



Confidential Item

For Council meeting to be held on

Tuesday 4 November 2025 at 7:00 pm

Refer Item 11.6

Confidential Item

11.6 Land Acquisition – Campbelltown

Property Officer – Sarah Hutchinson's Report

Purpose of Report

To present Council with an opportunity to acquire a portion of land to facilitate an upgrade to a busy intersection within the Campbelltown Urban Village Project.

Strategic Plan Link

Focus Area 3.3.1 Manage and encourage safe and connected movement within our City

Focus Area 4.5.3 Explore the creation of a new vibrant precinct

Previous Council/Committee Resolution

Nil.

Background

Council adopted a Master Plan in 2011 to revitalise the Campbelltown Village Precinct including undergrounding of the overhead power lines that clutter the streetscape vista, improving the pedestrian experience and streetscape (including street tree planting and public art).

As part of the Campbelltown Village upgrades, it was proposed to make some street improvements on Hill Street, Campbelltown at the corner of Hill Street and Lower North East Road. Staff have identified the need to widen this intersection to facilitate a left turn and right turn lane from Hill Street onto Lower North East Road.

Staff have engaged the services of a qualified surveyor and obtained a formal property valuation for the potential partial acquisition of 11.4 sqm of land from the property on the corner of this intersection located at 597 Lower North East Road, Campbelltown, Comprised in Certificate of Title Volume 5751, Folio 692, being allotment 100 in filed plan 128234.

Discussion**The Land**

The parent parcel of land situated on approximately 1,271.6 sqm, comprises a single-story house together with shedding and carparking situated on the corner of Hill Street and Lower North East Road.

The proposed portion of land to be acquired comprises a relatively narrow strip of land along both street frontages, of which have been improved with fencing, basic landscaping and paths only.

The area of interest has a frontage to Lower North East Road of 3.6 metres, extends the full width of the corner truncation, and then along Hill Street for a further 11.4 metres. The maximum depth of the land is 1.6 metres.

The Total Area of proposed land to be acquired is 11.4 sqm.



A concept plan providing details of proposed changes is detailed in Attachment 1 (Hill Street, Campbelltown Road Widening & Indented Carpark).

Land Value

A formal valuation has been provided by Mc Gees Property dated 8 April 2025 (Attachment 2); the valuation assessment was based using a comparable transactions method and McGees Property provided the following:

Valuation Synopsis

Date of Inspection	8 April 2025
Date of Valuation	8 April 2025
Method / Approach Adopted	Market Approach (Comparable Transactions Method)
Adopted Rate	\$2,000 sqm Improved Site Area
Market Value	\$23,000 GST Exclusive (Twenty-Three Thousand Dollars)

Potential Use

The purchase of this land will enable an upgrade of the intersection of Hill Street and Lower North East Road, Campbelltown to widen this intersection to facilitate a left turn and right turn lane from Hill Street.

As part of this work, Council will also need to remove existing on-street carparking on both sides of Hill Street from Lower North East to Deans Road on the south-western side and Rowney Avenue on the north-eastern side. The removal of this parking will significantly improve the flow of traffic, especially at peak times. In order to ensure there is adequate on-street parking Council propose to construct new parking spaces on the north-eastern side of Hill Street, which will be sufficient to park at least 3 vehicles. There will be minimal impact on the existing footpath on the north-eastern side of Hill Street.

Conclusion

In accordance with discussions that have taken place with the property owners, Staff propose the following compensation to the owners for this small area of land as follows:

1. Council to pay the property owner market value for the parcel of land as determined by McGees Property being \$23,000 (GST Exclusive).
2. Relocation of any services to facilitate the new boundary alignment at Council's expense.
3. The replacement of a boundary fence with tubular and / or Colourbond fence as mutually agreed at Council's expense.
4. All costs associated with the transfer in ownership of this parcel of land to be borne by Council.

Social Implications

Allow a more progressive flow of traffic in a congested intersection.

Environmental / Climate Change Implications

This portion of land would be upgraded in accordance with Campbelltown City Council's Urban Village Project. This project has a focus on increasing canopy cover and landscaping across the breadth of the project location.

There would be 4 trees removed on the north-eastern side of Hill Street to accommodate the new intersection arrangements.

Asset Management Implications

If Council were successful in acquiring this portion of the property, there would be no impact on Council's asset register, as land under roads is expensed in accordance with accounting policies set out in its financial statements.

Governance

Council needs to consider the following prior to making an offer for the property:

- Community Land – prior to finalising the purchase of a property, Council is required to identify and resolve whether it is excluding the land from Community Land classification as per Section 193 of the Local Government Act 1999.

Risk Management

There are no risk management implications in relation to this report.

Community Engagement

There are no Community engagement implications in relation to this report.

Regional Implications

There are no regional implications in relation to this report.

Economic Development Implications

There are no economic development implications in relation to this report.

Financial Implications

Should Council support this purchase, it would be classified as a New Initiative, with the cost of the land to be expensed once purchased, resulting in a negative impact on Council's operating result.

Council has \$1,911,450 set aside in the Strategic Land Purchases budget, which could be used to fund this proposal. While budgeted as Capital-New, the funds required could be reallocated to New Initiatives at the next Budget Review.

Recommendation**That Council:**

1. **agrees to purchase the small portion of 11.4 sqm of land to enable Council to widen Hill Street, Campbelltown and provide both a left and right turning lane to better traffic flow to Lower North East Road. Council to pay property owner market value for the parcel of land as determined by McGees Property being \$23,000 (GST Exclusive)**
 2. **exclude the land from its Community Land Management Plan and Register upon purchase**
 3. **relocate services as required to facilitate the new boundary alignment at Council's expense**
-

-
4. replace the boundary fence adjoining 597 Lower North East Road, Campbelltown with a tubular and / or Colourbond fence as mutually agreed at Council's expense
 5. note that all costs associated with the transfer in ownership of this parcel of land to be borne by Council
 6. delegate to the Chief Executive Officer the opportunity to undertake additional negotiations and negotiate suitable settlement terms to meet Council's objectives.
-

Attachments

1. Land Acquisition – Campbelltown Report - Attachment 1 - Hill Street, Campbelltown Road Widening & Indented Carpark Concept Plan
2. Land Acquisition – Campbelltown Report - Mc Gees Property Valuation Dated 8 April 2025



PLAN VIEW
SCALE: 1:300(A3)

LEGEND

- EXISTING FENCE LINE
- PROPOSED RUBBISH BIN AREA
- ==

NEW KERB&GUTTER (LWT)
- ==

NEW KERB&GUTTER (RWT)
- ⊗

PROPOSED TREE REMOVAL
- ⚡

EXISTING STOBIE POLE
- ⚡

EXISTING STOBIE POLE TO BE RELOCATED
- LIGHT POLE TO BE RELOCATED
- Ⓜ

TELSTRA PIT TO BE RELOCATED



ENLARGEMENT - LAND ACQUISITION
SCALE: 1:125 (A3)

