CAMPBELLTOWN
CITY COUNCIL

Confidential Item

Confidential Item

For Council meeting to be held on

Tuesday 1 March 2016 at 7.30 pm

Refer Item 11.18

11.18 Confidential Report - Property Purchase

TRIM Reference: B463 Property Officer, Mario Scalzi's Report

Purpose of Report

To consider purchasing the property located at 529 Lower North East Road, Campbelltown currently on the market for sale which abuts Campbelltown ARC (formerly the Campbelltown Leisure Centre).

Strategic Plan Link

Strategy 2.5.6 Provide timely and relevant financial information to help make informed decisions

Background

Council has become aware of the 529 Lower North East Road, Campbelltown property being placed on the market with an asking price range of between $595,000 and $650,000.

The selling agent, Mr Tony D'Angelica has been contacted about the sale and has indicated that the owner is not in any hurry to sell and is content to let the market forces propose the best offer to him.

On this initial advice Staff proceeded to undertake an independent valuation of the property to determine the true current market value taking into consideration the zoning and the potential importance of this property if acquired.

Staff believe that it is reasonable for Council to consider purchasing the property due to its close proximity to Campbelltown ARC and the potential for future considerations and/or consolidation of its land holdings in the area.

Discussion

529 Lower North East, Campbelltown is located adjacent to Campbelltown ARC to its side and rear boundaries (see attached plan), and has frontage to a significant main transit road with commercial uses across the road. Adjacent to the property is a two story block of flats and its opposite a service station with an adjacent group of shops. The suburb is undergoing renewal with modern townhouses and court yard homes now being constructed following demolition of older existing homes.

The legal description of the property is 529 Lower North East Road, Campbelltown being Certificate of Title Volume 5434 Folio 994m, Allotment B517 in HD 105100 and is owned by C & A M Francesca.

The site is a regular shaped allotment with a frontage of 19.82 metres and a depth of approximately 48.97 metres with a total allotment size of approximately 971 square metres.

Erected on the site is a conventional style dwelling with stone façade. built in the 1940s and constructed on concrete footings with stone walls, timber framed windows and a metal roof.

In determining the current value of the property m3property valuers have used recent sales achieved in the near vicinity and the potential for further development of the land.

The most recent sale in close proximity to the subject land was transferred in November 2015 and has since received approval for the establishment of a residential apartment tower accommodating fifteen (15) residential units. The property at 545 Lower North East Road, Campbelltown sold for $460,000 and analysed at the rate of $655 per square metre of site area improved.

Relevant sales whilst small indicate that a value of the property on a dollar rate per square metre lies within the range of $585 to $1,186 per square metre. The variations in prices appear to be attributed to the specific location of the site and whether that site is in an area where development of residential towers is established.

The lack of market evidence for the acceptance of apartments in the immediate area of the property the valuers have indicated a potential range for this property to be in the order of $675 - $775 per square metre, resulting a potential price for the property being between $650,00 and $750,000 (see attached).

Costs associated with demolishing the dwelling and out buildings returning the site to a vacant plot of land may cost up to $30,000 and these costs need to be taken into consideration when deciding on any potential purchase price.

With the property being old and dated and in need of repair the valuers have put little or no value on the building in its current state however note that the site affords an open space aspect and would be highly sought by developers in the current real estate market.

The property obviously by the nature of its location abutting Campbelltown ARC is considered to have a strong strategic value especially considering the anticipated popularity and increased patronage expected at the ARC.

The purchase of the 529 Lower North East Road, Campbelltown property would provide Council with an opportunity to consider the future needs of the Community and will provide an opportunity to increase space and design for the surrounding area of the ARC. The site itself could potentially cater for further car parking (see attached possible configurations), cleared to create an attractive ambience from Lower North East Road or could be used to return an income stream as a residential dwelling or commercial property (eg consulting rooms) subject to Development Approval. The opportunities are numerous and the purchase of this property may well be construed as a strategically sound decision to benefit the wider Community in the long term.

When considering all of the options Staff consider that purchasing the land would be a good strategic decision. Taking into consideration the location, current condition of the building and the additional costs Council will incur with its demolition or redevelopment, it is recommended that an offer of between $650,000 to $750,000 be made for the purchase of the land. Initial indications from the selling agent is that there is a significant amount of interest in this property.

It should also be noted that should Council purchase the property and the local residents do not support the establishment of additional open space or carparking, Council could always develop the land in accordance with the current zoning being Urban Corridor Zone which could enable developing the land with multi storey buildings predominately three (3) or four (4) storey high with a frontage to Lower North East Road and allowing for varied uses from residential accommodation to a Community centre, licensed premises, shop or group of shops envisaged for this zone. As such it is recommended that if Council successfully purchases the property that it be excluded from Community Land.

The Chief Executive Officer will provide further information on the condition and likely return if the property was leased at the meeting.

