



NORTHERN BEACHES FINAL REPORT 2022

SYDNEY COAST NORTH CONTRACT AREA

CROWN VALUATION SERVICE

14th NOVEMBER 2022

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|-----------------------------|---------------------------------|
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| Report Prepared For: | Valuer General NSW |
| Report Prepared By: | Crown Valuation Service Pty Ltd |

ACKNOWLEDGEMENT OF COUNTRY:

We acknowledge the Traditional Owners and Custodians of the land on which we live and work and pay our respect to Elders past and present.

EXECUTIVE SUMMARY**Northern Beaches Local Government Area:**

The Northern Beaches Local Government Area is located between 8 and 35 kilometres north of Sydney CBD. The council was formed on 12 May 2016, following the amalgamation of Manly, Pittwater and Warringah Councils. The Council comprises an area of 254km² between Seaforth and Manly, north to Palm Beach headland and west into Ku-Ring-Gai National Park, Davidson and Oxford Falls. As at 2021 census, the population of the Northern Beaches LGA was 263,554.

State and Local Government Legislation for LGA

Northern Beaches Council was formed on the 12th of May, 2016 by the amalgamation of Manly, Pittwater and Warringah councils. Planning controls were not affected. The Warringah LEP 2011, came into effect in December 2011. Pittwater LEP 2014 came into force in June 2014. The Manly LEP 2013 came into effect April 2013. Development on the Northern Beaches is also controlled by State Environmental Planning Policies (SEPP). These policies can often conflict with local environmental plans, however these override the LEP & DCP.

Significant Issues and Development

There have been a few significant development applications within the Northern Beaches LGA. Some of these include: the Frenchs Forest precinct, the new state of the art Northern Beaches Hospital opened in October 2018 after 3 years of construction. Rezoning of Phase One of the Structure Plan is being led by NSW State Government with the draft Frenchs Forest Place Strategy recently on exhibition from 23 July to 3 September 2021. The Frenchs Forest 2041 Place Strategy was finalised on 17 December 2021 with the new planning controls in force from June 2022. The Forest High School will be relocated to a new site in a portion of Allambie Road, Allambie Heights. The new site is located within the current intake area of the school. Development of the new town centre will only occur once the new high school opens.

Currawong Restoration, the improvements planned for restoring and upgrading Currawong, so that it remains a valued tourist, heritage and recreational asset, for guests and day trippers, have been completed December 2020.

Market Overview and Sales of Particular Interest:

Crown Valuation Service has undertaken significant analysis of the Northern Beaches LGA property market to provide an accurate and reliable basis of valuation. Over 1000 sales have been provided to Valuer General NSW to enable the establishment and verification of land values as at 1 July 2022. These analysed sales also support the grading across components. Analysed sales reports are provided to the Valuer General NSW on a consistent basis throughout the year in accordance with the agreed upon project plan. The added value of improvements is also analysed to enable the accurate deduction of land values. Crown Valuation Service undertakes this process using the paired sales approach and the replacement cost approach. Analysed sales that have occurred either before or after the 1st July, are also adjusted on a pcm basis to meet the market conditions at this date.

Summary of Valuation Changes

General Overview

Overall, there was a strong increase in land values in the Northern Beaches local government area between July 2021 to July 2022. The strong increase was driven primarily by the growth in the residential market in late 2021 and early 2022. The commercial and rural markets exhibited a strong increase in land values, whilst the industrial market and residential markets showed very strong increases in land values.

Number of properties valued this year and the total land value in dollars

The Northern Beaches LGA comprises Residential, Commercial, Industrial, Infrastructure, Environmental, Rural, Public Recreation and Waterways zones. In total, 68,631 properties were valued at the Base Date of 1 July 2022, and valuations are reflective of the property market at that time.

The Total Land Value as at 1 July 2022 is \$148,770,044,214.

| Zone | Zone Code | Number of entries | 2022 Total Land Value | Prior Annual Valuation (2021) | Change since 2021 | Prior Local Government Valuation (2019) | Change since 2019 |
|--------------|---|-------------------|--------------------------|-------------------------------|-------------------|---|-------------------|
| Residential | B4,C4,R1,R2,R3,R5 | 62,313 | \$132,913,538,638 | \$105,796,397,796 | 25.63% | \$79,010,727,281 | 68.22% |
| Commercial | B1,B2,B3,B5,B6,B7 | 1,333 | \$4,659,268,241 | \$3,782,003,628 | 23.20% | \$3,676,962,230 | 26.72% |
| Industrial | IN1, IN2, IN4 | 836 | \$2,152,777,322 | \$1,695,961,787 | 26.94% | \$1,594,811,860 | 34.99% |
| Other | SP1, SP2, SP3, C1, C2, C3, RE1, RE2, W1, W2 | 2,941 | \$5,129,263,233 | \$4,493,818,577 | 14.14% | \$3,868,946,160 | 32.58% |
| Rural | R, RU2, RU4 | 1,208 | \$3,915,196,780 | \$3,274,189,200 | 19.58% | \$2,699,571,190 | 45.03% |
| Total | | 68,631 | \$148,770,044,214 | \$119,042,370,988 | 24.97% | \$90,851,018,721 | 63.75% |

Residential Overview

Changes since previous valuation year (2021)

Residential properties within the Northern Beaches local government area have shown a very strong increase between July 2021 and July 2022.

Growth in the first two quarters since July 2021 were consistently very strong across all sectors of the residential market, however at the start of 2022 the market began to steady and has since lost momentum.

Indicators are now reflective of a more traditional real estate landscape. Whereas the market was far less discerning, creating significant and prolonged upward market pressure within the majority of residential property types whereas buyers are now showing restraint.

Overall, waterfront and beachfront properties and suburbs with proximity to the beach and harbour, have seen a very strong increase in values. Some of these suburbs include Palm Beach, Whale Beach Newport, Bilgola Plateau, Collaroy, Narrabeen, Avalon Beach and Cottage Point. Mixed-use residential sites in Frenchs Forest and Mona Vale showed very strong increase in land values which is attributed to continued demand for quality development sites with potential to build residential units in sought-after locations.