LEGENDS:	<p>GENERAL NOTES.</p> <ul style="list-style-type: none">WHERE WORKS ARE IN THE VICINITY OF EXISTING SERVICES, THESE SERVICES ARE TO BE LOCATED AND EXPOSED/PROVED PRIOR TO COMMENCEMENT OF WORKS, AND THE RELEVANT AUTHORITIES NOTIFIED SEVEN DAYS PRIOR TO THE COMMENCEMENT OF THE WORKS.ALL TRAFFIC CONTROL DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS .PROPERTY BOUNDARIES LINES ARE INDICATIVE ONLY.	E				TITLE	DATE	SIGNATURE	PROJECT HILL STREET, CAMPBELLTOWN ROAD WIDENING & INDENTED CARPARK			
		D				SENIOR TRANSPORT OFFICER						
		C				TEAM LEADER ASSET PLANNING & DESIGN						
		B				MANAGER OF INFRASTRUCTURE SERVICES						
		A	JL	10.2025	REVISION			SCALE @A3 				
		ISSUE	DWG	DATE	REVISION							
		SURVEY: JW		DESIGN:JL		DRAWN: JL						
					BUDGET ECM:			SHEET No. 1 of 1		ISSUE A		



33477_12NRnrVR

Adelaide

Level 10, 60 Waymouth Street
Adelaide SA 5000

GPO Box 1646
Adelaide SA 5001

T 08 8414 7800

F 08 8231 1143

valuations@adl.mcgees.com.au
adl.mcgees.com.au

Assessment of Market Value (Land Only)
Property Acquisition (Partial)
597 Lower North East Road, Campbelltown SA 5074
Under instructions from Campbelltown City Council

Under instructions from:

Ms Sarah Hutchinson
Property Officer
Properties Management & Community Land
Campbelltown City Council
172 Montacute Road
ROSTREVOR SA 5073

McGees (SA) Pty Ltd
ABN 98 504 916 044

Liability limited by a scheme approved under Professional Standards Legislation

SUMMARY

Address	Portion of 597 Lower North East Road, Campbelltown SA 5074
Instructions	To provide an assessment of the market value of the freehold interest of the land only for acquisition purposes.
Title Reference(s)	Volume 5751 Folio 692
Registered Proprietor(s)	Bruno John David Carosi, Mark Peter Carosi and Tania Marie Eliepa
Zone	Urban Corridor (Business)
Property Description	<p>The parent parcel comprises a corner land holding located within the established suburb of Campbelltown, some nine kilometres or so north-east of the Adelaide CBD. The parent property is improved with a single level Cottage style dwelling together with shedding, car parking and associated site improvements.</p> <p>The subject of this assessment (land to be acquired) comprises a relatively narrow strip of land along both street frontages which are improved with fencing and basic landscaping/paths only.</p>
Parent Parcel Land Area	1,271.6 m ² (approx.)
Land to be Acquired	11.4 m ² (approx.)
Residual Land Area	1,260.2 m ² (approx.)
Critical Issues	<ul style="list-style-type: none"> Our assessment herein pertains to the underlying land value only. We have not assessed any other heads of compensation.
Assumptions and Qualifications	<ul style="list-style-type: none"> While all reasonable endeavours have been made to clarify the accuracy of the information provided, it is assumed the information provided by the instructing party and/or by the registered proprietor(s) consists of a full and frank disclosure of all information that is relevant.

- Where possible, within the scope of our retainer and instructions, and limited to our expertise as valuers, we have reviewed the information provided to us. Based upon our review, we have no reason to believe that the information provided is not fair and reasonable or that material facts have been withheld. However, our enquiries are necessarily limited by the nature of our role.
- We have assumed the property is free of all easements, encumbrances and interests other than those listed on the Certificate(s) of Title and there are no encroachments outside the boundaries of the plan.
- We have assumed all necessary town planning and building approvals for the existing development have been obtained and complied with.
- We have assumed the improvements are structurally sound with no major service defects and comply with relevant Statutory Authority codes and standards.
- We have not been provided with a copy of the Asbestos Register for the subject property. Our assessment has been completed on the basis the property is free from such products.
- We have assumed that any subsurface infrastructure impacted by the acquisition will be reinstated by the Acquiring Authority to the satisfaction of the registered proprietor(s).
- We have assumed that any improvements on the land to be acquired will be reinstated by the Acquiring Authority as part of accommodation works.
- We have assumed that any noise and light mitigation measures deemed necessary (if any) are undertaken by the Acquiring Authority to the satisfaction of the registered proprietor.
- The use of the property as a dwelling is not contained within the List of Potentially Contaminating Activities and Land Uses within the Australian Property Institute's Guidance Paper 'Contamination Issues – Real Property' effective 1 July 2023. We are not experts in the detection or quantification of environmental problems. This valuation is made on the assumption that there are no actual or potential contamination issues affecting the value or marketability of the property. Should subsequent investigation show that the site is contaminated this valuation will require revision.

- We are not building or construction experts and are not qualified to determine the existence of cladding. We are unable to identify from our visual inspection whether the cladding used, or method of attachment, is compliant/conforming or non-compliant/non-conforming.

This valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal codes and or standards. Should this not be the case, we reserve the right to review our valuation.

We are not experts in 'cladding' or methods of attachment and are not qualified to determine the existence of non-conforming or non-compliant cladding. We do not accept any responsibility or liability for any losses whatsoever arising from the Valuer failing to identify non-conforming or non-compliant cladding.

Prior to any reliance on the Valuation Report by any Valuer nominated party, those parties must make their own enquiries regarding the cladding used, including the application, installation, specification and utilisation of the cladding, and its compliance with all approvals, relevant law, legislation, legal codes and or standards.

- We are not aware of any Native Title claims or any aboriginal heritage sites associated with the subject property. Our assessment has been completed on the assumption that there are no actual or potential Native Title claims or impacts. Should this prove incorrect this valuation will need to be reviewed.
- This executive summary is an abstract of the contents contained within the body of this report. This summary is to be read in conjunction with the body of the report and any appendix attached and is subject to all comments therein. This summary is not to be relied upon in isolation.

VALUATION SYNOPSIS

Date of Inspection	8 April 2025
Date of Valuation	8 April 2025
Method/Approach Adopted	Market Approach (Comparable Transactions Method)
Adopted Rate	\$2,000/m ² Improved Site Area
Market Value	\$23,000 GST Exclusive (Twenty Three Thousand Dollars)

This Valuation is made subject to the assumptions, remarks and qualifications contained in the following REPORT and is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this SUMMARY in isolation. Neither the whole nor any part of this SUMMARY or any reference to it may be included in any document, circular or statement without our written approval of the form and context in which it will appear.

Neither McGees Property nor the signatory to this SUMMARY have any interest financial, pecuniary or otherwise in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property. We confirm that this position will be maintained until the purpose for which this valuation is being obtained is completed.

When a report has been provided in digital form only and has not been received directly from McGees Property the report should be verified with the issuing office as bona fide. If the reader of the report suspects that the report has been tampered with in any way we recommend the reader contact McGees Property.

McGEES PROPERTY

NATHAN ROBINS
Partner
B. Bus. Prop. (Valuation)
Associate of the Australian Property Institute
Certified Practising Valuer

***TOM ROWE**
Partner
B. Bus. Prop. (Valuation)
Fellow of the Australian Property Institute
Certified Practising Valuer

SIGNED this 16th day of June 2025.

