain.** Sold 20/11/2014 for \$1,200,000

Dims: 6.1 x 24.38m Area: 148.72m<sup>2</sup>

Single storey freestanding 2 bedroom weatherboard and G.I. Victorian dwelling, courtyard, all presenting in solid but dated condition. Improvements represent a basic use of the site. Situated in a quiet two way residential side street, located close to amenities. GBA 80m dwelling, garage/shed of 20m and courtyard.

After allowing for size, location, date etc shows \$144,000 (\$1,800/m<sup>2</sup>) for this type of improvement and \$20,000 for all other improvements.

- Site Value sale of 21 Bruce St, Rozelle. Sold 23/05/2015 for \$1,456,000 (Analysed as \$1,216,000)

Dims: 10.6 x 19.2m Area: 193.1m<sup>2</sup>

Paired with:

**16 Bruce St, Rozelle.** Sold 21/04/2015 for \$1,850,000

Dims: 11.13 x 19.51m Area: 217.15m<sup>2</sup>

Double storey freestanding architecturally designed 3 bedroom weatherboard/sandstone dwelling, landscaped courtyard and entertainment deck, all presenting in good condition. Improvements represent a good utilisation of the site. Situated in quiet residential one-way street, located close to all amenities. GBA 160m dwelling, entertainment deck and courtyard.

After allowing for size, location, date etc shows \$504,000 (\$3,150/m<sup>2</sup>) for this type of improvement and \$76,000 for all other improvements.

**39 Cove St, Birchgrove.** Sold 06/12/2014 for \$1,670,000

Dims: 7.8/7.36 x 32.66/32.34m Area: 240.3m<sup>2</sup>

Double storey semi-detached 3 bedroom Victorian terrace, established grassed rear courtyard, all presenting in solid and partly renovated condition. Improvements represent a good utilisation of the site. Situated in quiet two way residential side street, close to amenities. GBA 145m dwelling and courtyard.

After allowing for size, location, date etc shows \$355,250 (\$2,450/m<sup>2</sup>) for this type of improvement and \$23,000 for all other improvements.

- Site Value sale at 30 Brooklyn St, Tempe. Sold 29/04/2015 for \$1,131,000 (Analysed as \$922,000).

Dims: 9.8/9.42 x 39.67m Area: 379.4m<sup>2</sup>

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## 5.0 ADDED VALUE OF IMPROVEMENTS: (Continued)

Paired with:

**201 Addison Rd, Marrickville.** Sold 07/11/2014 for \$936,000.

Dims: 7.91/7.64 x 30.58/30.11m Area: 234.8m<sup>2</sup>

Single storey 2 bedroom semi-detached brick and tile Art Deco dwelling, concrete paved rear courtyard and side driveway to garage, all presenting in solid condition. Improvements represent a basic utilisation of the site. Situated on a relatively busy two way residential through road close to local amenities. GBA 100m dwelling, garage of 25m and concrete paved courtyard.

After allowing for size, location, date etc shows \$245,000 (\$2,450/m) for this type of dwelling and \$30,000 for all other improvements.

**9 Eltham St, Dulwich Hill.** Sold 13/12/2014 for \$1,296,000.

Dims: 10.08/10.62 x 33.76/32.03m Area: 328.8m<sup>2</sup>

One and half storey semi-detached brick and tile Victorian dwelling, rear courtyard, all presenting in solid condition, improvements represent and underutilisation of the site. Situated in a quiet two way residential side street, located close to local amenities. GBA 170m dwelling and rear courtyard with concrete paving and grass.

- Site Value sale at 21 Clissold St, Ashfield.  
Sold 01/11/2014 for \$1,312,000 (analysed, \$1,065,000)  
Dims: 17.07 x 33.43 / 33.39m Area: 569.1m<sup>2</sup>

Paired with:

**1 Curt St, Ashfield.** Sold on 11/09/2015 for \$1,330,000

Dims: 12.19 / 13.23 x 30.48 / 32.42m Area: 379.4m<sup>2</sup>

Single storey three bedroom brick and tile bungalow style dwelling all presenting in average condition throughout. Situated in a quiet two way street. GBA of dwelling 120m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$275,000 (\$2,292/m<sup>2</sup>) for this type of dwelling and another \$40,000 for other site improvements.

Or paired with:

**28 Bay St, Croydon.** Sold on 03/09/2015 for \$1,400,000

Dims: 12.19 x 63.5 / 63.3m Area: 771.4m<sup>2</sup>

Single storey two bedroom timber weatherboard dwelling all presenting in good condition throughout. Situated in a two way street with light passing traffic. GBA of dwelling 135m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$250,000 (\$1,852/m<sup>2</sup>) for this type of dwelling and another \$30,000 for other site improvements.

- Site Value sale at 39 Bartlett St, Summer Hill.  
Sold 14/03/2015 for \$935,000 (analysed \$676,500)  
Dims: 4.94 / 4.98 x 30.48m Area: 150.4m<sup>2</sup>



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## 5.0 ADDED VALUE OF IMPROVEMENTS: (Continued)

Paired with:

**3 Frederick St, Ashfield.** Sold on 20/01/2015 for \$875,000  
Dims: 9.14 x 33.1 / 33.6m Area: 297.2m<sup>2</sup>

One and a half storey four bedroom partly renovated but unfinished brick and tile dwelling all presenting in average condition throughout. GBA of dwelling 105m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$200,000 (\$1,905/m<sup>2</sup>) for this type of dwelling and another \$20,000 for other site improvements.

Or paired with:

**7 Beatrice St, Ashfield.** Sold on 08/08/2015 for \$980,000  
Dims: 8.5 / 7.04 x 23.48m Area: 187.9m<sup>2</sup>

A small single storey semi-detached 2 bedroom federation period home in renovated condition presenting in good condition throughout. Situated in a quiet cul-de-sac. GBA of dwelling 100m<sup>2</sup> and other site improvements including courtyard and landscaping. After allowing for area, size, shape, date of sale, etc. improvements show \$300,000 (\$3,000/m<sup>2</sup>) for this type of dwelling and another \$40,000 courtyard and landscaping.

- Site Value sale at 84 Brighton St, Croydon Park.  
Sold 14/11/2014 for \$1,062,000 (analysed \$915,500)  
Dims: 13.411 / 14.125 x 40.704 / 39.23m Area: 517m<sup>2</sup>

Paired with:

**42 Baker St, Enfield.** Sold on 20/06/2015 for \$1,218,000  
Dims: 10.058 x 60.96m Area: 607m<sup>2</sup>

A small single storey freestanding 2 bedroom brick and tile dated bungalow style dwelling with carport and entertainment area all presenting in average condition throughout. Situated in a quiet narrow two way street. GBA of dwelling 120m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$300,000 (\$2,500/m<sup>2</sup>) for this type of dwelling and another \$20,000 for other site improvements.

Or paired with:

**24 Brighton St, Croydon.** Sold on 20/06/2015 for \$1,390,000  
Dims: 10.6 x 40.82m Area: 410.65m<sup>2</sup>

A single storey freestanding 3 bedroom brick and tile dated bungalow style dwelling with off road parking all presenting in average condition throughout. Situated in a moderately busy two way street. GBA of dwelling 130m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$350,000 (\$2,692/m<sup>2</sup>) for this type of dwelling and another \$15,000 for other site improvements.

- Site Value sale at 73 Lang St, Croydon.  
Sold 29/05/2015 for \$1,200,000 (analysed \$916,000)  
Dims: 12.19 x 36.58m. Area: 470m<sup>2</sup>

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## 5.0 ADDED VALUE OF IMPROVEMENTS. (Continued)

Paired with:

**55 Croydon Ave, Croydon.** Sold on 04/07/2015 for \$1,325,000  
Dims: 13.95 / 2.01 x 56.21 / 53.86m Area: 427.5m<sup>2</sup>

Single storey three bedroom brick and tile federation style dwelling with attic all presenting in good condition throughout. Situated in a moderately busy two way street. GBA of dwelling 145m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$400,000 (\$2,759/m<sup>2</sup>) for this type of dwelling and another \$25,000 for other site improvements.

Or paired with:

**81 Mitchell St, Croydon Park.** Sold on 02/07/2015 for \$1,350,000  
Dims: 11.56 x 40.325 / 40.315m Area: 467m<sup>2</sup>

Single storey three bedroom brick and tile Californian bungalow style dwelling with attic all presenting in good condition throughout. Situated on a wide two way street with moderate passing traffic. GBA of dwelling 130m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$350,000 (\$2,692/m<sup>2</sup>) for this type of dwelling and another \$40,000 for other site improvements.

- Site Value sale at 3 Brooklyn St, Strathfield South.  
Sold 17/10/2014 for \$927,000 (analysed \$763,000)  
Dims: 11.94 x 46.13m. Area: 470m<sup>2</sup>

Paired with:

**1 Brooklyn St, Strathfield South.** Sold on 16/09/2015 for \$1,120,000  
Dims: 11.28 / 11.15 x 30.78m Area: 341.5m<sup>2</sup>

Single storey three bedroom brick and tile restored and renovated californian bungalow style dwelling with attic all presenting in good condition throughout. Situated on a quiet two way street. GBA of dwelling 130m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$350,000 (\$2,692/m<sup>2</sup>) for this type of dwelling and another \$30,000 for other site improvements.