The transport infrastructure is improving with the B Bus line service along with the upgrade of Mona Vale Road due to be completed in 2023 reducing travel times. The Northern Beaches attractive amenity, beaches and recently improved infrastructure including health, upgrade to roads and transport make this a very attractive area to reside.

Changes since previous General Valuation (2019)

Overall, residential land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

Commercial Overview

Changes since previous valuation year (2021)

There was a strong increase in the commercial land values across the Northern Beaches local government area between July 2021 and July 2022 with continued demand for commercial properties. Demand remains for quality development sites, with some commercial properties benefitting from proposed and planned improved infrastructure links to greater Sydney.

The business development properties located in Brookvale and business park properties located in Warriewood have experienced a very strong increase in land values. The market for these properties has been evolving in recent times with demand outstripping a constrained supply of land. Increases in land values of these properties is also due to the growth of on-demand delivery requiring inventory to be closer to customers in order to meet customers' expectations. These properties are also benefitting from recent infrastructure upgrades to arterial roads in the region.

Business properties in Forestville showed steady land values due to competition with emerging retail developments in the region. These properties have not experienced the same level of increases as other commercial properties.

Changes since previous General Valuation (2019)

Overall, commercial land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

Industrial Overview

Changes since previous valuation year (2021)

There was a very strong increase in industrial land values between July 2021 and July 2022 in the Northern Beaches local government area. Improving leasing conditions, projected demographic and infrastructure changes have led to good levels of demand and growth for industrial property throughout the local government area.

Within the Industrial precincts of the Northern Beaches the dynamics of the industrial market have been evolving and therefore the requirements for industrial space have been diversifying. This combined with the pressures of other lands re-zoned from industrial to a higher use has led to demand consistently outstripping general supply.

However, the industrial waterfront land values showed only a slight increase due to their limited development potential.

Changes since previous General Valuation (2019)

Overall, industrial land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

Rural OverviewChanges since previous valuation year (2021)

There was a strong increase in the rural land values across the Northern Beaches local government area between July 2021 and July 2022. Rural land includes a variety of property types that range from prestige rural home sites to isolated bush land sites. The rural market in this location have benefitted from markets placing greater emphasis on larger properties with attractive natural amenity, those that offer superior access to lifestyle conveniences, and provide work from home options.

These rural properties are also well located close to all services including hospitals and both public and private schools and major shopping precincts.

Changes since previous General Valuation (2019)

Overall, rural land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

DISCLAIMER: Purpose of this Report

This report has been prepared on behalf of the Valuer-General. The purpose of this report is to provide an overview of the valuation program for the 1 July 2022 valuation in the Local Government Area of Northern Beaches.

Land valuations must comply with the requirements and assumptions set out in rating and taxing legislation, such as the Valuation of Land Act 1916 (NSW), and Valuer-General policies. The contract permits large numbers of properties to be assessed using mass valuation methodologies.

Although mass valuation methodologies may be less accurate than individually assessed land valuations, they are routinely used across the globe to deliver land valuations for rating and taxing purposes that are within an acceptable range of variation. Consequently, land valuations from the Valuer-General may vary from an individually assessed market valuation for a parcel of land. All land valuations are, however, subject to a risk-based verification process which ensures each parcel of land is individually reviewed periodically.

Whilst the content of this report has been prepared with all due care and skill, the Valuer-General does not warrant that it is complete or free from error.

During the valuation process, information is compiled from third party sources, such as information relating to town planning, land use, zoning and other market related information. The Valuer-General is not responsible for, and makes no warranty in relation to, the accuracy, currency, reliability or completeness of that information. Readers are directed to contact the source of the information.

The land values made in accordance with the valuation program have been made for rating and taxing purposes only, therefore, the land values should not be used for any other purpose. No reliance should be made on the contents of this report. To the extent permitted by law, the Valuer-General disclaims all liability to any person(s) who relies on, or uses, any information contained in this report.

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LOCAL GOVERNMENT AREA OVERVIEW

The Northern Beaches Local Government Area is located between 8 and 35 kilometres north of Sydney CBD. The council was formed on 12 May 2016, following the amalgamation of Manly, Pittwater and Warringah Councils. The Council comprises an area of 254km² between Seaforth and Manly, north to Palm Beach headland and west into Ku-Ring-Gai National Park, Davidson and Oxford Falls. As at 2021 census, the population of the Northern Beaches LGA was 263,554.



Source: Northern Beaches Council

The western boundary of the LGA adjoins Ku-Ring-Gai, Hornsby and Willoughby Councils. The eastern most boundary of the LGA includes approximately 27 kilometres of ocean coastline comprising in excess of 25 beaches with many more in the bay of Pittwater and its Western Foreshore. The Northern Beaches contains much natural bush land within a large section of Ku-Ring-Gai National Park and is rich in open spaces, bushland, features of cultural and heritage significance, and is the home to Manly Dam, Scotland Island, lagoons, wetlands and Stony Range Botanical Gardens.

Principal suburbs

Principal suburbs in the Northern Beaches LGA include Allambie Heights, Beacon Hill, Belrose, Brookvale, Collaroy, Cottage Point, Cromer, Curl Curl, Davidson, Dee Why, Duffys Forest, Forestville, Frenchs Forest, Harbord, Freshwater, Ingleside, Killarney Heights, Ku-Ring-Gai Chase, Manly Vale, Narrabeen, Narrabeena, North Balgowlah, North Curl Curl, North Manly, Queenscliff, Oxford Falls and Terrey Hills. As well as Palm Beach, Whale Beach, Avalon, Clareville, Bilgola, Bilgola Plateau, Newport, Mona Vale, Bayview, McCarrs Creek, Church Point, Warriewood, North Narrabeen, Elanora Heights, Scotland Island and the Western Foreshore of Pittwater. Manly, Fairlight, Balgowlah, Balgowlah Heights, Clontarf, and Seaforth are also part of the Northern Beaches LGA.