*The supervising member (Tom Rowe), who has read and signed this report verifies that the report is genuine and is endorsed by McGees (SA) Pty Ltd. The opinion of the value expressed has been arrived at by the prime signatory (Nathan Robins) alone.

REPORT CONTENTS

1.0	INSTRUCTIONS	8
1.1	Brief	8
1.2	Purpose of Valuation	8
1.3	Basis of Valuation	9
1.4	Statement of Interests	9
2.0	RELEVANT DATES	10
2.1	Date of Inspection	10
2.2	Date of Valuation	10
3.0	TITLE PARTICULARS	11
3.1	Real Property Description	11
3.2	Registered Proprietor(s)	11
3.3	Easements, Encumbrances and Interests	11
3.4	Impact of Registered Interests	11
4.0	STATUTORY ASSESSMENT	12
5.0	PLANNING AND DEVELOPMENT CONTROLS	13
5.1	Local Government Area	13
5.2	Zoning	13
5.3	Compliance	13
5.4	Heritage Listing	13
5.5	Native Title	13
6.0	ENVIRONMENTAL	14
6.1	Site Contamination	14
6.2	Flooding	14
6.3	Asbestos	14
6.4	Building Cladding	15
7.0	LOCALITY	16
7.1	Location and Surrounding Development	16
7.2	Roads, Access and Exposure	16
7.3	Services	16
8.0	LAND DESCRIPTION	17
8.1	Parent Parcel	17
8.2	Area to be Acquired	17
9.0	IMPROVEMENTS DESCRIPTION	18
9.1	Improvements to the Parent Site	18
9.2	Improvements to the Area to be Acquired	18
9.3	Condition and Repair	18
10.0	OCCUPANCY DETAILS	19
11.0	VALUATION CONSIDERATIONS	20
11.1	Sales History	20
11.2	Market Commentary	20
12.0	MARKET EVIDENCE	21
13.0	METHODOLOGY AND RATIONALE	23
13.1	Highest and Best Use	23
13.2	Methodology	23
13.3	Direct Comparison Method	24
14.0	VALUATION	25

APPENDICES

Current Certificate of Title Search
Acquisition Plan
Planning and Design Code Extract
Photographs

REPORT

1.0 INSTRUCTIONS

1.1 Brief

With reference to Instructions received from Ms Sarah Hutchinson, Property Officer, City of Campbelltown, dated 18 March 2025, we have been requested to determine market value of the land in respect of the partial acquisition of Allotment 100 in Filed Plan 128234, more commonly known as 597 Lower North East Road, Campbelltown SA 5074.

The report has been prepared for the private and confidential use of our instructing party and it may not be reproduced in whole or in part or relied upon for any other purpose or by any party other than the above without our written authority.

A copy of the Letter of Instructions is contained in the Appendices.

1.2 Purpose of Valuation

This valuation has been prepared on behalf of our instructing party for acquisition purposes and complies with the International Valuation Standards (IVS) published by the International Valuations Standards Council (IVSC) as adopted by the Australian Property Institute (API), including the API's Guidance Papers (GP) and Protocols.

We confirm that:

- The statements of fact presented in the report are correct to the best of our knowledge.
- The analysis and conclusions are limited only by the reported assumptions and qualifications and conditions.
- Our fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- We have satisfied professional education requirements.
- We have experience in the location and category of the property being valued.
- We have made a personal inspection of the property.

1.3 Basis of Valuation

1.3.1 Market Value

The International Valuation Standards Council (IVSC) defines market value as:

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

1.3.2 Highest and Best Use

"Highest and best use" may be defined as that legal and profitable use found to be physically possible, appropriately supported and financially feasible, and which results in the highest value.

1.3.3 GST

We are not experts in GST legislation or implementation. Unless otherwise stated our valuation has been completed on a GST exclusive basis. Furthermore, all sales and leasing information herein has been detailed on a GST exclusive basis unless otherwise stated.

1.4 Statement of Interests

1.4.1 Valuer's Interest

Neither McGees Property nor its valuers have any pecuniary interest in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property.

1.4.2 McGees Property Interest

McGees Property is a large company providing a variety of services to clients. If our instructing party or McGees Property become aware of an actual or potential conflict of interest, it will notify the other party as soon as practically possible. The parties will work together to attempt to resolve any such actual or potential conflict.

We are not aware of any direct conflicts/interests with the subject property at the time of preparing this valuation report.

2.0 RELEVANT DATES

2.1 Date of Inspection

8 April 2025

2.2 Date of Valuation

8 April 2025

The valuation is based on the following definitions and is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the expiration of three months from the Date of the Valuation or such earlier date if you become aware of any factors that have an effect on the valuation.

3.0 TITLE PARTICULARS

3.1 Real Property Description

The parent property is held in a single Title as follows:

Certificate of Title Volume 5751 Folio 692 being Allotment 100 in Filed Plan 128234; in the area named Campbelltown, Hundred of Adelaide

3.2 Registered Proprietor(s)

Bruno John David Carosi, Mark Peter Carosi and Tania Marie Eliepa

3.3 Easements, Encumbrances and Interests

- Nil.

3.4 Impact of Registered Interests

Not applicable.

Qualification

Our valuation is based on the attached copy of the current Title search obtained from the *South Australian Integrated Land Information System (SAILIS)* and assumes that the property is free of all easements, encumbrances and interests other than those recorded on the Title.

A copy of the Title is contained within the Appendices of this report.

As no current survey has been sighted, the valuation is made on the basis that there are no encroachments or restrictions by or upon the property and this should be confirmed by a Survey Report and/or advice from a registered surveyor. If any encroachments are noted on the Survey Report, we should be consulted to reassess any effect on the value stated in this report.

4.0 STATUTORY ASSESSMENT

For rating and taxing purposes the statutory assessed values of the parent property as determined by the Office of the Valuer-General released (and effective) 1 July 2024 and dated 1 January 2024 are as follows:

Valuation No.	Site Value	Capital Value
1701544056	\$1,150,000	\$1,350,000

This information was obtained from the SA Integrated Land Information System (SAILIS) administered by Land Services SA (LSSA) and is assumed to be correct.

The statutory assessments made as at 1 January 2025 are not released (or effective) until 1 July 2025.

5.0 PLANNING AND DEVELOPMENT CONTROLS

5.1 Local Government Area

Campbelltown City Council

5.2 Zoning

Under the Planning and Design Code (the Code) the parent property is situated within the Urban Corridor (Business) Zone.

The Desired Outcomes of this zone are as follows:

DO 1: A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium density residential development oriented towards a primary road corridor (e.g., a State maintained road or a road with similar attributes).

DO 2: Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land.

The maximum building height contemplated under the zoning is four levels (16.5 metres).

An extract of the relevant section of the Planning and Design Code is copied into the Appendices.

5.3 Compliance

The current use of the property as a dwelling appears to comply.

Unless otherwise stated, for the purpose of this valuation, we have assumed that all necessary town planning approvals and consents for the existing development have been obtained and are compliant.

5.4 Heritage Listing

The subject property is not listed on any Local or State Heritage Registers.

5.5 Native Title

We are not aware of any Native Title claims or any aboriginal heritage sites associated with the subject property. Our assessment has been completed on the assumption that there are no actual or potential Native Title claims or impacts.