Or paired with:

**10 Hill St, Strathfield South.** Sold on 16/09/2015 for \$1,120,000  
Dims: 11.28 / 11.15 x 30.78m Area: 341.5m<sup>2</sup>

Single storey four bedroom brick and tile restored and renovated Californian bungalow style dwelling with attic all presenting in good condition throughout. Situated on a quiet two way street. GBA of dwelling 140m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$350,000 (\$2,692/m<sup>2</sup>) for this type of dwelling and another \$30,000 for other site improvements.

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## 5.0 ADDED VALUE OF IMPROVEMENTS. (Continued)

- Site Value sale at 32 Courallie Ave, Homebush West.  
Sold 04/08/2015 for \$1,250,000 (analysed \$971,000)  
Dims: 12.19 x 39.62m                      Area: 482.97m<sup>2</sup>

Paired with:

**13 Arthur St, Strathfield.** Sold on 22/12/2014 for \$1,420,000  
Dims: 15.24 x 45.72m                      Area: 696.77m<sup>2</sup>

Single storey three bedroom brick and tile bungalow style dwelling with garage, all presenting in good condition throughout. Situated on a quiet two way street. GBA of dwelling 155m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$400,000 (\$2,581/m<sup>2</sup>) for this type of dwelling and another \$30,000 for other site improvements.

Or paired with:

**9 Cartwright Ave, Homebush.** Sold on 13/04/2015 for \$1,260,000  
Dims: 12.65 x 39.01m                      Area: 493.48m<sup>2</sup>

Single storey three bedroom brick and tile well-kept original bungalow style dwelling with garage, all presenting in average condition throughout. Situated on a quiet two way street. GBA of dwelling 125m<sup>2</sup>. After allowing for area, size, shape, date of sale, etc. improvements show \$300,000 (\$2,400/m<sup>2</sup>) for this type of dwelling and another \$15,000 for other site improvements.

### COMMERCIAL / RETAIL / INDUSTRIAL:

Due to the lack of sufficient vacant land sales in the Leichhardt LGA for the above zone categories, the Replacement Cost approach was applied when analysing sales evidence. The Replacement Cost approach is based upon the principle that the informed purchaser would pay no more than the cost to reproduce the sale property. Hence the methodology used on analysis is as follows:

Replacement Cost Methodology:

- Reasonable allowance for refurbishment costs added to the sale price to bring the improvements to an as new replacement standard where the returns would be equivalent to as new.
- An appropriate entrepreneurial profit and risk allowance. On average between 10% – 15% in the Leichhardt valuation area.
- Allowance for interest on funds during the hypothetical construct to completion period. This is inclusive of holding charges and construction costs. Depending on borrowings between 7% - 9% was applied.
- The adjusted sale price can now be analysed for land content by using industry accepted cost estimates for the as new building and development expenses. As a general summary, the cost new applied in the Leichhardt districts were as follows:

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**5.0 ADDED VALUE OF IMPROVEMENTS: (Continued)**

Single storey retail shop	\$2,000 m <sup>2</sup> gross building area
Two storey retail shop with office above	\$1,750 - \$2,250m <sup>2</sup> gross building area
Two storey retail shop with residential above	\$2,000 - \$2,500 m <sup>2</sup> gross building area
Industrial (depending on construction type)	\$500 - \$1,000m <sup>2</sup> gross building area

The residual amount following this exercise will show the adjusted land value at the base date.

Other costs accounted for are:

- All professional fees
- Costs of site works in preparation for building
- Cost of stamp duty and legal charges on purchase of site
- Costs of rates and taxes over development period
- Loss of interest on capital outlaid on purchase of site
- Loss of interest on capital outlaid on construction (av. 50% of dev. period).
- Legal costs and commission on sale for development sites.

Critical to the analysis is that the added value only is to be captured and taken from the Sale Price to show the Residual Land Value.

## **6.0 CHANGES TO COMPONENTS ILLUSTRATED BY CHANGES TO THE EXISTING VALUE RELATIONSHIPS.**

From the analysed sales evidence available at the commencement and during the programme, the amount of variation applied to the value of properties within each zone & component is as follows:

### Value Levels - Typical Properties

#### **Typical Single Dwelling Site – Leichhardt (EAS)**

Dimensions	:	6.10m x 30.48m
Site Area	:	171m <sup>2</sup>
BD 0714 Land Value	:	\$606,000
Factor Update	:	1.269
BD 0715 Land Value	:	\$769,000

#### **Typical Single Dwelling Site – Lilyfield (EAN)**

Dimensions	:	5.74m x 30.48m
Site Area	:	174.9m <sup>2</sup>
BD 0714 Land Value	:	\$610,000
Factor Update	:	1.249
BD 0715 Land Value	:	\$762,000

#### **Typical Single Dwelling Site – Main Road (EAS)**

Dimensions	:	6.10m x 43.28m
Site Area	:	259.3m <sup>2</sup>
BD 0714 Land Value	:	\$546,000
Factor Update	:	1.269
BD 0715 Land Value	:	\$693,000

#### **Typical Single Dwelling Site – Balmain (ECC)**

Dimensions	:	6.10m x 24.38m
Site Area	:	148.72m <sup>2</sup>
BD 0714 Land Value	:	\$786,000
Factor Update	:	1.298
BD 0715 Land Value	:	\$1,020,000

#### **Typical Single Dwelling Site – Water views (Birchgrove) (ECB)**

Dimensions	:	6.10/4.88m x 32.77/32.72m
Site Area	:	177m <sup>2</sup>
BD 0714 Land Value	:	\$1,750,000
Factor Update	:	1.240
BD 0715 Land Value	:	\$2,170,000

#### **Typical Single Dwelling Site – Waterfront (Birchgrove) (EEE)**

Dimensions	:	6.10m x 36.64/35.72m
Site Area	:	215m <sup>2</sup>
BD 0714 Land Value	:	\$2,330,000
Factor Update	:	1.215
BD 0715 Land Value	:	\$2,830,000

## 6.0 CHANGES TO COMPONENTS ILLUSTRATED BY CHANGES TO THE EXISTING VALUE RELATIONSHIPS (Cont.)

### Typical Home Unit Site – Leichhardt (EFF)

Dimensions	:	47.17m/46.17m x Irregular/Irregular
Site Area	:	1,190m <sup>2</sup>
Development	:	21 units (57m <sup>2</sup> )
BD 0714 Land Value	:	\$2,880,000 (\$137,143/unit @ \$2,420/m <sup>2</sup> )
Factor Update	:	1.198
BD 0715 Land Value	:	\$3,450,000 (\$164,286/unit @ \$2,899/m <sup>2</sup> )

### Typical Single Dwelling Site – Annandale (EKK)

Dimensions	:	6.71m x 30.48m
Site Area	:	202.3m <sup>2</sup>
BD 0714 Land Value	:	\$693,000
Factor Update	:	1.280
BD 0715 Land Value	:	\$887,000

### Typical Single Dwelling Site – Rozelle (ELR)

Dimensions	:	6.71m x 25.91m
Site Area	:	139.1m <sup>2</sup>
BD 0714 Land Value	:	\$729,000
Factor Update	:	1.250
BD 0715 Land Value	:	\$911,000

## Business

### Typical Retail Property – Darling St, Balmain (CAB)

Dimensions	:	5.75m/5.51m x 24.87m/25.88m
Site Area	:	132.8m <sup>2</sup>
BD 0714 Land Value	:	\$1,450,000 (\$252,174/m ftg & \$10,919/m <sup>2</sup> site)
Factor Update	:	1.00
BD 0715 Land Value	:	\$1,450,000
Rate per metre frontage:	:	\$252,174/m ftg (\$10,919/m <sup>2</sup> site)

### Typical Retail Property – Darling St, Rozelle (CCE)

Dimensions	:	6.10m x 30.48m
Site Area	:	183.3m <sup>2</sup>
BD 0714 Land Value	:	\$945,000 (\$154,918m ftg & \$5,155/m <sup>2</sup> site)
Factor Update	:	1.00
BD 0715 Land Value	:	\$945,000
Rate per metre frontage:	:	\$154,918/m ftg (\$5,155/m <sup>2</sup> site)

### Typical Mixed Use Property – Norton St, Leichhardt (CVV)

Dimensions	:	5.76/27.38 x 81.21/60.40 Irreg.
Site Area	:	1,013m <sup>2</sup>
BD 0714 Land Value	:	\$3,200,000 (\$3,159/m <sup>2</sup> site area)
Factor Update	:	1.197
BD 0715 Land Value	:	\$3,830,000
Rate per metre	:	\$3,781/m <sup>2</sup> of site area

## 6.0 CHANGES TO COMPONENTS ILLUSTRATED BY CHANGES TO THE EXISTING VALUE RELATIONSHIPS (Cont.)

### Typical Retail Property – Norton St, Leichardt (CFF)

Dimensions	:	6.10m x 34.98m
Site Area	:	208.7m <sup>2</sup>
BD 0714 Land Value	:	\$833,000
Rate per metre frontage:	:	\$136,557/m ftg (\$3,991/m <sup>2</sup> site)
Factor Update	:	1.055
BD 0715 Land Value	:	\$879,000
Rate per metre frontage:	:	\$144,098/m ftg (\$4,212/m <sup>2</sup> site)

### Typical Retail Property – Parramatta Rd, Annandale (CMM)

Dimensions	:	6.10m x 45.72m
Site Area	:	278.9m <sup>2</sup>
BD 0714 Land Value	:	\$400,000
Rate per metre frontage:	:	\$65,574/m ftg (\$1,434/m <sup>2</sup> site)
Factor Update	:	1.148
BD 0715 Land Value	:	\$459,000
Rate per metre frontage:	:	\$75,246/m ftg (\$1,646m <sup>2</sup> site)

