



LATE ITEM

Commercial Services Committee Meeting 18 November 2014

**Held at Ballina Shire Council Chambers
40 Cherry Street, Ballina**

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4.7 Russellton Industrial Estate - Update Report

Delivery Program Commercial Services

Objective To provide Council with an update on the Russellton Industrial Estate

Background

Council owns a portion of land zoned for industrial use on the southern fringe of the Russellton Industrial Estate, at Wollongbar. This portion of land comprises an area of 8.916 hectares and is described as Lot 2 DP 1169153. This is the residue of land left after previous stages of the Russellton Estate were developed by Council.

On 28 April 2005 consent was granted to DA 2005/179 to undertake a subdivision of the land to create 36 industrial lots.

On 19 May 2008 a fresh development application was lodged for the land (DA 2008/803) with revised lot and road layouts. A report was presented to the Council meeting of 25 September 2008, to consider DA 2008/803. It was noted on Page 2 that:

"A land use conflict already exists between an adjoining macadamia farm and the industrial estate and the expansion of the estate will increase the noise issue."

The report recommended on Page 3 that:

"... noise attenuation barriers are to be installed along the eastern and western barriers of the subject land..."

The report also noted on Page 3 that:

"The rezoning of a portion of the adjoining land east of the industrial estate (encompassing an existing dwelling house) from Zone No. 7(i) – Environmental protection (urban Buffer) to Zone No. 4 – Industrial should be considered as part of this DA."

DA 2008/803 was approved on 25 September, 2008 and the Notice of Determination was issued on 9 January 2008. Condition 2.6 required the construction of acoustic barriers along the eastern and western boundaries with the design for same to be submitted with the construction certificate for the project.

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On 25 November 2011, a Section 96 amendment was lodged to modify DA 2008/803 in regards to lot and road layout. This application was approved on 27 November 2012. Condition 7.4 of the amended consent requires restrictions of use to be placed on Lots 14 and 15 in regards to noise attenuation. Condition 7.5 requires the construction of an acoustic barrier along the eastern boundaries of Lots 14 and 15, and Condition 7.6 requires a restriction of use be placed on the titles of Lots 14 and 15 requiring the owners to be responsible for the ongoing maintenance of the acoustic barrier.

In early 2014 consultants were briefed to prepare and lodge a construction certificate for DA 2008/813 (as amended). On 3 November, 2014 a construction certificate application was lodged with Council.

This report has been prepared to provide Councilors with an update on the project, including its financial viability in the current market and development cost estimates.

Key Issues

- Development consent conditions
- Demand for industrial lots in the current market
- Development costs
- Financial viability of Project

Information

The design approval process for this project has been through a few iterations. This is due to site constraints such as the undulating topography creating issues for lot and road layouts and conflict with adjoining land-uses. These constraints add to the cost of developing the project and its financial viability.

Consulting planners and engineers GeoLink were engaged to prepare and lodge development applications and a construction certificate and have recently prepared development cost estimates for the project.

Property valuers and consultants HTW have prepared a feasibility assessment for the project and in doing so have assessed on-completion values for the proposed 28 lots. A copy of the approved layout plan for subdivision is **attached** hereto.

The feasibility of the project is summarized as follows based upon GeoLink's costs estimates and HTW's Feasibility Assessment (see copy **attached**):

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Gross Realisation: On-completion values of 28 lots @ \$181,428/lot		5,080,000
Less	Selling costs & legals	223,520
Net Realisation		4,856,480
Less : Estimated Development Costs		
	Development costs @ \$74,465/lot	2,085,013
	Contingency @ 10.00%	208,501
		2,293,514
	Professional fees	140,000
	Total @ \$86,911/lot	2,433,514
	Acoustic barrier (lots 14 & 15)	690,000
	Total @ \$111,554/lot	3,123,514
	Council contributions @ \$31,436	880,218
	Holding costs, advertising etc.	135,639
Total Estimated costs @ \$147,834/lot		4,139,371
Estimated net profit before interest & holding costs		717,109
Less: Interest on debt		795,694
Estimated net profit / (loss)		(\$78,585)

It is apparent from HTW's Feasibility Assessment that the project is unviable in the current market and requires review and refinement to reduce costs.

Furthermore there is a great deal of uncertainty as to the sale rate or take up rate of lots. Whilst interest has been expressed from two adjoining owners for about six lots, HTW advise the current market for industrial lots in general is very thin and that the take up rate could be as low as about three lots per annum. This being the case, the project may have a life of at least ten years resulting in Council's capital being tied up for a number of years.

A major cost item that requires review is the development consent condition for an acoustic barrier to be constructed along the eastern boundary of Lots 14 and 15 to reduce the noise affecting a house on the adjoining property owned by Stoville Pty Ltd. GeoLink have prepared a report on the proposed acoustic barrier assessing the cost, effectiveness and long term maintenance issues.

The proposed acoustic barrier would be 92 metres long and approximately 10 metres high. The estimated cost of building such a structure is \$690,000. GeoLink question the effectiveness of such a structure inhibiting noise generated from Lots 14 and 15 or any other of the proposed lots due to the undulating topography of the land to be developed.

Furthermore the proposed acoustic barrier will do nothing to prevent or minimize noise from the existing industrial estate affecting the house on the Stoville Property. Discussions with Mr Tim Reilly, an owner of the Stoville Property, indicate he and his co-owners are prepared to take legal action if the acoustic barrier fails to perform in preventing noise transmission to the house on their property.

The onerous nature of the development consent condition requiring the acoustic barrier is compounded by the fact that a further consent condition requires a notation on the titles of Lots 14 and 15 making the owners of the lots responsible for the maintenance of the acoustic barrier. Such a condition makes these two lots unsaleable.

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Construction of the acoustic barrier and the threat of legal action could be negated if the house on the Stoville Property were to be relocated approximately 600 metres to the south (remaining on the same property).

Mr Reilly is in general agreement to this solution and has provided a cost estimate of \$414,000 that includes relocating and re-establishing the house and compensation for loss of macadamia nut trees. This cost estimate may vary once development consent and construction certificate conditions are known and formal quotes are obtained for all items.

Another issue for Council to consider is that for a number of years now Duraplas Tanks (Mr John Fleming), a major business on the Russellton Industrial Estate, has rented a portion of the Stoville Property including the house. It is understood Council's Development and Environmental Health Department have advised Mr Fleming and Mr Reilly that this arrangement must cease or else legal action will be taken by Council.

Mr Fleming wishes to overcome this situation by purchasing proposed Lots 14, 15 and 16 from Council and has been in negotiations to do so; however it is unlikely he will do so if he is to be responsible for maintenance of the acoustic barrier.

This leaves something of a stalemate between the parties. If Council does not proceed with development of the proposed extension of the industrial estate, Mr Fleming cannot buy Lots 14, 15 and 16 and relocate that portion of his business off Stoville's property, and will have to either close down part of his business or relocate the entire business elsewhere.

As suggested earlier the most practical and expedient solution to the problems outlined above is to investigate relocating the house on Stoville's property. If viable, it will be a cheaper solution to solving a major issue and negate Council possibly having to defend legal action.

If Council does not wish to proceed with development of the entire proposed 28 lot industrial estate, investigations need to be undertaken to determine if Council could undertake boundary adjustments with Mr Fleming and Mr Flynn and sell them the land they require to expand their respective businesses.

Council may also wish to reconsider rezoning to industrial the portion of Stoville's property that is leased by Duraplas (Mr Fleming), although any rezoning in this location would be inconsistent with Council's long term strategic planning.

Legal / Resource / Financial Implications

Legal issues relating to possible legal action by Stoville Pty Ltd in regards to the effectiveness of the proposed acoustic barrier stopping noise affectation to their property.

At present there is \$30,000 set aside in Council's capital expenditure budget for 2014/15 for the Russellton Estate. Actual expenditure to date for this budget is actually \$58,000, which includes a payment to Council of \$46,901 for lodgment of a construction certificate for the project (i.e. Council fees and charges). This \$46,901 once again highlights the costs facing developers in undertaking developments.

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Council's Property Development Reserve is estimated to have a balance of \$2.2m at 30 June 2015, therefore adequate funds are available to finance this shortfall between the existing budget and actual expenditure (approximately \$30,000).

Council's long term financial plan has \$1.8m included in 2015/16 for the development of this Estate, however this allocation is subject to a range of land sales in 2014/15.

Consultation

Consultations have been undertaken with Mr John Fleming of Duraplas Tanks and Mr Tim Reilly of Stoville Pty Ltd.

Options

In looking at the options available the preferred steps are considered to be:

1. Revise the proposed 28 lot industrial estate to formulate a staging plan to assist in managing the cost of development
2. Undertake investigations into the viability and cost of relocating the house on the Stoville Property
3. Undertake investigations into the possibility of completing boundary adjustments with Mr Fleming and Mr Flynn.

It is estimated that funds in the order of \$25,000 may be required to undertake the investigations for these three items. These funds could be drawn from the Property Development Reserve. Upon completion of the relevant investigations referred to above, a further report would then be presented to Council.

If Council does not wish to expend all or some of these monies then actions 1, 2 and 3 could be amended to reflect the preferred approach.

RECOMMENDATIONS

1. That Council notes the contents of this update report for the Russellton Industrial Estate.
2. That Council supports the following actions to progress the development of this Estate:
 - a) A revised staging plan to increase the viability of any development
 - b) Investigations into the possibility of relocating the house on the Stoville property
 - c) Investigations into the possibility of completing boundary adjustments with Mr Fleming and Mr Flynn.
 - d) That funds of \$25,000 be allocated from the Property Development Reserve to cover the investigations referred to in a), b) and c).
3. That Council approves a further allocation of \$30,000 from the Property Development Reserve to offset the expenditure already incurred this financial year on the Russellton Industrial Estate, primarily relating to the payment of Council fees.

Attachment(s)

1. Lot Layout Plan
2. GeoLink Report - Acoustic Barrier
3. HTW's Feasibility Assessment

Engineering and General Assessment

Proposed Acoustic Barrier for Stage 2, Lots 14 and 15
Russellton Industrial Estate, Alstonville

Prepared for: Ballina Shire Council
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PO Box 119
Lennox Head NSW 2478
T 02 6687 7666

PO Box 1446
Coffs Harbour NSW 2450
T 02 6651 7666

info@geolink.net.au

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Background

1.1 Development Consent Conditions

The proposed acoustic wall to be located adjacent to the eastern boundaries of proposed lots 14 and 15 (refer attached illustration 'A') is a consent condition contained in the amended Development Consent 2008/803 issued by Ballina Shire Council on 27 November 2012. The abovementioned consent separates the proposed industrial estate development into four stages (refer to Illustration A). Stage 2 of the development includes industrial lots 14 and 15.

Consent Conditions 7.4, 7.5 and 7.6 relate specifically to noise and restriction of noise emanating from the proposed new lots of the industrial estate. Clause 7.4 deals with a restriction as to user to limit the use of the subject lots to light industrial uses with low noise generating operations. Clauses 7.5 and 7.6 deal with the provision of an acoustic barrier to proposed lots 14 and 15 unless the existing privately owned dwelling on the adjacent land to the east of the industrial estate is removed or made uninhabitable.

1.2 Compliance with Development Consent Conditions

Over the intervening period since the issue of the amended Consent Conditions in November 2012, GeoLINK and the industrial estate developer have had several meetings with council representatives to review the implications of the abovementioned consent conditions on the development and how to practically, economically and socially implement these conditions.

The intention has never been to diminish the importance of maintaining low noise emissions from the industrial estate with respect to the existing dwelling; it has always been to undertake meaningful discussions on possible alternatives to building the acoustic barrier in the location nominated.

We initially engaged accredited acoustic engineer, Wilkinson Murray Pty Ltd, to prepare a report on the acoustic barrier required to meet the criteria specified in the Consent Conditions. A copy of these acoustic reports and correspondence are attached in **Appendix A**.

In understanding these reports it is essential that the topography of the land of the industrial estate and the adjacent private dwelling be understood. The Russellton industrial estate is located in undulating country with a portion of the existing estate and the new proposed lots being positioned on a ridge which slope to the south and east. The existing private dwelling is located on ground which slopes gently from the east towards the industrial estate. Located roughly on the eastern boundary of the proposed industrial estate is a natural gully which runs from the north to the south. The resultant topography is that the industrial estate and private dwelling are in direct line of site as both the industrial estate and the land surrounding the private dwelling slope towards the existing gully. Therefore noise generated at the industrial estate will be readily audible at the dwelling and visa-versa. As noise also travels in straight lines, and assuming the noise is emitted from the industrial estate, one way to effectively minimise the noise emissions at the private dwelling, and to comply with the requirements of the development consent conditions would be to build an acoustic barrier, (in the gully) of sufficient height to interrupt the noise from the industrial estate. The acoustic report reviewed this scenario and proposed that the acoustic barrier located on the eastern side of lots 14 and 15 would need to be approximately 10 metres high to achieve this aim.

As this scenario was considered inappropriate for the area both economically and aesthetically we undertook a series of discussions with Council representatives to review other possible options to remove the requirement to construct an acoustic barrier. These included:-

- Where the unmitigated noise emissions from a proposed occupier of an industrial lot results in noise levels at the private dwelling that exceed the thresholds, the occupier be required to provide adequate noise mitigation to ensure noise levels at the dwelling remain below the thresholds – *Dismissed by Council officers as not being able to be implemented.*
- Provide appropriate noise reduction to the existing dwelling. This would include insulation in walls and ceiling cavities, possible double glazing of windows or other appropriate measures. This proposal would only provide noise reduction to the dwelling and not the area surrounding the dwelling.
- As the dwelling is located on a large rural block, the possibility of relocating the dwelling to another part of the block away from the industrial estate was discussed. This also would require the approval of the dwelling's owner and Ballina Shire Council to relocate the dwelling to an approved new site.

Acoustic Barrier

To understand the implications of providing an appropriate acoustic barrier we have researched this proposal particularly reviewing cost, effectiveness, aesthetics and sustainability.

2.1 Cost

The initial costing presented by the acoustic consultant to construct an acoustic barrier 10 metres high and 92 metres long was in excess of \$500,000. In preparing this review GeoLINK has contacted Roads and Maritime Services (RMS), one of the few organisations that regularly undertake design and construction of acoustic barriers for the purpose of reducing noise emissions at existing dwellings.

Initial discussions with representatives of RMS have indicated that from their perspective RMS would only use acoustic barriers greater than five metres in height in exceptional situations. Generally with walls of this height the cost of providing the wall outweighs the benefits achieved, which makes the wall option fail the "reasonable and feasible" test. For an indicative costing for a nominal four metres high acoustic barrier a cost of \$500/square metre of wall is considered appropriate. However, as the barrier is extended higher, the cost/square metre of wall increases, because larger and more complicated foundations and supports are needed to retain the structure in high winds. As barrier heights of 10 metres are generally uncommon, we were unable to obtain an indicative costing; however we believe that a 10 metre high acoustic barrier would be expected to cost \$750/square metre. This would equate to a cost of \$690,000 for the proposed 10 metre high, 92 metre long wall.

2.2 Effectiveness

In reviewing the location of the acoustic barrier (refer to Illustration B) the barrier is to be constructed along the eastern boundary of proposed lots 14 and 15. When reviewing with respect to the location of the existing private dwelling it can be seen that the noise barrier will only effectively reduce the noise from those industrial lots which are within the catchment area of the acoustic barrier i.e. lots 1 to 14 (inclusive), lot 16, lots 22 to 27, and part of lots 15, 17 and 21. Noise emissions from the remaining lots (lots 18 to 20, lot 28, and part of lots 15, 17 and 21), together with the existing industrial estate lots in Robb Street and Kays Lane that are located on the eastern slope of the ridge, will not be mitigated by the construction of this acoustic barrier.

Providing an acoustic barrier will only reduce noise generated from those lots within the noise catchment area. As such, this is not an entirely effective solution.

2.3 Aesthetics

The construction of a 10 metre high barrier, approximately 92 metres in length cannot be considered without taking time to review the aesthetics of the project. In our opinion a barrier some 10 metres high will stand out like the proverbial 'sore thumb'. It will be visible from most areas of the industrial estate and surrounding rural lands. The barrier will also provide substantial shadowing of the immediate area particularly as the barrier is basically orientated north – south. The barrier will also be a barrier to winds which would normally blow across the area, reducing wind speeds in the vicinity of the barrier and increasing wind speed at each end of the barrier. A reduction in wind speed will generally result in an increase in daytime temperature as those lots adjacent to the barrier will be in a wind shadow.