Main industries

The majority of industrial development on the Northern Beaches is located in Brookvale, Harbord, Dee Why and Mona Vale. Smaller pockets are situated in Frenchs Forest, Forestville, Terrey Hills, North Narrabeen and Warriewood. Industrial sites in Brookvale comprise many smaller lots to the east and west sides of Pittwater Road. The Austlink Corporate Park located in Belrose is zoned B7 Business Park, is also of significance along with business zoned lands in the Manly town centre, Brookvale, Dee Why town centre, Narrabeen, North Narrabeen and Mona Vale centres. Smaller neighbourhood shops are also found clustered throughout the Northern Beaches suburbs.

Significant retail centres

The most significant commercial/retail centre on the Northern Beaches is located in Brookvale, being Warringah Mall. Warriewood and Forestway shopping centres are also significant retail hubs servicing the area. Manly, Dee Why and Mona Vale also have central shopping precincts that provide a variety of food and retail shopping categories.

Type of residential development

The Northern Beaches comprises predominantly low-density residential development and environmental management residential use properties. However, localities such as Manly, Freshwater, Narrabeen, Dee Why, Warriewood, Newport and Mona Vale include the integration of medium density accommodation. The LGA also has some areas of rural lifestyle and large lot residential, mainly to the north.

State and local government legislation for LGA

On the 12th of May, 2016 the NSW Government proclaimed that a new local government area would be created by the amalgamation of Manly, Warringah and Pittwater council areas. It came into effect the same day forming the Northern Beaches Council. Planning controls were not affected in the change.

Work is currently underway to replace the current Local Environmental Plans and Development Control Plans with a single Local Environmental Plan and Development Control Plan for the Northern Beaches. A draft LEP/DCP will be completed by 2023 with the final LEP and DCP to be adopted in 2023/2024. A number of technical studies and reviews have been conducted, including the Conservation Zone Review, to assist Northern Beaches Council in preparing a single Local Environmental Plan and Development Control Plan. The Conservation Zone Review was released in 2022 and reviewed how conservation zones were applied in the current LEPs to create a consistent approach for their use in the new LEP. The review also investigated which land areas should be included in conservation zones and what development should be permitted in these areas. As part of the review, zoning changes are also proposed for some properties. Further information about the future LEP, DCP and other technical studies can be found on the Northern Beaches Council website.

Current LEPs

Warringah

On 9 December 2011 the Warringah Local Environment Plan 2011 (WLEP 2011) came into effect as per the State Government's Standard Instrument (Local Environment Plans) Order 2006. This order standardises Local Environment Plans across the state, as further explained in this report.

The Warringah LEP 2011 uses traditional zonings in order to determine permissible land uses and development potential of various locations. Floor Space Ratios were initially included in the Draft LEP, however, these were repealed and there are currently no FSR controls in the Warringah LEP 2011.

The Northern Beaches Hospital Precinct Structure Plan was adopted by council in August 2017. While this is not a rezoning document, it is a guide for the future development for the area. The Frenchs Forest 2041 Place Strategy was finalised on 17 December 2021. The Frenchs Forest 2041 Place Strategy will help implement phase one of the Northern Beaches Hospital Precinct Structure Plan. New planning controls came into force from June 2022. Further information can be found on the Northern Beaches Council and the NSW Department of Planning, Industry and Environment websites.

Warringah also has development controls including the Warringah Development Control Plan 2011 that affects the subdivision and erection of dwellings and their setbacks which impacts on land values. These are identified in the maps provided on the council website which detail important development controls including Lot Size maps for minimum subdivision parcels, land hazards such as land-slip and fire risk as well as Heritage, Building Heights and Additional Permitted Uses.

General Minimum Lot Sizes are covered here (for specific property controls we conduct a “property enquiry” via the local council website):

| | ZONE | MINIMUM LOT SIZE |
|---------------------------|---|--|
| Residential | R2 – Low Density Residential | 450m ² or 600m ² or 740m ² or 800m ² |
| | R3 – Medium Density Residential | NA |
| | C3 – Environmental Management | 20Ha |
| | C4 – Environmental Living | 5,000m ² |
| Business | B1 – Neighbourhood Centre | NA |
| | B2 – Local Centre | NA |
| | B3 – Commercial Core | NA |
| | B4 – Mixed Use | NA |
| | B5 – Business Development | NA |
| | B7 – Business Park | 4,000m ² |
| Industrial | IN1 – General Industrial | 4,000m ² |
| | IN2 – Light Industrial | 4,000m ² |
| Rural | RU4 – Primary Production Small Lots | 2Ha |
| | RX – Rural Exceptions | NA |
| Recreation | RE1 – Public Recreation | NA |
| | RE2 – Private Recreation | NA |
| Environmental | C1 – National Parks and Nature Reserves | NA |
| | C2 – Environmental Conservation | 20Ha or NA |
| Special Activities | SP1 – Special Activities | NA |
| | SP2 - Infrastructure | NA |
| Natural Waterways | W1 – Natural Waterways | NA |

Residential lots in Narrabeen, Wheeler Heights, Collaroy and parts of Collaroy Plateau, Cromer, Narrabeena, parts of Dee Why, North Manly, Allambie, Beacon Hill, Frenchs Forest, Forestville, Killarney Heights, Belrose and Terrey Hills have a minimum lot size control of 600m². A small portion of Collaroy residential is controlled to 800m² minimum lot sizes. A portion of east Belrose has a Minimum Lot Size requirement of 740m². North Curl Curl, Freshwater and parts of Collaroy Plateau have controls of 450m² and Brookvale, Frenchs Forest and Terrey Hills Industrial zones have a minimum lot size control of 4,000m². Terrey Hills’ rural properties have a general lot size requirement of 2Ha. The Dee Why Town Centre is undergoing redevelopment in line with a Master Plan and as such central sites have very specific controls placed upon them. We referred to this Plan closely during the revaluation program.