### Industrial

#### Typical Industrial Site – Rozelle (Small Sites to 1,000m) (DSS)

Dimensions	:	9.14m x 30.48m
Site Area	:	278.6m <sup>2</sup>
BD 0714 Land Value	:	\$603,000
Rate per square metre	:	\$2,164/m <sup>2</sup>
Factor Update	:	1.167
BD 0715 Land Value	:	\$704,000
Rate per square metre	:	\$2,527/m <sup>2</sup>

#### Typical Industrial Site – Leichhardt (Average Sites 1,000m – 4,000m) (DAA)

Dimensions	:	17.86m/20.01m x 64.06m/55.64m
Site Area	:	1,070m <sup>2</sup>
BD 0714 Land Value	:	\$825,000
Rate per square metre	:	\$771/m <sup>2</sup>
Factor Update	:	1.068
BD 0715 Land Value	:	\$881,000
Rate per square metre	:	\$823/m <sup>2</sup>

#### Typical Industrial Site – Annandale (Large Sites over 4,000m) (DLL)

Dimensions	:	44.5/133.52 x 149.35/112.9 Irreg.
Site Area	:	9,383.7
BD 0714 Land Value	:	\$5,790,000
Rate per square metre	:	\$617/m <sup>2</sup>
Factor Update	:	1.038
BD 0715 Land Value	:	\$6,010,000
Rate per square metre	:	\$640/m <sup>2</sup>

## District 205 – Leichhardt LGA 2015

### Base Date Land Value Totals at 31 Oct 2015

Zone & / or Property Category	Total of 2014 LG LV's as at 31 Oct 15	Total of 2014 Prior LV's as at 31 Oct 15	Total of 2015 New LV's as at 31 Oct 15	2014 to 2015 Variation	2014 to 2015 Variation	% of Cat. to Total District Value 2014	% of Cat. to Total District Value 2014	% of Cat. to Total District Value 2015
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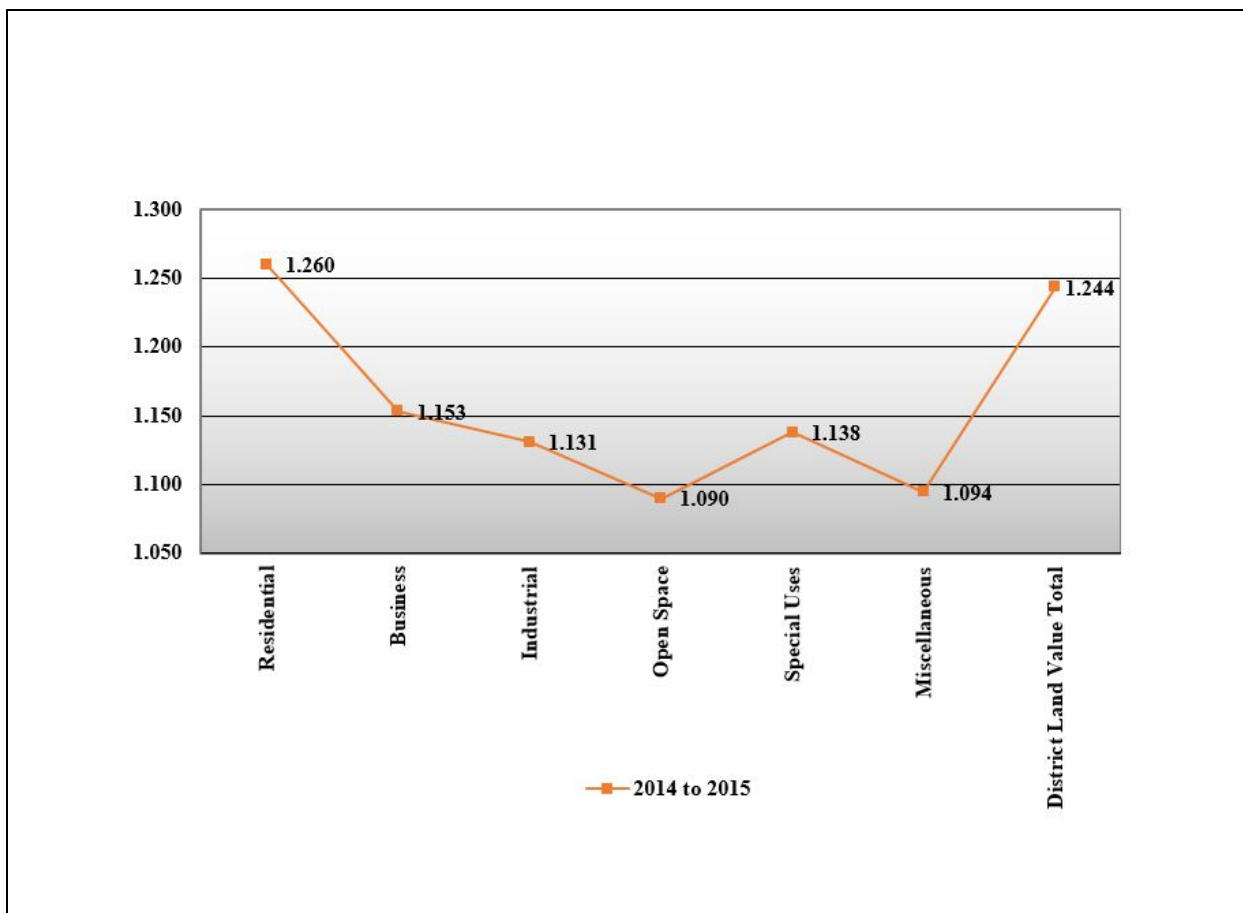
(the totals below include the 31 Oct 2015 Supplementary Import)

<b>Residential</b>	\$14,193,163,150	\$14,193,163,150	\$17,879,370,790	1.260	1.260	86.84%	86.84%	87.96%
<b>Business</b>	\$1,211,857,470	\$1,211,857,470	\$1,397,345,350	1.153	1.153	7.41%	7.41%	6.87%
<b>Industrial</b>	\$303,485,980	\$303,485,980	\$343,201,190	1.131	1.131	1.86%	1.86%	1.69%
<b>Open Space</b>	\$148,725,820	\$148,725,820	\$162,091,390	1.090	1.090	0.91%	0.91%	0.80%
<b>Special Uses</b>	\$250,443,690	\$250,443,690	\$284,964,650	1.138	1.138	1.53%	1.53%	1.40%
<b>Miscellaneous</b>	\$236,736,061	\$236,736,061	\$259,106,662	1.094	1.094	1.45%	1.45%	1.27%
<b>District Land Value Total</b>	<b>\$16,344,412,171</b>	<b>\$16,344,412,171</b>	<b>\$20,326,080,032</b>	1.244	1.244	100.00%	100.00%	100.00%



**6.0 CHANGES TO COMPONENTS ILLUSTRATED BY CHANGES TO THE EXISTING VALUE RELATIONSHIPS (Cont.)**

**District 205 – Leichhardt LGA 2015**  
**Variation of Total Values within Zone / Category**  
**Between 2014 to 2015**



**7.0 MARKET COMMENTARY:**

A thorough investigation of all categories of property was undertaken for the 2015 revaluation program to determine the state of the market. A cornerstone of this investigation involved the analysis of as many sales of vacant land, site values and improved sales as was necessary to determine the level of value as at the 1<sup>st</sup> July 2015 Base Date.

Sales analysed by category:

**Residential    178**

**Commercial    48**

**Industrial        7**

## 7.0 MARKET COMMENTARY: (Continued)

**Residential** – Overall the residential market within the Leichhardt Local Government Area as at Base Date 1/7/2015 tended to increase generally in line with surrounding areas in the inner west of Sydney. Market transactions investigated suggest that the movement in residential property was not uniform throughout all suburbs and areas with some areas and property types performing better than others. For example single residential sites in Balmain and Rozelle west of Victoria Road generally performed slightly better other single residential sites in the Leichhardt LGA. Smaller terrace sites continued to show strong gains, whilst double fronted parcels in some areas performed better than single fronted property. Overall, most residential property increased in a relatively steady manner between the Base Date 1/7/2014 to Base Date 1/7/2015.

Demand for high density and medium density unit sites remains high, with the residential unit market continuing to grow particularly in the Inner West. Rises in residential rentals mostly fuelled by housing affordability and abolishment of stamp duty exemption for first home buyer on purchases of existing homes from 1<sup>st</sup> January 2012 onwards is believed to be underpinning this demand. The limited supply of property for sale and the low interest rates helped to maintain the strong increases in value levels in the residential sector across the Leichhardt LGA between Base Date 01/07/2014 and 01/07/2015.

**Commercial / Retail** – The commercial and retail property markets within the Leichhardt Local Government Area for the reporting year to 01/07/2015 indicates that the movement in the market was not uniform across all suburbs and area. The demand for retail space has continued to witness a steady growth in particularly along Norton Street, Leichhardt. Parramatta Road showed a steady growth as the strip continues to attract more varied tenant and owner occupiers. The demand for commercial and mixed-use development sites has shown strong gains, particularly those sites with residential potential. In comparison to the 2013/2014 reporting year the volume of commercial, retail and office property transactions decreased slightly during the reporting year.

Leichhardt commercial office vacancy rates have remained relatively low, however this trend could shift to higher vacancy rates as the volume of office space increases, however this seems unlikely as the demand for large commercial sites is being absorbed by the Mixed Use development market.

