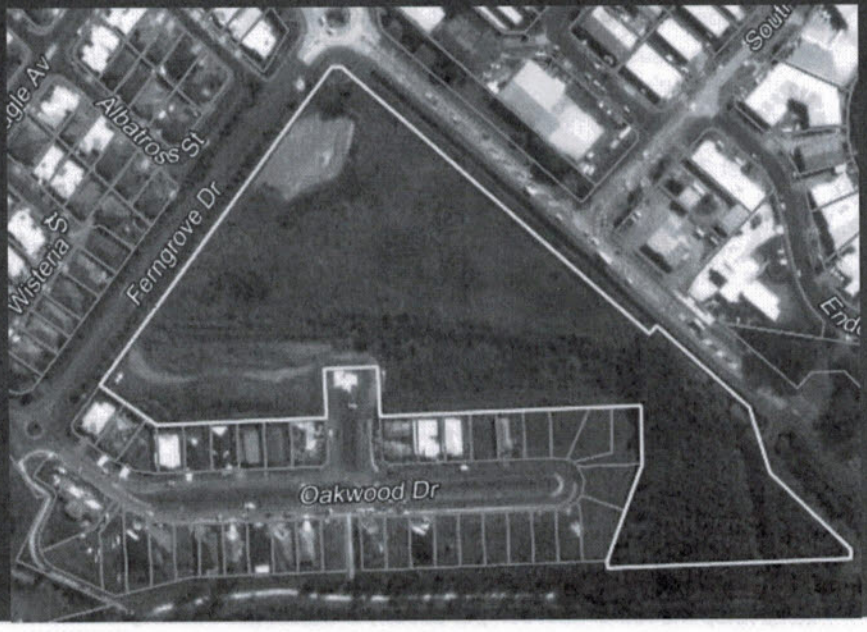
Valuation Report

Residential Development Land Subdivision

HERRON TODD WHITE



'River Oaks Estate', Lot 42 Tamarind Dr, Ballina NSW 2478

As at	1 August 2017
Prepared for	Westpac Banking Corporation
Borrower	Investa Care Two Pty Ltd
Our Ref	NNC110648
Client Ref	VAL - 558569-358 / 0017179

Lismore

Herron Todd White (NSW North Coast) Pty Ltd
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Property Details

Address	'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478.
Instructing Party	Michael Berkley, Westpac Lismore.
Prepared For	Westpac Banking Corporation.
Borrower / Client Reference	Investa Care Two Pty Ltd VAL - 558569-358 / 0017179.
Basis of Assessment	The interest being valued is the unencumbered estate in fee simple subject to the plans and costs supplied and outlined within this report.
Purpose of Valuation	Our valuation has been prepared for first mortgage security purposes only.
Instructions	We have been instructed to undertake the following assessments: • Current market value of the development site 'as is'. • Current market value of the balance development site (assuming Stage 3 is complete) on an 'as is' basis (i.e.: with no land fill). • Gross realisation of proposed Stage 3 comprising 16 residential lots 'as if complete'. • Project feasibility/profitability analysis.
Date of Inspection and Valuation	1 August 2017.
Registered Owner	Investa Care Two Pty Ltd.
Local Authority	Ballina Shire Council.
Town Planning	The property is zoned R3 Medium Density Residential and part Deferred Matter within the Ballina Local Environmental Plan 2012. The property originally received Development Approval for an urban subdivision consisting of 88 residential allotments and an environmental conservation area on 16 June 2003 under Development Application No. 2002/566, subject to conditions. The Approval was in association with the adjoining property to the west now owned by Rayshield Pty Ltd (Rayshield) and being developed with the 'Ferngrove' estate. The Ferngrove estate also obtained a Part 3A approval to develop the residential component of the estate concurrently with the approval granted under DA 2002/566 for infrastructure required by both the 'Riveroaks' and 'Ferngrove' development areas. Development works undertaken by Rayshield effectively activated DA 2002/566 such that this application is still current. Various Section 96 Applications to modify consent have been approved between 2008 and 2009. A Section 96 Application to modify consent was approved in December 2009 for changes to the development layout within the Riveroaks Estate. Based on the approved plan, the 'Riveroaks' subdivision was to comprise 92 residential allotments and a 5 unit development site. After the completion of Stages 1 and 2, a more recent Section 96 Application to modify consent was lodged and subsequently approved in July 2016 for changes to the development layout. Based on the approved plan, the balance of the 'Riveroaks' subdivision is to comprise 58 residential allotments situated within 4 Stages (Stages 3 to 6).
Real Property Description	Lot 42 DP 1219163.