Pittwater

The draft Pittwater LEP 2014 was placed on public display early in 2013. It was adopted by Council meeting in December 2013 and came into force on June 27, 2014; our values are in accordance with this.

The LGA land use is controlled by the Pittwater Local Environmental Plan 2014 (the LEP). It is utilized together with a series of maps, which applies to land within the Pittwater area. A number of amendments to these controls are referred to throughout our revaluation process.

With the LEP setting out general land use definitions and controls, more specific controls relating differing localities and specific property types are contained within the Pittwater 21 Development Control Plan (DCP) incorporating appendices of Amendments 1 – 19 in force from 14 November 2015. This DCP affects the subdivision and erection of dwellings and their setbacks which impacts on land values. These are identified in the maps provided on the council website which detail important development controls including Lot Size maps for minimum subdivision parcels, land hazards such as land-slip, fire and flood risk as well as heritage, building heights, conservation measures and additional permitted uses.

General Minimum Lot Sizes are covered here (for specific property controls we conduct a “property enquiry” via the local council website):

| | ZONE | MINIMUM LOT SIZE |
|--------------------|---|-----------------------|
| Residential | R2 – Low Density Residential | 550m2 or 700m2 |
| | R3 – Medium Density Residential | NA |
| | C3 – Environmental Management | 5,800m2 or 1.1Ha |
| | C4 – Environmental Living | 550m2 or 700m2 or 1Ha |
| | R5 – Large Lot Residential | 4000m2 |
| Business | B1 – Neighbourhood Centre | NA |
| | B2 – Local Centre | NA |
| | B4 – Mixed Use | NA |
| | B6 – Enterprise Corridor | NA |
| | B7 – Business Park | 8,000m2 |
| Industrial | IN2 – Light Industrial | 1,000m2 or 2,000m2 |
| | IN4 – Working Waterfront | NA |
| Rural | RU2 – Rural Landscape | 1Ha or 2Ha |
| Recreation | RE1 – Public Recreation | NA |
| | RE2 – Private Recreation | NA |
| Environmental | C1 – National Parks and Nature Reserves | NA |
| | C2 – Environmental Conservation | NA |
| Special Activities | SP1 – Special Activities | 20HA |
| | SP2 - Infrastructure | NA |
| | SP3- Tourist | NA |
| Natural Waterways | W1 – Natural Waterways | NA |
| | W2 – Recreational Waterways | NA |

Residential lots in Bayview, Mona Vale (North), Palm Beach, Whale Beach, Avalon Beach, Clareville, Bilgola Plateau and Newport have a minimum lot size control of 700m2. North Narrabeen, Elanora Heights and Warriewood (north of Warriewood Road) have a minimum lot size control of 550m2. Ingleside has a general lot size requirement of 2Ha, large lot properties in Bayview are controlled to 4,000m2 and Ruskin Rowe at Avalon is controlled to 1Ha. Environment residential properties on Scotland Island have minimum lot size requirements of 5,800m2 and the Western Foreshore is generally 1.1Ha. Industrial properties are generally under the control of 1,000m2 for minimum lots.

Manly

On 5 April 2013, the Manly Local Environment Plan 2013 (MLEP 2013) came into effect as per the State Governments Standard Instrument (Local Environment Plans) Order 2006. This order standardises Local Environment Plans across the state, as further explained in this report.

The Manly Local Environment Plan 2013 (as amended) is made up of a written instrument and maps, containing restrictions on development within the Manly Local Government Area. In addition to the MLEP 2013, the Manly Development Control Plan 2013 has also come into effect. The DCP supports the LEP with more detailed planning and design guidelines.

Manly Development Control Plan 2013 (Amendment 8) should be read in conjunction with, and in addition to Manly Local Environment Plan 2013 that affects the subdivision and erection of dwellings which impacts on land values. These include:

| | ZONE | MINIMUM LOT SIZE |
|--------------------|---|-----------------------------------|
| Residential | R1 – General Residential | 250 & 300m ² |
| | R2 – Low Density Residential | 500 & 750m ² |
| | R3 – Medium Density Residential | 250m ² |
| Business | B1 – Neighbourhood Centre | Council assessment |
| | B2 – Local Centre | Council assessment |
| | B6 – Enterprise Corridor | Council assessment |
| Recreation | RE1 – Public Recreation | Council assessment |
| | RE2 – Private Recreation | Council assessment |
| Environmental | C1 – National Parks and Nature Reserves | Council assessment |
| | C2 – Environmental Conservation | Council assessment |
| | C3 – Environmental Management | 250 & 300m ² |
| | C4 – Environmental Living | 300, 750, 950, 1150m ² |
| Special Activities | SP1 – Special Activities | Council assessment |
| | SP2 - Infrastructure | Council assessment |
| | SP3 - Tourist | Council assessment |
| Natural Waterways | W1 – Natural Waterways | Council assessment |

Development on the Northern Beaches is also controlled by State Environmental Planning Policies (SEPP). These policies can often conflict with local environmental plans, however these override the LEP & DCP.

MARKET OVERVIEW and SALES OF PARTICULAR INTEREST:

General Market Overview:

Overall, there was a strong increase in land values in the Northern Beaches local government area between July 2021 to July 2022. The strong increase was driven primarily by the growth in the residential market in late 2021 and early 2022. The commercial and rural markets exhibited a strong increase in land values, whilst the industrial market and residential markets showed very strong increases in land values.

Residential Market

Changes since previous valuation year (2021)

Residential properties within the Northern Beaches local government area have shown a very strong increase between July 2021 and July 2022.

Growth in the first two quarters since July 2021 were consistently very strong across all sectors of the residential market, however at the start of 2022 the market began to steady and has since lost momentum.