There have been a number of commercial/retail sales in the Leichhardt area both under one million dollars and over one million dollars. The major sales included:

### Mixed Use Sites:

- |                                 |                 |              |                          |
|---------------------------------|-----------------|--------------|--------------------------|
| • *100-102 Elliot St, Balmain   | Sold Dec 2014   | \$58,000,000 | Area 1.24 H              |
| • *2A Rowntree St, Balmain      | Sold Dec 2014   | \$17,500,000 | Area 1,375m <sup>2</sup> |
| • 332 Darling St, Balmain       | Sold June 2015  | \$6,850,000  | Area 645m <sup>2</sup>   |
| • 47 Norton St, Leichhardt      | Sold July, 2015 | \$4,793,750  | Area 860m <sup>2</sup>   |
| • 322 Norton St, Leichhardt     | Sold July, 2015 | \$2,400,000  | Area 607m <sup>2</sup>   |
| • 347 Parramatta Rd, Leichhardt | Sold Dec 2014   | \$6,300,000  | Area 541m <sup>2</sup>   |
| • 201 Darling St, Balmain       | Sold May 2015   | \$2,040,000  | Area 452m <sup>2</sup>   |

## 7.0 MARKET COMMENTARY: (Continued)

\*DA Approved 23/06/2014 for 100-102 Elliot St, Balmain to demolish existing structures, construction of a mixed use development of 8 buildings with ground floor commercial, 19 services apartments and 102 residential apartments above basement parking.

\*DA Approved 13/05/2014 for 2A Rowntree St, Balmain to convert existing commercial building to mixed use development consisting of 1 commercial and 27 dwellings with associated parking.

\*DA Submitted 07/07/2015 for 47 Norton St, Leichhardt to demolish existing structures and construct a 4 storey mixed use development comprising 2 ground floor commercial/retail tenancies and 15 residential dwellings, over basement parking.

\*DA Approved 21/10/2015 for 201 Darling St, Balmain for partial demolition and construction of a mixed use development consisting of 2 commercial/retail tenancies and 6 residential apartments over basement parking.

**Industrial** - the industrial property market within the Leichhardt Local Government Area remained relatively flat between the reporting years 1/7/2014 to 1/7/2015. Many of the remaining industrial properties in the Leichhardt LGA have high underlying values which can be attributed to several reasons including scarcity of stock, being well located, having good access to main road networks and high alternative use values in some cases. It appears the industrial property market is gradually moving away from the city/inner west industrial areas to the outer suburbs of Sydney. The overall volume of industrial property Sales evidence drawn from larger adjoining industrial areas suggest that the market for industrial land and well positioned improved developments has generally remains static to steady over the preceding year.

There have been a number of industrial sales in the Leichhardt LGA over the past reporting year, both under one million dollars and over one million dollars. Of the seven industrial sales, four of the sales were residential dwellings. The major sales included:

- |                                 |                |             |                             |
|---------------------------------|----------------|-------------|-----------------------------|
| • 198 Parramatta Rd, Camperdown | Sold Aug 2014  | \$3,650,000 | Area 1,106.6 m <sup>2</sup> |
| • Gordon St, Annandale          | Sold Sept 2014 | \$2,200,000 | Area 668m <sup>2</sup>      |
| • 3 Hill St, Leichhardt         | Sold Oct 2014  | \$1,850,000 | Area 557.5m <sup>2</sup>    |
| • 130 Terry St, Rozelle         | Sold June 2015 | \$1,610,000 | Area 306.6m <sup>2</sup>    |
| • 37 John St, Leichhardt        | Sold Jan 2015  | \$1,250,000 | Area 771.4m <sup>2</sup>    |

\*Note: The properties sold at 37 John St, Leichhardt and 130 Terry St, Rozelle were a residential dwelling

To date there have been no Development Applications lodged against these properties.

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**7.0 MARKET COMMENTARY (Continued)**

**Sale and Resales within Leichhardt LGA & adjoining districts between 20014 & 2015**

109 Albion St, Annandale Sold 04/04/14 \$860,200	Resold 14/10/14 \$1,150,000	Shows 33.7% increase
20 Cambridge St, Rozelle Sold 26/08/14 \$1,285,000	Resold 09/06/15 \$1,800,000	Shows 40.1% increase
2 Carieville St, Balmain Sold 15/02/14 \$1,852,000	Resold 13/03/15 \$1,900,000	Shows 2.6% increase
383 Catherine St, Lilyfield Sold 18/09/14 \$906,000	Resold 20/06/15 \$1,820,000	Shows 100.9% increase
46 Darling St, Balmain East Sold 14/03/14 \$2,000,000	Resold 28/03/15 \$2,200,000	Shows 10.0% increase
38 Day St, Leichhardt Sold 15/03/14 \$780,000	Resold 12/02/15 \$895,000	Shows 14.7% increase
61 Hill St, Leichhardt Sold 21/06/14 \$926,000	Resold 23/09/14 \$1,025,000	Shows 10.7% increase
25 King St, Balmain Sold 12/04/14 \$2,110,000	Resold 13/04/15 \$2,250,000	Shows 6.6% increase
47 Norton St, Leichhardt Sold 04/03/14 \$4,100,000	Resold 19/09/14 \$4,793,750	Shows 16.9% increase
22 Rose St, Annandale Sold 08/08/14 \$990,000	Resold 08/05/15 \$1,000,000	Shows 1.0% increase
109 Rowntree St, Birchgrove Sold 13/03/14 \$1,325,000	Resold 14/05/15 \$1,450,000	Shows 9.4% increase
33 Theodore St, Balmain Sold 24/05/14 \$1,325,000	Resold 21/03/15 \$1,540,000	Shows 16.2% increase
33 Young St, Annandale Sold 09/07/14 \$920,000	Resold 16/06/15 \$1,200,000	Shows 30.4% increase

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**7.0 MARKET COMMENTARY (Continued)**

39 Moore Ln, Lilyfield

Sold 19/12/14 \$555,000

Resold 22/06/15 \$575,000

Shows 3.6% increase

These results indicate the change in the market over a 12 month period but does not reflect if this change was uniform or not over this time frame. This result indicates a steady market as reflected by these eleven (14) sales.

The market consensus as to the movement in the residential market is fairly uniform for residential property. Our own sales analysis supported by broader statistics has revealed that the residential market over the 12 month reporting year has increased overall to base date 1/7/2015. Incremental market changes over the period by monthly intervals is harder to interpret from the evidence, other than to infer generally, that in the early part of the reporting year increases were lower than the 2<sup>nd</sup> half of the year when falls in official interest rates increased the level of growth.

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## **8.0 MANAGEMENT OF COMPONENTS, HANDCRAFTING & VERIFICATION**

Sales analysis undertaken for the 2015 revaluation program revealed several anomalies in value levels that mass valuation techniques alone could not rectify. Handcrafting, of either individual components. Verification and Handcrafting in the Leichhardt LGA for the 2014-2015 program included but was not limited to:

- Residential Component ECC – All properties nominated within this component were verified in accordance with Project Plan.
- Business Components CAB, CFF, CMM, CVV, CZZ – All properties nominated within these component were verified in accordance with Project Plan.
- Industrial Components DAA, DML, DMS – All properties nominated within this component were verified in accordance with Project Plan.
- Some business and industrial components were handcrafted in line with available market evidence from within the district and adjoining areas.

### Verification Program (future, i.e. 2016)

- Investigate all property within Residential Component ED, ‘Density Sites – All Localities’ to establish the type of development present, i.e. Medium Density, Density and High Density is present and determine under what basis the site has been valued, in readiness for the adoption of Leichhardt’s Draft LEP.
- Investigate the worthiness and suitability of some smaller components and amalgamate some of these superfluous components with other existing ones.
- Verification of some Residential Components following consultation with Contract Manager.

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## 9.0 QUALITY ASSURANCE

In accordance with Southern Alliance Valuation Services Pty Ltd own internal QA manual and the Office of the Valuer General Guidelines, the following quality checks have been made in the delivery of this program:

- Ensuring the valuations are within the set parameters.
- That a zone/component code integrity check has been made.
- An in depth value check on those properties that have considerably higher values in relation to the average for land.
- Ensure that current and proposed Development Control Plans and planning changes that affect the valuations have been taken into account.
- Where the land value of a property has been amended on objection, the alignment of values with nearby properties has been checked.
- That all Statutory concession valuations and allowances have been supplied, including -
  - Allowances for development on and off the land.
  - Heritage Values.
  - Land Rating Factors.
  - Apportionment of Values.
  - Mixed Development Apportionment Factors.

The following statistical checks have been carried out for residential zoned properties.

### **Coefficient of Dispersion (COD)**

This measures the relative consistency and, when viewed with the other measures, the relative accuracy of values in relation to the sales. It shows the amount of variation or the consistency of the values and also the relative accuracy of the values as the relationship between values and sales widens.

The accepted measure for the COD is 0 – 15.

### **Mean Value to Price Ratio (MVP)**

This calculates the mean relative accuracy, or level of values, relative to the sales. It shows the mean level of accuracy of the values assigned compared to the sales evidence. The MVP is to be calculated only in single dwelling residential categories, including rural home site areas.

The accepted measure for the MVP is 85-100%.

### **Price Related Differential (PRD)**

This test measures the progressive value to sale relativity across the range of values in the sample. It demonstrates the variations of relativity between the sales and the assigned values and indicates if there is a progressive change in relativity across the value range.

The accepted measure for the PRD is 0.98 – 1.03.