Encumbrances	1 Land excludes minerals and is subject to reservation and conditions in favour of the Crown - see Crown Grant(s). 2 DP1074242 Easement for development access appurtenant to the land above described. 3 A1748320 Mortgage to Westpac Banking Corporation.
Property Description 'As Is'	The subject property comprises the englobo site for the balance undeveloped Stages 3 to 6 of the 'Riveroaks Estate'. The land has an area of 6.356 hectares and consists of level, low lying flood prone land which is bounded by a road and North Creek Canal to the east, Tamarind Dr to the north and Ferngrove Dr to the west. The developing 'Ferngrove Estate' is located opposite Ferngrove Dr to the west. The englobo parcel has been mostly cleared and includes a small section of remnant vegetated creek land located within the north eastern section of the property. Preliminary bulk filling of the site has commenced with fill situated within the south western section of the site (within proposed Stage 3). Upon completion of Stage 3, the balance land will have an area of 4.97 hectares.
Property Description 'As If Complete'	The subject property is proposed to be developed into 58 residential lots which are to be built over the balance 4 stages (Stage 3 to 6) of the 'Riveroaks Estate'. The proposed Individual lots generally range from 540 to 902 square metres. Proposed Stage 3 is to comprise 16 residential lots which range from 598 to 858 square metres with an average lot size of 682 square metres. The majority of the lots will be traditional detached residential house lots, with 8 lots being designated as duplex. The lots are proposed to be filled and compacted to provide level building pads.
Last Sale	The last recorded sale was in May 2013 for $1,050,000. We are not aware of any current contract of sale over the property.

Market Value - Site 'As Is' (Excl. GST)	**$4,120,000** **(Four Million One Hundred and Twenty Thousand Dollars)**
Market Value - Balance Development Site (Assuming Stage 3 is Complete) (Excl. GST)	**$3,100,000** **(Three Million One Hundred Thousand Dollars)**
Gross Realisation of Proposed Stage 3 'As If Complete' (Incl. GST)	**$5,890,000** **(Five Million Eight Hundred and Ninety Thousand Dollars)**
Gross Realisation of Proposed Stage 3 'As If Complete' (Excl. GST)	**$5,354,545** **(Five Million Three Hundred and Fifty Four Thousand Five Hundred and Forty Five Dollars)**

David Sullivan
AAPI / Certified Practising Valuer / Director
API Number: 66872

Grant Oxenford
Director

Important:

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

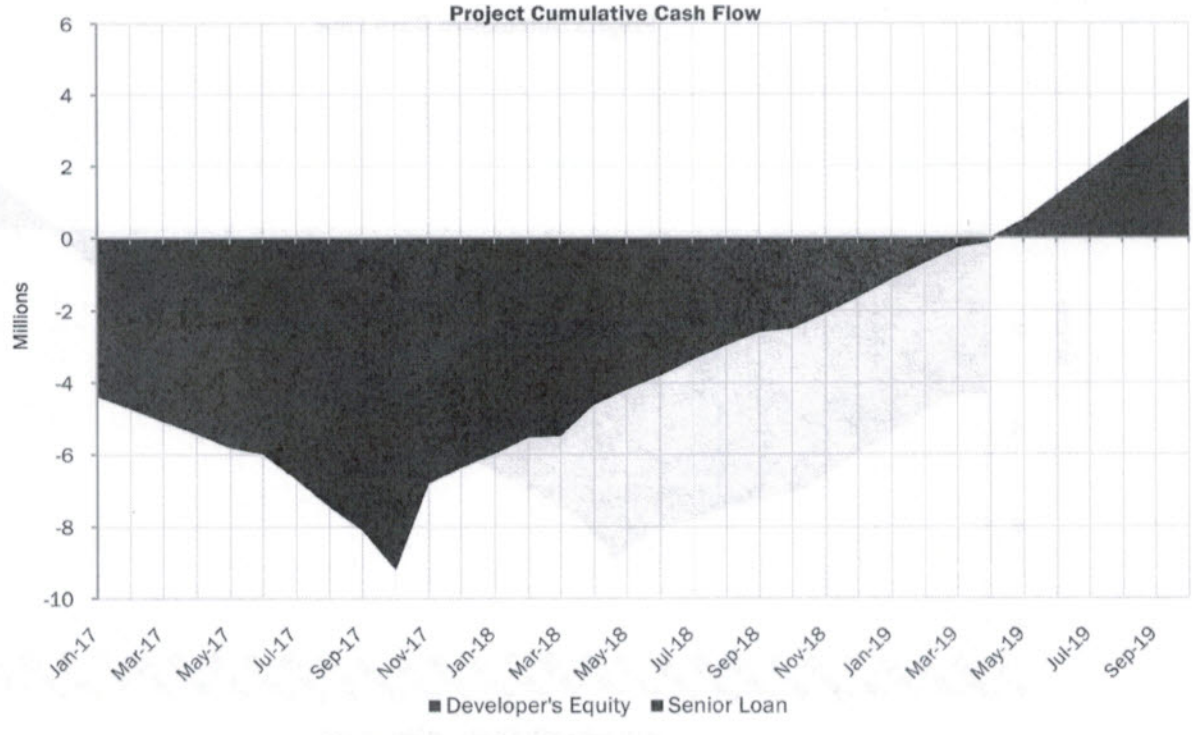
The Counter Signatory, Grant Oxenford, has reviewed the report and is satisfied that the opinion of value contained in the report has been reached based on reasonable grounds. For the avoidance of doubt, the Counter Signatory has not inspected the property and as such (under the API Professional Practice) cannot be an author of this report, and is confirming prima facie that the methodology used by the author of the report (the prime signatory) is sound.