Social Implications

The purchase of 529 Lower North East Road Campbelltown would provide Council with the opportunity to increase its land holdings in the immediate vicinity of its existing large site at Campbelltown ARC and provide many options in the future for possible expansion, car parking or redevelopment.

Environmental Implications

There are no perceived environmental implications should Council decide to proceed with the potential purchase of 529 Lower North East Road, Campbelltown, however Council may wish to seek a contamination report on the subject site to assess whether there has been any contamination from the Caltex Service Station across the road.

Asset Management Implications

The asset management implications for this property will depend on its intended use.

Governance / Risk Management

Should Council decide to proceed with the purchase of the 529 Lower North East Road Campbelltown a full risk assessment and property inspection would be undertaken prior to purchase and prior to any future use of the property.

In addition the Community Land Classification would need to be determined prior to Council taking possession of the property therefore it would be appropriate to also make that determination at this time should Council support the purchase of this property.

Community Engagement

No Community engagement is considered necessary should Council proceed with the strategic purchase of 529 Lower North East Road, Campbelltown however Community engagement may be needed should the function of the property be changed. Consideration should be given to there being a risk that the Community may not support the use of the existing residential property as a car park or other alternative property usage which may create an impediment to the future use of the site.

Financial Implications

Council currently has no budget set aside for a purchase of this type. Should Council decide to proceed with the acquisition, it would be classified as Capital-New expenditure, and would require Council to use its existing cash and investments or take out additional borrowings. The full cost to acquire the property should a purchase price of $750,000 be accepted would be in the order of $810,000 which includes:

- purchase price - $750,000
- stamp duty, agent fees, legal fees, etc - $30,000
- potential demolition - $30,000

The current adopted LTFP (Long Term Financial Plan) has sufficient capacity to fund the purchase despite the minor negative impact on the operating result.

Recommendation

That Council:

1. **authorise the Chief Executive Officer to make an offer for the purchase of the property at 529 Lower North East Road, Campbelltown of $750,000 on the condition that the property be vacated on possession by Council**

2. **resolve to exclude the land from classification as Community Land.**

m3property
STRATEGISTS

Our Ref: 1648001

19 February 2016

THE CITY OF CAMPBELLTOWN
24 FEB 2016
RECEIVED

Mr M Scalzi
Property Officer
City of Campbelltown
PO Box 1
Campbelltown SA 5074

Dear Mr Scalzi

Re: 529 Lower North East Road, Campbelltown

We thank you for your recent instructions to complete an estimate of the potential value range of the aforementioned property based, as instructed, on an external inspection only.

We can confirm that our external inspection was completed on 17 February 2016 and as requested, we now provide you with a copy of our report in 'short' form, although a more detailed report can be supplied if required, albeit at an additional cost.

PURPOSE OF ESTIMATE

The purpose of this estimate is to determine the potential value range of the fee simple interest in the abovementioned property, for consideration as a prelude to possible purchase.

The relevant date for this assessment of the potential value range is as at the date of our inspection, 17 February 2016.

We confirm that this report has been prepared in accordance with the Australian Property Institute's 'Australian & New Zealand Valuation Property Standards'

We attach a copy of your Letter of Instruction, refer Annexures.

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CERTIFICATION

We hereby certify that the Valuer:

- has no interest financial or otherwise, in the property subject to appraisal or with the instructing parties;
- is independent of any transaction involved;
- confirms the estimate value range has been prepared for consideration as a prelude to purchase.

DEFINITION OF MARKET VALUE

In accordance with the definition adopted by the Australian Property Institute, market value is defined as follows:

"Market value is the estimated amount for which an asset should exchange on the relevant date 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."

LEGAL DESCRIPTION

The subject property is situated within the area named Campbelltown, Hundred of Adelaide, being the **whole** of the land contained within the following **Certificate of Title**:

Volume	Folio	Allotment	Plan No
5434	994	Section 517	Hundred of Adelaide

Registered Proprietor/s

As at the date of Title Search, the registered proprietors of the land are noted as being ANNA MARIA FRANCESCA ½ share and CARMINE FRANCESCA ½ share.

Easements

As at the date of search, no easements were noted on the Certificate of Title.

Endorsements

As at the date of search, the registered proprietor's interest was unendorsed.

This estimate of the potential value range is based on the assumption that there are no restrictive covenants or easements or other onerous restrictions affecting the subject property other than those stated herein and is given on the condition that the estimate will be referred back to the Valuer for reappraisal should future title searches or certificates disclose any other encumbrances or variations from that set out in this report.

We attach a copy of the Certificate of Title, refer Annexures.

LOCATION

The subject property is located on the north western side of Lower North East Road in the suburb of Campbelltown some 7 kilometres northeast of the Adelaide GPO. The property is located approximately 35 metres northeast of the junction formed by Botanic Grove and Lower North East Road.