The results, from all sales analysed and classified as market data sales are appended to this report:

## **Purpose of this Report**

The purpose of this report is to describe the process and considerations made in producing the 1<sup>st</sup> July 2015 Valuation program of Leichhardt Local Government Area. The report has been produced on behalf of the Valuer General.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values were made using a mass valuation process that involves assessing large numbers of properties as a group. While valuations have been prepared with all due care, mass valuations are, by their nature, likely to be less accurate than individually assessed valuations.

Town planning, land use and other market information contained in this report has been compiled based on enquiries undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

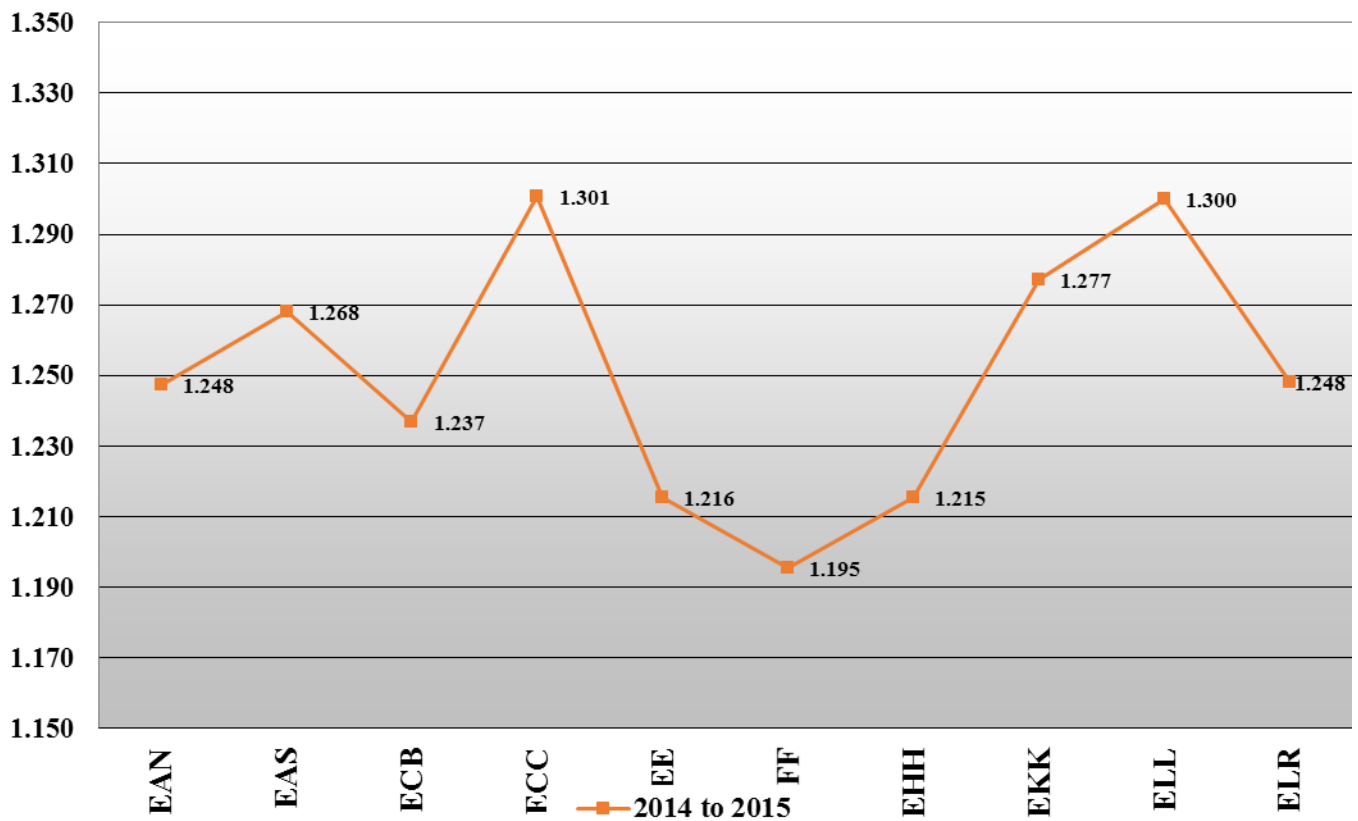
More information on the valuation process is available from the Department of Lands website at [www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)



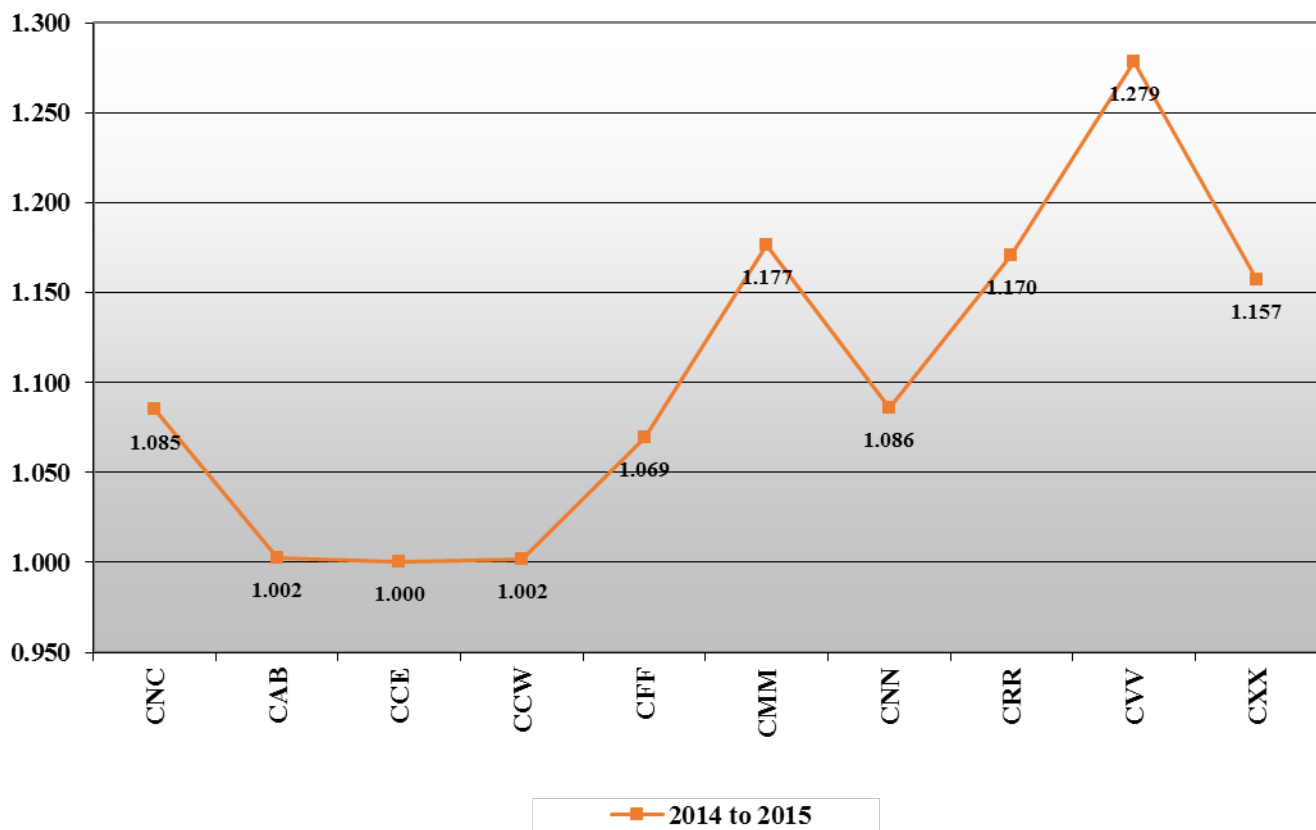
***George Veris***  
***Burwood Area Manager***  
***Southern Alliance Valuation Services Pty Ltd***



