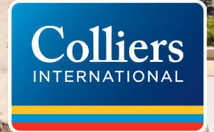


MASCOT

13B CHURCH AVENUE

INFORMATION MEMORANDUM



OUTLINES INDICATIVE ONLY



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Introduction

13b Church Avenue Mascot represents an outstanding opportunity to acquire a rare mixed use residential site in the centre of Mascot. The property is perfectly positioned in Mascot, being one of Sydney's most progressive suburbs, in close proximity to existing rail and proposed retail amenities. The existing industrial improvements are functional in nature and can be leased in the short term whilst obtaining development consent.

Mascot Railway Station and Town Centre is positioned approximately 400 metres to the west. Mascot Park has recently undergone significant refurbishment and landscaping works and is situated some five hundred metres to the east of the property. The site is surrounded by high density dwellings to the south and low density dwellings to the north and west providing for unobstructed views to the Sydney CBD Skyline.



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The location

13b Church Avenue, Mascot is situated in a prime location capturing airport driven demand together with corporate demand from the surrounding commercial precinct. At present, there has been significant development in the surrounding area including high density residential and new hotel construction.

This property being located in a highly desired location, enables easy access to:

- Mascot Town Centre
- Public transport - Mascot Train Station and buses
- Sydney International Airport and Domestic Terminals
- Green Square Town Centre
- Sydney CBD



The Opportunity

13b Church Avenue Mascot offers tremendous opportunity to purchase the last remaining mixed use residential site within one of Sydney's most progressive locations. Key investment highlights include:

Well located site with a strong presence and close proximity to Mascot Railway Station and Mascot Commercial Centre

B4 Mixed use zoning

Ideal residential site

Close proximity to Sydney Airport

Short distance to some of Sydney's most popular beaches, schools, parks and golf courses

Convenient access to all major employment centres



Executive Summary

ADDRESS	13b Church Avenue, Mascot NSW 2020
TITLE REFERENCE	Lot 2 in Deposited Plan 547700
DESCRIPTION	Mascot is one of the hottest markets in Sydney currently for residential apartments. This driven by its close proximity to public transport, Sydney Airport, Sydney CBD and new trendy food precincts, it is a desirable place to reside. This property is located in a highly sought after Mascot location and it is surrounded by high density dwellings.
SITE AREA	2,036m ² *
SITE DIMENSIONS	38.48/38.66X44.22/44.42*#
COUNCIL	Bayside Council

ZONING	B4 - Mixed Use
FSR	3.2:1
POTENTIAL GFA	6,515m ² *
MAXIMUM BUILDING HEIGHT	44m
METHOD OF SALE	Expressions of Interest, closing on Thursday 28 February 2019 at 4pm (AEST). Matthew Meynell Head of Investment Services Australia +61 413 988 878 Matthew.Meynell@colliers.com
AGENTS	William Gathercole National Director Property, Sales & Leasing +61 403 618 757 William.Gathercole@colliers.com

*APPROXIMATELY
#DIMENSIONS OBTAINED FROM RP DATA

Property Outgoings

COUNCIL RATES	\$8,325.52 PA
LAND TAX	\$188,904.00 PA
WATER RATES	\$903.00 PQ

ABOVE INFORMATION PROVIDED BY SMITH HANCOCK



Photos



OUTLINES INDICATIVE ONLY

Zoning B4 - Mixed Use

Planning Summary

1. OBJECTIVES OF ZONE

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

2. PERMITTED WITHOUT CONSENT

3. PERMITTED WITH CONSENT

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4. PROHIBITED

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

ZONE



Land Zoning Map - Sheet LZN_001

Zone	Description
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter

Cadastre
 Base data 5/11/2012 © Land and Property Information (LPI)