6.0 ENVIRONMENTAL

6.1 Site Contamination

The below comments and observations are to be considered in the knowledge that we do not purport to be environmental experts. The below questionnaire provides a summary of our observations.

Question	Observation
Is the current use a listed potentially contaminating land use?	No
Is a known previous use a listed potentially contaminating land use?	No
Does the property have or require an EPA Licence for the current use?	No
Is the property registered on the EPA site contamination index?	No
Are there any known underground storage tanks (USTs) onsite?	No
Do adjacent properties appear to be utilised for potentially contaminating uses?	No

The current use of the property for residential purposes is not contained in the List of Potentially Contaminating Activities and Land Uses within the Australian Property Institute's Guidance Paper 'Contamination Issues – Real Property' effective 1 July 2023.

We are not aware of any environmental issues affecting the property. We are not experts in the detection or quantification of environmental problems and, have not carried out a detailed environmental investigation. This valuation is made on the assumption that there are no actual or potential contamination issues affecting the value or marketability of the property.

If verification is required that the property is free from contamination and has not been affected by contaminants of any kind, this could be obtained from a suitably qualified environmental professional. Should subsequent investigation show that the site is contaminated this valuation may require revision.

6.2 Flooding

A review of the South Australian Property and Planning Atlas (SAPPA) hazard overlay indicates that the property is contained within a "Flooding – Evidence Required" area. Flooding does not appear to be a risk under normal climatic conditions.

6.3 Asbestos

Occupational Health, Safety and Welfare (Asbestos) Regulations 1991 (subsequently amended in 1995 and 2010) place obligations on building owners (non-residential buildings) and other persons in possession of asbestos to maintain a Building Register identifying any asbestos that is installed in any building or any plant equipment on the property.

To comply with the legislation, the building owner or property manager must obtain a Building Register by an "appropriately qualified person" stating:

- whether any asbestos materials are present;
- a description of the type of asbestos material;
- the form of the material; and
- any potential health risks to occupants.

Further, the Regulations require regular re-inspections by a competent person (at least annually) to monitor any changes in the state of the asbestos. The Register must also include policies to control all asbestos and prevent exposure of any persons to that asbestos.

We have not been provided with an Asbestos Register or Audit in relation to the subject property. We are not experts in the area of asbestos. The valuation is made on the assumption there are no potential health risks within the property and that there are no asbestos related materials on the parent property.

6.4 Building Cladding

We are not building or construction experts and are not qualified to determine the existence of cladding. We are unable to identify from our visual inspection whether the cladding used, or method of attachment, is compliant/conforming or non-compliant/non-conforming.

This valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal codes and or standards. Should this not be the case, we reserve the right to review our valuation.

We are not experts in 'cladding' or methods of attachment and are not qualified to determine the existence of non-conforming or non-compliant cladding. We do not accept any responsibility or liability for any losses whatsoever arising from the Valuer failing to identify non-conforming or non-compliant cladding.

Prior to any reliance on the Valuation Report by any Valuer nominated party, those parties must make their own enquiries regarding the cladding used, including the application, installation, specification and utilisation of the cladding, and its compliance with all approvals, relevant law, legislation, legal codes and or standards.

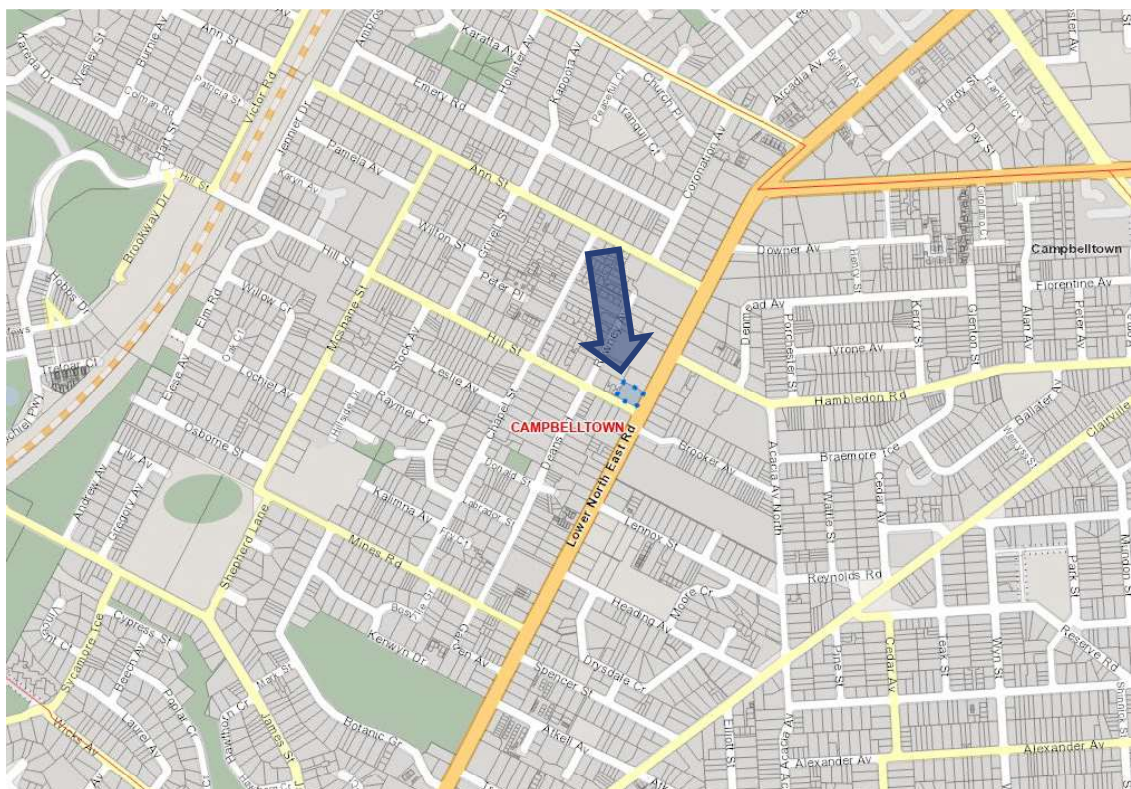
7.0 LOCALITY

7.1 Location and Surrounding Development

The parent property is located mixed-use suburb of Campbelltown, some nine kilometres north east of the Adelaide Central Business District. More particularly, the parent property is located on the corner of Lower North East Road and Hill Street.

Surrounding development along this section of Lower North East Road is primarily retail commercial development, including large format retail offerings and retail centres along with North Eastern Community Hospital and other social infrastructure interspersed. In addition there are varying residential developments located on this thoroughfare.

Setback from the main thoroughfare is generally residential uses comprising original dwellings constructed circa 1970's-1980's along with more modern infill development.



7.2 Roads, Access and Exposure

Lower North East Road is a primary thoroughfare of Adelaide's north-eastern road network. It is bitumen sealed with concrete kerbing and guttering and carries dual lanes of north-easterly and south-westerly traffic together with righthand turn slip lanes, bicycle lanes, and paved pedestrian walkways at either side.

The parent property is accessible from both road frontages.