The visual impact of a 10 metre barrier will be substantial and, although the barrier can be treated to blend with the surrounding area, it will still be a large immovable structure blocking the vistas of the area.

It is our opinion the aesthetics of this barrier will impact severely on the amenity of the immediate area and as such the aesthetics should be considered as a vital component in coming to a realistic answer as to the viability of this acoustic barrier.

2.4 Sustainability

Development Consent condition 7.6 requires that a restriction as to user be placed on the title of lots 14 and 15 identifying the existence of the acoustic barrier and requiring the owners of those lots to carry out maintenance works on the barrier. The development conditions do not specify what, how or when maintenance is to be carried out. Although I can understand the reason why this condition has been imposed, that is to protect and maintain the integrity and finish of the barrier, it is my opinion that ensuring this work (which would most likely be expensive to undertake) is carried out and carried out in an effective manner will be challenging for the Ballina Shire Council compliance officers.

Conclusion

I acknowledge that the construction of an acoustic barrier some 10 metres high and 92 metres long along the eastern boundaries of lots 14 and 15 will have some benefit in mitigating noise impacts for the existing dwelling to the east of the industrial estate. However, I believe there are other possibilities that need to be explored both by Council and the developer that would remove the necessity to construct a structure that will:

- Only partly perform the job for which it was intended;
- Be very expensive to construct and maintain;
- Be an aesthetic blot on the landscape;
- Devalue the surrounding industrial lots and rural lands; and
- Potentially be a point of ridicule for both the developer and the approving authority of this subdivision.

I am aware there are alternatives to building an acoustic barrier, and although these alternatives have issues I believe that in the interests of 'good governance' we owe it to our community to look to resolve this issue without requiring the construction of this huge obstructive barrier.



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The dimensions, number, size and shape of lots shown on drawings are subject to detailed engineering design, final survey and Council conditions of consent.



Appendix A

Wilkinson Murray Pty Ltd Acoustic Reports and Correspondence



6 September 2012

WM Project Number: 00602
Our Ref: GEO TE060912 Ltr AB
Email: trevore@geolink.net.au

Trevor Emery
GeoLINK Consulting
64 Ballina Street
LENNOX HEAD, NSW 2478

Dear Trevor

Re: Russellton Industrial Estate - Noise Management

INTRODUCTION

Wilkinson Murray has been engaged by GeoLINK Consulting to examine noise management measures for the proposed expansion of Russellton Industrial Estate in Alstonville. The site is subject to Ballina Shire Council DA-2008/803. DA Condition 2.6 requires noise barriers to be constructed. Wilkinson Murray has previously investigated alternatives to this condition (WM ref. GEO TE210612, 21 June 2012).

Subsequent to this report, we understand that Council has reconsidered the condition somewhat and now proposes that the omission of a noise wall may be acceptable, subject to alternate conditions. The alternate approach would require the developer to commit to acoustically treating the existing residence to the east/southeast of the site (if it remains residential) and any reasonably positioned new development on the adjoining land to the west – where current zoning permits a residential dwelling. Council has indicated that any such acoustic treatment should be made to an appropriate standard, though a definition on this standard has not been offered.

GeoLINK has sought guidance from Wilkinson Murray on the following.

- What distance would typically be considered a reasonable distance between a light industrial area and residential receivers?
- What is an appropriate standard to acoustic treat residences to?
- What would these treatments likely entail?

WILKINSON MURRAY ADVICE

Appropriate Setback Distance

This issue is not so much one of acoustics. We offer the interpretation that a reasonable setback distance represents one that it could reasonably be expected to achieve an acoustic environment that

Wilkinson Murray Pty Limited · ABN 39 139 833 060
50 Prospect Court, Robina QLD 4226, Australia • **Offices in Sydney, Orange and Hong Kong**
t +61 7 5593 1754 or +61 2 9437 4611 • e acoustics@wilkinsonmurray.com.au • w www.wilkinsonmurray.com.au

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would be acceptable to most people. Furthermore we interpret the above as applying externally, i.e. where façade treatments cannot be used to control noise.

The NSW *Industrial Noise Policy* (INP) promulgates noise criteria for industrial noise and is widely adopted across NSW. The *INP* suggests "acceptable" criteria for residential receivers as being 55, 45 and 40 dBA for day, evening and night time periods respectively. The *INP* also suggests an "acceptable" criterion for passive recreational areas (e.g. National Park) as being 50 dBA. Therefore we suggest that 50 dBA represents an environment that would be acceptable to most people.

A typical sound power level associated with light industrial areas is in the order of 107 dBA. We assume that buildings to be constructed on lots within the estate would be designed such that residences are not directly exposed to the loudest activities, and thus some acoustic shielding would exist. On this basis, we consider that a reasonable minimum setback from the light industrial area would be in the order of 100m, though some people would likely be dissatisfied with the acoustic environment at much greater distances – in excess of 200m.

Appropriate Acoustic Standard

Australian Standard AS 2107-2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors* is the most applicable standard or guideline in this situation.

For houses near minor roads, Table 1 of AS 2107-2000 recommends the "maximum" design levels for various occupancy/activities as being:

- Living areas 40 dBA;
- Sleeping areas 35 dBA; and
- Work areas 40 dBA.

AS 2107-2000 also recommends "satisfactory" design levels which are between 5 and 10 dBA below the above levels.

We recommend that the "maximum" design noise levels detailed above be adopted.

Anticipated Architectural Treatments

It is likely that building treatments would involve one or all of the following.

- Upgraded glazing and window seals
- Upgraded doors and door seals
- Mechanical ventilation (generally required to meet BCA requirements if windows are required to be closed for acoustic reasons)
- Providing acoustic advice in the design of new buildings

The provision of acoustic advice is particularly important in the case of a new building because a sensible acoustic design could yield a satisfactory internal noise environment with a minimum of specialist treatments.

Appropriately Conditioning Future Development within the Estate

Council will have some control over noise emissions through future applications to construct buildings on lots within the estate. Through appropriate conditioning at this stage Council will be afforded the opportunity to negate any requirement to architecturally treat dwellings. Wilkinson Murray proposed

(WM ref. GEO TE210612, 21 June 2012) the following condition for the current application. Council could use this as the basis for an appropriate condition on future applications.

"The Russellton Industrial Estate Expansion as a whole is to achieve noise levels not greater than 48, 45 and 36 dBA, described by the $L_{Aeq,15min}$ noise descriptor, at any surrounding residential receiver during the day (7am-6pm), evening (6pm-10pm) and night (10pm-7am) time periods respectively.

In achieving the above site-wide noise emissions, each premise within Russellton Industrial Estate Expansion is to achieve noise levels not greater than 39, 35 and 33 dBA, described by the $L_{Aeq,15min}$ noise descriptor, at any surrounding residential receiver during the day (7am-6pm), evening (6pm-10pm) and night (10pm-7am) time periods respectively."

It would be advisable, in order to permit the most efficient noise attenuation, to also condition that lots on the boundary be required to make available land for "filling in" gaps between buildings if this is required for the control of noise from elsewhere in the estate. It is our view that constructing any said "fill in" barriers would be the responsibility of the introduced activity requiring that noise attenuation, though this is not an acoustic issue.

Council would need to also consider that any such condition should only apply to areas that residential receivers could reasonably be expected to exist (see discussion about "Appropriate Setback Distance").

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

WILKINSON MURRAY



Adam Bioletti

Manager QLD

Note

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AAAC

This firm is a member firm of the Association of Australian Acoustical Consultants and the work here reported has been carried out in accordance with the terms of that membership.



21 June 2012

WM Project Number: 00602
Our Ref: GEO TE210612
Email: trevore@geolink.net.au

Trevor Emery
GeoLINK Consulting
64 Ballina Street
LENNOX HEAD, NSW 2478

Dear Trevor

Re: Russellton Industrial Estate - Noise Management

INTRODUCTION

Wilkinson Murray has been engaged by GeoLINK Consulting to examine noise management measures for the proposed expansion of Russellton Industrial Estate in Alstonville. The site adjoins to the south of the existing Russellton Industrial Estate. The area surrounding the site to the west, south and east is rural (macadamia plantations) with few rural-residential dwellings. The site, surrounds and pertinent features are shown in the appended figure.

The site is subject to Ballina Shire Council DA-2008/803. DA Condition 2.6 requires noise barriers to be constructed. This report details an investigation undertaken by Wilkinson Murray into the reasonableness of Condition 2.6 and the associated acoustic implications.

The intent of this condition is to protect the acoustic amenity of surrounding residential receivers from the increased (relative to the existing industrial estate) noise generation anticipated from the project.

There are a number of factors which need to be considered in evaluating the reasonableness of Condition 2.6, in its current form. These fall broadly into two categories: the need for noise mitigation; and, if required, the most effective method of mitigating noise.

NOISE CRITERIA

The DA does not detail any noise criteria for the project, nor does it reference any professionally prepared acoustic assessment that would likely detail criteria. Wilkinson Murray is therefore of the opinion that quantitative noise criteria have not been determined, but wrather work to date has likely been based on a qualitative objective to not significantly increase noise impacting on surrounding receivers.

Appropriate noise criteria for industrial sources in NSW are outlined by the *NSW Industrial Noise Policy* (INP, Environment Protection Authority, 2000). The *INP* defines both "intrusiveness" and "amenity" criteria. Intrusiveness criteria are defined by a permissible 5 dB exceedance above the background noise level – described by the Rating Background Level (RBL). Amenity criteria are intended to limit the overall industrial noise impacting upon an area, and specifically to control a condition known as

Wilkinson Murray Pty Limited · ABN 39 139 833 060

50 Prospect Court, Robina QLD 4226, Australia • **Offices in Sydney, Orange and Hong Kong**

t +61 7 5593 1754 or +61 2 9437 4611 • e acoustics@wilkinsonmurray.com.au • w www.wilkinsonmurray.com.au

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“background creep”. (Background creep is the cumulative elevation of noise through the introduction of numerous industrial noise sources).

As part of this scope Wilkinson Murray has undertaken a brief period of noise monitoring at the site. The monitoring location is shown on the appended figure. This location was selected to minimise the influence of industrial noise (from the existing Russellton Estate) and thus to best represent noise levels expected to be experienced at neighbouring receivers. Table 1 presents a summary of the noise monitoring results.

Table 1 Summary of Noise Monitoring Results

Time Period	L _{Aeq,period} ¹ (dBA)	Background / ABL / RBL ¹ (dBA)
Day	58	34
Evening	38	26
Night	54	41

Note: 1. Given the limited duration of monitoring and the variation in noise levels, the minimum measured level from each of the days is presented.

Results of this monitoring are somewhat ambiguous because they do not follow trends typically associated with this type of acoustic environment. Attended measurements undertaken during installation and collection of the noise monitor indicate that existing industrial noise is a significant contributor to the ambient environment. Based on the measured noise levels, industrial activity appears to have continued through the evening and night time periods, in addition to the daytime. Periods of distinctively lower noise levels (across most descriptors) were present during the monitoring and these are considered most representative of the ambient in the absence of the existing industrial noise.

On this basis, the measured lowest day and evening background noise levels (presented in Table 1) are considered representative. The evening background noise level is most representative of the night time background noise level (which was elevated in our measurements for reasons unknown – most likely existing industrial noise). For those background levels below 30 dBA, the *INP* states that a minimum background noise level of 30 dBA should be adopted. Therefore, based on the measured noise levels presented in Table 1 and the discussion above, the intrusiveness criteria become **39, 35 and 35 dBA** for the day, evening and night time periods respectively. These criteria are appropriate for limiting individual premises in the estate.

Amenity criteria are appropriate for limiting the total noise emissions from the estate. The surrounding area would be best classified as Suburban by the *INP*. The corresponding “acceptable” recommended amenity criteria for Suburban areas are:

- Day 55 dBA
- Evening 45 dBA
- Night 40 dBA

“Maximum” recommended amenity criteria are 5 dBA higher in all three time periods.

Where the existing noise level from industrial noise sources is close to the acceptable noise level, the *INP* adopts a sliding scale to determine the project specific amenity criterion. Applying this scale and considering the noise levels presented in Table 1, the project specific amenity criteria become **48, 45 and 36 dBA** for the day evening and night time periods respectively.

ANTICIPATED NOISE LEVELS

The final use of the lots within the industrial estate is unknown at this stage. A typical noise source is likely to be trucks and/or similar mobile plant. A typical sound power level associated with this plant is 107 dBA. Given this source level and the setback distance to the nearest receivers (being approximately 175m and 400m in the east and west directions respectively), the noise level is estimated to be 41-50 dBA at the nearest receiver.

NEED FOR NOISE MITIGATION

Based on the estimated receiver noise levels above, it is likely that some noise mitigation will be necessary. Mitigation is likely to need to achieve between 2 and 15 dBA attenuation, depending on the times when premises are in use and the future receivers surrounding the estate (Wilkinson Murray understands that the nearest receiver is in the process of being rezoned for non-residential use).

EFFECTIVE MITIGATION OPTIONS

The topography of the site and surrounds compromises the use of noise barriers at the site boundary. Any such barriers would need to be impractically high in order to mitigate appreciable portions of the site. Based on this, we consider that Condition 2.6, in its current form, is unreasonable.

Instead, it is Wilkinson Murray's belief that noise management would be more efficient and effective if it became the responsibility of parties building on the site. At this stage the end use is likely to be known and thus the type of noise controls, if required, can be tailored to that use.

We note that the typical layout for an industrial estate such as this would be for buildings to be built up to the rear of the property, with driveways, parking and loading areas at the front of the buildings. This layout would ensure reduced noise emissions by utilising shielding from the buildings to mitigate noise from trucks etc. The building envelope could be designed to suit the noise sources within that building, being mindful of particulars such as construction materials and openings.

DRAFT APPROVAL CONDITIONS

In lieu of the current Condition 2.6, Wilkinson Murray proposes the following draft approval conditions to achieve the interpreted intent of the current condition.

"The Russellton Industrial Estate Expansion as a whole is to achieve noise levels not greater than 48, 45 and 36 dBA, described by the $L_{Aeq,15min}$ noise descriptor, at any surrounding residential receiver during the day (7am-6pm), evening (6pm-10pm) and night (10pm-7am) time periods respectively.

In achieving the above site-wide noise emissions, each premise within Russellton Industrial Estate Expansion is to achieve noise levels not greater than 39, 35 and 33 dBA, described by the $L_{Aeq,15min}$ noise descriptor, at any surrounding residential receiver during the day (7am-6pm), evening (6pm-10pm) and night (10pm-7am) time periods respectively."

It would be advisable, in order to permit the most efficient noise attenuation, to also condition that lots on the boundary be required to make available land for "filling in" gaps between buildings if this is required for the control of noise from elsewhere in the estate. It is our view that constructing any said "fill in" barriers would be the responsibility of the introduced activity requiring that noise attenuation, though this is not an acoustic issue.

We note that the above suggestion (making available land for "fill in" barriers) is not a critical requirement; however failing to do so may slightly compromise the use permitted in neighbouring parts of the estate (e.g. across the road, where shielding openings fronting the road may not be possible on the that site).

CONCLUSION

Wilkinson Murray has undertaken a review of DA Condition 2.6 relating to the proposed Russellton Industrial Estate Expansion.

We have identified that, whilst noise mitigation and management may be necessary pending the activities undertaken within the site, noise barriers constructed at the boundary of the site – as required by Condition 2.6 – would be impractical and/or ineffective due to topography.

Instead, we propose that noise management is better deferred to parties constructing buildings on the site, such that the layout of sites can be used to reduce noise emissions to surrounding residential receivers.