'As Is'

Valuation Summary	Total Project
Valuation Methodology	Direct Comparison, Hypothetical Development
Adopted Site Value "As Is"	$4,120,000
Total Site Area (Ha)	6.356
Developable Area (Ha)	6.356
No. of Proposed Lots	58
No. of Proposed Stages	4
Adopted Site Value $/Ha Total Site Area	$648,206
Adopted Site Value $/Ha Developable Area	$648,206
Adopted Site Value $/Proposed Lot	$71,034

Hypothetical Development Summary	Total Project
Total Gross Realisation - 'As If Complete'	$20,560,000
Total Net Realisation (after GST and selling costs paid)	$17,765,709
Total Project Costs (after GST reclaimed)	$13,889,514
Net Development Profit (after interest)	$3,876,195
Development Margin (after interest)	27.91%
Internal Rate of Return (after interest)	28.12%
Internal Rate of Return (before interest)	33.46%

Note: Refer to the body of this report for adopted Hypothetical Development parameters and calculations.

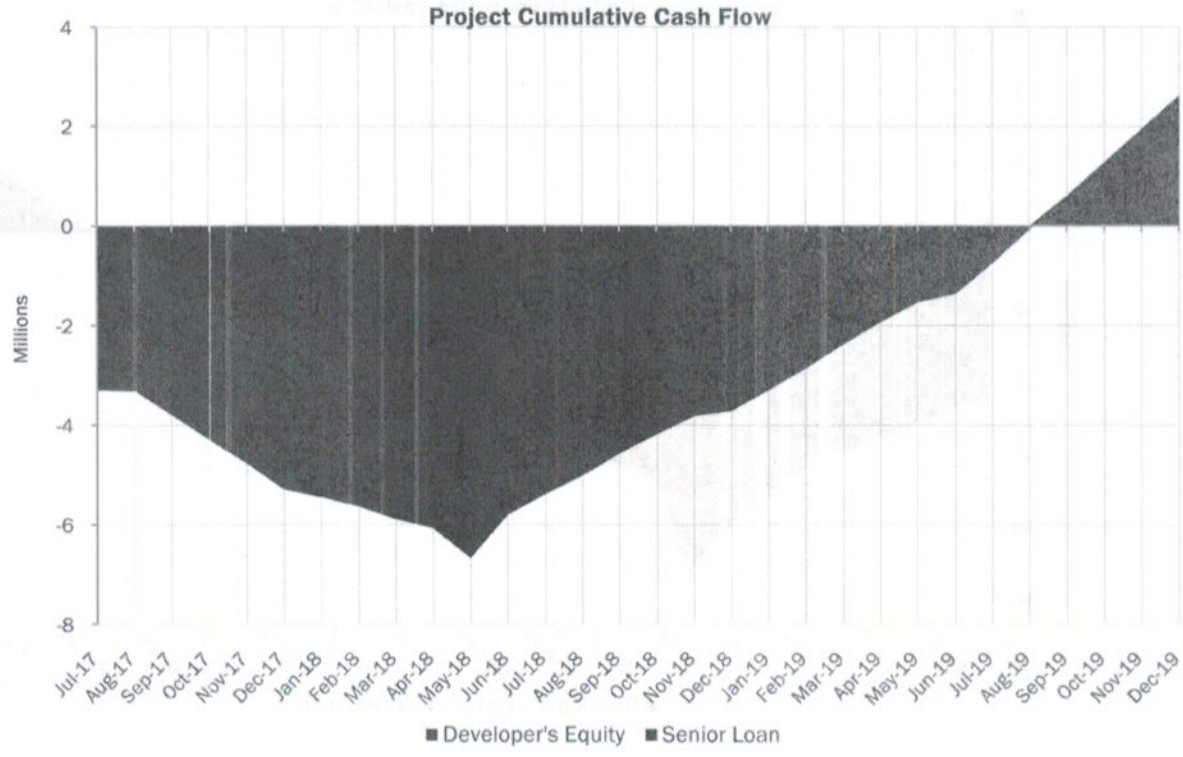


Balance Development Site (Assuming Stage 3 is Complete)