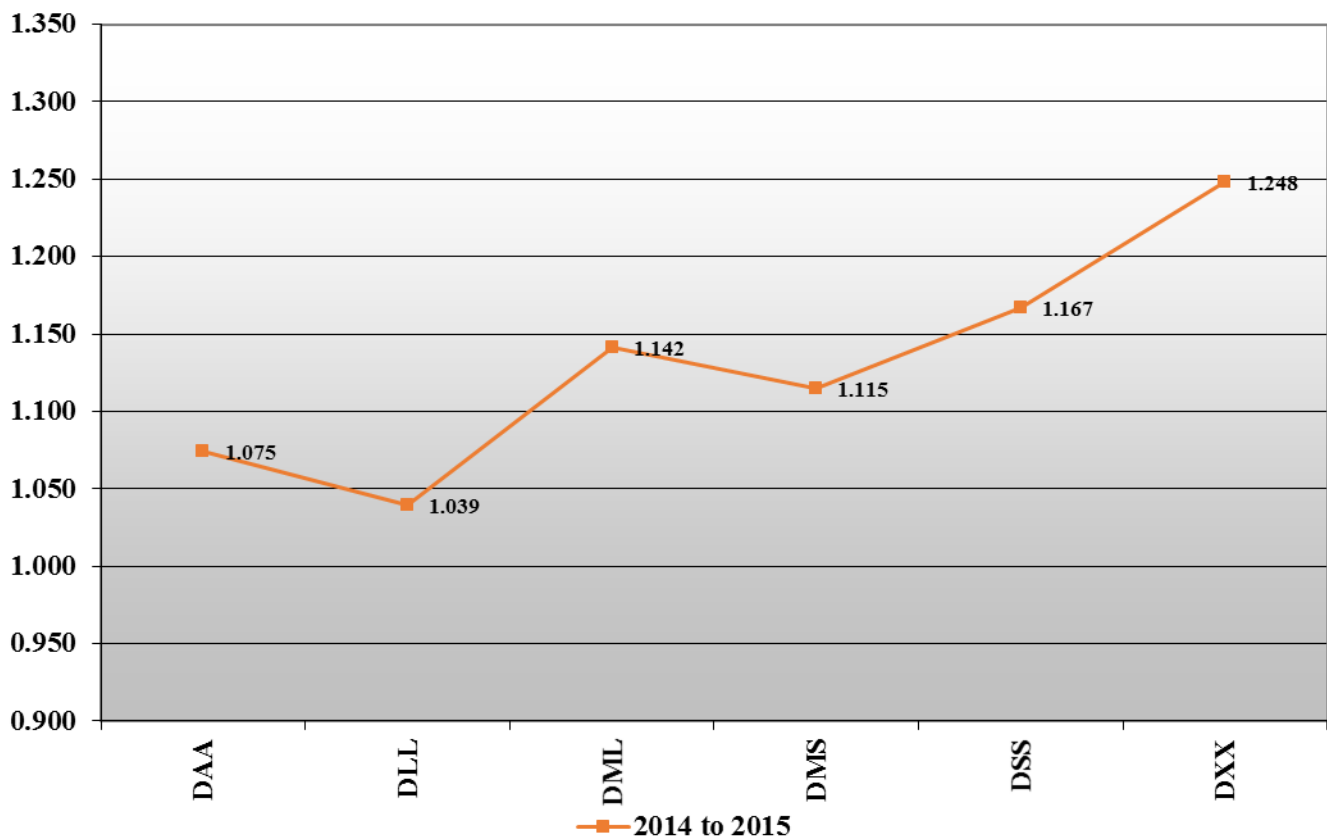
## District 205 – Leichhardt LGA 2015 Component Variation of Total Land Values – Residential Between 2014 to 2015



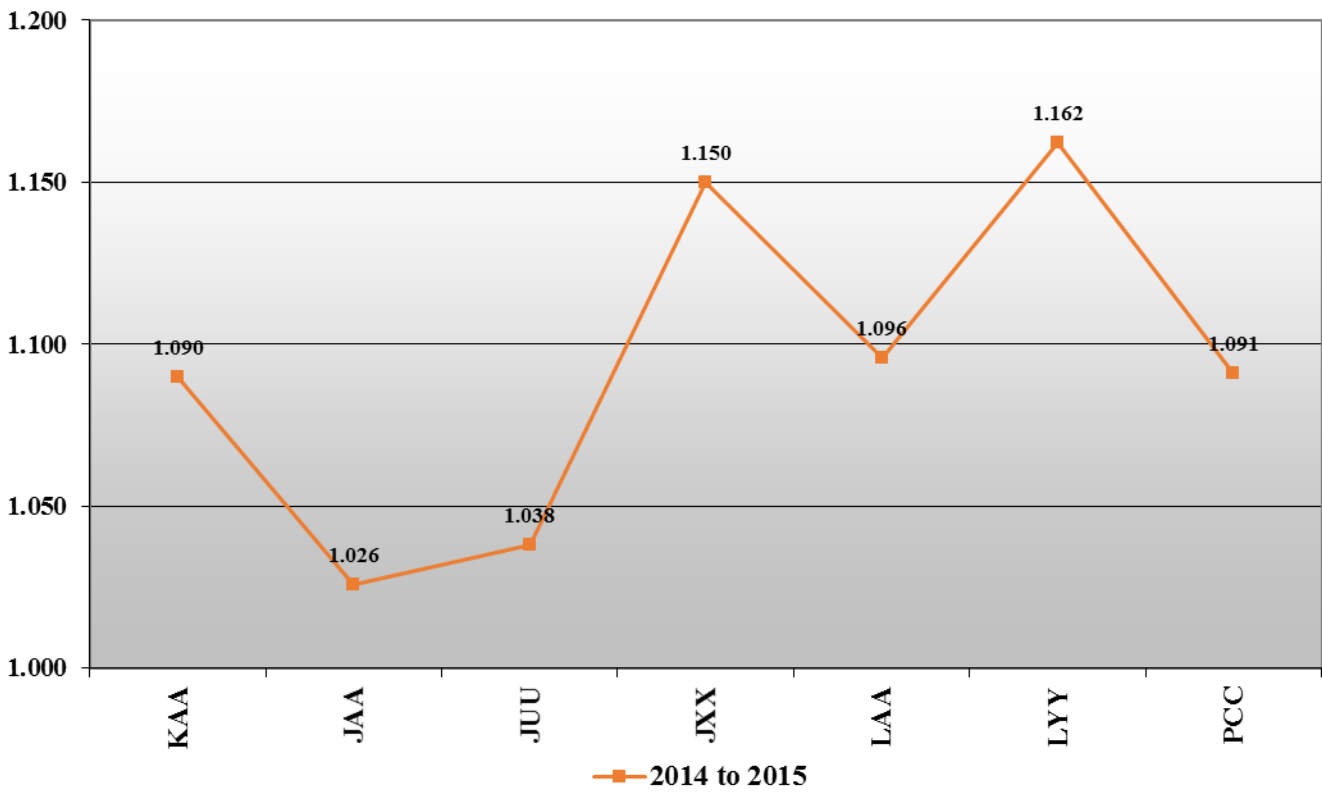
## District 205 – Leichhardt LGA 2015 Component Variation of Total Land Values – Business Between 2014 to 2015



## District 205 – Leichhardt LGA 2015 Component Variation of Total Land Values – Industrial Between 2014 to 20145



**District 205 – Leichhardt LGA 2015  
Component Variation of Total Land Values – Miscellaneous  
Between 2014 to 2015**



**George Veris**  
**Burwood Area Manager**  
**Southern Alliance Valuation Services Pty Ltd**

**ANNEXURE: 'A'****LEICHHARDT DA REGISTER 2015**

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1933396	B2	435-437 Parramatta Rd, Leichhardt	DA/2014/347	14/07/2014	03/09/14 Withdrawn	Demolish existing building and construction of new building w/ commercial and 8 new dwellings.	Sold 14/02/2014 \$950,000
1935666	B2	2A Rowntree St, Balmain	DA/2013/454	18/10/2013	APPROVED 13/05/2014	Development Application - Alterations and additions to convert existing commercial building to a mixed use development consisting of 1 (existing) commercial use and 27 dwellings with associated parking.	SOLD 05/12/2014 \$17,500,000
		Leichhardt Park Between 58-62Glover St, Lilyfield	DA/2014/366	18/07/2014	Approved 09/12/2014	Construction of a child care centre accommodating 60 children and associated remediation and landscaping.	
1933423 1933422	B2	371 Parramatta Rd, Leichhardt 373-375 Parramatta Rd, Leichhardt	D/2013/560 D/2014/390	12/12/2013 31/07/2014	Withdrawn 02/05/2015 Approved 09/12/2014	Demolish buildings construct 3 storey mixed use building over basement parking. Demolition of existing buildings and construction of a 3 storey mixed use development, comprising 1 ground floor retail tenancy and 10 residential dwellings above with basement car park.	Sold 29/05/2006 \$510,00 Sold 16/04/2012 \$825,000
1913537	R1	79 Allen St, Leichhardt	D/2014/399	4/08/2014	Approved 19/02/2015	Demolish rear of existing building and outbuilding, construction of 4 dwellings attached to existing shop.	Sold 12/10/2013 \$1,380,000
3340895	R3	30-40 George St, Leichhardt	D/2014/489	16/09/2014	Rejected 25/09/2014	Demolition of existing building, excavations, remediation and construction of a residential development of 2 blocks of 4 to 8 storey height including 123 residential units above basement car parking containing 125 parking spaces and strata subdivision.	
1932819	B2	322 Norton St, Leichhardt	DA/2014/129 DA/2014/275 DA/2014/354	24/03/2014 13/06/2014 16/07/2014	Withdrawn 14/04/2014 Withdrawn 26/06/2014 Approved 10/02/2015	Proposed mixed use development entailing basement parking, 9 residential units and 2 commercial units. Construction of new 4 level building including significant demolition of existing buildings, construction of basement parking, ground, 1st and 2nd levels with 9 residential dwellings and 2 commercial tenancies. Partial demolition of structures and construction of a new mixed development comprising 2 commercial tenancies and 9 residential dwellings above basement car park.	SOLD 17/07/2015 \$2,400,000