According to the most recent estimates released by the Department for Infrastructure and Transport, this section of Lower North East Road carries approximately 38,200 vehicles

Hill Street is a fairly typical suburban thoroughfare being bitumen sealed with concrete kerbing and guttering.

7.3 Services

Services available include electricity, gas, town water, sewerage and telephone/data.

8.0 LAND DESCRIPTION

8.1 Parent Parcel

8.1.1 Site Area

1,271.6 square metres or thereabouts (vide Title plan).

8.1.2 Shape and Dimensions

A near regular shaped land parcel with a frontage to Lower North East Road of 25.98 metres, corner cut off of 6.36 metres, return frontage to Hill Street of 37.57 metres, north-western boundary of 30.45 metres and north-eastern boundary of 42.07 metres.

8.1.3 Topography and Aspect

The land is of near level contour with a modest rise to its north-eastern boundary. The site has a south-easterly aspect over Lower North East Road and a south-westerly aspect over Hill Street.

8.1.4 Access

Access to the parent parcel is available via both street frontages. The dwelling portion has vehicular access exclusively from Hill Street whilst the car park and shedding are available from both Lower North East Road and Hill Street.

8.2 Area to be Acquired

8.2.1 Site Area

11.4 square metres or thereabouts (vide Land Acquisition plan).

8.2.2 Shape and Dimensions

The land to be acquired comprises a relatively narrow strip extending along both street frontages. The area of interest has a frontage to Lower North East Road of 3.6 metres, extends the full width of the corner truncation, and then along Hill Street for a further 11.4 metres. The maximum depth of the land is 1.6 metres.

Qualification

The land areas detailed herein are based on the Certificate of Title and Acquisition Plan appended hereto. Should a subsequent survey reveal materially different areas we reserve the right to review and if deemed necessary amend our report.

As no current survey has been sighted, this valuation is made on the basis that there are no encroachments or restrictions by or upon the property and this can be confirmed by a Survey Report and/or advice from a registered surveyor. If any encroachments are noted on the Survey Report, we should be consulted to reassess any effect on the value stated in this report.

9.0 IMPROVEMENTS DESCRIPTION

9.1 Improvements to the Parent Site

Constructed upon the parent site is a circa 1900's character dwelling with rear and side extensions. We have not internally inspected the property however it appeared in a reasonable condition overall. Construction comprises stone and brick walls along with iron clad roof.

To the rear of the dwelling is a yard and associated site improvements. There is fencing to perimeters along with paved paths and some minor landscaping.

To the northern side of the dwelling is a car park along with additional shedding to the rear.

9.2 Improvements to the Area to be Acquired

Improvements to the area of interest comprise masonry and iron fencing, gardens and lawn, pedestrian gate and concrete paved paths.

We have assumed that any improvements on the land to be acquired will be reinstated by the Acquiring Authority as part of accommodation works.

9.3 Condition and Repair

A kerbside inspection of the improvements has been undertaken only. Based on our external viewing, the property appeared in reasonable condition at the Date of Inspection having regard for age and use. Although we have not sighted a qualified engineer's structural survey of the improvements or its plant and equipment, no obvious structural defects were visible.

As we are not building construction and/or structural experts we are unable to certify as to structural soundness of the improvements. Greater certainty as to structural condition and presence of any form of infestation can only be obtained by commissioning further reports from relevant experts.

We have assumed for the purpose of this assessment that no major defects exist and that the improvements comply with relevant Statutory Authority codes and standards.

10.0 OCCUPANCY DETAILS

We are not aware of any existing tenancies pertaining to the parent property. For the purposes of this assessment we have assumed vacant possession in our assessment.

11.0 VALUATION CONSIDERATIONS

11.1 Sales History

Our search of sales records indicates the parent property has no recently recorded sales history.

11.2 Market Commentary

As we enter the early stages of 2025 the property market within metropolitan Adelaide remains strong with continuing growth and high demand.

The impact of COVID-19 on the residential market was initially feared to be detrimental in early to mid-2020, however this fear proved unsubstantiated. Conversely, demand for residential property throughout Adelaide from mid-2020 to early to mid-2022 was very strong, driven by a range of factors including record low interest rates, returning expatriates to the market and a broader confidence in the safety of real estate as an investment.

Price appreciation over the circa 18 to 24 month growth cycle was at a level not seen previously within the Adelaide market. The median house price within South Australia grew by over 20.0% in the year to June 2022.

On the 18th of February 2025 the RBA decreased the cash rate by 0.25% to 4.10%, the first decrease since December 2020 and after 13 interest rate rises in order to curb inflation. On the first of April the RBA announced a hold on the cash rate.

The RBA is confident that inflation is remaining steady with the current headline inflation rate being at 2.4% according to the latest December 2024 data and financial markets have predicted two more cuts before the end of the year.

At this stage it does not appear to have greatly impacted demand and subsequently prices, however some increased buyer caution which was apparent in some asset classes may abate, with increased consumer confidence anticipated in the coming months.

12.0 MARKET EVIDENCE

In assessing the market value of the property, we have obtained and analysed evidence of comparable properties.

In compiling the following market evidence, we have relied on a range of external sources including publicly available information, subscription to information databases and information generally provided verbally by others such as real estate agents, property managers, property valuers and consultants. In many instances we have not had access to the original source material. Although we have endeavoured to the best of our ability to confirm the accuracy of the information provided, we have had to rely on some of this information in good faith. We are unable to state with absolute certainty that the information upon which we have relied is consistent with the contractual arrangements between the relevant parties.

Property transaction information from the Government of South Australia does not currently differentiate between or record whether or not a transaction is inclusive or exclusive of GST. Where we have not been able to verify the status of a transaction, we have assumed the recorded information is inclusive of GST and have made appropriate adjustments to establish a GST exclusive figure.

The following schedule(s) detail a selection of comparable transactions which we have relied on in making our assessment.

No.	Address	Sale Price	Sale Date	Land Area (m ²)	Analysis (\$/m ²)
1	569 & 571 Lower North East Road, Campbelltown	\$2,125,000	Dec 2024	1,255 m ²	\$1,693
General Description: A regular shaped site held over two Certificates of Title with a total frontage to Lower North East Road of 31.68 metres. Land has a defined, albeit mild cross slope from north to south. Improvements include a circa 1950s Conventional style dwelling which is not considered to hold any added value. Located immediately opposite North Eastern Community Hospital. Exposure to approximately 40,000 vehicles over a 24-hour period with direct accessibility available to north bound traffic only. Zoned Urban Corridor (Living) which allows for a maximum building height of four levels (16.5 metres). Property was openly marketed and sold via Public Auction.					
2	567 Lower North East Road Campbelltown	\$1,950,000	Nov 2022	1,270 m ²	\$1,535
General Description: A regular shaped holding contained over two Certificates of Title. Located immediately opposite North Eastern Community Hospital. Improvements comprise a 320 square metre building and utilised as medical consulting rooms. Approximately 40,000 vehicles pass the property daily. On site car parking for 23 vehicles. Zoned Urban Corridor (Living) which allows for a maximum building height of four levels (16.5 metres). Property was sold via Public Auction.					
3	413 Payneham Road Felixstow	\$2,200,000	Dec 2023	1,672 m ²	\$1,316
General Description: A vacant corner site held over two Certificates of Title. Frontage of 36.6 metres to Payneham Road. Level site. Exposure to approximately 43,300 vehicles over a 24-hour period. Zoned Housing Diversity Neighbourhood. Minimum site areas range from 200 square metres (group/row dwelling) to 330 square metres (detached dwelling). Prescribed maximum building height of three levels. Complementary non-residential land uses envisaged include child care, consulting room, education, office and shop. A development application has been lodged to construct two three storey residential flat buildings providing a total of 13 dwellings.					