Valuation Summary	Total Project
Valuation Methodology	Direct Comparison, Hypothetical Development
Adopted Site Value "As Is"	$3,100,000
Total Site Area (Ha)	4.97
Developable Site Area (Ha)	4.97
No. of Proposed Lots	42
No. of Proposed Stages	3
Adopted Site Value $/Ha Total Site Area	$623,742
Adopted Site Value $/Ha Developable Site Area	$623,742
Adopted Site Value $/Proposed Lot	$73,810

Hypothetical Development Summary	Total Project
Total Gross Realisation - 'As If Complete'	$14,670,000
Total Net Realisation (after GST and selling costs paid)	$12,676,214
Total Project Costs (after GST reclaimed)	$10,054,817
Net Development Profit (after interest)	$2,621,396
Development Margin (after interest)	26.07%
Internal Rate of Return (after interest)	25.32%
Internal Rate of Return (before interest)	30.94%

Note: Refer to the body of this report for adopted Hypothetical Development parameters and calculations.



Risk Profile

Risk Indicator	Comment
Market - Site	• Limited availability of similar englobo parcels which provide a medium scale infill development opportunity. • Steady and improving market conditions prevailing for englobo sites on the NSW North Coast since the beginning of the 2014 calendar year. This has been evidenced in increased levels of enquiry and transactions for englobo sites over the past 3 years. • The increased interest in englobo land is primarily a reflection of the improvement in the conditions for new housing and vacant residential lots. • It is becoming evident that developers are paying firm prices for englobo land, given the restricted availability of parcels. This would indicate that purchasers are either accepting of lower profit margins, or are speculating on future growth in vacant lot sale prices. • We caution that while the current firming conditions for englobo land may continue, any softening in conditions for new vacant lot supply could have a resultant softening effect on underlying englobo land values. • The marketability of the englobo land would be enhanced if it were 100% filled and compacted and did not require extensive filling and compaction works. • The subject property benefits from the existing infrastructure in place due to the construction of Stages 1 and 2 and the 'off the plan' sale for 8 of the 16 lots within proposed Stage 3. The site also has a Development Approval in place, reducing planning risk. • The subject property is affected by its location adjoining the developing 'Ferngrove Estate' which provides similar residential and duplex lots. The location of the adjoining estate will continue to have a direct impact on the marketability and resultant value of the proposed subject allotments on an 'as if complete' basis. • The subject land would have reasonable appeal to medium sized private and public development groups.
	Overall Risk: MEDIUM-HIGH

Risk Indicator	Comment
Market - Product	• The majority of the proposed residential allotments are to range from medium to large size and will mostly be regular in shape. There is also the provision for 8 duplex allotments. All lots will be filled and provide level building pads. • The proposed development provides vacant lots which are popular for the local owner occupier market. • Buyers for the subject lots are likely to comprise owner occupiers and first home owners, with some investor demand from the capital cities. • There has been limited availability for vacant residential allotments situated within the Ballina precinct in recent time. As a result, there is currently 'pent up' demand for available land. • Demand for completed residential allotments within the greater NSW North Coast and in particular coastal townships has improved since 2014. The continued strong increase in market activity has coincided with a lower interest rate environment. • Market drivers have improved, particularly affordability due primarily to low interest rates. Improved consumer confidence is also having a positive impact on the market, as has the strength of the established housing market. • There is evidence of increased demand and resultant sale prices currently being experienced with the recent 'off the plan' marketing of Stage 3 within the subject Riveroaks' estate. There is also strong demand being experienced for completed lots within the adjoining 'Ferngrove' estate. • There have been increased sale rates achieved for those residential estates which are located within close proximity to the town facilities or those estates which directly benefit from the Land Buyer Subsidy Scheme grants. • It is imperative that lots must be competitively priced in order to maintain acceptable sale rates, particularly as house building costs remain relatively high and while there remains final land releases within the adjoining 'Ferngove' estate.
	Overall Risk: MEDIUM
Asset Profile	• The subject property comprises the balance englobo land within the developing 'Riveroaks' Estate. The subject land also adjoins the developing 'Ferngrove' estate to the east. As such, the subject englobo land will benefit from the infrastructure works and amenity jointly completed within both the Riveroaks and Ferngrove estates. • Located on the north-west fringe of the Ballina township and within close proximity to various residential amenities. • The land is level, however it is low lying and flood prone. • Although preliminary bulk filling of the site has commenced with fill situated within the south western section of the site (within proposed Stage 3), there is still the requirement for significant and expensive bulk earthworks (primarily fill) to develop the approved subdivision. • The site is classified as containing Class 2 Acid Sulphate Soils. • The site is vacant and does not providing a holding return.
	Overall Risk: MEDIUM