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1933395	B2	439-441 Parramatta Rd, Leichhardt	D/2014/122	19/03/2014	REFUSED 24/11/2014	Change of use + alterations & additions to an existing commercial development at the 1st & 2nd floors to 2 <b>residential units</b> w/2 rear balconies on the 1st floor + 1 balcony on the 2nd floor.	
1933431	B2	355 Parramatta Rd, Leichhardt	D/2014/205	8/05/2014	REFUSED 18/11/2014	Demolition of existing building and construction of a <b>mixed use development</b> comprising 12 x residential units and 1 commercial unit w/basement parking. Consolidation of 2 lots into 1.	
1927913	R1	252 Johnston St, Annandale	DA/2014/349	15/07/2014	REFUSED 27/11/2014	Demolition of existing aged care facility known as Sister Dorothea Village, site remediation and <b>construction of 42 dwellings</b> and 56 parking spaces with a part 3 and part 4 storey building over a basement carpark.	
1931507	R1	64 Mullens St, Rozelle	DA/2014/272	13/06/2014	APPROVED 18/11/2014	Demolition of the rear and substantial alterations and additions to the existing building to create a 2 storey <b>mixed use development</b> comprising 1 commercial unit and 6 residential dwellings.	Sold 06/04/2013 \$1,400,000 NOT ANALYSED
1919746	IND2	43 Crescent St, Rozelle	D/2014/527	7/10/2014	Approved 05/03/2015	Alts and additions to existing dwelling, construction of new industrial building & subdivision into 2 Torrens Title Lots.	
1926918	R1	43-45 Hubert St, Leichhardt	D/2014/530	8/10/2014	Approved 14/04/2015	Alts & additions to existing commercial building, incl. new 1st floor addition comprising a new dwelling with associated terraces and alterations on ground floor to create 2 entries plus strata sub-division of building into 2 lots	SOLD 30/05/2013 \$950,000
1926038	R1	28 Henry St, Leichhardt	D/2014/531	8/10/2014	Approved Deferred Commencement 15/05/2015	Part retention of existing dwelling + substantial alts and additions to provide for a 13 room <b>boarding house</b> .	
3766534 3781961	R1	73 Beattie St, Balmain	D/2014/551	15/10/2014	Withdrawn 18/12/2014	Alts and additions to existing building and change of use to a <b>child care centre</b> for 90 children w/basement parking for 24 vehicles.	SOLD 30/06/2014 \$1,616,288

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
3720885	B2	201 Darling St, Balmain	D/2014/563	21/10/2014	Approved on Appeal by L&E Court 10/06/2015	Partial demolition of existing building and construction of <b>mixed use development</b> entailing retail and offices (2 tenancies) and 6 residential apartments, inc. basement level parking for 10 vehicles. Ground, 1st and 2nd floor levels with elevated terraces.	SOLD 14/07/2014 \$2,700,000
1928332	IN2	55 Justin St, Lilyfield	D/2014/574	28/10/2014	Refused 21/01/2015	Construction of 3 <b>mixed use</b> buildings comprising lower ground floor parking + storage, ground floor office premises and 2 bedroom dwelling above.	
1927675	R1	65 Johnston St, Annandale	D/2014/578	29/10/2014	Approved on Appeal by L&E Court 28/04/2015	Alts & additions to existing building and change of use to a <b>residential flat building</b> comprising 7 dwellings with on-site parking and strata subdivision.	SOLD 06/05/2014 \$3,040,000
1920519	B2	691 Darling St, Rozelle	D/2014/579	29/10/2014	Refused 01/05/2015	<b>Mixed Development</b> , incl. shop, offices and 2 residential units behind existing street façade.	
1927588	R1	2 John St, Leichhardt	D/2014/580	29/10/2014	Approved 10/02/2015	Demolition of existing structures, removal of trees and construction of a <b>residential development comprising 3 new dwellings</b> with garages and associated works.	
1920648	R1	558 Darling St, Rozelle	D/2014/581	29/10/2014	Approved 13/03/2015	Additions & alts of current commercial office to enable <b>residential use</b> , including creating opening to existing building to create windows, vehicle access, courtyard and inclusion of pool.	SOLD 27/11/2013 \$2,200,000 NOT ANALYSED
1933447	B2	301 Parramatta Rd, Leichhardt	D/2014/612	11/11/2014	Withdrawn 18/12/2014	Alterations and additions to the existing commercial building, including alterations to 1st floor level and new 2nd floor level to provide a <b>mixed use development</b> comprising 1 commercial tenancy and a 14 room boarding house.	
1928922	I	47 - 51 Lilyfield Rd, Rozelle	D/2013/222	29/05/2013	Approved 22/11/2013	Demolition of existing structures, excavations and construction of a part 4 and part 5 storey <b>mixed use development</b> comprising 29 residential apartments and 3 commercial tenancies above a basement car park.	
	B2	47-51 Lilyfield Rd, Rozelle	D2014/634	24/11/2014	Refused 23/02/2015	Alteration and additions to the approved mixed use development, comprising construction of a <b>further 3 new residential units</b> to the western side of Level 4.	

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
3340895	R3	30-40 George St, Leichhardt	D2014/646	28/11/2014	Approved 17/07/2015	Site preparation works (including diversion of services, demolition of existing structures and excavation) and construction of 2 buildings of between 4 and 8 storey in height. The buildings shall comprise 123 <b>residential units</b> above a 2 level basement car park with 125 parking spaces. Associated Strata subdivision.	SOLD 02/07/2015 \$9,000,000
1914681	R1	47 Balmain Rd, Leichhardt	D/2014/663	8/12/2014	Refused 03/03/2015	Demolition of existing structures and construction of a pair of <b>semi-detached dwellings</b> with Torrens title subdivision.	SOLD 15/05/2014 \$935,000
1924237	B4	22 George St, Leichhardt	D/2014/240	21/05/2014	Pending	Demolition of existing structures, removal of trees, diversion of services and removal of all hazardous material from the site.	Sold 21/03/2014 \$47,100,000
			D/2014/312	27/06/2014	Refused 08/10/2014	Site preparation works, and construction of a mixed use development of 5 buildings of 4 to 9 storey's in height. Buildings will comprise 2 commercial tenancies and 288 residential units above a basement car park containing 272 parking spaces.	
			D/2014/713	23/12/2014	Approved 16/07/2015	Site preparation works including remediation and construction of <b>five residential flat buildings</b> , incorporating 287 apartments and 5 commercial tenancies and associated landscaping and basement parking.	
1913647	R1	67 Annandale St, Annandale	D/2014/707	22/12/2014	Approved 25/03/2015	<b>Secondary dwelling</b> at rear of the property	
1932730	B2	173 Norton ST, Leichhardt	D/2014/717	23/12/2014	Approved on Appeal by L&E Court 17/06/2015	Demolition of existing buildings and construction of a <b>mixed use development</b> comprising 15 dwellings, 1 retail premises and basement parking.	SOLD 04/03/2014 \$2,500,000
1926927	R1	83 Hubert St, Lilyfield	D/2014/718	24/12/2014	Withdrawn 24/02/2015	Demolish all structures on site, erect attached two storey <b>dual occupancy</b> on each lot resulting in six (6) dwellings in total, lot consolidation, new front fence and strata subdivision.	



PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1938590	IN2	85 Victoria Rd, Rozelle	PREDA/2014/230	3/10/2014	Determined 07/01/2015	<b>New mixed use building</b> comprising four levels of basement car parking that includes public car parking, ground floor shops and cafe and three levels of shop-top housing comprising 22 units, and associated works, including bulk excavation.	SOLD 16/08/2013 \$1,460,000
1934570	R1	7 Rayner St, Lilyfield	PREDA/2015/8	27/01/2015	Determined 04/03/2014	Demolition of existing residence and outbuildings. Construction of <b>7 residential dwellings</b> comprising of 4 x townhouses and 3 units with basement parking.	
1920492	B2Sold	625 Darling St, Rozelle	PREDA/2015/10	28/01/2015	Determined	Construction of a <b>mixed use development</b> comprising 2 retail tenancies and 3 residential units and double carport. *Subject to matters raised in this advice being addressed, it is expected that any Development Application lodged for the proposal is likely to be supported.	
1933488	B2	203 Parramatta Rd, Annandale	D/2015/41	4/02/2015	Approved Deferred Commencement 17/08/2015	Alterations and additions to existing building including new shop works and new residential units at rear and above.	
1938471	R1	12 Union St Balmain East	D/2015/52	11/02/2015	Approved 15/09/2015	Subdivision of site into 2 Torrens titled lots and removal of trees, alterations and additions to existing dwelling and construction of a new dwelling.	SOLD 12/04/201 \$2,120,000
1930766	R1	17 Merton St, Rozelle	D/2015/73	23/02/2015	Approved 14/07/2015	Construction of <b>2 attached dwellings</b> and associated works	
1933390	B2	Taverners Hill Hotel 463 Parramatta Rd, Leichhardt	D/2015/84	26/02/2015	Approved 26/02/2015	Alterations and additions to the existing building to provide a <b>mixed use development</b> comprising 2 commercial tenancies and a boarding house with 19 rooms.	SOLD 29/04/2014 \$2,860,000
1921737	R1	22 Edith St, Leichhardt	D/2015/86	2/03/2015	Refused 15/05/2015	Proposed demolition of existing single storey residence and proposed <b>dual occupancy</b> and subdivision.	SOLD 11/10/2014 \$1,450,000