To this end we propose the draft approval conditions outlined in this report.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

WILKINSON MURRAY



Adam Bioletti

Manager QLD

Note

All materials specified by Wilkinson Murray Pty Limited have been selected solely on the basis of acoustic performance. Any other properties of these materials, such as fire rating, chemical properties etc. should be checked with the suppliers or other specialised bodies for fitness for a given purpose. The information contained in this document produced by Wilkinson Murray is solely for the use of the client identified on the front page of this report. Our client becomes the owner of this document upon full payment of our **Tax Invoice** for its provision. This document must not be used for any purposes other than those of the document's owner. Wilkinson Murray undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

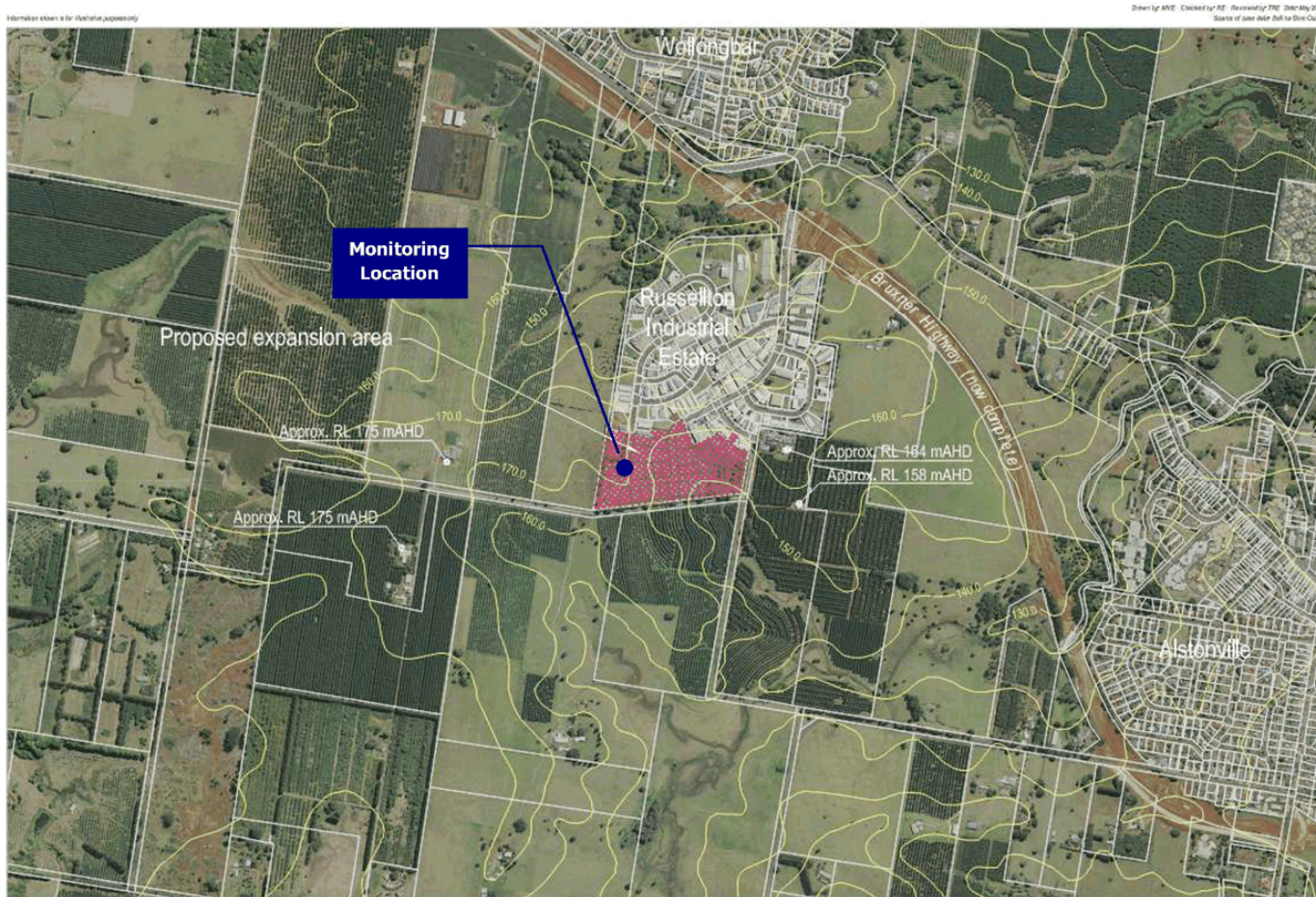
Quality Assurance

We are committed to and have implemented AS/NZS ISO 9001:2008 "Quality Management Systems – Requirements". This management system has been externally certified and Licence No. QEC 13457 has been issued.

AAAC

This firm is a member firm of the Association of Australian Acoustical Consultants and the work here reported has been carried out in accordance with the terms of that membership.

4.8 Russellton Industrial Estate - Update Report





Illustrations

Illustration A (717-1045)

Illustration B (717-1046)

4.8 Russellton Industrial Estate - Update Report



0 25
 North
GeoLINK
 Russellton Industrial Estate
 717-1046

Proposed Lot Layout and Staging Plan
 Illustration A

4.8 Russellton Industrial Estate - Update Report

Information shown is for illustrative purposes only

Drawn by: RS Checked by: RE Reviewed by: TRE Date: 09/11/14
Source of base data: Ballina Shire Council



Russellton Industrial Estate
717-1045

Acoustic Barrier - Catchment Plan

Illustration B

Feasibility Assessment Report

Proposed Industrial Development



Part of Lot 2 Kays La, Alstonville NSW 2477

As at 4 November 2014
Prepared for Ballina Shire Council
Our Ref NNC090596

Lismore

Herron Todd White
(NSW North Coast) Pty Ltd
93 402 216 062

Level 3
105 Molesworth Street
LismoreNSW2480
PO Box 503
LismoreNSW2480

Telephone 02 6621 8933
admin.nnc@htw.com.au
htw.com.au

Executive Summary

Property Details

Address	Part of Lot 2 Kays La, Alstonville NSW 2477.
Instructing Party	Mr Paul Tsikleas of Ballina Shire Council.
Prepared For	Ballina Shire Council.
Basis of Assessment	The interest being valued is the gross realisation 'as if complete' of unencumbered fee simple subject to the plans and costs supplied and outlined within this report.
Purpose of Assessment	Our assessment has been prepared for feasibility assessment purposes only.
Date of Inspection and Assessment	4 November 2014
Registered Proprietor	Ballina Shire Council.
Local Authority	Ballina Council.
Town Planning	<p>The property is classified within the IN1 General Industrial zone under the Ballina Local Environmental Plan 2012.</p> <p>There is currently a Development Application approved for the proposed industrial subdivision over the subject property. This assessment has been undertaken on the basis of the Development Approval granted and the provided plans and cost supplied with no onerous conditions of approval.</p>
Real Property Description	Part of Lot 2 DP 1169153, Parish of Tuckombil, County of Rous.
Property Summary	<p>The subject property forms part of Lot 2. Lot 2 has a total land area of 8.916 hectares. The subject site (part of Lot 2 which forms the basis of this assessment) has an englobo land area of 8.099 hectares.</p> <p>The subject site is an irregular shaped site located at the southern end of the Russellton Industrial Estate in Alstonville. This site is to be developed with proposed Stages A, B, C and D of a 28 lot industrial subdivision. The proposed development received approval in 2008 and a Section 96 Amendment for the staging of the development as per this feasibility assessment was approved on 27 November 2012 (DA 2008.803).</p> <p>In accordance with our instructions, we have assessed the value subject to the development approval and in particular the Section 96 modification obtained.</p> <p>The site is generally slightly to moderately undulating and falls from the north western to south eastern sections of the property. The land also has a cross fall from north to south. The contour range over the site extends from the highest point of 168m AHD situated within the north western section of the land to a lowest point of RL150m AHD situated within the south eastern basin.</p>



Part of Lot 2 Kays La Alstonville NSW 2477
NNC090596

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Executive Summary

The Russellton Industrial Estate provides access to the Bruxner Highway bypass which is located approximately 500 metres to the north. The Bruxner Highway forms the main connection road for this area, linking the major far northern New South Wales town centres of Ballina and Lismore. It bypasses through the townships of Wollongbar and Alstonville. The Bruxner Highway connects with the Pacific Highway approximately 10 kilometres to the south-east of Wollongbar.

Sales History

No historic sales recorded against the property.

Basis of Assessment	Valuation	
	Inclusive of GST	Exclusive of GST
Current Market Value		
Gross Realisation - Industrial Lots 'As If Complete'	\$5,588,000	\$5,080,000
Cash Flow Summary	Total	\$/lot
Number of Proposed Lots:	28	
Adopted Sales Rate:	Approx 3 to 4 lots per annum	
Assessed Gross Realisations:	\$5,080,000	\$181,429
Assessed Net Realisations:	\$4,856,480	\$173,446
Construction Cost:	\$4,003,733	\$142,990
Total Cost (incl advertising, promotion and holding costs):	\$4,139,371	\$147,835
Total Profit/Loss before Interest:	\$717,108	
Interest:	(\$795,694)	
Total Profit/Loss after Interest:	(\$78,586)	
IRR (Before Interest):	6.0%	
IRR (After Interest):	-0.7%	

The above cash flow summary is based on an adopted site value of \$1. Based on the cash flow analysis, the subject proposal is not viable and requires further refinement from a costs/return basis in order to produce a commercially acceptable result.



David Sullivan
Director
CPV / AAPI
QLD 2250 / NSW 4052



Luke Nichols
AAPI - Certified Practising Valuer/Director
QLD 2536 / NSW VAL6508

Important:

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.



Executive Summary

Risk Profile

Risk Indicator	Comment
Market – Englobo Land	<ul style="list-style-type: none"> Under current market conditions, demand for englobo industrial sites remains subdued. There are few buyers in the market place and the difficulty of obtaining funding for such sites provides a high level of constraint to the market. We anticipate static or slightly improving conditions within the englobo industrial land market sector for the foreseeable future.
Overall Risk: HIGH	
Construction Costs	<ul style="list-style-type: none"> The construction cost estimates used for Feasibility purposes have been provided by Geo Link, Environmental Management and Design. Construction costs are a major issue in the feasibility of industrial developments. If the provided costs and/or the anticipated expenditure are not accurate, or if there is an increase or decrease in the actual cost of construction, the viability of the development could be adversely affected. The assessment of construction risk is considered to be outside of our area of expertise. The development costs analyse to \$118,348/lot. Of these cost, \$880,218 (31,436/lot) is attributed to Council contributions. There is also a requirement for the construction of an acoustic barrier at a cost of \$690,000. This results in a total development cost of \$4,003,733 (\$142,990/lot) which impacts in the viability of the development.
Overall Risk: MEDIUM	
Market Risk – Industrial Lots	<ul style="list-style-type: none"> Demand for completed industrial allotments within the Alstonville/Wollongbar and the greater NSW North Coast region continues to remain very slow. Demand for industrial vacant lots within Alstonville and the greater Lismore and Ballina region is considered to be weak. The weak demand for vacant industrial land is even more prominent for fringe or secondary locations, for which the Russellton Industrial Estate has been historically perceived. However, it should be noted that residential development within the Alstonville/Wollongbar locality is beginning to expand as a result of a major urban release area which is referred to by the Ballina Council as the Wollongbar Urban Expansion Area Likely purchasers of the proposed industrial allotments would be owner occupiers. Currently, vacant industrial and in particular potential purchasers of larger allotments prefer the Lismore or Ballina regions. There is likely to be interest in the proposed 3 larger sized lots from adjoining owners. In regard to standard sized industrial lots, there may be some pent up demand, however, historical trends indicate that demand would only result in a rate of sale of 1 allotment per every 3 to 6 months (or an average of 3 lots per annum). The current soft market conditions for industrial land and resultant slow rate of sale/take up rate will result in a total period in the order of 8 years to complete the development. Investigations reveal that the adjoining owner of proposed Lots 15 and 21 have strongly indicated an interest to purchase lots within the subject development. Specifically, Mr John Fleming has indicated an interest in proposed Lots 14 and 15 and Mr Tony Flynn has indicated an interest in proposed Lots 16, 17, 22 and 23. The potential sale of these 6 allotments will have a significant impact of the feasibility analysis of the subject development given the current slow rates of sale being experienced for industrial land (and in particular secondary industrial land such as proposed Lots 15, 21 and 17 which would require significant earth works due to the moderate to steep topography).
Overall Risk: MEDIUM to HIGH	



Executive Summary

- Asset Profile**
- The subject property is located within the southern fringe of the Russellton Industrial Estate at Alstonville. The industrial estate extends from the Bruxner Highway bypass located to the north to the subject site and currently incorporates approximately 118 lots, the majority of which have been developed.
 - Significant earthworks will be necessary to render the land suitable for industrial development.
 - The subject site has an area of 8.099 hectare and is to be developed with 28 industrial allotments. The lots are to be accessed via an extension to both Kays La and Northcott Cr. Proposed lot 15 will also be accessed via a 26 metre frontage to Robb St.
 - The proposed industrial allotments are to range in size from 1,069 to 9,175 square metres. The majority of the lots range in size from 1,069 to 2,303 square metres. The balance three larger lots range in size from 4,524 to 9,175 square metres.
 - The majority of the allotments are regular in shape and either rise slightly above road height or have a slight cross fall extending between 1 to 2.5 metres over each individual lot.
 - Proposed Lots 14, 15, 17, 21 and 27 have moderate to steep contours. Proposed Lots 15 and 21 have also been partly filled and levelled.
 - This feasibility assessment has been undertaken on the basis that the proposed industrial lots are **not** individually benched or tiered. The resultant topography of the completed lots will result in moderate undulation which is generally not conducive for industrial development. This will impact on the saleability and resultant value of the end product.
 - Risks associated with englobing industrial land with approval for a multiple allotment subdivision generally revolve around availability of infrastructure to enable commissioning of the developed sites, contribution charges, geotechnical and other influences during construction and construction cost escalations. We understand that the majority of such matters have been considered by the applicant's consultants. Notwithstanding, variations in any of these matters can influence the financial outcome of such a venture.

Overall Risk: MEDIUM



Part of Lot 2 Kays La Alstonville NSW 2477
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Executive Summary

Assumptions, Conditions and Limitations

- Critical Assumptions**
- We have made assumptions and conditional comments in respect to Easements (section 2.2), Town Planning (section 3.1), Approvals (section 3.2), Services (section 4.2), and GST.
 - This feasibility assessment report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
 - In accordance with our instructions, we have assessed the value subject to the development approval and in particular the Section 96 modification obtained.
 - Our assessment is undertaken on the condition that the development will be completed in accordance with the Proposed Lot Layout and Staging: Revision 5 Plan dated 24 September 2012 as prepared by Geo Link appended to this report without significant alterations.
 - Our assessment of proposed Lots 14 and 15 is undertaken subject to an appropriately sized and designed acoustic barrier being erected on the eastern property boundary adjoining proposed Lots 14 and 15. The purpose of this barrier is so that noise levels do not exceed 48, 45 and 36 dBA and as a result restrict the current business operation if the adjoining owner (Mr John Flemming) was to purchase the proposed Lots.
 - Part of the subject property is currently leased to Telstra Mobile Pty Ltd which expires in 2027. We are also aware that there are currently land leases in place over part of the site which is to form part of proposed Lots 15 and 21. Our feasibility assessment has been undertaken on the basis that the current leases are extinguished.
 - The value as if complete assessed herein is the market value of the proposed allotments as detailed in the report on the assumption that all construction had been satisfactorily completed in all respects at the date of this report.
 - The assessment reflects the valuer's view of the market conditions existing at the date of the report and does not purport to predict the market conditions and the value at the actual completion of the improvements because of time lag.
 - Accordingly, the 'as if complete' assessment must be confirmed by a further inspection by the valuer, on completion of the development. The right is reserved to review and, if necessary, vary the assessment in this report if there are any changes in relation to the project itself or in property market conditions and prices.
-



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1 INTRODUCTION

1.1 Instructions

We have been instructed by Mr Paul Tsikleas on behalf of Ballina Shire Council to undertake a feasibility assessment of the Englobo Industrial Property located at Part of Lot 2 Kays La, Alstonville NSW 2477.

Specifically, we have been instructed to assess the parcel of land situated on the southern side of Kays La which is approved to be developed with 28 industrial allotments, comprising Stages A, B, C and D of the subdivision. As per our instructions, the feasibility assessment report is to undertake the following:

- the gross realisation from the individual sale of the proposed industrial allotments "as if complete";
- overview of the industrial land market for the Alstonville and the broader North Coast locality;
- feasibility/profitability analysis based upon development time frames provided and anticipated selling periods.

1.2 Basis of Assessment

The interest being valued is the unencumbered fee simple subject to the plans and costs supplied and outlined within this report.

Our assessment has been prepared for Internal Feasibility Assessment purposes for use by Ballina Shire Council only.

The feasibility assessment has been prepared in accordance with the Australian Property Institute's Valuation Practice Standards.

The report is not available for any other purpose, nor is any liability extended to any third party, without the valuer's written authority and consent. This report has not been prepared for mortgage security lending purposes. We will not accept any responsibility or liability for reliance upon this valuation for such purposes.

1.3 Definitions

This assessment has been undertaken in accordance with the following definitions:

Market Value

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

Highest and Best Use

"the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued".

As if Complete"

"the valuer, when assessing the value of an asset from plans and specifications "as if complete", assesses the value having regard to the market at the date that the assessment was made. The valuer reserves the right to review, and if necessary vary, the valuation if there are changes to the project itself or in market conditions and prices".