No.	Address	Sale Price	Sale Date	Land (m ²)	Analysis (\$/m ²)
4	566 Lower North East Road Campbelltown	\$2,150,000	Jan 2024	1,045 m ²	\$2,057
General Description: Property comprises an irregular shaped land parcel with a frontage of 22.05 metres to Lower North East Road and a rear boundary adjoining a Drysdale Crescent, a typical suburban thoroughfare. Exposure to approximately 40,000 vehicles over a 24-hour period with direct accessibility available to city bound traffic only. Zoned Urban Corridor (Living) which allows for a maximum building height of four levels (16.5 metres). Appears to have sold 'off market'. Previously transacted on 1 October 2021 in conjunction with an adjoining holding of 745 square metres for a consideration of \$2,100,000 GST exclusive equating to an improved land rate of \$1,173 over a site area of 1,790 square metres.					
5	163 Montacute Road Newton	\$4,300,000	Jun 2024	4,519 m ²	\$952
General Description: A highly irregular shaped land parcel with frontage of 64.76 metres to Montacute Road and exposure to some 18,600 vehicles in any 24-hour period. Improvements to the property were considered to be of no added value save for some short holding income. The land was of effectively level topography with surrounding development including the Campbelltown Ambulance Station and the Campbelltown City Council complex. Property is accessible to traffic travelling in both directions. Zoned Community Facilities. Property was sold via Private Treaty with Development Approval in place for a double storey mixed use building.					
6	592-596 Lower North East Road, Campbelltown	\$2,650,000	Feb 2022	2,045 m ²	\$1,296
General Description: A corner site held over three Certificates of Title. The site has a single level office/consulting room building and detached dwelling. Improvements present to a functional, however somewhat dated standard. The office was vacant at the time of sale, and the dwelling occupied by way of a residential tenancy agreement. Zoned Urban Corridor (Business). Maximum building height of four levels. Purchased by a childcare operator.					

13.0 METHODOLOGY AND RATIONALE

13.1 Highest and Best Use

Real property is valued in terms of its “highest and best use” which may be defined as the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value for the property being valued.

The parent site is currently developed as a dwelling and associated site improvements. We have completed our assessment of the value area of interest subject to the highest and best use of the property which in our view is for redevelopment.

13.2 Methodology

When considering the purpose of this valuation, more particularly to assess the market value of the land to be acquired, there are two recognised methodologies.

One is the ‘Before and After’ Approach. Utilising this approach, a value of the parent site is determined prior to acquisition and a value is assessed post acquisition. The difference in the two values represents the market value of the land to be acquired. The ‘Before and After’ method implicitly has regard to all heads of compensation excluding disturbance. If the ‘before’ value exceeds the ‘after’ value, the difference between them represents the value for compensation purposes of the land to be acquired, including any diminution due to severance and/or injurious affection in the value of the residual property.

In both instances the primary methodology typically utilised in determining the value of a property, both ‘before’ and ‘after’ acquisition is the Market Approach (Comparable Transactions Method) whereby the market value is determined by direct comparison with sales of comparable properties often on a rate per square metre basis.

The second methodology is the ‘Piecemeal’ Approach. Utilising this approach, the value of the land to be acquired is determined as part of the parent site, recognising that the land to be acquired is not saleable as a separate parcel.

The ‘Piecemeal’ method requires the various ‘heads’ of compensation specified in Section 25 of the Land Acquisition Act 1969 to be assessed individually (land value only assessed). This includes the market value of the land to be acquired, the appropriate amounts for severance and injurious affection (if applicable) and the amount for disturbance being all other consequential losses. The application of this approach for partial acquisitions (minor) of property typically involves the Market Approach (Comparable Transactions Method) to determine the market value of the parent property on an unimproved basis (land only) to derive a pro-rata rate to apply to the land to be acquired.

Given the area and position of the land to be acquired (circa 0.90% of the parent site), in this instance we are of the opinion that the ‘Piecemeal’ Approach will result in the most accurate assessment of value.

Please note that we have not assessed any other heads of compensation in this instance.

13.3 Direct Comparison Method

The sales evidenced detailed reflects a sale price range of \$1,950,000 to \$4,300,000 GST exclusive, with settlements occurring over a period between February 2022 and December 2024.

Further analysis of the sales provides a range of \$952 to \$2,057 per square metre of improved site area.

We note that the rate to the lower end was the largest holding which provided an irregular shape and inferior zoning. Overall a rate above this would be anticipated.

The rate to the upper end was for a vacant land holding which appears to have transacted off market. We have not been able to establish further details of this transaction albeit recognise this represents a premium to other on-market sales.

The balance of the transactions reflected a tighter core range of \$1,296 to \$1,693 per square metre. The upper end of this range was for the most recent transaction. This property is also in close proximity to the subject property albeit lacked the corner positioning. Overall we consider a rate above this would be anticipated.

Reconciliation

We have had regard to the above rates and made appropriate adjustments for the specific attributes of the subject property as detailed herein.

We would suggest an underlying land value in the order of \$1,750 to \$2,000 per square metre is supported for the subject property parent site.

Recognising the buoyancy in the market as at the Date of Valuation, together with the underlying purpose of this assessment, we have adopted the upper end of this range.

Based on the Area of Interest of 11.4 square metres, adopting a rate of \$2,000 per square metre equates to a market value of \$22,800. For practical purposes this is rounded, giving a market value of **\$23,000 (Twenty Three Thousand Dollars) exclusive of GST.**

Component	Adopted
Improved Site Area Rate	\$1,750/m ² to \$2,000/m ²
Adopted Market Value	\$23,000 GST exclusive

14.0 VALUATION

In accordance with our instructions and any qualifications detailed herein, we assess the market value of **Portion of 597 Lower North Road, Campbelltown SA 5074** for partial acquisition purposes as at **8 April 2025** to be:

\$23,000 GST Exclusive
(Twenty Three Thousand Dollars)

This Valuation is made subject to the assumptions, remarks and qualifications contained in this REPORT and is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this REPORT. Neither the whole nor any part of this REPORT or any reference thereto may be included in any document, circular or statement without our written approval of the form and context in which it will appear.

Neither McGees Property nor the signatory to this REPORT have any interest financial, pecuniary or otherwise in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property. We confirm that this position will be maintained until the purpose for which this valuation is being obtained is completed.

When a report has been provided in digital form only and has not been received directly from McGees Property the report should be verified with the issuing office as bona fide. If the reader of the report suspects that the report has been tampered with in any way we recommend the reader contact McGees Property.