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1933432	B2	351-353 Parramatta Rd, Leichhardt	DA/2012/46	6/02/2012	Approved 04/03/2015	Construction of new <b>3 level mixed use</b> - commercial and residential building comprising retail and 12 dwellings plus basement parking and remediation of the site.	
1916139	R1	64 Brenan St, Lilyfield	DA2015/108	11/03/2015	Refused 29/10/2015	Demolition of existing commercial premises and erection of a <b>residential flat building</b> containing 6 x 1 bedroom units and associated works.	SOLD 05/08/2015 \$1,300,000
1930968	R1	6 Montague St, Balmaibn	DA2015/114	11/04/2015	Pending	Adaptive re-use, restoration works, alterations and additions to existing heritage listed building to provide for a <b>mixed use development</b> comprising 3 commercial spaces with ancillary residential accommodation and 3 separate residences and associated works over basement parking including car stacker, turntable - access via Little Darling Street.	SOLD 19/06/2014 \$3,100,000
1915311 1922404	R1	170 Beattie St, Balmain 13 Evans St, Balmain	D2015/143	26/03/2015	Approved 22/10/2015	Torrens title <b>subdivision</b> of 3 lots into 3 lots and strata subdivision of 1 lot to create 13 strata allotments.	
1915057	R1	26 Bay St, Birchgrove	D/2015/164	9/04/2015	Refused 15/09/2015	Demolition of the existing garage and ancillary structures (retention of existing dwelling) and construction of a two-storey dwelling with <b>subdivision of the site</b> into 2 Torrens title lots.	
1921868	R1	21 Ellen St, Rozelle	D/2015/177	16/04/2015	Pending	Proposed demolition of existing structures and construction of a dual occupancy development plus subdivision into two lots.	SOLD 21/05/2014 \$1,125,000
3503716	R1	37A Moore Lane, Lilyfield	D/2015/204	29/04/2015	Withdrawn 09/06/2015	Demolition of existing structures and construction of a three-storey attached <b>dual occupancy</b> with associated garages and landscaping.	
1932703	B2	109 Norton St, Leichhardt	D/2015/224	4/05/2015	Approved 31/08/2015	Alterations and additions to level 1 of the existing building and <b>change of use to accommodate two residential units.</b>	
1930393	R1	81 Marion St, Leichhardt	D/2015/234	8/05/2015	Pending	Alterations and additions to the existing dwelling and change of use to a boarding house comprising 17 <b>boarding rooms</b> and managers dwelling with associated site works and removal of multiple trees.	

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1920492	B2	625 Darling St, Rozelle	D/2015/240	12/05/2015	Approved 14/07/2015	Construction of a <b>mixed use development</b> comprising 2 retail tenancies and 3 residential units and double garage.	
1926928	R1	85 Hubert St, Lilyfield	D/2015/266	22/05/2015	On Appeal	Demolition of all existing structures, consolidation of 4 lots and construction of 3 two-storey attached <b>dual occupancies</b> with parking on 3 individual lots, associated site works and strata subdivision.	SOLD 02/10/2014 SETTLED 02/10/2015 \$1,350,000
1938658	B2	64-66 Victoria Rd, Rozelle	D/2015/289	4/06/2015	Pending	Alterations and additions and change of use to <b>mixed use development</b> containing two commercial suites and three dwellings.	SOLD 17/07/2014 \$2,150,000
1923707	R1	6 Foster St, Leichhardt	D/2015/291	5/06/2015	Approved 08/09/2015	Demolition of existing house and construction of 2 new dwellings.	
1928944	R1	115 Lilyfield Rd, Lilyfield	D/2015/303	12/06/2015	Approved 07/09/2015	Demolition of existing garage. Construction of secondary dwelling, relocation of garage space and drainage easement.	
1932693	B2	47-51 Norton St, Leichhardt	D/2015/348	7/07/2015	Pending	Demolition of existing structures and construction of a four-storey, <b>mixed use development</b> comprising 2 ground floor commercial/retail tenancies and 15 residential dwellings on upper floors, above a basement car park.	SOLD 18/09/2014 \$4,793,750
1928941	R1	107 Lilyfield Rd, Lilyfield	D/2015/364	17/07/2015	Pending	Demolition of the two existing dwellings and ancillary structures and construction of <b>five attached dwellings</b> above a basement car park.	
1928942	R1	109 Lilyfield Rd, Lilyfield					
1930364	R1	107 Marion St, Leichhardt	D/2015/368	21/07/2015	Rejected 24/07/2015	Alterations and additions to the existing building to provide a <b>mixed use development</b> comprising 1 commercial/retail tenancy and a residential boarding house with 5 units.	SOLD 14/10/2013 \$940,000
			D/2015/491	7/09/2015	Pending	Alterations and additions to the existing building and erection of a new building at the rear accommodating five self-contained boarding house rooms, plus car parking and ancillary works.	
1930447	B2	118 Marion St, Leichhardt	D/2015/389	30/07/2015	On Appeal	Demolition of existing structures and construction of a three (3) storey <b>mixed use development</b> . Development consists of:- 2 x retail, and 7 residential units.	
1930446	B2	120 Marion St, Leichhardt					

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
19323032	R1	2 North St, Balmain	D/2015/390	31/07/2015	Pending	Demolition of existing buildings at Nos. 383 and 387-389 Darling Street and No. 2 North Street, excavation and remediation of the site and construction of a five-storey, <b>mixed use development</b> comprising 2 commercial units and 19 residential dwellings above a basement car park. Alterations and additions (including construction of a first floor level) to the existing dwelling at No. 4 North Street.	
1932302	R1	4 North St, Balmain					
1920375	B2	383 Darling St, Balmain					
3302173	B2	387-389 Darling St, Balmain					
1927708	B2	101 Johnston St, Annandale	D/2015/392	31/07/2015	Pending	Alterations and additions to existing buildings of the heritage-listed site, including changes to the entry off Johnston Street and fit-out of the building fronting Johnston Lane to comprise <b>mixed use development</b> - one commercial tenancy, three residential dwellings and on-site parking.	
1920493	B2	627-629 Darling St, Rozelle	D/2015/413	7/08/2015	Pending	Construction of a <b>mixed use development</b> comprising ground floor commercial unit and shop top housing of 4 x 1 bed residential units and associated parking.	
1926950	R1	110 Hubert St, Lilyfield	D/2015/421	10/08/2015	Pending	Demolition of existing dwelling and construction of two (2) new two storey dwellings, carport at rear lane, vehicle crossing and boundary fences.	SOLD 13/11/2013 \$1,260,000
1931517	R1	36 Mullens St, Balmain	D/2015/426	12/08/2015	Pending	Part demolition of the existing dwelling to enable construction of a new <b>second dwelling</b> , alterations and additions to the existing dwelling and strata subdivision.	SOLD 24/07/2014 \$1,650,000
1927913	R1	252 Johnston St, Annandale	D/2015/449	20/08/2015	Public Notification	Demolition of existing aged care facility known as Sister Dorothea Village, site remediation and <b>construction of 32 dwellings</b> within a 3 storey building over a basement carpark. The proposal also includes removal of trees and associated landscape works.	Sister Dorothea Village
1933447	B2	301 Parramatta Rd, Leichhardt	D/2015/475	1/09/2015	Pending	Alterations and Additions to an existing commercial building including an extra storey and a 13 room <b>boarding house</b>	
1931355	R1	3 Mullens St, Balmain	D/2015/479	1/09/2015	Pending	Alteration and additions to existing single storey dwelling including two storey rear addition, the creation of two dwellings on the site and strata subdivision.	SOLD 11/05/2015 \$1,311,000

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1938636	B2	138-152 Victoria Rd, Rozelle	D/2015/438	14/08/2015	Pending Further Information	Development Application - <b>Mixed use development</b> on the above mentioned properties generally known as the "Balmain Leagues Club" site, comprising : a) Demolition of existing buildings and remediation of the site; b) Six (6) basement / lower ground floor levels accessible via Victoria Road and / or Waterloo Street that include parking for 369 car spaces; c) a loading dock and waste storage areas off Victoria Rd; d) public plaza levels with pedestrian access via Waterloo Street, Darling Street and Victoria Road, containing specialty retail areas, supermarket and a new club premises; e) Construction of a new infill retail / commercial building on Darling Street; f) Construction of new three level townhouses on Waterloo Street; g) Construction of two residential towers for 135 apartments, being : i. East tower comprising commercial residential up to 12 levels and ii. West tower comprising the specialty retail and club premises, residential apartments above up to 8 levels h) Construction of a pedestrian bridge across Victoria Road; i) Development with an assessed value of \$117,669,457.00.	
1922046	R1	221 Elswick St N, Leichhardt	D/2015/533	23/09/2015	Pending	<b>Construction of three (3) dwellings</b> with parking at rear and associated landscaping, on lots to be created to D/2015/482.	
			D/2015/482	2/09/2015		Boundary adjustments between the three existing Torrens title lots	
1933935	R1	55 Perry St, Lilyfield	D/2015/540	24/09/2015	Rejected 06/10/2015	Alterations and additions to existing residential dwelling to <b>create two separate dwellings</b> and associated Torrens title sub-division.	SOLD 24/08/2015 \$1,600,000
1933396	B2	435-437 Parramatta Rd, Leichhardt	D/2015/553	30/09/2015	Pending	Alterations and additions to an existing commercial building to provide refurbished commercial unit and five residential units - <b>mixed development.</b>	SOLD 14/08/2013 \$950,000

PID	Zone	ADDRESS	DA NO.	LODGED DATE	DECISION DATE	DETAILS	COMMENTS
1931771	R1	209 Nelson St, Annandale	D/2015/555	30/09/2015	Pending	Proposed subdivision into two Torrens title lots. Minor alterations and additions to existing 2-storey dwelling at rear of site fronting Nelson Lane. New skylight to existing roof fronting Nelson Street.	SOLD 09/11/2013 \$1,750,000
1929267	R1	5 Loftus St, Leichhardt	D/2015/558	2/10/2015	Pending	Subdivide the lot into two Torrens title lots. Stage 2 - Construction of a new single and two storey dwelling on one of the newly created lots (No.5 Loftus St) and associated fencing and landscaping works	
1930983	R1	41 Montague St, Balmain	D/2015/581	13/10/2015	Public Notification	Part demolition of existing dwelling, part restoration and reconfiguration of existing dwelling, rear addition and Torrens title subdivision of proposed dual occupancy.	SOLD 23/06/2015 \$1,500,000