Risk Indicator	Comment
Approval and Development	• The property originally received Development Approval for an urban subdivision consisting of 88 residential allotments and an environmental conservation area on 16 June 2003 under Development Application No. 2002/566. • After the completion of Stages 1 and 2, a more recent Section 96 Application to modify consent was lodged and subsequently approved in July 2016 for changes to the development layout. Based on the approved plan, the balance of the 'Riveroaks' subdivision is to comprise 58 residential allotments situated within 4 Stages (Stages 3 to 6). • The proposed subdivision with the 58 residential lots is considered to be consistent with the assessed highest and best use of the site under the planning scheme and given surrounding land uses.
	Overall Risk: LOW-MEDIUM
Development Costs	• The total cost estimates represent an average of approximately $153,454 per allotment (58 lots) or $109,498 per allotment (excluding $2,549,446 for excavation, filling and compaction works). This estimate includes a HTW adjustment of a 20% increase in construction costs and a 10% increase for professional fees for a contingency allowance. Our experience with recent subdivisions in this region indicates that average development costs are typically in the range of $100,000 to $120,000 per lot. These subject costs appear to be within market tolerances for a subdivision. However, we recommend that they be independently verified by suitably qualified professionals. • The viability of the subject site is affected by the proportion of cost attributed to bulk earthworks/filling of the site. Due to the large quantum of fill required for the balance englobo land, a small change to the rate for filling will have a significant impact on the overall cost of works. We understand that the developer has reportedly sourced cheaper fill (compared to the provided fill costs) during the construction of the completed Stages 1 and 2. • The development cost estimates used for valuation purposes have been provided by the applicant and their consultants and we recommend that these costs be independently confirmed. • Development costs are a major issue in the feasibility of residential developments. If provided costs and/or the anticipated expenditure is not accurate, or if there is an increase in the actual cost of development, the viability of the estate, and the assessed land value, could be adversely affected. • Notwithstanding our brief comments in this regard, the assessment of construction risk is considered to be outside of our area of expertise.
	Overall Risk: MEDIUM-HIGH

Assumptions, Conditions and Limitations

Critical Assumptions

- This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- We have made assumptions and conditional comments in respect to Easements, Town Planning, Approvals, Services, Development Costs and GST.
- The 'as if complete' values assessed herein have been undertaken on the condition that the development will be completed in accordance with the approved plans dated 2 September 2015 as prepared by Ardill Payne and Partners without significant alteration.
- Our valuation is based on the assumption that the balance of the 'Riveroaks' estate is completed in accordance with the Section 96 Application to modify approved in July 2016 for changes to the development layout. Our valuation is also based on the Layout and Staging Plans provided.
- The subject estate can be developed independently of Ferngrove Estate and it is not restricted by any development sequencing noted in the various historical Development Approvals.
- A Cooperative Development Agreement between the previous developer and Rayshield (Ferngrove) sets out party responsibilities in relation to carrying out works and payments in respect of the original Development Approval with the adjoining property (Ferngrove Estate). Our valuation is undertaken on the basis that the party responsibilities have been met and the subject development is not responsible for any outstanding works or costs other than those detailed in the cost estimates provided by Ardill Payne & Partners. This is again confirmed by Rod Willis of Ballina Council in which he states that the broader infrastructure referred to by reference to DA 2002/566 included the entry road to the site and its roundabout intersection with the external road system which have largely been executed and are in operation.
- Our gross realisation assessment for Stage 3 is subject to registration of a plan of subdivision and the issuance of individual unencumbered freehold title for each proposed lot.
- The 'as if complete' values assessed herein is the market value of the proposed improvements as detailed in the report on the assumption that all construction had been satisfactorily completed in all respects at the date of this report and individual titles are issued for the completed lots. The valuation reflects the valuer's view of the market conditions existing at the date of the report and does not purport to predict the market conditions and the value at the actual completion of the improvements because of time lag.
- In accordance with the Australian Property Institute Guidelines, we have sought advice from the developer and their consultants in relation to the GST structure of the subject development. The developer has advised that the General Tax Rule is to be adopted in our assessment of GST.
- Our valuation is based on the assumption that the development costs adopted for assessment purposes are sufficient to complete the project.
- Confirmation of the cost of bulk earthworks/fill for the subject englobo land in order to produce a suitable building site. This is a critical assumption and has had a significant impact on this valuation assessment.
- We have assumed that, on a hypothetical sale of the subject property, an incoming purchaser would obtain the intellectual property rights to all materials associated with the proposed development, including professional reports, approvals, architectural plans, working drawings, building contracts and pre-sale contracts (where relevant).