Imagery provided by Google Earth, © MapData Sciences Pty Ltd, PSMA

Adjacent to the subject property is a two storey block of flats plus the expansive grounds of the Campbelltown Leisure Centre which is in the process of being redeveloped. The subject property is also opposite a service station and adjacent block of shops. In addition residential development principally conventional style dwellings established during the 1960's and 1970's occupy traditional size allotments off the main road.

The suburb is also undergoing renewal with modern townhouses and court yard homes now being constructed on the larger sites following demolition of the older housing stock.

The area is served by shopping and schools all within short driving distance of the property with a bus service along Lower North East Road.

SITE DESCRIPTION

The allotment is regular in shape and features a frontage to Lower North East Road of 19.82 metres and a depth of 48.97 metres.

The total site area is approximately 971 square metres.

The shape and dimensions of the site are clearly depicted on the Title plan, a copy of which is contained within the Annexures of this report. A current survey has not been sighted.

The estimate of the potential value range is made on the assumption that there are no encroachments by or upon the property. There appears to be no encroachment by the existing improvements, however this has not been confirmed by a current survey report and/or advice from a registered surveyor. If any encroachment or other affectation is noted in the event of a surveyor's report being commissioned, the Valuer should be consulted to assess any effect on the estimated potential value range stated in this report

ENVIRONMENTAL ISSUES

Soil Contamination

The Environment Protection Authority (EPA) in South Australia does not currently maintain a list or register of contaminated sites. The EPA does however provide a Public Register Directory in the form of a Site Contamination Groundwater Notifications Index. This index is a list of notifications of actual or potential groundwater contamination which have been received by the EPA since 1 July 2009 (referred to as s83A notifications under the Environmental Protection Act 1993). These are notifications only, and are not evidence that contamination has been confirmed. Our enquiry indicates that the subject property is not included on this Site Contamination Groundwater Notifications Index.

No obvious environmental problems were apparent on inspection, however no soil tests nor environmental studies or reports have been made available to us. Accordingly, our assessment of the potential value range is made on the assumption that there are no environmental problems in any way affecting the property, including surface or below ground conditions, toxic or hazardous wastes or building material hazards. Any such matters may adversely affect the property or its use and our assessment of the potential value range. Should any such matters be known or discovered, no reliance should be placed on our assessment of the potential value range unless we have been advised of these matters and we have confirmed that our assessment is not affected.

Inundation

The site does not appear to be prone to flooding under normal climatic conditions.

TOWN PLANNING

By virtue of the Development Act 1993 (as amended), Corporation of the City of Campbelltown, the subject property is designated as lying within an 'Urban Corridor' zone.

More specifically the land is located in Policy Area 9 Transit Living. The objective of the Policy Area is to achieve a density of 45 dwellings per hectare net and maximum building height above natural ground level of 4 storeys and up to 16.5 metres.

The highest and best use of the subject land is as a redevelopment site subject to meeting the constraints imposed by the zone and assuming that any proposed development can be profitably achieved.

HERITAGE LISTING

The subject property is not noted as being an item of Heritage significance by the Local Council, State or Federal Heritage Registers.

PROPERTY DESCRIPTION

Currently erected on the site is a conventional style dwelling with stone façade.

An internal inspection of the dwelling was not possible and we have been directed to provide an estimate of the potential value range having regard to its potential as a development site.

The existing improvements are more particularly depicted in the photograph below.



OWNERSHIP HISTORY

Information provided by the Land Services Group of Department for Planning, Transport and Infrastructure (DPTI) and RP Data Ltd reveals the property has not sold within the past three (3) years.

GENERAL COMMENTARY

The South Australia residential market continues to post variable results with median prices largely up but sales volumes down and rents variable depending on location.

According to the most recent NAB residential property survey, housing market sentiment is negative in South Australia, however it did show an improvement in the September 2015 quarter when compared to the June quarter. The outlook for rental growth in South Australia was positive, albeit weak with yield compression expected to outpace the rental growth.

The key drivers of the residential market in South Australia have been population growth, government support (such as stamp duty and new construction grants), spending on infrastructure and the outlook for major industries in the State. This will continue to be the case moving forward.

The median house price in Metropolitan Adelaide reported by the Real Estate Institute of South Australia in the September quarter 2015 was $430,000. The median house price grew by 4.6% compared to the same quarter in the preceding year and 0.23% over the quarter.

Notwithstanding the above the construction of apartments and planned apartment developments have continued to maintain a high level of interest over the preceding twelve months. Most of this activity outside the City of Adelaide has occurred along Churchill and Prospect Roads Prospect and inner suburban locations such as Kent Town.

The median apartment/unit price in Adelaide, according to RP Data, decreased marginally from $333,000 down to $330,000 over the September 2015 quarter (-0.9%). The median apartment/unit price, however, increased over the year to September 2015 (4.8%).