OUTLINES INDICATIVE ONLY

HEIGHT

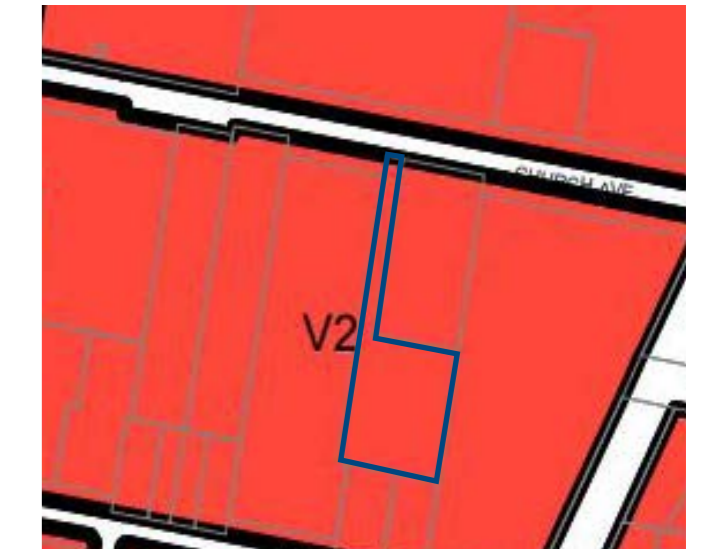


Height of Buildings Map - Sheet HOB_001

Maximum Building Height (m)	Code
7.5	H
8.5	I
9	J
10	K
11	L
12	M
14	N
17	P
19	Q
22	R
25	T1
26	T2
28	T3
32	U
39	V
44	W
Refer to clause 4.3	Refer to clause 4.3

Cadastre
 Base data 5/11/2012 © Land and Property Information (LPI)

FLOOR SPACE RATIO



Floor Space Ratio Map - Sheet FSR_001

Maximum Floor Space Ratio (n:1)	Code
0.5	D
0.55	E
0.6	F
0.65	G
0.7	H
0.85	K
0.9	L
1	N
1.2	P
1.5	S
2	T
2.5	U
3	V1
3.2	V2
3.3	V3
3.55	W
Refer to Clause 4.4A	Refer to Clause 4.4A
Refer to Clause 4.4	Refer to Clause 4.4
Refer to Clause 4.4 (2D)	Refer to Clause 4.4 (2D)

Cadastre
 Base data 12/09/2014 © Land and Property Information (LPI)

South Sydney Market Commentary

The demand for DA approved residential development has stabilised due to the strong residential market within South Sydney. With the strong growth occurring within South Sydney, it is an area that every developer wants gain access into. The advancement in infrastructure and development of Green Square and other residential development sites, puts South Sydney at the forefront of growth.

The NSW Planning and Environment stated that the “Greater Sydney region will need a minimum 725,000 new homes – (that’s over 36,000 each year) to allow for our expanding population that is predicted to grow by an extra 2.1 million people to 6.4 million by 2036.” Evidently Sydney’s population capacity is set to grow at an astronomical rate thus South Sydney has been set for a region of major urban gentrification.

The process of gentrification has played major historical roles throughout the Sydney’s landscape through Paddington, the Rocks, Woollahra and the North Shore. The South Sydney gentrification process has seen numerous once sites be rezoned to meet the growing demand and boost significantly under supplied areas that Sydney could possible face in the future.

The annual growth rates for the South West and South Sydney consolidated the beginning of the regentrification process recorded in 2016 showed a continued upward trend in land values and is expected to continue to grow as a number of planned transport infrastructure projects construction phases begin and near completion, ultimately connecting this area to the rest of Sydney.

The increases in land values have also been due to the limited supply of stock, accelerated by rezoning’s within the market resulting in a rise in enquiry to obtain sites such as the subject property.

Demand considerations – City of Sydney

- Between 2006 and 2015, the city of Sydney local population increased by nearly 30%. The put this in compassion the Greater Sydney grew by 16.7%.
- By 2031 the local population of the city of Sydney if project to be more than 269,000.
- The average price to buy is \$1,710,000 and the average rent is \$890 per week
- The median age of the people in Mascot is 33 years with a median household of 2 persons

Expressions of Interest

BASIS OF SALE

This property s being offered for sale via Expressions of Interest, closing Thursday 28 February 2019 at 4pm (AEST).

DUE DILIGENCE

To assist in the assessment of this offering due diligence information is available upon request.

CHANGES TO THE PROCESS

The vendor reserves the right to accept any offer, without limitation, nor is the vendor obliged to accept the offer with the highest consideration. The vendor may, in its absolute discretion, suspend or vary the sale process, negotiate with any party who submits an offer or with any other person, enter into a binding contract with any party at any time before or after closing date and/or after at any time prior to exchange of binding contracts, may withdraw the property from the sale.

EXCLUSIVE AGENTS

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