Please note the assessment "as if complete" is not a forward projection of value but is at today's value assuming all proposed works are fully completed.

1.4 Date of Inspection and Assessment

4 November 2014.



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2 TITLE AND STATUTORY DETAILS

2.1 Title Details

Search Date	5 November 2014
Title Reference	2/1169153
Real Property Description	Part of Lot 2 DP 1169153, Parish of Tuckombil, County of Rous
Registered Owner	Ballina Shire Council
Encumbrances	<ol style="list-style-type: none">1 Land excludes minerals and is subject to reservations and conditions in favour of the Crown – see Crown Grant(s).2 AE222640 Lease to Optus Mobile Pty Limited of the part shown hatched in Plan (Page 26) with AE222641. Expires 8/2/2012.3 AE222641 Lease to Optus Mobile Pty Limited of the part shown hatched in plan (page 26) with AE222641. Commencing 9/2/2012. Expires: 8/2/2017.4 AE222642 Lease to Optus Mobile Pty Limited of the part shows hatched in plan (page 27) with AE222642. Commencing 9/2/2017. Expires: 8/2/2022.5 AE222643 Lease to Optus Mobile Pty Limited of the part shown hatched in plan (page 26) with AE222643. Commencing 9/2/2022. Expires: 8/2/2027.
Unregistered Dealings	Nil
Administrative Advices	Nil

A copy of the recently searched Certificate of Title and a copy of the Deposited Plan are annexed to this report.

2.2 Easements, Encumbrances and Interests

No easements or encumbrances are noted on the title apart from the lease to Optus which does not form part of this assessment.

This assessment is subject to there being no other encumbrances, which may have an adverse effect on our assessment. Should any such easement or encumbrance become apparent, we reserve the right to review our assessment.

2.3 Statutory Assessments

\$1,200,000 effective from 1 July 2014 for land tax purposes. It should be noted that the Statutory Assessment relates to the section of the land to be developed.



Part of Lot 2 Kays La Alstonville NSW 2477
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3 TOWN PLANNING AND APPROVALS

3.1 Town Planning Summary

Local Authority	Ballina Council
Planning Scheme	Ballina Local Environmental Plan 2012.
Land Use/Zoning	IN1 General Industrial zone.
Objectives	<p>The IN1 General Industrial zone objectives are:</p> <ol style="list-style-type: none">Objectives of zone<ul style="list-style-type: none">To provide a wide range of industrial and warehouse land uses.To encourage employment opportunities.To minimise any adverse effect of industry on other land uses.To support and protect industrial land for industrial uses.To enable non-industrial uses that are compatible with the industrial nature of the locality.To provide for the efficient use of industrial land.To encourage development that achieves the efficient use of resources such as energy and water.To ensure that development does not expose adjoining uses to hazard risks.Permitted without consent<ul style="list-style-type: none">Environmental protection worksPermitted with consent<ul style="list-style-type: none">Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.Prohibited<ul style="list-style-type: none">Amusement centres; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Function centres; Hazardous industries; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Mooring pens; Moorings; Offensive industries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Rural industries; Schools; Tourist and visitor accommodation; Wharf or boating facilities.



We assume that planning data provided to us by the relevant Local Planning Authority is accurate. In the event that a Town Planning Certificate or any other relevant Planning Certificate or document is obtained and the information therein is later found to be materially different to the town planning information detailed within the assessment, we reserve the right to amend the assessment.

3.2 Approvals

Investigations with the Ballina Shire Council reveal that the subject property originally received Development Approval (DA 10.2008.803.001) in 2008 to undertake a 31 lot industrial subdivision.

On 27 November 2012, a Section 96 Application to modify consent was approved (DA 10.2008.803.002). The application approved was to amend the description of the development proposal: To Undertake a 29 Lot Industrial Subdivision in Four Stages (being 28 Industrial Lots and 1 Residue Lot (Sediment Basin)).

Stage 1 being Lots 10 – 13, 16 – 24, part of residual Lot 29 and extension of Kays Lane and Northcott Crescent (Proposed Stage A). Stage 2 being Lots 14 & 15 (Proposed Stage B). Stage 3 being Lots 5 – 9, 25 – 28 and an extension to Northcott Crescent (Proposed Stage C). Stage 4 being Lots 1 – 4 (completion of residual Lot) (Proposed Stage D).

In accordance with our instructions, we have assessed the value of the englobo land, subject to the development approval and in particular the Section 96 modification obtained. Our assessment assumes the development approval being in accordance with the plans provided, and that the proposed development is not subject to any onerous conditions which would adversely affect the project, increase the cost of development or extend the development period. Our valuation further assumes that the approval has a sufficient currency period to complete the development. Should this not be the case it may impact upon our assessed value of the subject land.

We recommend any party relying upon this assessment satisfy themselves in regard to the development approval and conditions and if the above assumptions are shown to be incorrect, we reserve the right to review our valuation.

Our assessment proceeds on the basis the abovementioned Development Application Decision Notice is not subject to appeal however, we have not undertaken any searches in this regard.



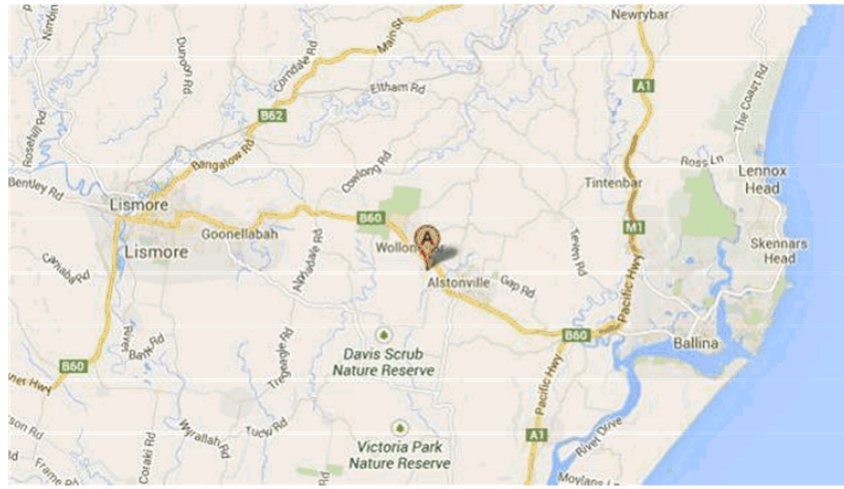
Part of Lot 2 Kays La Alstonville NSW 2477
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4 THE LAND

4.1 Location Details

The general location of the subject property is indicated by the markers on the maps below.



Source: Google Maps



Source: LPI

Note: Satellite image includes the total property (Part of Lot 2)



Part of Lot 2 Kays La Alstonville NSW 2477
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Locality

The property is located within the Russellton Industrial Estate. This is an industrial locality with rural properties surrounding, situated opposite Wollongbar, on the southern side of the Bruxner Highway.

Wollongbar is an established village which is located approximately 2 kilometres west of the village of Alstonville, approximately 21 kilometres east of Lismore and approximately 17 kilometres north-west of Ballina. The Wollongbar village is situated on the northern side of the Bruxner Highway and the urban residential development in this area typically comprises conventional sized residential allotments which are improved with a mixture of semi-modern to modern style, average quality houses, duplex dwellings and small townhouse/villa complexes. The Wollongbar village is surrounded by broad acreage rural residential properties, the majority of which are currently or were formally used for agricultural and farming purposes.

Wollongbar, together with the nearby village of Alstonville and the locality of Goonellabah, form the eastern urban extension of the major urban residential and regional commercial centre of Lismore. The future growth of the Wollongbar residential area will mostly consist of a major urban release area which is referred to by the Ballina Council as the Wollongbar Urban Expansion Area. This area consists of several large rural properties which are located on the northern fringe of Wollongbar. It is proposed that this area will ultimately be developed with a mixture of detached housing, duplex units and medium density townhouses and villas.

Wollongbar has a small local shopping centre which includes an IGA supermarket, professional consultation suites (doctor), newsagency, chemist, takeaway I/restaurant and a licensed tavern. Regional shopping is available at both Ballina and Lismore. Primary and Secondary schools are located in the area. According to the ABS 2011 Census, Wollongbar has a population of 2,396.

Situation

The property is situated on the southern side of Kays La, being on the southern fringe of the Russellton Industrial Estate.

The Russellton industrial estate provides access to the Bruxner Highway bypass which is located approximately 500 metres to the north. The Bruxner Highway forms the main connection road for this estate, linking the major far northern New South Wales town centres of Ballina and Lismore. It bypasses through the townships of Wollongbar and Alstonville. The Bruxner Highway connects with the Pacific Highway approximately 10 kilometres to the south-east of Wollongbar.

The Wollongbar Post Office is approximately 1.8 kilometres by road to the north of the subject property.

Surrounding Development

Surrounding development to the north of the subject site comprises a mix of semi modern to modern industrial buildings generally comprising small to large sized strata titled industrial units, storage units and larger free standing unstrated industrial premises. It is within reasonable proximity of infrastructure such as arterial roads; major transport routes; public transport; local shopping facilities.

Adjoining the subject site opposite to the east and south is rural land currently utilised for macadamia plantation. A small residence is also located opposite the north eastern section of the site. The land adjoining to the west is currently vacant and utilised for grazing purposes. A water tower adjoins the north western section of the site.

The proposed development is a use that is consistent with the surrounding development.



4.8 Russellton Industrial Estate - Update Report

Infrastructure

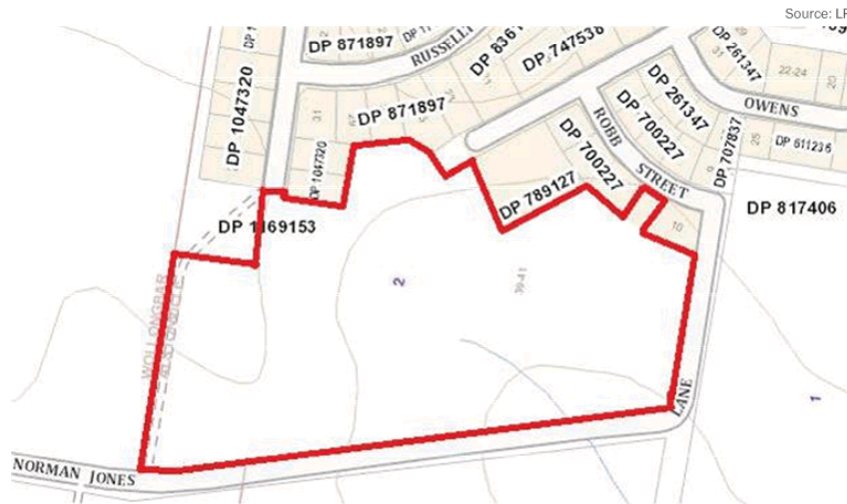
The property is located close to the following infrastructure: arterial roads, major transport routes and public transport.

Urban amenities which are situated within reasonable proximity of the subject property include:

- The Palms local shopping centre which includes an IGA supermarket and a doctors surgery
- Pioneer Tavern
- service station
- Wollongbar State Primary School
- Wollongbar Pre School
- Alstonville State Primary School
- Alstonville State High School
- Alstonville Catholic Primary School
- North Coast Institute Tafe Campus
- local school bus service
- sports fields at Alstonville.

Regional shopping and commercial facilities and a hospital, airport and other educational establishments including a Southern Cross University campus are situated in Lismore.

4.2 Land Description



Source: LPI

Note: Satellite image includes the total property (Part of Lot 2)



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View of subject property facing south



View of subject property facing north-east



View of north-east portion



View of northern portion



View over subject property facing west

Area

Lot 2 has a total land area of **8.916 hectares**.

The subject site which forms the basis of this assessment comprises a land area of **8.099 hectares**.

Topography

The subject site is an irregular shaped site located at the southern end of the Russellton Industrial Estate.

The land is generally slightly to moderately undulating and falls from the north western to south eastern sections of the property. The land also has a cross fall from north to south. The contour range over the site extends from the highest point of 168m AHD situated within the north western section of the land to a lowest point of RL150m AHD situated within the south eastern basin.

There are two separate, filled and levelled sites situated within the central and northern sections adjoining the northern boundary of the site. We have assessed the area of the centrally located site (to be situated on proposed lot 21) to have an area of 3,247sqm and the north eastern located site (to be situated on proposed lot 15) to have an area of 4,706sqm.

The majority of the land is predominantly cleared with a small pocket of established trees located in the south eastern section of the land and bordering the western and southern boundaries of the site.



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4.8 Russellton Industrial Estate - Update Report

Flooding A review of the Ballina Shire Council website indicates the land is not located within a known 1 in 100 year flood area.

Services The following major services are available for connection: reticulated water, sewerage, telephone, electric power.

We have physically identified the boundaries upon inspection and there do not appear to be any encroachments. However, we are not surveyors and no warranty can be given without the benefit of an identification survey.

To the best of the valuer's knowledge, the subject property is not affected by landslip, pest infestation or resumption matters, however, no searches have been undertaken in this regard.

Our valuation assumes a suitable soil compaction test.

4.3 Road System/Access



South aspect along Norman Jones La.



South along Kays La.



South aspect along Northcott Dr.

Road System The property is located at the end of both Kays La and Northcott Cr. Access to the property is also obtained via a 26 metre frontage to Robb St. The property also has rear frontage (eastern and southern boundaries) to Chesworths La (Norman Jones La).

Kays La is a bitumen sealed, two lane local road; it has concrete kerbing and channelling. This road is a main service road which connects the Russellton Industrial Estate to the Bruxner Highway.

Northcott Cr and Robb St are bitumen sealed, two lane local roads with concrete kerbing and channelling.

Chesworths La is a gravel sealed, single lane country road.

Access Vehicular access is easy and direct.

All of the industrial allotments within the estate will have frontage to a bitumen sealed road with concrete kerb and channel.



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4.4 Environmental Issues

Environmental Checklist	
Previous potentially contaminating use	Unknown
Environmental planning overlay	No
Contamination uses on adjoining properties	Unknown
Known contamination issues in surrounding areas	Unknown
Known groundwater contamination in surrounds	Unknown
Potentially contaminating processes or materials on site	Not apparent
Known past underground storage of contaminant materials	Not evident from our inspection
Listed on contaminated or environmental site registers	No search undertaken
Do operations require environmental licensing	Unknown

The Physical Property Questionnaire has been considered within the context of the limitations of our inspection and the scope of our area of expertise.

Whilst we did not note any hazardous or toxic material on site, it should be noted that our assessment has been prepared without the benefit of soil tests or environmental studies. Accordingly, our assessment is subject to there being no surface or sub-surface soil problems including instability, toxic or hazardous wastes or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability.

It should be noted that environmental matters are beyond the scope of our expertise and as such, we would recommend that the Ballina Shire Council satisfy themselves in relation to any environmental risks or contamination issues. Should any such problem become apparent, we would reserve the right to review our assessment.



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5 PROPOSED DEVELOPMENT

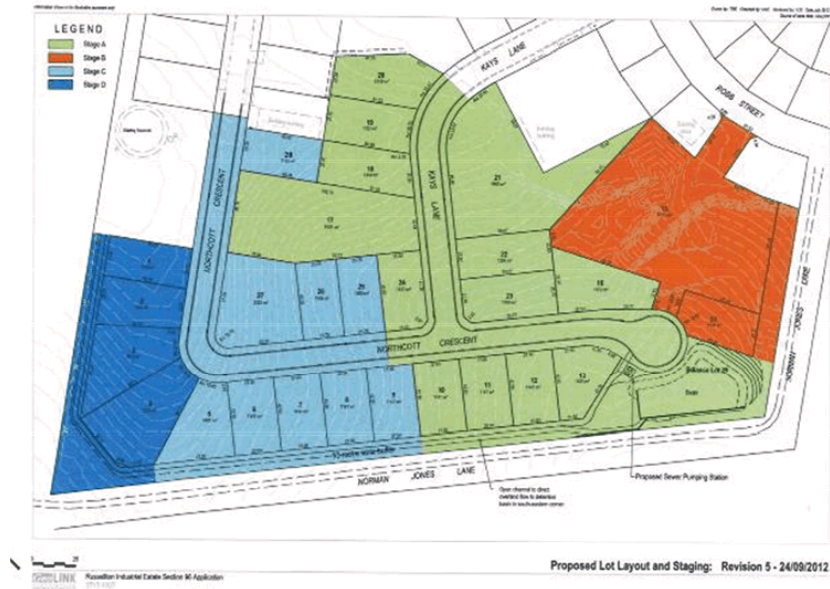
5.1 Introduction

The property is proposed to be developed into a 28 lot industrial subdivision and one residual lot (used as a water detention site). The development is to comprise stages A, B, C and D.