ASSESSMENT RATIONALE

In arriving at our opinion of the estimated potential value range, the Valuer has considered a range of general and economic factors and in particular has inspected and analysed a number of recent sales transactions that have occurred in the near vicinity of the subject. Among others, a summary of the more pertinent sales inspected and analysed include the following:

Address	Sale Price	Sale Date	Bldg Area (em^2)	Site Area (m^2)	Comments
193 Devonport Tce, Prospect	$450,000*	Feb 15	-	614	A vacant regular shaped corner site opposite a railway line. Zoned 'Urban Corridor'. Sale analyses at a rate of $733 per square metre of site area improved.
192 Anzac Hwy, Glandore	$980,000*	Jan 16	226	959	A large four bedroom Conventional style dwelling established on a regular shaped site. Zoned 'Urban Corridor'. Purchased by a developer who intends to construct an apartment building. Sale analyses at a rate of $914 per square metre of site area improved.
186 Churchill Rd, Prospect	$725,000	Nov 15	125	711	A bungalow style dwelling established on a regular shaped site. Zoned 'Urban Corridor'. Sale analyses at a rate of $1,020 per square metre of site area improved.
162 Churchill Rd, Prospect	$620,000	Dec 15	130	678	An Art Deco style dwelling established on a regular shaped site. Zoned 'Urban Corridor'. Sale analyses at a rate of $914 per square metre of site area improved.
Units 1-3 142 Churchill Rd, Prospect	$1,200,000*	Dec 15	234	1,011	Three Strata Titled homettes established on an inside allotment with a holding income of $900 per week. Zoned 'Urban Corridor'. Sale analyses at a rate of $1,186 per square metre of site area improved.
545 Lower North East Rd, Campbelltown	$460,000	Nov 15	94	702	A Spanish Mission style dwelling established on a regular shaped site. Dwelling has since been demolished. Approval has been granted to construct a 4 level apartment building. Zoned 'Urban Corridor'. Sale analyses at a rate of $655 per square metre of site area improved.
227 Prospect Rd, Prospect	$925,000	Jul 15	74	1,325	A car yard and small office established on an irregular shaped site. The property is located at a traffic light controlled intersection formed with Regency Road. An apartment building is proposed for the site. Zoned 'Urban Corridor'. Sale analyses at a rate of $697 per square metre of site area improved.
548 Lower North East Rd, Campbelltown	$420,000	May 15	120	717	A conventional style dwelling established on a regular shaped inside site. Zoned 'Urban Corridor'. Sale analyses at a rate of $586 per square metre of site area improved.

*Under Contract subject to confirmation at settlement

The sales information quoted has been obtained from a number of sources including published sales information provided by the Land Services Group of Department for Planning, Transport and Infrastructure (DPTI) and RP Data Ltd. Whilst we understand the information to be reliable, we are unable to guarantee the accuracy.

In completing this assessment of the potential value range, the most appropriate method for a property of this nature is considered to be by 'Direct Comparison' where the subject property is compared directly with sales of other properties in similar locations with adjustments made for points of difference.

As noted previously, recent sales evidence of properties within the surrounding locality have been sought and compared with the subject.

Investigations of the immediate surrounds of the subject have revealed a paucity of comparable evidence therefore we have of necessity investigated sales of comparable residential holdings within a wider metropolitan Adelaide in order to provide a solid indication of values. The more relevant sales discovered have generally occurred within the price range of $420,000 and $1,200,000 and were of 'Urban Corridor' zoned sites that ranged in area from 614 square metres to 1,325 square metres.

The analysed sales indicate that the value of the holdings on a dollar rate per square metre generally lies within the range of $585 to $1,186 per square metre of site area improved.

Typically, the variations in prices achieved appear to be attributable specific location of the site and whether that site was in an area where development of residential towers is well established.

I note that the most recent sale in close proximity to the subject was transferred in November 2015 and has since received approval for the establishment of a residential apartment tower accommodating 15 residential units. The property is located at **545 Lower North East Road, Campbelltown** sold for $460,000 and analysed at the rate of $655 per square metre of site area improved.

The above transaction can also be contrasted with a number of development sites that have sold (or recently contracted) on Churchill and Prospect Roads, where residential tower development has been completed with several others currently under construction. These transactions disclosed rates that ranged from $697 to $1,186 per square metre of site area improved.

We note the lowest rate was for a site at the intersection of Regency and Prospect Roads. This properties features one of the largest sites and is subject to access difficulties noting it is at a traffic light controlled intersection with solid medians in the road formation adjacent the property.

Given the lack of market evidence for the acceptance for apartments in the immediate vicinity of the subject property we are of the opinion the potential value range is likely to settle at the lower end of the aforementioned value range at rate s in the order of $675 to $775 per square metre of site area improved.