Indicators are now reflective of a more traditional real estate landscape. Whereas the market was far less discerning, creating significant and prolonged upward market pressure within the majority of residential property types whereas buyers are now showing restraint.

Overall, waterfront and beachfront properties and suburbs with proximity to the beach and harbour, have seen a very strong increase in values. Some of these suburbs include Palm Beach, Whale Beach Newport, Bilgola Plateau, Collaroy, Narrabeen, Avalon Beach and Cottage Point. Mixed-use residential sites in Frenchs Forest and Mona Vale showed very strong increase in land values which is attributed to continued demand for quality development sites with potential to build residential units in sought-after locations.

The transport infrastructure is improving with the B Bus line service along with the upgrade of Mona Vale Road due to be completed in 2023 reducing travel times. The Northern Beaches attractive amenity, beaches and recently improved infrastructure including health, upgrade to roads and transport make this a very attractive area to reside.

Changes since previous General Valuation (2019)

Overall, residential land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

Between July 2019 and July 2020, residential land values in the Northern Beaches local government area remained steady. Between July 2020 and July 2021, residential land values in the Northern Beaches local government area showed a very strong increase. Between 2019 and 2022, in part due to COVID 19, residential markets placed greater emphasis on properties with attractive natural amenity, those that offer superior access to lifestyle conveniences, and provide work from home options. The residential market was also assisted by record low interest rates with the RBA cash rate falling in 2019 and 2020 and then remaining at 0.10% until May 2022 when the RBA began to raise the cash rate.

Sales of Interest including vacant land/site sales in the Northern Beaches LGA:

| Address | Sale Date | Sale Price | Comments |
|-------------------------------|------------|--------------|--|
| Foam St, Freshwater | 10/05/2022 | \$3,100,000 | Vacant land. The site is a regular shaped internal lot which has a slight cross fall and a slight rise to rear rocky outcrops where site has a moderate rise to rear and the site is on the high side of the road. This site is positioned on a typical residential street for the immediate area. Access to the site is via front boundary. There are no significant views. |
| Playfair Rd, North Curl Curl | 14/04/2022 | \$2,620,000 | Vacant land. The site is a slightly irregular shaped internal lot which is on the lower side of the road and has a slight fall to rear. This site is positioned on a typical residential street for the immediate area. Access to the site is via front boundary. There are no significant views. |
| Bilambee Ave, Bilgola Plateau | 02/03/2022 | \$2,000,000 | Vacant land. The site is an irregular shaped internal lot which has a very slight rise to rear. This site is positioned on a typical residential street for the immediate area. Access to the site is via front boundary. There are no significant views |
| Graylind Cl, Collaroy | 01/09/2021 | \$2,850,000 | Vacant land. The site is located in a cul-de-sac. The site is an irregular shaped internal lot that widens to the rear. The site is on the low side of the street with a steep fall to rear and a steep cross fall. There are ocean views. |
| Iluka Rd, Palm Beach | 14/10/2021 | \$27,000,000 | Improved sale. Sale of 2 adjoining waterfront properties. The property is situated in Palm Beach. It is a waterfront property. The 2 adjoining sites as a whole is an irregular shaped waterfront lot. The site is generally level. There are wide and unobstructed water views. |
| Iluka Rd, Palm Beach | 28/05/2022 | \$18,600,000 | Improved sale. The property is a beach front property, situated on the western side of Iluka Road in Palm Beach. The site is a rectangular shaped internal/beach front lot, backing onto Snappermans beach. The site is generally level. There are wide views comprising of beach, across Pittwater, National Parks and Lion Island. |

| | | | |
|----------------------------------|------------|--------------|--|
| Monash Ave, Great Mackerel Beach | 15/10/2021 | \$350,000 | Vacant land. Great Mackerel Beach is approximately 43 km north of the CBD. Situated on the western shores of Pittwater in Ku-ring-gai Chase National Park, beside Currawong Beach. Foot access to the property is via the beach. There are no shops at Great Mackerel Beach. There is no road access and no roads or vehicles. The site is a near regular shaped internal lot. The site has a moderate to steep rise towards the rear boundary. There are local views of bushland and the surrounding escarpment from this elevated site. Access to shops and other amenities requires a boat to Palm Beach. |
| McCarrs Creek Rd, Church Point | 09/09/2021 | \$1,200,000 | Vacant land. The property is situated in Church Point on a typical residential street for the immediate area. Backs onto reserve. The site is a near regular shaped internal lot. The site has a moderate rise from street frontage towards the rear boundary. There are views of Cicada Glen Creek, with a leafy outlook and potential for water glimpses. |
| McCarrs Creek Rd, Church Point | 02/02/2022 | \$1,000,000 | Vacant land. The property is situated in Church Point on a typical residential street for the immediate area. Backs onto East McCarrs Creek Reserve. The site is a near regular shaped internal lot. The site has a moderate rise from street frontage towards the rear boundary. There are views of Cicada Glen Creek, with a leafy outlook and potential for water glimpses. |
| Kens Rd, Frenchs Forest | 23/10/2021 | \$1,705,000 | Vacant land. The site is a triangular shaped internal lot which is a moderate rise from street frontage towards the rear boundary. There are drainage pipes situated on the adjoining site. There are no significant views. |
| Dove Lane, Warriewood | 04/03/2022 | \$2,125,000 | Vacant land. The site is a regular shaped internal lot with a slight rise in topography to the rear. There is leafy outlook towards the west. |
| Warriewood Rd, Warriewood | 06/10/2021 | \$16,250,000 | 9,251m2 sale. Englobo land capable of subdivision. The property is situated in Warriewood on a typical residential street for the immediate area. The site is a near regular shaped internal lot. The site has a slight fall to rear. There are no significant views. |

COMMERCIAL MARKET:

Changes since previous valuation year (2021)

There was a strong increase in the commercial land values across the Northern Beaches local government area between July 2021 and July 2022 with continued demand for commercial properties. Demand remains for quality development sites, with some commercial properties benefitting from proposed and planned improved infrastructure links to greater Sydney.