As discussed in Section 3.2, development approval was obtained in 2008 and a Section 96 amendment for the staging of the development was obtained in November 2012.

5.2 Plan of Subdivision

The subject development land is to be developed with a 28 lot industrial subdivision. The plan of subdivision for the subject land is as follows:



A copy of the Proposed Plan is annexed to this report.



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5.3 Development Yield

The proposed development yield, stage and area are as follows:

Lot	Stage	Land Area (sqm)
1	D	1139
2	D	1267
3	D	1843
4	D	2226
5	C	1407
6	C	1147
7	C	1147
8	C	1147
9	C	1147
10	A	1147
11	A	1147
12	A	1147
13	A	1183
14	B	1134
15	B	9175
16	A	1572
17	A	4524
18	A	1348
19	A	1323
20	A	1519
21	A	4963
22	A	1285
23	A	1398
24	A	1123
25	C	1069
26	C	1069
27	C	2303
28	C	1125
29	Basin	N/A



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5.4 Design Analysis

The subject site is to be developed with 28 industrial allotments accessed via an extension to both Kays La and Northcott Cr. Proposed lot 15 will also be accessed via a 26 metre frontage to Robb St. This feasibility assessment has been undertaken on the basis that the proposed industrial lots are not individually benched or tiered.

The proposed 28 industrial lots are to range in size from 1,069 to 9,175 square metres. The majority of the lots range in size from 1,069 to 2,303 square metres. The balance three larger lots range in size from 4,524 to 9,175 square metres.

Proposed lots 1 and 2, 6 to 12, 18 to 20 and 22 to 28 are to be of a regular shape. The remaining lots are to be of a slightly irregular shape, with the exception of Lots 15 and 21 which are irregular in shape. The irregularity of shape for these two lots is due to the requirements of the adjoining owners who have expressed an intention to purchase the lots upon completion of the subdivision. These two lots also adjoin existing industrial properties which contribute to their irregular shape.

Lots 15, 17 and 21 will be larger than average sized lots. Our assessment of gross realisation has been undertaken on the basis that these lots do not have any further subdivision potential.

There is an existing reserve which adjoins Lot 1 to the north which is improved with a reservoir.

Proposed lots 1 to 4 are located within the western section of the site and are to be situated slightly above road height. The lots will have slight cross falls of between 1 and 2 metres. Proposed lots 5 to 13 are to be situated along the southern section of the site. These lots will be level at road height with slight cross falls from west to east of between 1.5 and 2 metres per lot.

Lots 16 to 20 and 22 to 28 will be situated at or slightly above road height. The lots will rise from the road or have cross falls which are considered to be moderate, ranging from 1.5 to 3 metres per lot. Lot 27 will be located on a corner position and will fall from west to east over 5 metres. Lot 17 will have dual road frontage to both Northcott Cr and Kays La and will fall approximately 7.5 metres from the western to eastern boundary.

Lot 21 will have an elongated frontage to Kays La of 107 metres. The majority of this site (3,247sqm) has been filled and levelled and is currently occupied as a truck depot. The balance land area of 1,716sqm falls steeply to moderately to the rear southern boundary.

Lot 15 will have dual frontage to both Northcott Cr and Robb St. Approximately 4,706sqm of this site has been filled and levelled over two distinct tiers and is currently occupied by the adjoining land owner for storage purposes. The land falls steeply from the filled tiers to the rear southern section of the proposed lot with a balance land area of 4,469sqm.

A proposed sewer pumping station is to be located at the eastern end of Northcott Cr, adjoining Lot 13. An open channel is to direct overland flow to a detention basin located within the south eastern corner of the site (on proposed Lot 29). The channel will be located within a 10 metre buffer which extends the length of the southern boundary fronting Chesworths La (Norman Jones La).

The locations of proposed allotments are detailed in the plan of subdivision detailed in Section 5.2.

Road Network & Access

The extension of Kays La and Northcott Cr (the latter will form a cul-de-sac) will provide access to all of the proposed industrial allotments. In addition, Lot 15 will have dual access to Robb St. Kays La will intersect with Northcott Cr to connect the estate roadway. The roads will be provided with a 7 metre wide carriageway with concrete kerb and gutter.



Acoustic Barrier

A condition of the Section 96 amendment (Consent Conditions 7.4, 7.5 and 7.6) is that an appropriately sized and designed acoustic barrier shall be erected on the eastern property boundary adjoining proposed Lots 14 and 15. The purpose of this barrier is so that noise levels do not exceed 48, 45 and 36 dBA during the day (7am to 6pm), evening (6pm to 10pm) and night (10pm to 7am). The conditions also require the acoustic barrier construction prior to the construction certificate being released for Stage B (Lots 14 and 15).

The acoustic barrier will not be required if the dwelling on the adjoining land has been removed or has been made uninhabitable as part of the successful rezoning of the adjoining land. It is our understanding that the rezoning of the land will not proceed and Ballina Council is currently investigating the possible relocation of the house to the southern section of the said land. We have not been provided with cost estimates to undertake this proposal and as such, our feasibility is undertaken based on the construction of the acoustic barrier.

The DA also states that an acoustic barrier will also be erected on the western property boundary adjoining proposed Lots 1 to 4 in the event that consent has been granted for a future dwelling on adjoining land within 150 metres of the western boundary of the subject site. We have not been provided with costings for this acoustic barrier and this potential cost is not included in our feasibility assessment.

We have been provided with a copy of an Engineering and General Assessment report for the proposed acoustic barrier for Stage 2 prepared by Geo Link on 3 November 2014. The reports states that due to the topography of the subject land within the industrial estate and the private dwelling situated on land below the estate, the acoustic barrier located on the eastern side of proposed Lots 14 and 15 would need to be approximately 10 metres high to interrupt the noise from the industrial estate. The estimated cost by Geo Link to construct the substantial wall is \$690,000.

The report also states that:

- there are concerns that the effectiveness of the acoustic barrier will only relate to those industrial lots within the catchment area of the barrier (only part of the estate);
- the large size of the barrier will not be aesthetically pleasing;
- the barrier will result in substantial shadowing;
- the barrier will reduce wind speeds and increase daytime temperatures;
- the barrier will require the future owners of Lots 14 and 15 to carry out maintenance works on the barrier which would most likely be expensive to undertake.

Services

We have assessed the value of the proposed lots on the basis that all major services are adjacent to the boundary of the lots.

Electrical and telecommunications supply will be provided via the existing services, with the location of (or requirement for) transformer substations to be determined during the detail design phase of the project.



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6 DEVELOPMENT COSTS

6.1 Cost Schedule

We have been provided with development cost estimates prepared by Geo Link, Environmental Management and Design dated 3 November 2014. The cost estimates provided by Geo Link are exclusive of Council Fees and we have made allowance for these costs (subject to confirmation). The costs provided are summarised as follows:

Item	Cost
Civil Works	
Preliminaries	\$20,000
Clearing, Topsoil and Earthworks	\$201,623
Drainage	\$270,062
Roadworks	\$505,024
Bioretention Basin, Retaining Wall, Swale Drain and Gravel Access Track	\$363,171
Services	\$463,585
Landscaping	\$48,200
Sundries	\$1,350
Construction Works External to Civil Contract	\$212,000
Total Civil Works	\$2,085,013
Contingency Allowance on Civil Works (10%)	\$208,501
Acoustic Barrier	\$690,000
Council Fees and Charges	\$880,218
Professional Fees	\$140,000
Total Development Costs	\$4,003,733
Rate Per Lot	\$142,990.45

The costs are also exclusive of:

- Land costs,
- Sales and marketing,
- Legal fees,
- Any bonding or security costs.

N.B. Marketing Fees, Stamp Duty, Legal Fees, Holding Costs (council rates and Land Tax) and Interest, have been accounted for separately in our hypothetical development exercise.

6.2 Comments on Costs

The adopted Council Fees and Charges are based on those detailed within the Section 96 Amendment dated 27 November 2012. It should be noted that these contributions may be subject to minor variations due to CPI increases.

The professional fees have been adopted based on an allowance of approximately \$5,000 per lot. This allowance has been confirmed by Geo Link as being suitable, however, at the higher end of expectations.

Geo Link have allowed for a contingency of 10% on development costs.

We note the costs provided analyse to \$142,990 per proposed lots which is considered to be high based on our experience of similar developments if this size. However, these costs are inclusive of the substantial acoustic barrier cost of \$690,000. The costs excluding the barrier analyse to \$118,348 per proposed lot.

We note that this report provides assessment advice alone and as such, we are not qualified to comment upon the accuracy of the development cost estimates provided. We recommend that any party relying on this assessment should satisfy themselves and carryout an independent audit of the proposed development costs by a qualified Quantity Surveyor. Should such an audit reveal that the costs, as reported within this report, are incorrect, we reserve the right to review our assessment either in part or in full.

As our assessment of the englobo land has been determined, in part, using a cash flow model which utilises the cost estimates summarised in this section of the report, the accuracy of the cost estimates could have a significant bearing on our assessment.

Accordingly, should the final costs differ significantly from the estimates used in our cash flow model, we would reserve the right to review our assessment.



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6.3 Construction Time Frames

Having regard to our experience with similar projects and information provided by Geo Link, we have adopted a construction period of 9 months for the purposes of our cash flow. We have also allowed for a 4 week period for the preparation of construction documentation and tender, an 8 week period for plan registration and a six month period for the construction. The acoustic barrier is advised by Geo Link to be constructed over the final two months of the 6 month construction period.

It should be noted however, that these time frames can vary from project to project and is also subject to the availability of materials/labour and weather conditions.

6.4 Goods and Services Tax

The cost estimates provided are exclusive of GST.

Our cash flow analysis includes appropriate allowances for the GST and input tax credits relating to the operational works, construction costs and, professional fees. GST is not payable on Council infrastructure charges and other Council fees.

The developer of a residential subdivision, assuming they are a registered enterprise, is able to claim an input tax credit on the GST paid in relation to the cost of developing and selling (marketing, commissions and legal costs) the completed vacant lots.

Accordingly, the developer should not incur any additional net increase in development costs due to the GST. The only additional cost issue for the developer, depending upon their cash flow position, is that there will be a period between the time they pay the GST in developing the land and the time that they receive the input tax credit on this money spent.



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7 MARKET REPORT

7.1 Local Land Market Overview

General Market

Conditions within the North Coast commercial property markets continue to remain subdued. Sales transaction numbers remain low, rental levels are generally stagnant (with still some evidence of decreasing rents), vacancy rates in some market segments are continuing to increase, and distressed and mortgagee in possession sales are still occurring in the marketplace. Overall, we consider the market is towards the bottom of the property cycle.

Some of the key economic and local issues impacting the market include continuing difficulty in securing funds as a result of lending policies, a subdued local economy due to a downturn in tourism, rural industries, retail spending and construction, lack of confidence and increased unemployment.

Feedback from real estate agents is that buyers remain conservative and cautious, enquiry remains at reduced levels and investors are maintaining hardened views on yields. It is now well accepted throughout the commercial property industry that yield and value levels have softened across all asset classes.

However, some sub-markets have fared better than others, and there is a significant variation in yield and value between primary and secondary properties. Quality investment properties with strong lease covenants (in particular long term national tenants) are indicating reasonable to strong demand and have generally maintained value levels reasonably well. In contrast, secondary properties in fringe locations, in oversupply or with inferior tenant profiles have been severely discounted. Owner occupier properties, particularly at the lower end of the market, have also shown some resilience with analysed yields in the order 2% to 3% below similar leased product which have been purchased by investors.

Alstonville Industrial Market

The Russellton Industrial Estate subject is traditionally regarded as a secondary industrial location. However, it is well located adjacent to the Alstonville Bypass and within easy driving distance to both Lismore and Ballina and the Pacific Motorway.

The market within the Russellton Industrial Estate in Alstonville and surrounding localities was reasonably strong between 2004 and 2007, being driven by owner occupiers and investors, who were taking advantage of low interest rates to secure their own freehold premises or entry level investments in a rapidly increasing market. This high level of demand saw strong increases in values due to a shortage in supply.

Currently, demand for industrial properties has weakened quite significantly due to declining economic conditions over the past 5 years. This market segment is currently being adversely affected by a soft rental market, increasing vacancies and increasing statutory outgoings. Owners are being forced to accept low returns on investment.

The supply of industrial properties in the local Alstonville area is limited with generally moderate demand in the current economic climate. Industrial properties tend to be closely held and tend to be sought by owner occupiers / larger local businesses rather than investors.



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North Coast Industrial Land Market

There has been limited recent sales activity within the industrial land market on the NSW Far North Coast. This is a combined result of the majority of industrial estates located within the Richmond Valley, Lismore City and Ballina Shire Local Authorities being in the ownership of the respective Authority and completed industrial lots released to the market on an 'as need' basis and also the weak demand for industrial vacant land on the NSW North Coast.

Most industrial estates within the NSW North Coast which have been marketed over the past three years have seen soft sales rates and the need for competitive pricing structures with, in some cases, various buyer incentives.

Demand for industrial vacant lots within Alstonville and the greater Lismore and Ballina region is considered to be weak. The weak demand for vacant industrial land is even more prominent for fringe or secondary locations. However, it should be noted that residential development within the Alstonville/Wollongbar locality is beginning to expand as a result of a major urban release area which is referred to by the Ballina Council as the Wollongbar Urban Expansion Area.

Likely purchasers of the proposed industrial allotments would be owner occupiers. Currently, vacant industrial and in particular potential purchasers of larger allotments prefer the Lismore or Ballina regions. There is likely to be interest in the proposed 3 larger sized lots from adjoining owners. In regard to standard sized industrial lots, there may be some demand, however, historical trends indicate that this demand would only result in a rate of sale of 1 allotment per every 6 months.

Industrial Land Market Sales and Settlement Rates

In assessing the appropriate sales rate for the subject development, we have looked at the sales rate of industrial developments within the NSW North Coast regions of Alstonville, Lismore, Ballina, Byron Bay, Murwillumbah and Evans Head since 2004. We have also considered whether the sales rate was limited by the supply.

The number of industrial land sales in each suburb since 2004 are detailed as follows:

Suburb	Number of Sales										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Alstonville	7	1	1	5	1	1	1	0	2	1	0
Lismore	8	10	2	4	3	2	2	2	5	1	1
Ballina	6	5	8	7	2	1	3	1	2	2	1
Byron Bay	2	1	4	6	4	2	3	1	2	1	0
Murwillumbah	3	3	4	1	6	6	4	5	18	4	0
Evans Head	0	2	0	0	0	0	0	0	1	2	0



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4.8 Russellton Industrial Estate - Update Report

The analysed rate of sale of industrial lot per number of months in each suburb since 2004 is detailed as follows:

Suburb	Rate of Sale – Month(s)/Single Lot										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Alstonville	1.7	12	12	2.4	12	12	12	N/A	6	12	N/A
Lismore	1.5	1.2	6	3	4	6	6	6	2.4	12	12
Ballina	2	2.4	1.5	1.7	6	12	4	12	6	6	12
Byron Bay	6	12	3	2	3	6	4	12	6	N/A	N/A
Murwillumbah	4	4	3	12	2	2	3	2.4	0.7	3	N/A
Evans Head	N/A	6	N/A	N/A	N/A	N/A	N/A	N/A	12	6	N/A

Based on the current market conditions, the adopted value level, statistical data, and quantity of stock in the market place, we consider an appropriate sales rate at 1 lot per every 6 months to be appropriate. This adopted rate of sale may not be considered to be commercially viable, however, if a greater rate of sale is to be achieved, then substantial discounting of the individual subject lots would be required. This was evident in the marketing of industrial lots situated within the 'Tweed Central' industrial park at Murwillumbah. As noted in the above table, when individual lots were drastically reduced to a rate of circa \$40per sqm, the rate of sale improved to 1 lot sale every 2 to 3 months.

7.2 Market Overview

Current Activity	There is currently a low level of market activity for vacant and improved industrial properties within Alstonville and the greater North Coast locality.
Market Volatility	The property is situated within the Russellton Industrial Estate which is centrally located between the major townships of Lismore and Ballina. Historically, this industrial estate has been considered to be 'secondary' and as such, sale prices have been slightly less than those achieved in Lismore and substantially less than Ballina.
Price Point	Our assessed values range from \$110,000 to \$225,000 for the standard sized industrial allotments. These are at the lower to mid range for industrial allotments within this locality and are a reflection of the location, topography and size of the proposed allotments.
Buyer Profile	Buyers for industrial allotments within this price bracket and location generally are owner occupiers.
Market Depth	Demand for the proposed product in this locality is considered to be limited. In addition, there is a reasonable amount of supply of industrial allotments within Lismore and Ballina subject to the current limited demand.

Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.

7.3 Sales Evidence – Gross Realisation

The subject property is proposed to be developed into 28 industrial allotments and the appropriate assessment method is considered to be the Direct Comparison Method; whereby the subject property is compared to recent sales of similar properties.



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7.4 Sales Reconciliation

Alstonville/Wollongbar

Recent vacant industrial land sales within the Russellton Industrial Estate, Alstonville:

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
1.	10 Northcott Cr, Alstonville Lot 93 DP 836194.	17/09/2010	\$215,000	1,255	\$171
Comments:	This is a near level, irregular shaped, inside site that is above road height. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a single road frontage to Northcott Cr. Northcott Cr is a bitumen sealed local road.				
2.	19 Northcott Cr, Alstonville Lot 61 DP 789127.	28/03/2012	\$420,000	8,475	\$50
Comments:	The property comprises an 8,475 square metre vacant industrial lot situated in the northern section of the Russellton Industrial Estate. The land is a sloping, irregular shaped internal allotment that is below street grade; it has a moderately sloping contour with grades of up to 15% that falls from the street to the rear boundary. The site falls from a RL of 158 to RL 146 (12 metres from the southern to northern boundary). Overall, it provides a difficult building contour that will require additional cut and/or fill works (DA advised 3,000m3) to accommodate development. The purchaser has advised that the cost to provide level building sites is circa \$80,000 to \$100,000. The property has DA approval for the construction of two colorbond sheds for the establishment of a waste/resource management facility and bobcat business. The undertaking of onsite earthworks to create building pads for future development. The property was purchased for \$462,000 inclusive of GST.				
3.	27 Kays La, Alstonville Lot 2 DP 1073169.	27/06/2012	\$600,000	3,574	\$168
Comments:	This is a sloping, irregular shaped, inside site that is above road height with a gentle rise to rear. The site had been tiered and part retained for a DA approved building. The site was fully industrial style security fenced. The site provides a good building contour without adverse features and is contained within a 4 INDUSTRIAL town planning precinct. The property has a single road frontage to Kays La. Kays La is a bitumen sealed local road. The purchaser was to use initially as open storage. Possibly construct a building at a later date.				
4.	18 Northcott Cr, Alstonville Lot 71 DP 800199.	02/05/2013	\$145,000	1,261	\$103
Comments:	This is a gently sloping, regular shaped, inside site that is at road height located to the front of the Russellton Industrial Estate. The site provides a reasonable building contour without significant adverse features and is contained within a Industrial town planning precinct. The property has a dual road frontage to Northcott Cr and Hugh St. Northcott Cr is a bitumen sealed local road. Hugh St is a bitumen sealed local road. The land has DA approval for the construction of an industrial shed. The land also has footings in place with an estimated cost of \$20,000 - \$30,000. These are considered to have an added value in the order of \$15,000.				

Analysed land component of improved sales in the Russellton Industrial Estate, Alstonville:

No	Address	Sale Date	Sale Price	Land Area (m ²)	Lettable Area (m ²)	Analysed		\$/m ² Land Area
						Passing Yield (%)	Market Yield (%)	
1.	18 Russellton Dr, Alstonville	24/08/2010	\$385,000	1,315	275			\$175
Comments:	This is a near level, irregular shaped, inside site that is above road height. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a single road frontage to Russellton Dr. Russellton Dr is a bitumen sealed local road. Improved on the property is a semi-modern, concrete tilt up and metal roof, single level industrial and office complex. The building was constructed in the mid 1990's. Ancillary improvements comprise minimal landscaping. The property features vacant land to the northern boundary being approximately 660sqm. The building is approximately 275sqm. Apportionment of Sale: Land \$230,125 (\$175per sqm) Improvements \$154,875 (\$563per sqm).							



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4.8 Russellton Industrial Estate - Update Report

No	Address	Sale Date	Sale Price	Land Area (m ²)	Lettable Area (m ²)	Passing Yield (%)	Analysed Market Yield (%)	\$/m ² Land Area
2.	57 Northcott Cr, Alstonville Lot 124 DP 1047320.	01/07/2010	\$477,273	1,102	450			\$181
<p>Comments: This is a sloping, rectangular shaped, inside site that is below road height. It falls gently from front to rear. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a single road frontage to Northcott Cr. Northcott Cr is a bitumen sealed local road.</p> <p>Improved on the property is a semi-modern, single level industrial and office complex. The building was constructed in the mid 2000's. Ancillary improvements comprise open parking is available and minimal landscaping.</p> <p>Apportionment of Sale: Land \$200,000 (\$181per sqm) Improvements \$277,273 (\$616per sqm).</p>								
3.	28 Russellton Dr, Alstonville Lot 107 DP 871897	01/08/2011	\$305,000	875	304		6.29	\$200
<p>Comments: This is a near level, irregular shaped, inside site that is at road height. The site provides a good building contour without adverse features and is contained within a 4-Industrial town planning precinct. The property has a dual road frontage to Russellton Dr and Connell St. Russellton Dr is a bitumen sealed local road. Connell St is a bitumen sealed local road.</p> <p>Improved on the property is a modern, single level industrial complex. The building was constructed Circa 2000's.</p> <p>The building comprises a part large semi enclosed warehouse shed of metal construction. The building is enclosed along the western and part of the northern and southern sides. Internally, the shed includes a small service area which incorporates two offices and a bathroom.</p> <p>The bathroom fitout includes a shower recess, toilet, single bowl vanity, tiled floor and exhaust fan. The two offices include a carpeted floor and timber panelled walls and ceiling.</p> <p>Ancillary improvements comprise 2 open parks, open parking is available and minimal landscaping.</p> <p>The sale analyses to a yield of 6.29% based on the following assumptions: Assessed Gross Income \$24,000 per annum (\$79 per sqm), Outgoings \$4,802 per annum (\$16 per sqm).</p> <p>Apportionment of Sale: Land \$175,000 (\$200per sqm) Improvements \$130,000 (\$428per sqm).</p>								
4.	13 Owens Cr, Alstonville Lot 7 DP 258150	10/09/2012	\$490,909	1,370	812			\$150
<p>Comments: This is a near level, rectangular shaped, inside site that is above road height. The site provides a good building contour without adverse features and is contained within a IN1 Industrial town planning precinct. The property has a single road frontage to Owens Cr. Owens Cr is a bitumen industrial width road.</p> <p>Improved on the property is a semi-modern, single level industrial complex. The building was constructed Circa 1990's. It is constructed of concrete block walls with metal roof there is five (5) separate lettable areas which are all individually metered. Shed 1: 328 m2 high clearance shed (13.9 x23.6 metres) with roller door access with small office to rear and mechanics work pit. Shed two: 174 sqm at rear of site (20 x8.7 metres) includes small office and open warehouse. Shed 3 & 4: 202 sqm (16.3 x 12.4 metres) have been modified with sliding glass door between sheds to provide small warehouse space and airconditioned office/reception area. Shed 5: 104sqm at front of site small basic space. There are also shared toilets. Gross floor area 812 square metres.</p> <p>Sold vacant possession for owner occupation. Sale \$540,000 incl GST however there was also some plant equipment and furnishing in the sale which purchaser attributed approx \$10,000 in added value. Real estate excluding P&E and GST say \$480,909. Apportionment of Sale: Land \$205,500 (\$150per sqm) Improvements \$275,409 (\$339per sqm).</p>								
5.	17 Owens Cr, Alstonville Lot 5 DP 258150.	03/07/2012	\$613,636	2,422	471			\$140
<p>Comments: This is a near level, irregular shaped, inside site that is above road height. It falls gently from front to rear. The site provides a good building contour without adverse features and is contained within a 4(a) Industrial town planning precinct. The property has a single road frontage to Owens Cr. Owens Cr is a bitumen sealed local road.</p> <p>Industrial Shed/Offices Single storey Detached C1989 concrete block walls and metal roof with reinforced concrete floor. Comprises 2 offices, entry kitchenette, lunch room, 2 bathrooms, small office area, open plan workshop and Mezzanine storage area. Approximate Areas: Ground Floor: 471.2 sqm (includes 106.6 sqm office areas) Mezzanine: 101.6 sqm Verandah: 24.6 sqm.</p> <p>Purchased for owner occupation on a vacant possession basis. The site has further potential as building is an underutilization of site. After adjusting for additional land potential (say \$200,000 additional Land) the value per sqm of building area would reflect \$878. Without adjustment reflects \$1,302per sqm. Apportionment of Sale: Land \$339,080 (\$140per sqm) Improvements \$274,556 (\$583per sqm).</p>								



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No	Address	Sale Date	Sale Price	Land Area (m ²)	Lettable Area (m ²)	Analysed		\$/m ² Land Area
						Passing Yield (%)	Market Yield (%)	
6.	31 Owens Cr, Alstonville Lot 34 DP 261347.	17/03/2014	\$330,000	742	230			\$155
<p>Comments: This is a sloping, irregular shaped, inside site that is above road height. It falls gently from back to front. The site is contained within a IN1 General Industrial town planning precinct. The property has a single road frontage to Owens Cr. Owens Cr is a bitumen sealed local road.</p> <p>Improved on the property is a semi-modern, single level rendered brick and colorbond industrial building with metal roof. The building has been recently renovated with an office fit out comprising reception, open office are, store room, kitchen/staff room and warehouse space with mezzanine. Floor area approximately: Office 137 sqm and warehouse 93 sqm. The building was constructed Circa 1990's. Ancillary improvements comprise open parking with secured concrete yard.</p> <p>Apportionment of Sale: Land \$115,000 (\$155/m²) Improvements \$215,000 (\$935/m²).</p>								
7.	27 Owens Cr, Alstonville Lot 3 DP 707837.	13/09/2014	\$225,000	704	252			\$156
<p>Comments: This is a generally level, slightly irregular shaped, inside site that is at road height. The site is contained within a IN1 General Industrial town planning precinct. The property has a single road frontage to Owens Cr. Owens Cr is a bitumen sealed local road.</p> <p>Improved on the property is a semi-modern, single level storage shed complex of metal construction. The complex comprises a total of 15 sheds, with 13 sheds having an area of 18sqm and 2 sheds having an area of 9sqm. The building was constructed Circa 1990's. Ancillary improvements comprise central open parking with secured concrete yard. The facility was grossing approximately \$18,000 per annum including GST at the time of sale.</p> <p>Apportionment of Sale: Land \$110,000 (\$155/m²) Improvements \$115,000 (\$456/m²).</p>								

Lismore

The industrial precincts of Lismore are situated within South Lismore and North Lismore.

South Lismore comprises the commercial precinct on Union Street and Casino Street which provide a range of secondary, neighbourhood retail shops and a scattering of light industrial properties. Further towards the south and south west of the suburb is a large, established industrial estate as well as more modern development fronting Bruxner Highway / Krauss Avenue and near the Lismore Airport. South Lismore is historically recognised as a flood prone locality as characterised by the highset residences. The suburb is situated outside the flood levee wall which is designed to protect Lismore C.B.D. up to a 1:10 year flood event and was completed in circa 2005. Therefore, any major flood events above the 1:10 year flood height level is likely to affect South Lismore to some degree.

North Lismore comprises a commercial precinct on Bridge Street and Terania Street which provide a range of secondary, neighbourhood retail shops and a scattering of light industrial properties. Further towards the west and northeast of the suburb is an older established industrial estate as well as Lismore Cattle Sale yards and Lismore Showgrounds.

Recent vacant industrial land sales within the Lismore region:

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
1.	39 Krauss Av, South Lismore Lot 22 DP 1133005.	01/11/2012	\$835,000	10,100	\$83
<p>Comments: This is a near level, regular shaped, inside site that is at road height. The site provides a good building contour without adverse features and is contained within a 4-Industrial town planning precinct. The property has a single road frontage to Krauss Av. Krauss Av is a bitumen sealed local road. The site also benefits from significant exposure to the Bruxner Hwy. The exposure is a real benefit to the property.</p> <p>The site is ready for development, having been reportedly 60% filled including the batters. However, the actual developable and filled land situated above the 1:100 year flood level has approximate dimensions of 43m x 108m (4,644sqm) which analyses to 46% of the total site area. The filled area is battered to drainage reserve along the southern boundary, street on eastern boundary and to a large unfilled area to the rear (approximately 3,600 sqm). Overall sale price indicates \$83 per sqm. However, upon further analysis sale price indicates \$127 per sqm of land ready for development (4,644 sq metre) based on undeveloped and battered land (5,456 square metre) at \$45 per sqm. Sale price excludes GST.</p>					



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4.8 Russellton Industrial Estate - Update Report

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
2.	11 Taylor St, South Lismore Lot 6-8 DP 4372.	29/11/2012	\$112,000	6,317	\$51
Comments:	<p>The site is contained within a 4a - Industrial town planning precinct. The property has a road frontage to Spring St and is an irregular shaped, inside lot situated at road level. The lot is predominantly heavily vegetated/timbered and is undulating.</p> <p>Three separate titles of a total of 6,317 sqm with a usable area of 2,200 sqm as the balance land is a floodway. The usable land is also flood prone and the land is bounded by a stream to the west. The balance land has no added value with the usable land area representing the entire value. This analyses to \$51per sqm of usable land.</p> <p>The sale is understood to be an adjoining owner purchase.</p>				
3.	34 Tweed St, North Lismore	21/09/2012	\$22,000	651	\$34
Comments:	<p>Vacant Land. A near level, regular shaped, inside lot situated at road level. No significant views. Industrial zoned. The property has fair presentation. Land Area 651.3 sqm.</p>				
4.	176B Casino St, South Lismore	07/05/2013	\$100,000	3,639	\$27
Comments:	<p>Vacant Land. A near level, battleaxe shaped, inside lot situated at road level with a long access handle. No significant views. The property has fair presentation. Land Area 3638.8 sqm.</p>				
5.	31 Snow St, South Lismore	28/05/2014	\$308,000	7,766	\$39
Comments:	<p>This is a near level, irregular shaped, inside vacant industrial site that is above road height. The site is affected by the 1,100 year flood event as described on the Lismore LEP 2012 and is contained in the IN1- General Industrial zone . The site has been filled, however the fill is not approved by council. The top 1 metre of fill is faulty and requires remediation. The fill provides a good building contour and raises the site above road level. The property has a single road frontage to Snow St. Snow St is a bitumen sealed industrial road. The sale analyses to \$39 per square metre.</p>				

Industrial land currently listed for sale within the Lismore region is as follows:

Address	Asking Price	Land Area (m ²)	\$/m ² Land Area
22 Cook St, South Lismore	\$780,000	5,380	\$144
Lot 4 Krauss Av, South Lismore	\$755,000	15,100	\$50
Lot 5 Krauss Av, South Lismore	\$755,000	15,100	\$50
Lot 6 Krauss Av, South Lismore	\$906,300	20,140	\$45
Lot 7 Krauss Av, South Lismore	\$1,752,180	20,140	\$87
Lot 8 Krauss Av, South Lismore	\$1,683,450	19,350	\$87
Lot 19 Wilson St, South Lismore	\$360,000	5,100	\$71
Lot 18 Wilson St, South Lismore	\$270,000	2,260	\$119
Lot 17 Wilson St, South Lismore	\$240,000	3,320	\$72
60 Lancaster Dr, Goonellabah	\$340,000	2,815	\$121
Oliver Av, Goonellabah	\$390,000	4,418	\$88

In addition, there is an industrial subdivision located on Wyrallah Rd, East Lismore. The asking prices for industrial lots are in the order of \$170per sqm of land for lots ranging in size from 1,985 sqm to 9,203 sqm.



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Ballina

The main industrial precinct of Ballina is the Southern Cross Industrial Estate, approximately 3 km north west of Ballina Central Business District. Surrounding development is a relatively modern industrial estate generally comprising small to large sized strata titled industrial units, storage units and larger free standing unstrated industrial premises.