	• Our valuation is based on the assumption there are no surface or sub-surface soil problems including instability, toxic or hazardous wastes or building material hazards in, or on the property that would adversely affect its existing or proposed use or reduce its marketability. • Our assessed gross realisation for the 16 proposed lots in Stage 3 and site value (both 'as is' and on completion of Stage 3) are based on a professional marketing campaign (i.e. a marketing campaign undertaken by agents experienced in the sale of this type of property, with an appropriate marketing budget and selling period). Failure to undertake a professional marketing campaign may impact on the achievable rate of sale and selling prices of the proposed lots and the site value as assessed within this valuation report. • Our indicative realisation of Stages 4 to 6 are preliminary only for feasibility purposes and should not be construed as a formal gross realisation valuation "as if complete". • We have been provided with a schedule prepared by McGrath Real Estate and the developer which states that 8 pre-sale contracts have been secured to date (refer Section 9.5). We have also sighted a sample of 6 executed pre-sale contracts. This report and assessment is subject to the contracts being bona fide with deposits paid in full and no undisclosed special conditions such as rebates, rental guarantees or furniture packages.
Financier Recommendations and Lending Cautions	• We recommend that the financier relying upon this valuation: - Obtain independent cost verification from a suitably qualified consultant (such as a quantity survey or civil engineer). Should more detailed costs differ significantly from the estimates provided, the report should be returned to the valuer for further comment and review. - Ensures individual titles are issued for each of the proposed lots within Stage 3 to enable individual sale. - Satisfy themselves that the pre-sale contracts referred to within this report are fully executed, legally binding and at sale prices consistent to those referred to in this valuation report. Should there be any irregularities or misrepresentations of data, we reserve the right to review and if necessary amend our valuation. • Having regard to comments outlined in this report, the subject property is not considered to offer suitable security for first mortgage purposes at our valuation assessments.
Lender Specific Requirements	• This valuation report is for the use of Westpac Banking Corporation and its Mortgage Insurers and may be relied upon only by the party to whom it is addressed and no other parties are entitled to use or rely upon it and the valuer does not assume any liability or responsibility to any other party who does so rely upon the valuation without the express written authority of the valuer.

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ANNEXURES

1 INTRODUCTION

1.1 Instructions

We have been instructed by Michael Berkley of Westpac Lismore to undertake the following assessments in relation to the 'River Oaks' residential subdivision which is located at Lot 42 Tamarind Dr, Ballina NSW 2478:

- Current market value of the development site 'as is'.
- Current market value of the balance development site (assuming Stage 3 is complete) on an 'as is' basis (i.e.: with no land fill).
- Gross realisation of proposed Stage 3 comprising 16 residential lots 'as if complete'.
- Project feasibility/profitability analysis.

1.2 Basis of Assessment

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

Our valuation has been prepared for first mortgage security purposes for use by Westpac Banking Corporation. It has been prepared in accordance with the current Australian Property Institute's Mortgage Valuation Practice Standards and Westpac Banking Corporation standard instructions.

The report is not available for any other purpose, nor is any liability extended to any third party, without the valuer's written authority and consent.

A copy of our instructions is annexed to this report.

1.3 Definitions

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

Market Value

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 and where the parties had each acted knowledgeably, prudently and without compulsion.

Highest and Best Use

The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.

As Is

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

As If Complete

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

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

Gross Realisation

The gross realisation is the sum of the 'as if complete' market values of the individual end lots which the property is expected to achieve over a specified selling period, assuming orderly sales between willing buyers and willing sellers, in arm's length transactions, after proper marketing, wherein the parties acted knowledgably, prudently and without compulsion.

1.4 Date of Inspection and Valuation

1 August 2017.

2 TITLE AND STATUTORY DETAILS

2.1 Title Details

Search Date	7 February 2017
Title Reference	42/1219163
Real Property Description	Lot 42 DP 1219163
Registered Owner	Investa Care Two Pty Ltd
Encumbrances	The following easements/encumbrances/restrictions are noted on the title search: 1 Land excludes minerals and is subject to reservation and conditions in favour of the Crown - see Crown Grant(s). 2 DP1074242 Easement for development access appurtenant to the land above described. 3 A1748320 Mortgage to Westpac Banking Corporation. The above noted easements/encumbrances/restrictions have not been individually searched nor a legal opinion obtained regarding their precise impact on the land.
Unregistered Dealings	Nil.
Administrative Advices	Nil.

The easements do not appear to affect the developable portions of the site or have a major impact on the proposed lots.

The easements are shown and detailed on the Deposited Plan attached to this report.