McGEES PROPERTY

NATHAN ROBINS
Partner
B. Bus. Prop. (Valuation)
Associate of the Australian Property Institute
Certified Practising Valuer

***TOM ROWE**
Partner
B. Bus. Prop. (Valuation)
Fellow of the Australian Property Institute
Certified Practising Valuer

SIGNED this 16th day of June 2025.

*The supervising member (Tom Rowe), who has read and signed this report verifies that the report is genuine and is endorsed by McGees (SA) Pty Ltd. The opinion of the value expressed has been arrived at by the prime signatory (Nathan Robins) alone.

CURRENT CERTIFICATE OF TITLE SEARCH

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5751 Folio 692

Parent Title(s) CT 4042/909
Creating Dealing(s) CONVERTED TITLE
Title Issued 31/03/2000 Edition 3 Edition Issued 22/11/2018

Estate Type

FEE SIMPLE

Registered Proprietor

BRUNO JOHN DAVID CAROSI
OF 6 HILL STREET CAMPBELLTOWN SA 5074
1 / 3 SHARE

MARK PETER CAROSI
OF 24 GREVILLEA AVENUE ATHELSTONE SA 5076
1 / 3 SHARE

TANIA MARIE ELIEPA
OF 4 HILL STREET CAMPBELLTOWN SA 5074
1 / 3 SHARE

Description of Land

ALLOTMENT 100 FILED PLAN 128234
IN THE AREA NAMED CAMPBELLTOWN
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

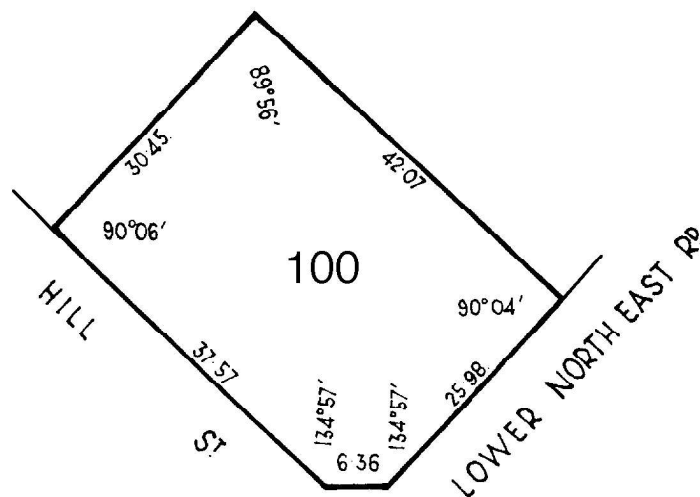
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4042/909



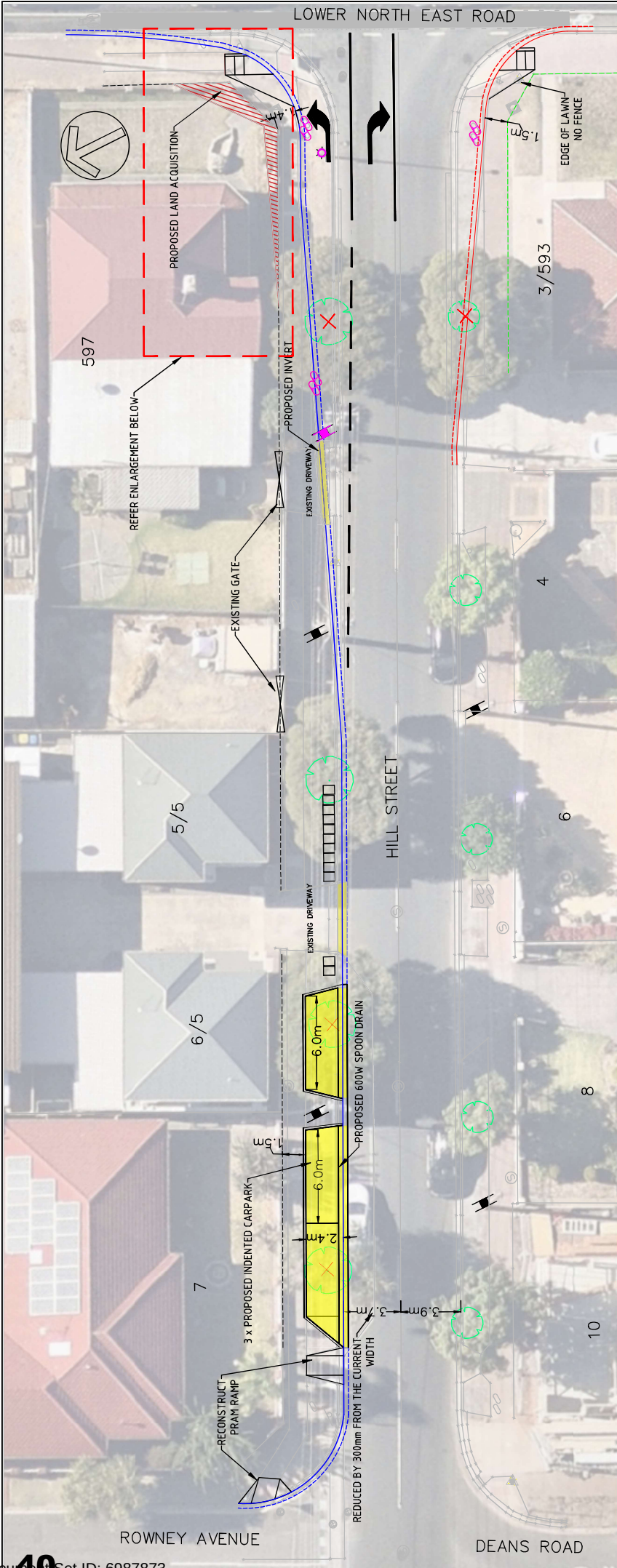
CAMPBELLTOWN N.D.P.



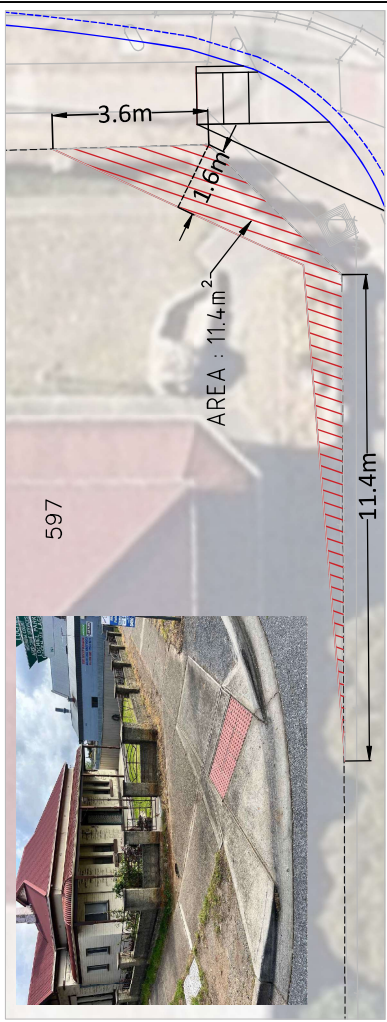
0 7.5 15 22.5 30 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

ACQUISITION PLAN



PLAN VIEW
SCALE: 1:250 (A3)



LEGEND

- EXISTING FENCE LINE
- PROPOSED RUBBISH BIN AREA
- NEW KERB&GUTTER (LWT)
- NEW KERB&GUTTER (RWT)
- PROPOSED TREE REMOVAL
- EXISTING STOBIE POLE
- EXISTING STOBIE POLE TO BE RELOCATED
- LIGHT POLE TO BE RELOCATED
- TELSTRA PIT TO BE RELOCATED

LEGENDS:

GENERAL NOTES:

- WHERE WORKS ARE IN THE VICINITY OF EXISTING SERVICES, THESE SERVICES ARE TO BE LOCATED AND NOTED PRIOR TO COMMENCEMENT OF WORKS AND THE RELEVANT AUTHORITIES ADVISED OF ANY PROPOSED WORKS.
- ALL TEMPORARY CONTROL DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS.
- PROPERTY BOUNDARIES LINES ARE INDICATIVE ONLY.