Recent vacant industrial land sales within the Ballina region:

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
1.	54 Piper Dr, Ballina Lot 43 DP 851587.	17/06/2014	\$368,500	1,366	\$270
Comments:	<p>The property comprises a 1,366 square metre vacant industrial lot. The lot is near level, regular in shape and situated in a corner position on the northern fringe of the Southern Cross Industrial Estate. The property has a single road frontage to Piper Dr, however it is located on a bend which allows for street exposure to the northern and western boundaries.</p> <p>A review of the Local Authority's flood maps indicate the property may be affected by flooding in the event of a 1 in 100 year flood.</p>				
2.	19 Piper Dr, Ballina Lot 43 DP 851587.	10/10/2013	\$440,000	1,798	\$245
Comments:	<p>This is a level, regular shaped, corner site. The site is at road height. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a dual road frontage to Piper Dr and Boeing Av. Piper Dr and Boeing Av are bitumen sealed local roads.</p> <p>Located within the Southern Cross Industrial Estate.</p>				
3.	Part Lot 96, Stinson St, Ballina Lot 96 DP 1184435.	01/10/2013	\$582,095	2,477	\$235
Comments:	<p>Sold subject to subdivision. This is a level, regular shaped, inside site. The site is at road height. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a single road frontage to Stinson St. Stinson St is a bitumen sealed local road.</p> <p>Located within the Southern Cross Industrial Estate.</p>				
4.	8 Cessna Cr, Ballina Lot 95 DP 1184435.	04/10/2012	\$533,215	2,269	\$235
Comments:	<p>This is a level, regular shaped, inside site. The site is at road height. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a single road frontage to Cessna Dr. Cessna Dr is a bitumen sealed local road.</p> <p>Located within the Southern Cross Industrial Estate.</p>				
5.	27 - 29 Piper Dr, Ballina L38 - 39 DP851587	17/05/2012	\$660,000	3,260	\$202
Comments:	<p>This is a level, irregular shaped, inside site that comprises two allotments. The site is at road height. The site provides a good building contour without adverse features and is contained within a 4 Industrial town planning precinct. The property has a single road frontage to Piper Dr. Piper Dr is a bitumen sealed local road.</p> <p>Located within the Southern Cross Industrial Estate. The site is improved with road base and includes full industrial mesh fencing. Local purchaser.</p>				
6.	30 De Havilland Cr, Ballina	01/11/2011	\$500,000	1,491	\$335
Comments:	<p>This is a level, rectangular shaped, corner site that is at road height. The site provides a good building contour without adverse features and is contained within a 4-Industrial town planning precinct. The property has a corner road frontage to De Havilland Cr and Boeing Ave. De Havilland Cr is a bitumen sealed local road. Boeing Ave is a bitumen sealed local road.</p> <p>The property was purchased on a delayed 9 month settlement so that the purchaser could obtain DA for the Nursery Buildings constructed. The land also comprised a existing use rights at the time of sale which was suitable for the specific requirements of the purchaser. The sale price is considered to be inclusive of a premium component for the existing rights use.</p>				
7.	25 Cessna Cres, Ballina Lot 89 DP 1161854.	22/12/2010	\$466,471	1,663	\$281
Comments:	<p>This is a level, irregular shaped, inside site that is at road height. The site provides a good building contour without adverse features. The property has a single road frontage to Cessna Cres. Cessna Cres is a bitumen sealed local road.</p>				



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We are also aware of a vacant 1,395sqm industrial lot currently under contract for \$334,800 excluding GST. The land forms part of Lot 98 Stinson St and is a vacant level site. The sale price analyses to \$240/sqm.

Industrial land currently listed for sale within the Ballina region is as follows:

Address	Asking Price	\$/m ²	
		Land Area (m ²)	Land Area
28 Barlows Rd, Ballina	\$360,000	1,178	\$306
L87 Cessna Cr, Ballina	\$519,000	1,995	\$260
L88 Cessna Cr, Ballina	\$488,000	1,841	\$265
L89 Cessna Cr, Ballina	\$441,000	1,663	\$265
L90 Cessna Cr, Ballina	\$297,000	1,100	\$270
L91 Cessna Cr, Ballina	\$297,000	1,100	\$270
L92 Cessna Cr, Ballina	\$270,000	1,100	\$245
L93 Cessna Cr, Ballina	\$297,000	1,100	\$270
176-178 Southern Cross Dr, Ballina	\$1,285,020	5,841	\$220

Byron Bay

The main industrial precinct of Byron Bay is the Byron Bay Industrial Estate, which is approximately 3 km west of the Byron Bay Central Business District and 3 km east of the Pacific Highway (which intersects with Ewingsdale Road, being the main entry road to Byron Bay). The surrounding development is a relatively modern industrial estate generally comprising small to modest sized strata titled industrial units, storage units and a scattering of larger unstrated industrial premises.

Recent vacant industrial land sales within the Byron Bay region:

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
1.	58 Centennial Cct, Byron Bay Lot 102 DP 1034055.	10/02/2012	\$607,000	1,000	\$607
Comments:	<p>The site provides a good building contour without adverse features and is contained within a 4(a) Industrial zoning. The property has a single road frontage to Centennial Cct. Centennial Cct is a bitumen sealed local road. The site is level with road and near level in nature.</p> <p>Vacant Land was previously purchased for construction of DOJO martial arts training centre and possible other industrial uses. Prior DA approved plans not being utilized by purchaser. Purchase price of \$667,700 included GST. Sale price indicates \$607 per sqm excl GST</p>				
2.	54 Centennial Cct, Byron Bay Lot 106 DP 1034055.	16/10/2012	\$575,000	1,300	\$442
Comments:	<p>This is a level, rectangular shaped, inside site that is at road height. The site provides a good building contour without adverse features and is contained within a 4(a) Industrial town planning precinct. The property has a single road frontage to Centennial Cct. Centennial Cct is a bitumen sealed local road.</p> <p>Development Application No. 10.2009.119.1 Industrial development consisting of 6 units and a manager's residence (one bedroom/two bathroom managers unit). Consent to operate from: 11 May 2009 Consent to lapse on: 11 May 2014. Purchaser was not proceeding with DA and purchased land for construction of a single building for owner occupation.</p> <p>Indicates \$442 per sqm.</p>				

South Murwillumbah

A developing industrial land estate known as "Industry Central" and has been developed at the end of Wardrop Valley Road in South Murwillumbah. It comprises a total of 62 lots which are designed around three loop roads off a central roadway. Allotment sizes range from 2,000 square metres up to 3.2 hectares and are being marketed as an alternative location to areas such as Yatala for warehousing / distribution facilities.

We note that sales within the new Industry Central estate have been extremely slow since the developments inception. As such, the estates developers were forced into receivership in the early to mid 2012. Given the developments lacklustre historical performance and poor performing economic conditions, the appointed receivers subsequently adjusted the price point of the sites to reflect a value that would facilitate the easier disposal of the land parcels.

We have been advised that all vacant land parcels within the estate have now been sold. In this context, we are of the view that the now lack of supply would result in a slight uplift in the achievable prices for new purchasers wishing to enter the market.



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We note that pre receiver sales within the estate between 2011 and early 2012 typically reflected \$70 to \$100 per sqm of land area.

Recent vacant industrial land sales within the Murwillumbah region:

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
1.	14 Honeyeater Cct, South Murwillumbah	28/09/2012	\$140,000	3,843	\$36
Comments:	This is a near level 3,873 square metre slightly irregular shaped vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property appears to be burden by easements located at the rear of the allotment. The property has single road frontage to Honeyeater Cct. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000. The site is burden by a batter of approximately 773 square metres at the rear. The useable land area is therefore 3,100 square metres, reflecting a rate of \$45per sqm.				
2.	190 Lundberg Dr, South Murwillumbah	03/08/2012	\$95,216	2,164	\$44
Comments:	This is a near level 2,164 square metre rectangular shaped vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property has single road frontage to Lundberg Dr. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000.				
3.	18 Kite Cr, South Murwillumbah	30/08/2012	\$96,800	2,422	\$40
Comments:	This is a near level 2,422 square metre rectangular shaped vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property has single road frontage to Kite Cr. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000				
4.	1 Kite Cr, South Murwillumbah	03/08/2012	\$309,672	9,933	\$31
Comments:	A near level 9,933 square metre rectangular shaped vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property has single road frontage to Kite Crescent. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000				
5.	141 Lundberg Dr, South Murwillumbah	03/08/2012	\$190,000	16,280	\$12
Comments:	A generally near level 16,280 square metre irregular shaped vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property has single road frontage to Lundberg Drive. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000.				
6.	187 Lundberg Dr, South Murwillumbah	29/08/2012	\$118,448	2,692	\$44
Comments:	A generally near level 2,692 square metre regular shaped vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property has single road frontage to Lundberg Drive. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000.				
7.	191 Lundberg Dr, South Murwillumbah	13/09/2012	\$130,768	2,972	\$44
Comments:	A generally near level 2,972 square metre slightly irregular shaped vacant corner allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property has dual road frontage to Lundberg & Thornbill Drive. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000.				
8.	Unit 516, 34 Honeyeater Cct, South Murwillumbah	01/01/2013	\$385,000	32,400	\$12
Comments:	A 32,400 square metre, irregular shaped, vacant allotment located in a developing industrial estate known as "Tweed Central" at South Murwillumbah in Northern New South Wales. The property is contained within the 4(a) Industrial Zone under Tweed LEP 2000 and comprises a level, usable land component of 24,700sqm. The property has dual road frontage to Honeyeater Cct and Lundberg Drive. Apportionment of Sale: Usable Land Component: \$15.58per sqm				

Evans Head

The industrial market in Evans Head is very small with limited supply and demand with most likely purchasers being owner occupiers. Marketing agents are currently reporting limited enquiry for available product.

This locality experiences modest interest due to supply/limited marketing and perceived lack of demand from potential tenants as such owner occupiers are likely to underpin the market.

The supply of industrial properties in the local area is limited with generally limited to moderate demand in the current economic climate. Industrial properties are rarely available as they tend to be closely held and tend to be generally sought by owner occupiers / larger local businesses rather than investors. However, most of these potential owner occupier purchasers have a preference to industrial properties situated within the more established industrial precincts located in Ballina and Lismore. There is also relatively good supply of industrial properties and wider choice in the nearby larger industrial areas of Casino, Yamba, Maclean/Townsend and Grafton which also have significantly larger surrounding economies.



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Recent sales of vacant industrial land within Evans Head include:

No	Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ² Land Area
1.	5 Winjeel Dr, Evans Head	01/03/2013	\$95,000	800	\$119
<p>Comments: The property comprises a level, 800 square metre rectangular shaped inside allotment situated within the Evans Head industrial estate. The land is zoned IN1 General Industrial Zone. The property is currently utilised as a sheet metal storage site. Ancillary improvements located on the property at the time of inspection include a concrete slab, an open canopy removable structure built over, a removable metal storage container, various loose items and perimeter fencing.</p> <p>It should be noted that the property was sold under forced circumstances by the mortgagee and the sale price is on a cleared site basis. The purchaser has been provided with a quotation for the cost to clear the subject property of the existing ancillary improvements. The cost to undertake site clearing is \$27,885. Therefore the total cost of purchase of the subject property on a vacant and cleared basis is \$122,885. We have also allowed for a small profit and risk margin in the order to \$5,000 to \$10,000 to allow for a contingency in relation to the removal of the ancillary improvements and holding costs. The analysed sale price of the property subject to the removal of the existing improvements is \$130,385 (\$130,000) on a cleared site basis.</p> <p>The analysed sale price reflects a rate of \$163per sqm of land.</p>					
2.	4 Sir Valston Hancock Dr, Evans Head Lot 74 DP 877481.	27/08/2012	\$145,455	1,125	\$129
<p>Comments: Vacant land. This is a near level, rectangular shaped, inside site that is at road height. The site provides a good building contour without adverse features and is contained within a Industrial town planning precinct. The property has a single road frontage to Sir Valston Hancock Dr. Sir Valston Hancock Dr is a bitumen sealed local road. It was advised that a condition of the sale was to obtain a DA for construction of a building within 1 year. Agent's advice was that this did not affect the sale price. Sale excludes GST.</p>					

Yamba

'Yamba Business Park' industrial estate is located opposite and to the south west of the established Yamba Industrial Estate. The established Industrial estate comprises 49 land parcels covering an area of 18.13 ha situated on level topography. The 'Yamba Business Park' is a developing, privately owned Business Park which will comprise 74 industrial units when fully developed. The proposed 74 individual units will range in size from 177sqm to 250sqm and are to be situated within 6 architecturally master planned buildings and supporting infrastructure. The units are to offer flexibility in design and allow for variations of floor area requirements to suit a wide spectrum of potential businesses. The 'Yamba Business Park' will be staged to service the industrial growth of Yamba and the Clarence Coast.

The Yamba Park Industrial Estate is approximately 2 kilometres west of the Yamba Central Business District.

To date, the estate has received very low interest and as a result only one lot has been developed within the estate, with the balance lots yet to be developed.

The most recent sale of a vacant industrial lot within this estate is 26 Fairtrader Dr, which is a level, regular shaped 1,680sqm allotments which sold in April 2014 for \$225,000 (\$134/sqm).



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7.5 Sales Commentary and Conclusion

The most relevant evidence relied upon when assessing the gross realisation 'as if complete' of the proposed industrial allotments are the sales of vacant lots within the Russellton Industrial Estate.

Of the four sales analysed in Section 7.4, the most pertinent when assessing the value of the proposed lots ranging in size from 1,000 to 2,500 sqm is the recent sale of 18 Northcott Cr for \$145,000 (analysed at \$113 per sqm). This property was listed on the market for an extended period of time and was benefited by an existing DA and concrete footings (which have an analysed added value of \$15,000). The marketing agent advised that there were three other interested parties in this property; however, the reported offers from these parties were in the order of \$125,000 (which analyses to \$87 per sqm).

The most pertinent sale when assessing the value of the proposed lots ranging in size from 4,000 sqm and above is the sale of 19 Northcott Cr for \$420,000 (analysed at \$50 per sqm). As noted in the sale comments, this land falls moderately from the road to the rear boundary. This property is considered to be similar to proposed Lot 17 in terms of topography, however, is of a larger size. As such, a higher rate per sqm was adopted in the assessment of Lot 17 to reflect the smaller lot size.

The balance two sales were utilised as a general reference. 10 Northcott Cr was sold in slightly superior market conditions and 27 Kays La is considered to be a strong sale as it was purchased by an owner who sold and improved property in the same street and required a vacant site within close proximity.

The analysed land components of improved sales within the Russellton Industrial Estate range from \$140 to \$200 per sqm of site area. It should be noted that the more recent improved sales in 2012 analysed between \$140 and \$156 per sqm. These analysed sales have been utilised as broad evidence.

The majority of the sales evidence detailed within the South Lismore locality are low lying and subject to flooding. The sale of 39 Krauss Av and 31 Snow St are considered to be relevant in the assessment of proposed Lots 15 and 21. These two lots comprise filled and levelled sites which are noted in Section 4.2. The analysed value of the filled and level site situated over the sale property is \$127 per sqm, with the balance unfilled land analysing to \$45 per sqm. We have adopted a slightly lower rate per filled site for proposed Lots 15 and 21 to take into account the superior location of the sale property. The balance land situated on the subject lots is considered to be far inferior to the sale property and more inline with the rates analysed for flood prone industrial land within Lismore. Our workings in assessing the value of proposed Lots 15 and 21 are as follows:

Lot	Site Component	Area Sqm	\$/sqm	Apportioned Value	Rounded
15	Filled Site Area	4706	\$90	\$423,540	\$425,000
	Unfilled Site Area	4469	\$25	\$111,725	\$110,000
Total	Site Area	9175		Total Value	\$535,000

Lot	Site Component	Area Sqm	\$/sqm	Apportioned Value	Rounded
21	Filled Site Area	3247	\$110	\$357,170	\$355,000
	Unfilled Site Area	1716	\$40	\$68,640	\$70,000
Total	Site Area	4963		Total Value	\$425,000

The sales evidence noted within the Ballina and Byron industrial estates are considered to be superior to the proposed subject industrial lots and have been utilised as broad evidence and also to analyse the current sale rates being achieved for developed industrial land.

The sales evidence detailed within the Tweed Central Estate in South Murwillumbah has also been utilised as broad evidence only. As noted, the recent sales of industrial lots within this estate have been via receivers appointed and are considered to be indicative of a forced sale situation. However, the estate is considered relevant in that it indicates the extent of discount in sale price required to achieve a more commercially acceptable rate of sale.