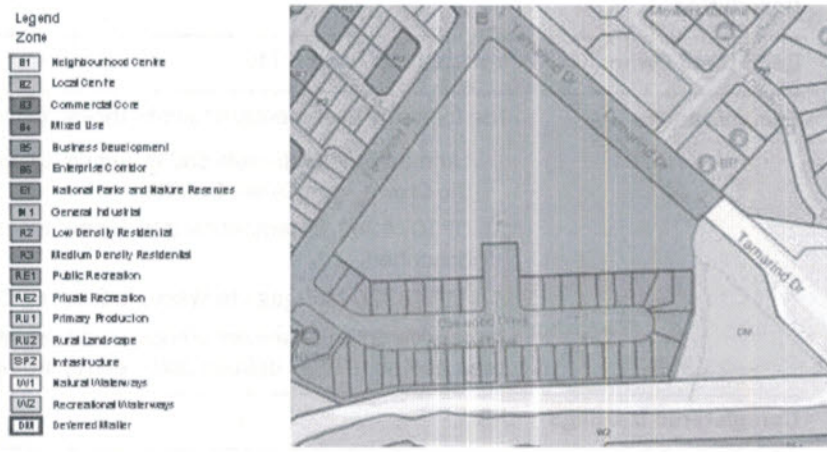
This valuation is subject to there being no other encumbrances, which may have an adverse effect on our valuation. Should any such easement, encumbrance or restriction become apparent, we reserve the right to review our valuation.

2.2 Statutory Assessments

$571,000 effective from 1 July 2017 for local authority rating purposes. $530,000 effective from 1 July 2015 for land tax purposes.

3 TOWN PLANNING AND APPROVALS

3.1 Town Planning Summary

Local Authority	Ballina Shire Council.
Planning Scheme	Ballina Local Environmental Plan 2012.
Land Use Classification/Zoning	R3 Medium Density Residential and part Deferred Matter. Refer map below: 
Overlays	The property is noted on a number of Planning Scheme Overlay Maps, however no major issues were identified.
Conforming Use	The property is presently used as vacant land.

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

3.2 Approvals

The subject property originally received Development Approval for an urban subdivision consisting of 88 residential allotments and an environmental conservation area on 16 June 2003 under Development Application No 2002/566, subject to conditions.

The Approval was in association with the adjoining property to the west now owned by Rayshield Pty Ltd (Rayshield) and being developed with the 'Ferngrove' estate. The Ferngrove estate also obtained a Part 3A approval to develop the residential component of the estate concurrently with the approval granted under DA 2002/566 for infrastructure required by both the 'Riveroaks' and 'Ferngrove' development areas. Development works undertaken by Rayshield effectively activated DA 2002/566 such that this application is still current.

In June 2008 a Section 96 Application to modify consent was lodged and subsequently approved in respect of the terms of consent conditions relating to the relocation of overhead transmission lines to underground mains. Also in 2008 a Section 96 Application to modify consent was lodged and subsequently approved in February 2009 for changes to areas and locations for compensatory works being carried out by Rayshield under DA 2002/566.

In 2009, a Section 96 Application to modify consent was approved in December 2009 for changes to the development layout under the 'Riveroaks' area. Based on the approved plan, the 'Riveroaks' subdivision was to comprise 92 residential allotments and a 5 unit development site.

After the completion of Stages 1 and 2 of the 'Riveroaks' Estate, a more recent Section 96 Application to modify consent was lodged and subsequently approved in July 2016 for changes to the development layout. Based on the approved plan, the balance of the 'Riveroaks' estate is to comprise 58 residential allotments situated over 4 Stages (Stages 3 to 6). A copy of the Section 96 Application is annexed to this report (Refer to Annexure 5).

3.3 Section 96 Approval Conditions

The Section 96 Application to modify consent approval includes a number of conditions, the main of which are summarised as follows:

- 1.35m concrete footpath shall be required within the full length of the six metre wide public reserve off the end of Killala Avenue extending northwards. A footpath shall also be required within the five metre wide public corridor extending out onto Tamarind Drive. This footpath must include a connection to the existing footpath system at the intersection of Tamarind Drive and Ferngrove Drive.
- Development being carried out generally in accordance with the plans and associated documentation lodged by the applicant Ardill Payne and Partners and in particular comprising the following references:
  - Ardill Payne & Partners Job No. 5035T, Section 96 Application Lot Layout, Dwg No. DA01 (Issue E), Dated 7-3-16
  - Ardill Payne & Partners Job No. 5035T, Section 96 Application Staging Plan, Dwg No. DA05 (Issue B), Dated 24-3-16
- The payment to Council of a non-refundable monetary contribution towards the provision of public services and amenities which are required as a result of the development.
- The current amounts required are:
  - $1449.00 per additional serviced allotment for the provision of community facilities
  - $3221.00 per additional serviced allotment for the augmentation of water supply mains and storage within Ballina Shire
  - $4929.00 per additional serviced allotment for the augmentation of sewerage works;
  - $8256.00 per additional serviced allotment for the amplification of water supply mains and storage within Rous Water District.
- In accordance with the Ballina Road Contribution Plan (October, 2002) the proponent is to pay Council a non-refundable monetary contribution towards the provision of Road Infrastructure Services that are required as a result of the proposed development. The contribution amount is $2,165 per residential allotment.
- In addition to the developer contributions payable under conditions 1.7 & 1.15 of the consent, the following contributions must also be paid prior to the issue of a Subdivision Certificate for the final stage of the development east of the Link Road. Total payment to Council of non-refundable monetary contributions include Amendment 1 ($154,252) and Amendment 2 ($216,624).
- Noise attenuation measures shall be required in accordance with the Environmental Criteria for Road Traffic Noise, and in particular:
  - The Pacific Highway [inclusive of access road (Link Road) intersection returns] shall have noise attenuation devices installed on an earthen plantation mound of nominal one (1) metre height with a 1 in 4 batter slope and be vegetated to visually screen the noise attenuation devices.
  - Noise attenuation fence barriers required for the access road (Link Road) as a consequence of the Link Road distributor traffic shall be the responsibility of Ballina Shire Council.
  - Noise attenuation requirements that require residential allotment attenuation shall be included within a Section 88B User Restriction advising of the requirements to the satisfaction of Council's Engineer.
- A minimum 3.0 metre wide cycleway being constructed of 150mm gravel pavement with 25mm asphalt surfacing (or concrete equivalent) shall be provided that links the first stage of the development to the existing constructed cycleway system at North Creek Canal bridge.
- The proposed playing field shall be required to be operational prior to the release of the Subdivision Certificate that will release the 150th allotment.