The business development properties located in Brookvale and business park properties located in Warriewood have experienced a very strong increase in land values. The market for these properties has been evolving in recent times with demand outstripping a constrained supply of land. Increases in land values of these properties is also due to the growth of on-demand delivery requiring inventory to be closer to customers in order to meet customers' expectations. These properties are also benefitting from recent infrastructure upgrades to arterial roads in the region.

Business properties in Forestville showed steady land values due to competition with emerging retail developments in the region. These properties have not experienced the same level of increases as other commercial properties.

Changes since previous General Valuation (2019)

Overall, commercial land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

Some of the more recent and significant commercial sales in the Northern Beaches local government area include:

- PITTWATER RD, BROOKVALE. Sold on the 05-08-2022. For \$2,530,000.
- AVALON PDE, AVALON BEACH. Sold on the 07-06-2022. For \$3,250,000.
- NARABANG WAY, BELROSE. Sold on the 10-05-2022. For \$26,000,000.
- DENISON ST, MANLY. Sold on the 04-05-2022. For \$2,610,000.
- PITTWATER RD, BROOKVALE. Sold on the 29-04-2022. For \$ 32,500,000.
- AVALON PDE, AVALON BEACH. Sold on the 01-09-2021. For \$2,200,000.
- ROSEBERRY ST, BALGOWLAH. Sold on the 30-08-2021. For \$10,250,000.
- CONDAMINE ST, BALGOWLAH. Sold on the 12-07-2021. For \$7,850,000.
- BARRENJOEY RD, NEWPORT. Sold on the 05-07-2021. For \$3,900,000.
- DARLEY RD, MANLY. Sold on the 01-07-2021. For \$5,010,000.
- PITTWATER RD, BROOKVALE. Sold on the 22-06-2021 For \$3,750,000.
- RICKARD RD, NORTH NARRABEEN. Sold on the 05-06-2021 For \$1,651,000.
- BELGRAVE ST, MANLY. Sold on the 01-06-2021 For \$5,600,000.
- OLD BARRENJOEY RD, AVALON BEACH. Sold on the 01-06-2021 For \$1,700,000.
- PITTWATER RD, MANLY. Sold on the 14-05-2021 For \$3,427,056.
- THE CENTRE, FORESTVILLE. Sold on the 07-05-2021 For \$1,930,000.
- FOREST WAY, FRENCHS FOREST. Sold on the 20-11-2020 For \$100,000,000.

INDUSTRIAL MARKET:

Changes since previous valuation year (2021)

There was a very strong increase in industrial land values between July 2021 and July 2022 in the Northern Beaches local government area. Improving leasing conditions, projected demographic and infrastructure changes have led to good levels of demand and growth for industrial property throughout the local government area.

Within the Industrial precincts of the Northern Beaches the dynamics of the industrial market have been evolving and therefore the requirements for industrial space have been diversifying. This combined with the pressures of other lands re-zoned from industrial to a higher use has led to demand consistently outstripping general supply.

However, the industrial waterfront land values showed only a slight increase due to their limited development potential.

Changes since previous General Valuation (2019)

Overall, industrial land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

- Harbord Rd Brookvale: This site is a regular shaped level lot with frontage of approximately 15.24m. On site improvements on site comprised of a single level industrial use building which includes office component. Contract Date 25 June 2020 with a sale price of \$2,400,000.
- Winbourne Rd Brookvale: This site is a rectangular shaped parcel of land with a topography that shows a slight cross fall. On site improvements comprised of a split-level industrial building with attached workshop at rear and on first level which is access via a ramp. Contract Date 17 March 2020 with a sale price of \$2,375,000.
- Powells Rd Brookvale: This site is a rectangular shaped parcel of land with a topography that is generally level. On site improvements comprised of a two-storey industrial building containing both office accommodation and factory warehousing type floor space. There is also cover car space and the rear via side ramp. Contract Date 31 December 2019 with a sale price of \$3,600,000.
- Chard Rd Brookvale: This site is an "L" shaped internal lot with frontages of approximately 24 metres to Chard Road and 12 metres to Sydneham Road. Topography is generally level. On site comprise of a 2-storey office and warehouse building. The warehouse is approximately 1659sqm NLA and the office is approx. 635sqm. Contract Date 31 December 2019 with a sale price of \$6,150,000.
- DARLEY ST, MONA VALE: As an amalgamated parcel the site it presents as a "T" shaped parcel with a combined frontage to Darley St of approximately 45m. There is RLA of 3.05m wide to Park St. On site improvements on site comprised five main building (17 industrial units from 108sqm to 465sqm) with several of smaller storage type buildings and a total building area of 3915sqm. Contract Date 7 August 2020 with a sale price of \$14,000,000.

- DALE ST, BROOKVALE: This site is a slightly irregular shaped corner lot. On site improvements comprised of a single storey residential dwelling. Contract Date 27 November 2020 with a sale price of \$1,575,000.
- ORCHARD RD, BROOKVALE: The subject site is a rectangular and level corner site with a 40.54m frontage to Orchard Rd and a 50.29m side boundary to Powells Lane. Improvements comprise of a single storey bulky goods commercial warehouse/hardware with associated hardstand allowing for access/storage and parking. Sold July 2021 for \$6,650,000.
- DARLEY ST MONA VALE: The site is a slightly irregular shaped corner lot with the topography showing a slight cross fall. Minimal improvements on site. Sold May 2022 \$3,500,000.
- TENGAH CRES, MONA VALE: A rectangular shaped inside parcel of industrial use land with a street frontage of approx. 21.8m. On site improvements comprise of a mix of warehouses, office, workshops and hardstand which allows for both open storage etc and off-street parking for approximately 22 vehicles. Sold March 2022 for \$2,870,000.