ESTIMATE

Therefore, after due consideration of recent sales transactions and other relevant market data, we are of the opinion that as at **17 February 2016** the subject property warrants a potential value range (rounded) in order of **$650,000 to $750,000** for consideration as a prelude to negotiating a possible purchase, subject to our remarks and qualifications herein.

We also take this opportunity to advise that neither m3property nor related companies or individuals have any pecuniary interest that would conflict with the estimate expressed in this property.

We trust that this short form report is sufficient for your immediate requirements. If you should require any additional assistance with regard to this or any other property matters, please do not hesitate to contact us.

Please also find enclosed our account for this service.

DISCLAIMERS

This estimate of the potential value range is for the use only of the party to whom it is addressed and is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. Neither the whole of the report or any part or reference thereto, may be published in any document, statement or circular nor in any communication with third parties without prior written approval of the form and context in which it will appear. We reserve the right to withhold consent or to review the contents of this report in the event that our consent is sought.

This estimated of the potential value range is as at the current date only. The estimated of the potential value range as assessed herein may change significantly, unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Yours faithfully
m3property

Stan Pamula B Bus, Grad Dip Maths, AAPI
Certified Practising Valuer

Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search Plus
Date/Time	17/02/2016 02:16PM
Customer Reference	1648001
Order ID	20160217008654
Cost	$32.50

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.

Registrar-General

Certificate of Title - Volume 5434 Folio 994

Parent Title(s)	CT 4330/278
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	16/07/1997
Edition	3
Edition Issued	18/07/2006

REAL PROPERTY ACT, 1886
South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

ANNA MARIA FRANCESCA
OF 10 MICHIGAN DRIVE HIGHBURY SA 5089
1 / 2 SHARE

CARMINE FRANCESCA
OF C/- 38 BARNETT AVENUE GLYNDE SA 5070
1 / 2 SHARE

Description of Land

SECTION 517
HUNDRED OF ADELAIDE
IN THE AREA NAMED CAMPBELLTOWN

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

16 Copyright Privacy Disclaimer: www.sailis.sa.gov.au/home/showCopyright www.sailis.sa.gov.au/home/showPrivacyStatement www.sailis.sa.gov.au/home/showDisclaimer

NIL

Notations on Plan

NIL

Registrar-General's Notes

APPROVED FX16283

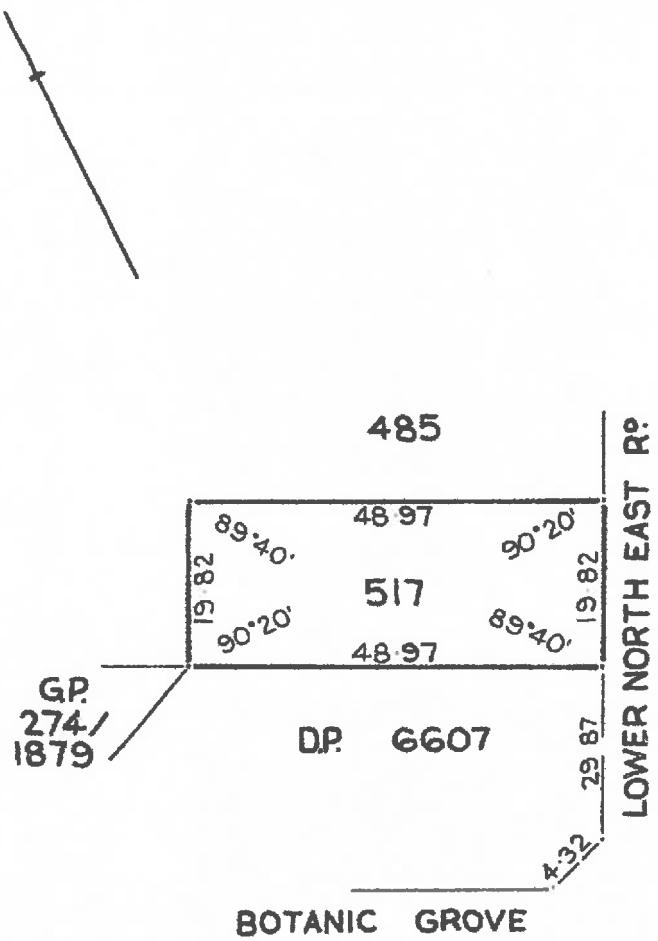
Administrative Interests

NIL

* Denotes the dealing has been re-lodged.

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Product	Register Search Plus
Date/Time	17/02/2016 02:16PM
Customer Reference	1648001
Order ID	20160217008654
Cost	$32.50



971

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CAMPBELLTOWN CITY COUNCIL

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529 Lower North East Road



Reference and Boundaries
- Creek
- LGA
- Suburb

Property and Roads
- Road
  - Primary
  - Collector
  - Local
- Valuation
- Road Case

Valuation Yellow

Aerial Photo | 2015 Winter

Map Scale: 1:1800

Disclaimer

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Feedback and recommended corrections to Council's maps are always welcomed.