E	D	C	B	A
ISSUE	DWG	DATE	DESIGN	REVISION
SURVEY: JW				

TITLE	DATE	SIGNATURE
SENIOR TRANSPORT OFFICER		
TEAM LEADER ASSET PLANNING & DESIGN		
MANAGER OF INFRASTRUCTURE SERVICES		

SCALE @A3	0	5	10
Meters			

BUDGET EOM:	SHEET No. 1 of 1	ISSUE
HILL STREET, CAMPBELLTOWN ROAD WIDENING & INDENTED CARPARK		
CAMPBELLTOWN CITY COUNCIL		

PLANNING AND DESIGN CODE EXTRACT

Address: 597 LOWER NORTH EAST RD CAMPBELLTOWN SA 5074

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Zone

Urban Corridor (Business)

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Affordable Housing
 Hazards (Flooding - Evidence Required)
 Noise and Air Emissions
 Prescribed Wells Area
 Regulated and Significant Tree
 Traffic Generating Development
 Urban Transport Routes

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 16.5m*)
 Minimum Building Height (Levels) (*Minimum building height is 2 levels*)
 Maximum Building Height (Levels) (*Maximum building height is 4 levels*)
 Minimum Primary Street Setback (*Minimum primary street setback is 0m*)
 Interface Height (*Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment*)

Development Pathways

■ Urban Corridor (Business)

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Building alterations
- Building work on railway land
- Carport
- Outbuilding
- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy
- Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
- Advertisement
 - Consulting room
 - Office
 - Replacement building
 - Shop
3. Code Assessed - Performance Assessed
- Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.
- Advertisement
 - Consulting room
 - Demolition
 - Dwelling
 - Licensed Premises
 - Office
 - Residential flat building
 - Service trade premises
 - Shop
 - Student Accommodation
 - Tourist accommodation
 - Tree-damaging activity
 - Warehouse
4. Impact Assessed - Restricted
- Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

Urban Corridor (Business) Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium density residential development oriented towards a primary road corridor (e.g., a State maintained road or a road with similar attributes).
DO 2	Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
---------------------	---

Land Use and Intensity	
<p>PO 1.1</p> <p>A diverse range of employment land uses, educational and community facilities in conjunction with residential accommodation.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Child care facility (c) Consulting Room (d) Dwelling (e) Educational Facility (f) Hotel (g) Licensed Premises (h) Light Industry (i) Office (j) Residential Flat Building (k) Retail Fuel Outlet (l) Retirement Facility (m) Service Trade Premises (n) Shop (o) Store (p) Student Accommodation (q) Supported Accommodation (r) Tourist Accommodation (s) Warehouse
<p>PO 1.2</p> <p>A range of small- to medium- scale non-residential uses, services and facilities such as shops, offices and consulting rooms that meet the day to day needs of the local community.</p>	<p>DTS/DPF 1.2</p> <p>Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 500m² in a single building.</p>
<p>PO 1.3</p> <p>Development of non-residential uses such as educational facilities, child care facilities, health and welfare services to service the local community as well as a wider catchment.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Dwellings primarily developed in conjunction with non-residential uses to support local business, activities and contribute to making the primary street frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.</p>	<p>DTS/DPF 1.4</p> <p>Dwellings developed in conjunction with non-residential uses sited:</p> <ul style="list-style-type: none"> (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
<p>PO 1.5</p> <p>Ground floor uses positively contribute to an active primary street frontage.</p>	<p>DTS/DPF 1.5</p> <p>Shop, office, or consulting room uses located on the ground floor level of mixed use buildings fronting the primary street frontage.</p>
<p>PO 1.6</p> <p>Changes in the use of land encourage the efficient reuse of premises to support local access to a range of services compatible to the locality.</p>	<p>DTS/DPF 1.6</p> <p>Provided off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, a change of use involving either of the following:</p> <ul style="list-style-type: none"> (a) from residential to office or consulting room on the ground or first floor of a building (b) from residential to shop less than 250 m² on the ground floor of a building.
<p>PO 1.7</p> <p>Residential accommodation sited and designed to not impede ongoing operations of existing commercial activity.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>

Built Form and Character

PO 2.1 Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.	DTS/DPF 2.1 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.												
PO 2.2 Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary road corridor (e.g., a State maintained road or a road with similar attributes) and maximise passive surveillance.	DTS/DPF 2.2 Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.												
PO 2.3 Buildings setback from the primary street boundaries contribute to the consistent established streetscape, except in locations where no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage.	<p>DTS/DPF 2.3 Buildings setback from the primary street boundary:</p> <p>(a) not less than:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum Primary Street Setback</th></tr> </thead> <tbody> <tr> <td colspan="2">Minimum primary street setback is 0m</td></tr> </tbody> </table> <p>Or</p> <p>(b) where no value is returned in DTS/DPF 2.3(a), in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td> <p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - no DTS / DPF is applicable</p> </td></tr> </tbody> </table> <p>In instances where DTS/DPF 2.3 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p> <p>For the purposes of DTS/DPF 2.3 (a) and (b):</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</p>	Minimum Primary Street Setback		Minimum primary street setback is 0m		Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - no DTS / DPF is applicable</p>
Minimum Primary Street Setback													
Minimum primary street setback is 0m													
Development Context	Minimum setback												
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.												
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.												
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - no DTS / DPF is applicable</p>												
PO 2.4 Buildings set back from secondary street boundaries to contribute to a	DTS/DPF 2.4 Building walls setback from a secondary street frontage of not less than												

PHOTOGRAPHS



McGees Property Network

■ Adelaide

Level 10, 60 Waymouth Street
ADELAIDE SA 5000

T 08 8414 7800

F 08 8231 1143

adelaide@mcgees.com.au

■ Darwin

Level 1, 22 Harry Chan Avenue
DARWIN NT 0800

T 08 8941 1550

F 08 8941 2239

darwin@mcgees.com.au

■ Brisbane

Level 5, 410 Queen Street
BRISBANE QLD 4000

T 07 3231 9777

F 07 3831 2312

brisbane@mcgees.com.au

■ Perth

Level 2, 26 Clive Street
WEST PERTH WA 6005

T 08 9476 2000

F 08 9431 9203

perth@mcgees.com.au

■ Melbourne

Level 27, 360 Collins Street
MELBOURNE VIC 3000

T 03 9275 7777

F 03 9275 7755

info@fitzroys.com.au