RURAL MARKET

Changes since previous valuation year (2021)

There was a strong increase in the rural land values across the Northern Beaches local government area between July 2021 and July 2022. Rural land includes a variety of property types that range from prestige rural home sites to isolated bush land sites. The rural market in this location have benefitted from markets placing greater emphasis on larger properties with attractive natural amenity, those that offer superior access to lifestyle conveniences, and provide work from home options.

These rural properties are also well located close to all services including hospitals and both public and private schools and major shopping precincts.

Changes since previous General Valuation (2019)

Overall, rural land values within the Northern Beaches local government area showed a very strong increase between July 2019 and July 2022.

Record high sales have been achieved for the premium rural homesites in recent years. These are characterized as the cleared level sites, often they are elevated and have views or an attractive rural outlook. They are seen as suitable for the prestige resort style residential development which typically has extensive ground improvements. Examples of some strong sales include the sale of a property in Caladenia Close, Elanora Heights which sold in August 2021 for \$10,500,000 and another property in McCarrs Creek Rd, Terry Hills which sold in September 2020 for \$10,000,000. A vacant 1.86Ha site located in an exclusive alcove in Walters Rd, Ingleside sold in May 2021 for \$5,655,000. Steep timbered properties are sold for much less such as a property in McCarrs Creek Rd, Church Point, a 4,000m steep bush block with a 2-level dwelling which sold in October 2020 for \$1,818,000 or another in Quarter Sessions Rd, Church Pt, a sale of an improved property on a steep lot, overlooking Pittwater which sold in March 2021 for \$2,300,000.

Some of the more recent and significant rural sales in the context of the rural zoned land values in the Northern Beaches local government area include:

- KNIGHT ST, WARRIEWOOD. Sold on the 21-07-2022. For \$4,650,000.
- THE GREENWAY, DUFFYS FOREST. Sold on the 23-06-2022. For \$4,030,000.
- TOORONGA RD, TERREY HILLS. Sold on the 09-06-2022. For \$5,800,000.
- LANE COVE RD, INGLESIDE. Sold on the 31-05-2022. For \$5,000,000.
- INGLESIDE RD, INGLESIDE. Sold on the 17-12-2021. For \$2,260,000.
- BOORALIE RD, TERREY HILLS. Sold on the 16-12-2021. For \$6,000,000.
- MYOORA RD, TERREY HILLS. Sold on the 10-12-2021. For \$9,800,000.
- BOORALIE RD, DUFFYS FOREST. Sold on the 18-06-2019. For \$1,800,000.

Ingleside Precinct planning project – This local government area includes lands that were subject to proposed rezoning under the Ingleside Precinct. Planning for the Ingleside Precinct has been underway since mid-2013. A draft Land Use and Infrastructure Plan was exhibited from December 2016 until 28 February 2017. After preparing a Bushfire Risk Assessment and working with the Northern Beaches Council and Rural Fire Service NSW, a decision was reached not to proceed with the proposed draft Land Use and Infrastructure Strategy for the area. In 2021 new master plan for Ingleside was exhibited by the NSW Department of Planning. Previously slated for over 3,000 new homes, under the new draft plan that number has been revised down to 980 new homes following a review of bushfire risk. The plan created five ‘character areas’ and splits Ingleside along Mona Vale Road. The area north of the road, referred to in the plan as ‘Area 5’ was no longer be included in plans for rezoning for new homes due to the assessed bushfire risks.

In June 2022 NSW Planning announced department has completed its planning work for Ingleside and will not be proceeding with the Ingleside Place Strategy. Planning for Ingleside will now be led by Northern Beaches Council, as part of the Northern Beaches Comprehensive Local Environmental Plan (LEP).

Rural lands in the Northern Beaches also includes the lands known as the Deferred Matter Area and is zoned under Warringah LEP 2000. There are over 300 such properties mostly located in the Oxford Falls and Belrose localities. The future zoning of this land will be determined following the completion of a range of studies currently underway and following consultation with the community as part of the Northern Beaches LEP. Development is often site specific when approval is given. The entries range from retirement villages, prestige rural homesites with existing use rights to isolated parcels of bushland. Most of the bushland parcels are held in Government ownership.

SIGNIFICANT ISSUES AND DEVELOPMENTS:

Significant Developments – from prior to current annual valuation / from prior to current local government council rating valuation

Below are some of the most significant development applications or proposals within Northern Beaches:

The Palm Beach fish and chips shop at Barrenjoey Road was demolished in September 2021. The property has DA approval (N0119/14) and substantial commencement for demolition of all existing structures and construction of a high-end mixed retail and residential development comprising four residential units, three retail tenancies and basement parking for 21 cars.

Long Reef Surf Lifesaving Club at Collaroy are building a new \$7.5 million purpose-built clubhouse, storage facility, café and public amenities block. Construction commenced April 2021 and the project is expected to be completed in 12 months' time.

Mona Vale Surf Lifesaving Club are rebuilding a fit-for-purpose facility on the existing site. Set over 2 levels, the spacious and environmentally friendly clubhouse will have 1690m² of space. Construction has been completed and the club is now open.

Warriewood – A DA has been lodged for Warriewood Valley Community Centre, to be situated on the existing site of the Nelson Heather Centre on the corner of Jacksons and Pittwater Road.

Frenchs Forest precinct – The new state of the art Northern Beaches Hospital opened in October 2018 after 3 years of construction. The hospital services include: 488 beds, 14 operating theatres, 50 space emergency department, mental health service and cafés, retail, customer services, maternity, paediatrics and 1,400 car spaces. The Hospital Precinct Structure Plan, adopted on August 1 2017, provides the strategic land use planning framework for Frenchs Forest for the next 20 years. Rezoning of Phase One of the Structure Plan is being led by NSW State Government with the draft Frenchs Forest Place Strategy on exhibition from 23 July to 3 September 2021. The Frenchs Forest 2041 Place Strategy was finalised on 17 December 2021 with new planning controls in force from June 2022. The place strategy will deliver:

- a new town centre with shops, restaurants, cafes and offices;
- 1.5 hectares of new public open space including a 1,665 sqm plaza;
- easier walking and cycling connections and upgrades to local roads, 2,000 new jobs, mainly in health and education to support the Northern Beaches Hospital; and
- 2,000 new homes (1,000 of these in the town centre; 1,000 in the adjacent residential areas) with a range of housing including townhouses, terraces, apartments and aged care; and homes for essential workers such as nurses and paramedics.