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Created on 22/02/2016

CAMPBELLTOWN CITY COUNCIL

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529 Lower North East Road



Reference and Boundaries
- Creek
- LGA
- Suburb

Property and Roads
- Road
  - Primary
  - Collector
  - Local
- Parcel Dimensions
- Valuation
- Road Case

Valuation Yellow

Aerial Photo | 2015 Winter

Map Scale: 1:500

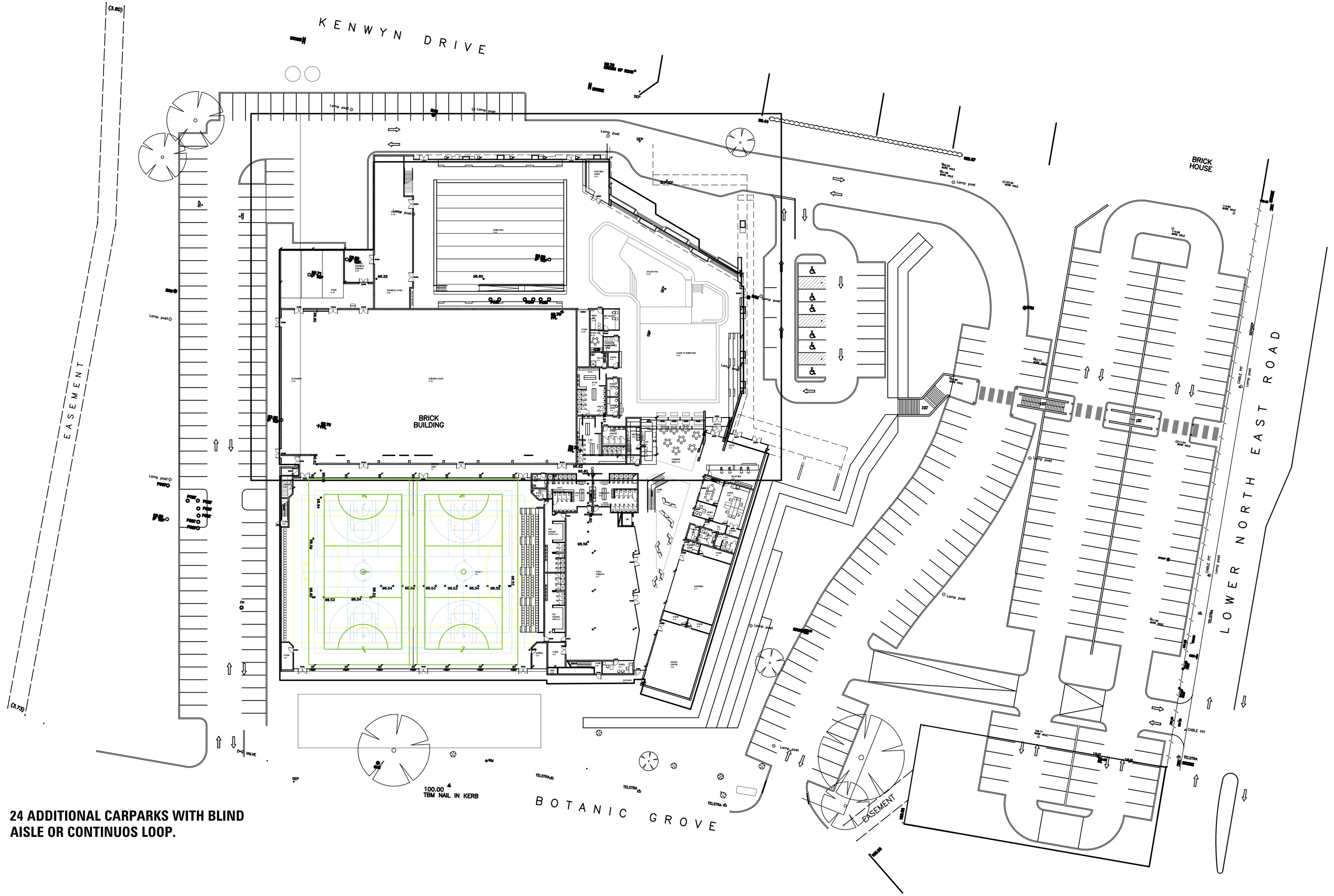
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24 ADDITIONAL CARPARKS WITH BLIND AISLE OR CONTINUOS LOOP.