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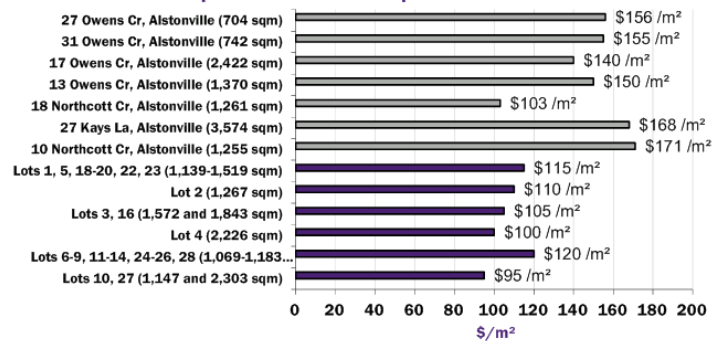
4.8 Russellton Industrial Estate - Update Report

Based on the evidence presented, we consider that an appropriate rate per square metre land area for the various proposed industrial lots are as follows:

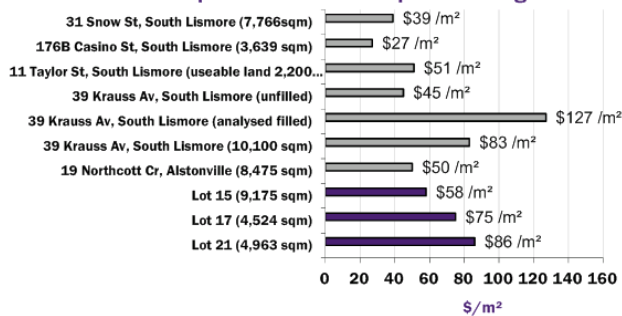
Lot Type	Lot Size (Square Metres)	No of Lots	Value Range	
			lower \$/sqm	higher \$/sqm
Industrial Lots	1,000 to 1,500	21	\$95	\$120
Industrial Lots	1,500 to 2,500	4	\$95	\$115
Industrial Lots	4,000 to 5,000	2	\$75	\$86
Industrial Lots	5,000+	1	\$58	\$58

Our adopted value rates in comparison to the main sales evidence are graphically represented as follows:

Capital Value Land Comparison - Standard Lots



Capital Value Land Comparison - Large Lots



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7.6 Assessment – Industrial Allotments

Based on the available sales evidence, we have assessed the gross realisation from the individual sale of the proposed industrial allotments, exclusive of GST, as follows:

Lot	Type	Stage	Land Area (sqm)	Market Value
1	Standard Industrial	D	1139	\$130,000
2	Standard Industrial	D	1267	\$140,000
3	Standard Industrial	D	1843	\$195,000
4	Standard Industrial	D	2226	\$225,000
5	Standard Industrial	C	1407	\$160,000
6	Standard Industrial	C	1147	\$140,000
7	Standard Industrial	C	1147	\$140,000
8	Standard Industrial	C	1147	\$140,000
9	Standard Industrial	C	1147	\$140,000
10	Standard Industrial	A	1147	\$110,000
11	Standard Industrial	A	1147	\$140,000
12	Standard Industrial	A	1147	\$140,000
13	Standard Industrial	A	1183	\$140,000
14	Standard Industrial	B	1134	\$135,000
15	Larger Industrial	B	9175	\$535,000
16	Standard Industrial	A	1572	\$165,000
17	Larger Industrial	A	4524	\$340,000
18	Standard Industrial	A	1348	\$155,000
19	Standard Industrial	A	1323	\$150,000
20	Standard Industrial	A	1519	\$175,000
21	Larger Industrial	A	4963	\$425,000
22	Standard Industrial	A	1285	\$150,000
23	Standard Industrial	A	1398	\$160,000
24	Standard Industrial	A	1123	\$135,000
25	Standard Industrial	C	1069	\$130,000
26	Standard Industrial	C	1069	\$130,000
27	Standard Industrial	C	2303	\$220,000
28	Standard Industrial	C	1125	\$135,000
29		Basin	N/A	
Total Gross Realisation - Exclusive of GST				\$5,080,000



7.7 Comments on Assessment

It should be noted that our indicative gross realisation assessment of the developed allotments are subject to the issue of individual titles.

It should be noted that our indicative assessments are gross realisations and they do not include an allowance for selling costs, including:

- Agents' commission
- Legal fees
- Advertising and promotion.

Our assessments are in current dollar terms. The gross realisation reflects our view of the market conditions existing as at the date of this report and it does not purport to predict the market conditions and value of the lots at the actual completion date of each stage of the subdivision.

Our indicative assessments are based on the assumption that the industrial state is professionally marketed and promoted with an adequate promotional budget and an orderly marketing campaign.

Our indicative assessments are based on individual sale and do not reflect the value of the lots if they were sold "in one line".



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8 PROFITABILITY ANALYSIS

8.1 Introduction

As per our instructions, we are to undertake a feasibility/profitability analysis based upon development time frames provided and anticipated selling periods. In undertaking our feasibility assessment of the subject development, we have prepared a cash flow model, a copy of which is annexed to this report (Annexure 4).

8.2 Principle Assumptions

Our principal assumptions for this feasibility assessment are as follows:

Site Purchase Price	\$1
Gross Realisation:	\$5,080,000
Rate of Sale:	Approx 3 to 4 lots per annum
Development Costs:	Refer to Section 6
Marketing Costs:	
- Commission and Legal Costs	4.4% of gross realisation (inclusive of GST)
- Advertising and Promotion	\$1,500 per industrial lot
Rates and Taxes:	Total of \$93,639
Interest Rate:	6.5% per annum
GST Assumption	Fully Taxed Supply

8.3 Feasibility Conclusions

In a development of this size and nature, extending for a total period in the order of 8 years, we consider the most appropriate investment parameter to establish the viability of the proposed development to be the Internal Rate of Return (IRR) after interest. The IRR is the difference between the net achievable revenue from a project less all costs, expressed as a percentage of the total land, development and holding costs over the life of the development. It is the principal measure used for comparison on longer term projects and can be expressed on a before interest or an after interest basis.

Having regard to the subject development proposal, we consider that a purchaser of the englobo parcel would require an IRR after interest in the order of 15% to 20%.

However, based on our assessed indicative gross realisations, the advised development costs and the other development parameters of the proposed estate, an adopted nominal englobo land value of only \$1 inclusive of GST reflects an IRR of only 6.0% before interest charges. The addition of the interest charges (total of \$795,694 at the completion of the development), results in a negative IRR of -0.7% (after interest charges).

This clearly indicates that the subject proposal is not viable and requires further refinement from a costs/return basis in order to produce a commercially acceptable result.

The more significant results in the feasibility analyses are summarised as follows:

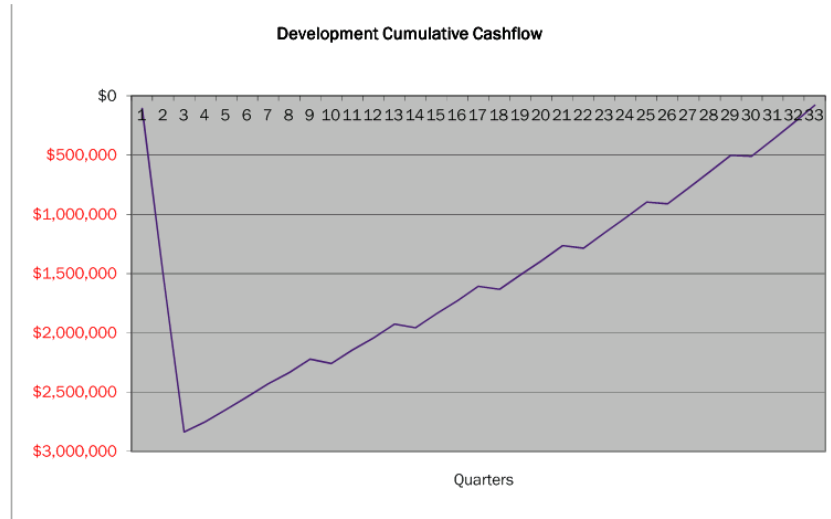
Gross Realisation (Exclusive of GST)	\$5,080,000
Selling Costs (Inclusive of GST)	-\$245,872
GST Payable on Sales	-\$508,000
Net Realisation	\$4,856,480
Development Costs (Excluding GST)	\$4,139,371
GST Payable on Costs	\$325,915
Adopted Land Value (Inclusive of GST)	\$1
Development Profit (After Interest)	-\$78,586
Interest	-\$795,694
Payback Period (Quarters)	34
Maximum Exposure	-\$2,836,910
Internal Rate of Return (Before Interest)	6.0%
Internal Rate of Return (After Interest)	-0.7%



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4.8 Russellton Industrial Estate - Update Report

Based on the advised development period and the anticipated selling periods, the total timeframe for the development will be 8 years and three months. The cumulative cash flow over the total development period is indicated in the following graph:



"Our cash flow model has been prepared for feasibility assessment purposes only. We have adopted certain cash flow projections/forecasts based upon our reasonable investigations and enquiries that include forecasts of estimated future operating characteristics/income. These forecasts have been based on the information and assumptions referred to in our assessment report and where information has been provided by others, we have indicated who has provided that information although we do not adopt or verify the reliability, correctness or completeness of that information, although such information has been accepted as a basis of assumption for the assessment.

The achievement and/or sustainability of financial projections will, by their very nature, be affected by a variety of fluctuating economic and property market conditions of the type that are not necessarily capable of being known or predicted at this or any given time. Therefore, dependent upon other future occurrences that cannot be foreseen, the actual results/value may vary considerably from the value contained herein.

Accordingly, whilst all reasonably ascertainable attempts have been made to verify the likelihood of such forecasts/projections being achieved and/or sustained and subject to our comments above, the valuer does not warrant nor assume responsibility for the ultimate correctness of those projections given the possibility of unforeseen events effecting such projections/forecasts. Therefore, to that extent this assessment must be qualified and read within the context of these warnings and assumptions".



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9 ASSESSMENT

Subject to the assumptions and qualifications contained within the body of this report, the Valuer has assessed the current market value of the subject industrial lots 'as if complete' proper and feasibility analysis at:-

Basis of Assessment	Valuation	
	Inclusive of GST	Exclusive of GST
Current Market Value		
Gross Realisation - Industrial Lots 'As If Complete'	\$5,588,000	\$5,080,000
Cash Flow Summary	Total	\$/lot
Number of Proposed Lots:	28	
Adopted Sales Rate:	Approx 3 to 4 lots per annum	
Assessed Gross Realisations:	\$5,080,000	\$181,429
Assessed Net Realisations:	\$4,856,480	\$173,446
Construction Cost:	\$4,003,733	\$142,990
Total Cost (incl advertising, promotion and holding costs):	\$4,139,371	\$147,835
Total Profit/Loss before Interest:	\$717,108	
Interest:	(\$795,694)	
Total Profit/Loss after Interest:	(\$78,586)	
IRR (Before Interest):	6.0%	
IRR (After Interest):	-0.7%	

The above cash flow summary is based on an adopted site value of \$1. Based on the cash flow analysis, the subject proposal is not viable and requires further refinement from a costs/return basis in order to produce a commercially acceptable result.



David Sullivan
 Director
 CPV / AAPI
 QLD 2250 / NSW 4052



Luke Nichols
 AAPI - Certified Practising Valuer/Director
 QLD 2536 / NSW VAL6508

This assessment is for the use only of Ballina Shire Council to whom it is addressed and for no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this assessment. No responsibility will be accepted for photocopied signatures.

The opinion of value expressed in this report has been arrived at by the prime signatory alone. The counter signatory of this valuation, Luke Nichols, has not undertaken any part of the valuation process and has only signed this valuation report to verify it as an original Herron Todd White valuation report.

For the avoidance of doubt, the counter signatory has not inspected the property and as such (under the API professional practice) cannot be an author of this report, and is confirming prima facie that the methodology used by the author of the report (the prime signatory) is sound.



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10 DISCLAIMERS

Please note that all specific disclaimers are indicated in italics within the relevant sections of the report.

Limited Liability	Liability limited by a scheme approved under professional standards legislation. This scheme does not apply in Tasmania.
Non Mortgage	This valuation has not been prepared for, nor is it suitable to be used for, mortgage security purposes.
Encroachments	There do not appear to be any encroachments, however, we are not surveyors and no warranty can be given without the benefit of an identification survey.
Land Not Affected	To the best of the valuer's knowledge, the land is not affected by unstable, hazardous or toxic soil material, pest infestation or resumption matters however, no searches have been undertaken in this regard. This assessment assumes that there are no problems, however, should any such issues arise, then this matter should be referred to the valuer for further comment
Excluded Searches	The following searches have not been undertaken: Flood, Land Survey Plan, Heritage, Contaminated Land Search and Environmental Management Register. Our assessment assumes such searches would identify no issues that may affect the value and/or liquidity of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
Cashflow Projections	<p>We have adopted certain cash flow projections/forecasts based upon our reasonable investigations and enquiries that include forecasts of estimated future operating characteristics/income. These forecasts have been based on the information and assumptions referred to in our assessment report and where information has been provided by others, we have indicated who has provided that information although we do not adopt or verify the reliability, correctness or completeness of that information, although such information has been accepted as a basis of assumption for the assessment.</p> <p>The achievement and/or sustainability of financial projections will, by their very nature, be affected by a variety of fluctuating economic and property market conditions of the type that are not necessarily capable of being known or predicted at this or any given time. Therefore, dependent upon other future occurrences that cannot be foreseen, the actual results/value may vary considerably from the value contained herein.</p>
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not to be reproduced without permission	Neither the whole nor any part of this assessment or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.



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Information Provided Through
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Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1169153

SEARCH DATE	TIME	EDITION NO	DATE
5/11/2014	2:22 PM	1	22/9/2011

LAND

LOT 2 IN DEPOSITED PLAN 1169153
AT ALSTONVILLE
LOCAL GOVERNMENT AREA BALLINA
PARISH OF TUCKOMBIL COUNTY OF ROUS
TITLE DIAGRAM DP1169153

FIRST SCHEDULE

BALLINA SHIRE COUNCIL

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AE222640 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN (PAGE 26) WITH AE222641. EXPIRES: 8/2/2012.
- 3 AE222641 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN (PAGE 26) WITH AE222641. COMMENCING 9/2/2012. EXPIRES: 8/2/2017.
- 4 AE222642 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN (PAGE 27) WITH AE222642. COMMENCING 9/2/2017. EXPIRES: 8/2/2022.
- 5 AE222643 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN (PAGE 26) WITH AE222643. COMMENCING 9/2/2022. EXPIRES: 8/2/2027.


NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

4.8 Russellton Industrial Estate - Update Report

req:R537418 /Doc:DP 1169153 P /Rev:23-Sep-2011 /Sts:SC.OK /Prt:11-Nov-21
 ref:22222222:ALL /Seq:2 of 2
 PLAN FORM b WARNING: Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 1 sheet(s)
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants		Office Use Only
<p>IT IS INTENDED TO DEDICATE THE EXTENSION OF KAYS LANE TO THE PUBLIC AS PUBLIC ROAD</p> <p>THE COMMON SEAL of BALLINA SHIRE COUNCIL WAS affixed on 26 August 2011 pursuant to a resolution passed on 25 August 2011.</p> <p><i>[Signature]</i> MAYOR</p> <p><i>[Signature]</i> GENERAL MANAGER</p> 		<p>DP1169153</p> <p>Registered: 22.9.2011</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>
<p>PLAN OF SUBDIVISION OF LOT 132 IN DP 1047320</p>		
<p>LGA: BALLINA</p> <p>Locality: ALSTONVILLE</p> <p>Parish: TUCKOMBIL</p> <p>County: ROUS</p>		
<p>Survey Certificate</p> <p>I, <u>ANTHONY JOHN DENNY</u> of <u>Newton Denny, Chapelle</u> a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2009 and was completed on: <u>3rd MAY 2011</u></p> <p>The survey relates to <u>THE EXTENSION OF KAYS LANE &</u></p>		
<p>CONNECTIONS</p> <p>(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)</p> <p>Signature: <i>[Signature]</i> Dated: 3.05.11 Surveyor registered under the Surveying and Spatial Information Act 2002</p> <p>Datum Line: 'A' - 'B'</p> <p>Type: Urban/Rural</p>		
<p>Subdivision Certificate</p> <p>I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed <u>SUBDIVISION</u> set out herein (insert 'subdivision' or 'new road')</p> <p><i>[Signature]</i> * Authorised Person: General Manager Accredited Certifier</p> <p>Consent Authority: <u>BALLINA SHIRE COUNCIL</u> Date of Endorsement: <u>20 JULY 2011</u> Accreditation no: <u>02512011</u> Subdivision Certificate no: <u>02512011</u> File no: <u>20101563</u></p>		<p>Plans used in the preparation of survey/compilation</p> <p>DP 1047320 DP 871897 DP 836194 DP 785127 DP 1084205 DP 700227</p>
<p>If space is insufficient use PLAN FORM SA annexure sheet</p>		<p>If space is insufficient use PLAN FORM SA annexure sheet</p>
<p>* Strike through inapplicable parts.</p>		<p>Surveyors Reference: 09/572</p>

Annexure 3 Subdivision Plan