The Department has provided Council with \$6.16m funding under the Precinct Support Scheme to upgrade three local parks in Frenchs Forest – Brick Pitt Reserve, Akora Reserve and Rabbett Reserve. The Forest High School will be relocated to a new site in a portion of Allambie Road, Allambie Heights.

The new site is located within the current intake area of the school. Development of the new town centre will only occur once the new high school opens.

Warriewood – the Amended Warriewood Valley Strategic Review Addendum Report effected on 13 January 2018. The recommended forward path for each sector has considered the applicable environmental affectations and the patterns of existing development and will result in appropriate levels of development within the Release Area. The Release Area will be reduced from approximately 199 hectares to approximately 195 hectares.

Currawong Restoration – Improvements are planned for restoring and upgrading Currawong, so that it remains a valued tourist, heritage and recreational asset, for guests and day trippers. Works completed December 2020.

Narrabeen Lagoon pedestrian and cycle bridge - Narrabeen Lagoon Trail, an 8.4km multi-use trail circumnavigating the lagoon was completed in 2015. Since its completion in 2015, several sections of the trail have been upgraded. In July 2018 it was proposed to build a pedestrian and cycle bridge at Pittwater Road over Narrabeen Lagoon to improve safety for users of the bridge and trail. The bridge is a three-metre-wide pedestrian and cycle bridge built alongside the existing road bridge at Pittwater Road over Narrabeen Lagoon. Construction commenced in January 2022 with the bridge now nearing completion.

DA2018/1828, Berith Street, Wheeler Heights. Construction of a Seniors Housing Development comprising of 6 * infill self care housing units and basement parking. Approved September 2019. Consequent DA2019/1173 applied for demolition of existing development and construction of a Seniors Housing development comprising of 6* infill self care housing units, basement parking and strata subdivision.

DA2018/1800, McIntosh Rd, Narrabeena. Approved 29/08/2019 for demolition of existing structures and construction of a shop top housing development, including ground floor commercial/retail and nine apartments, with basement parking and strata subdivision. Development has been completed.

DA2020/1318, Lakeside Cres, Palm Ave & Pittwater Rd, North Manly – Demolition works and subdivision. As per Landcom website, Landcom will re-use the disused community health centre, with a proposal to deliver between 32-38 studio and 1 or 2 bedroom units.

DA2018/1708, Sydney Rd, Fairlight. Demolition works and construction of a boarding house. Lodged 18/10/2018. Approved, determined 27/06/2019. Work on site has now commenced.

DA2021/0669 – Barrenjoey Rd, Palm Beach - Demolition works and construction of a new restaurant, carparking and associated uses. Lodged 31/05/2021 and approved 15/12/2021.

SIGNIFICANT VALUE CHANGES:

Significant value changes – from prior to current annual valuation

There have been some significant value movements from the prior annual valuation as part of the 2022 valuation year program. The most significant changes have occurred where there have been changes to planning which result in a change of development potential. These changes are typically site-specific and occur after extensive planning.

Other properties within the local government area that have had significant value changes in the current program reflect recent market conditions and are the result of handcrafting through verification or value changes that have been brought about by sales analysis. Properties within the local government area that have had significant land value changes are supported by significant sales analysis throughout the Northern Beaches local government area.

All land values with significant changes are given a high-risk rating. The Valuer General NSW are informed of such changes to values during regular meetings throughout the year. Some significant changes to values occur where the variation between land values does not only represent market growth but is the result of changes in the development potential of a particular site. Significant value changes often reflect;

- Planning changes allowing greater development potential.
- Proposed or completed improvements to infrastructure, transport and other local amenities.
- Fast paced market growth from demand e.g., for residential / mixed use development land.
- Sites where approval has been achieved for development of a scale which is greater than could be assumed when undertaking a valuation under the *Valuation of Land Act 1916* considering the existing planning.

Significant value changes – from prior to current local government council rating valuation

Generally, value changes from the prior rating year have been consistent with market movement. There have been some significant value movements from the prior rating year. The most significant changes have occurred where there have been changes to planning which result in a change of development potential. These changes are typically site-specific and occur after extensive planning.

Other properties within the local government area that have had significant value changes from the prior rating year reflect recent market conditions and are the result of handcrafting through verification or value changes that have been brought about by sales analysis. Properties within the local government area that have had significant land value changes are supported by significant sales analysis throughout the Northern Beaches local government area.

OVERVIEW OF THE QUALITY ASSURANCE PROCESS:

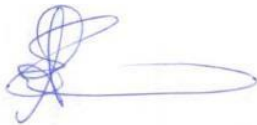
Valuer General NSW has been provided with detailed valuation analysis reporting, which details the quality assurance process of Crown Valuation Service and outlines that the verification process and certifies that land values meet all statistical measures and component data analysis. In addition, a quality statement and lists of high value and high-risk properties is also provided in the valuation analysis reporting. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value bases have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or re-ascertainment process were individually examined to reconcile surrounding land values and ensure accuracy of the grading of surrounding land values. Benchmarks and reference benchmarks are core elements of the quality assurance processes and are identified and individually valued in accordance with the Contract. Worksheets have been maintained on all properties where calculations are required. We have also ensured that adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.

AUTHOR

Report Prepared by:



Michele Raman AAPI CPV
Senior Valuer
Crown Valuation Service
14th November 2022



Adam Stibbard AAPI CPV
Contract Services Manager
Crown Valuation Service
14th November 2022