SITE PLAN - EXTENDED CARPARK OPTION A

SCALE 1:400 @ A1

DesignInc

SITE PLAN - DESIGN DEVELOPMENT

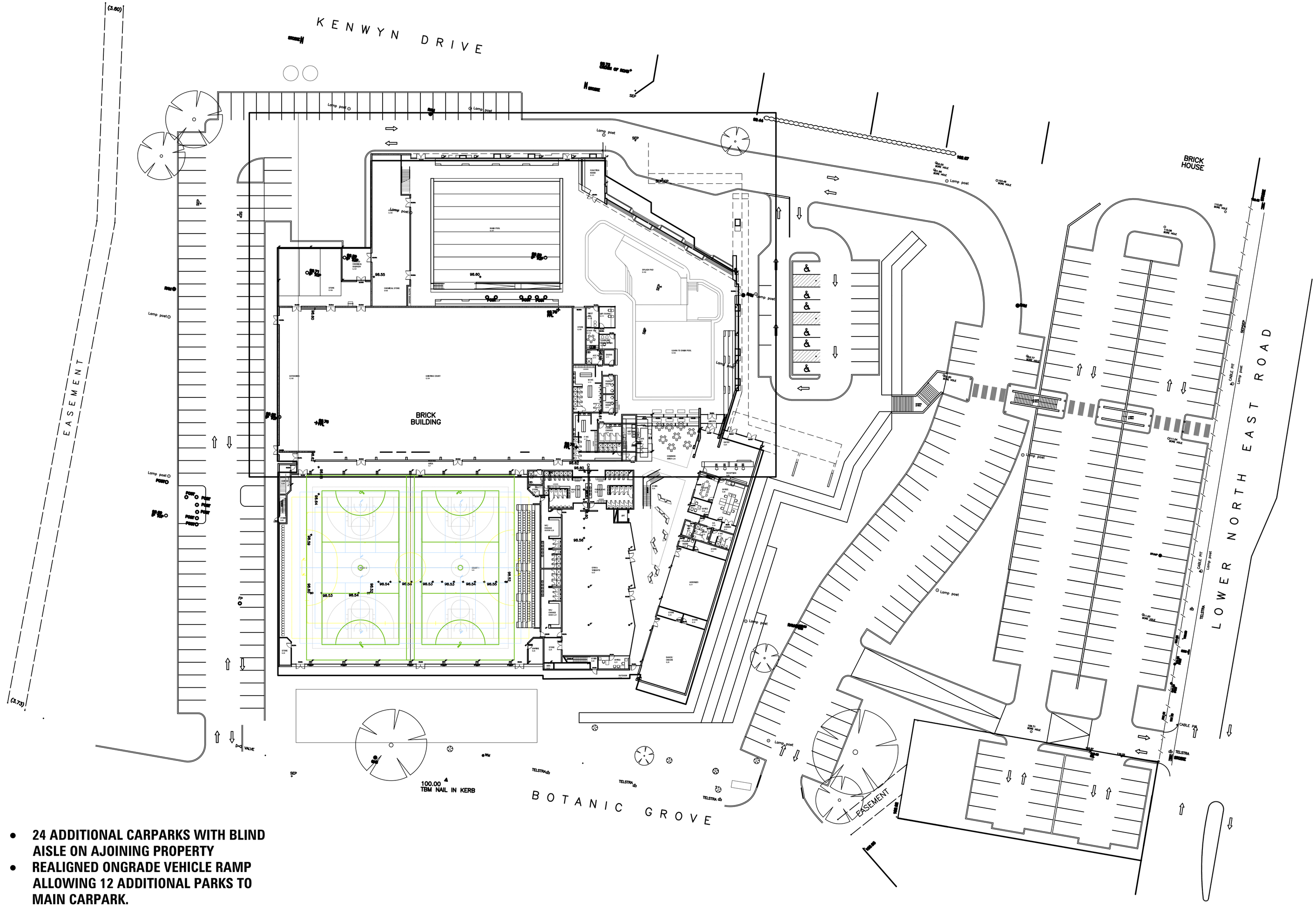
CAMPBELLTOWN LEISURE CENTRE

BOTANIC GROVE, CAMPBELLTOWN

SCALE: 1:400@A1 PRELIMINARY

DWG NO: A14-0039 DD11 ISSUE DATE: 30.07.2014

PRELIMINARY



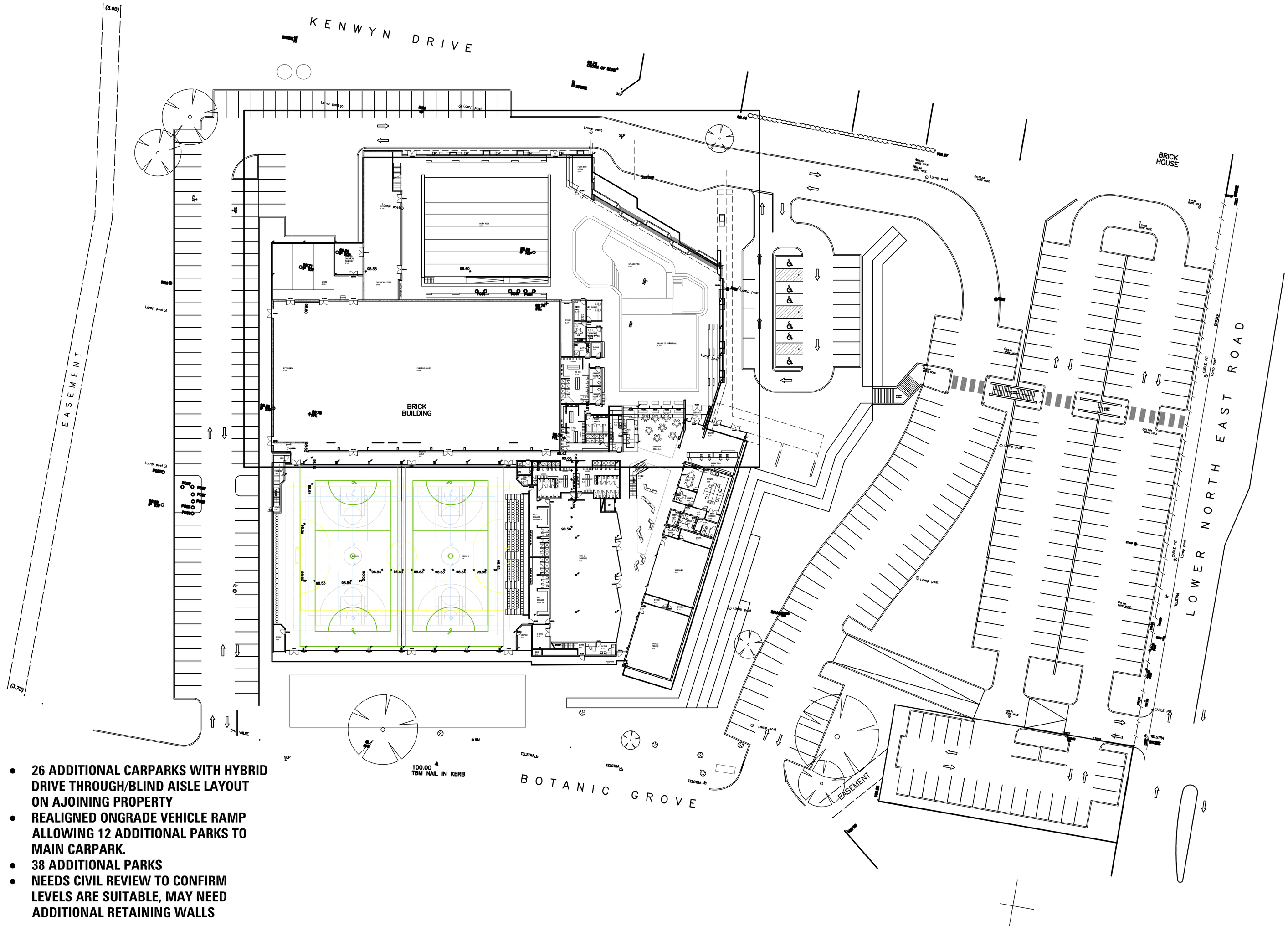
- 24 ADDITIONAL CARPARKS WITH BLIND AISLE ON AJOINING PROPERTY
- REALIGNED ONGRADE VEHICLE RAMP ALLOWING 12 ADDITIONAL PARKS TO MAIN CARPARK.
- 36 ADDITIONAL PARKS

SITE PLAN - EXTENDED CARPARK OPTION B
SCALE 1:400 @ A1

DesignInc

SITE PLAN - DESIGN DEVELOPMENT
CAMPBELLTOWN LEISURE CENTRE
BOTANIC GROVE, CAMPBELLTOWN
SCALE: 1:400@A1 PRELIMINARY
DWG NO: A14-0039 DD12 ISSUE DATE: 30.07.2014

PRELIMINARY



- 26 ADDITIONAL CARPARKS WITH HYBRID DRIVE THROUGH/BLIND AISLE LAYOUT ON AJOINING PROPERTY
- REALIGNED ONGRADE VEHICLE RAMP ALLOWING 12 ADDITIONAL PARKS TO MAIN CARPARK.
- 38 ADDITIONAL PARKS
- NEEDS CIVIL REVIEW TO CONFIRM LEVELS ARE SUITABLE, MAY NEED ADDITIONAL RETAINING WALLS

SITE PLAN - EXTENDED CARPARK OPTION C
SCALE 1:400 @ A1

DesignInc

SITE PLAN - DESIGN DEVELOPMENT
CAMPBELLTOWN LEISURE CENTRE
BOTANIC GROVE, CAMPBELLTOWN
SCALE: 1:400@A1 PRELIMINARY
DWG NO: A14-0039 DD13 ISSUE DATE: 30.07.2014

PRELIMINARY