3.4 Town Planning Comments

Previous discussions with the adjoining developer of the Ferngrove Estate (Rayshield Pty Ltd) revealed that there was uncertainty in relation to if the development of the subject land can occur prior to the completion of the stage sequencing detailed in the original DA 2002/566. This DA details the staging of the Ferngrove Estate (Stages 1 to 5) and the Riveroaks Estate (Stages 6 and 7).

Our valuation has been undertaken on the basis that the balance of the subject estate (Stages 3 to 6) can be developed independently of Ferngrove Estate and it is not restricted by any development sequencing noted in the various Development Approvals.

The town planning issues pertaining to the subject property are complex and outside of our area of expertise.

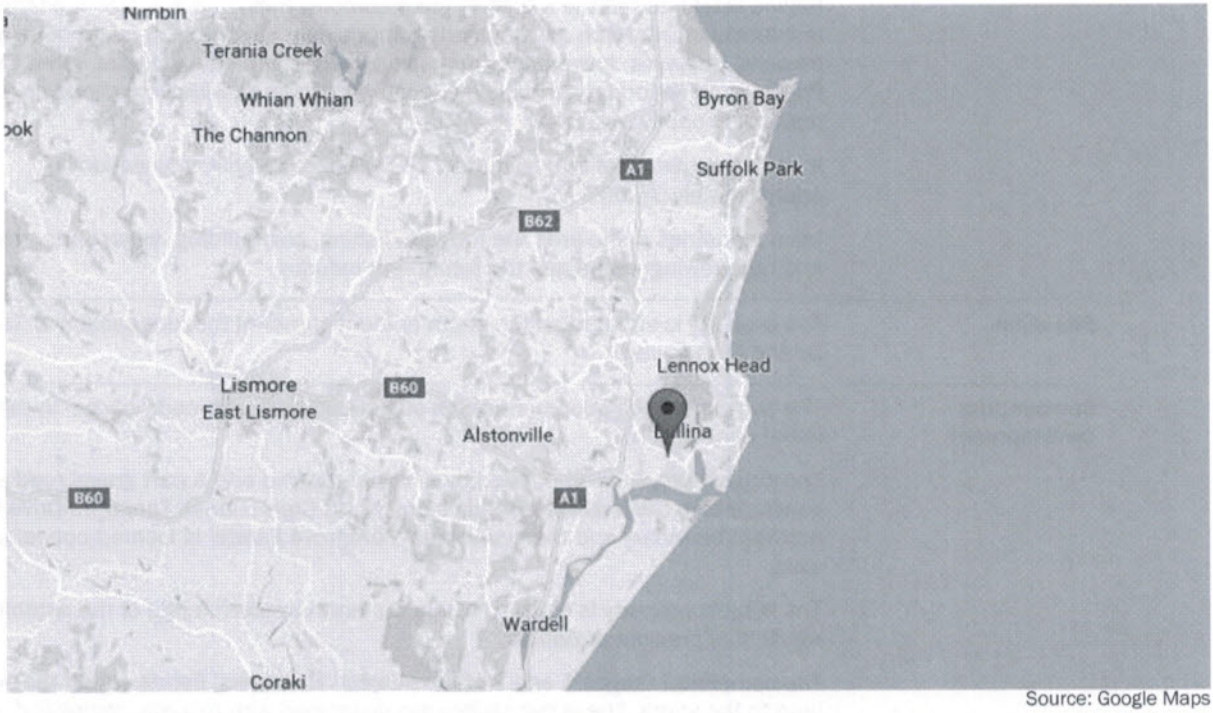
Whilst we have provided a summary of the town planning matters as we understand them, we would recommend you seek specialist town planning advice to confirm the reasonableness of our comments and assumptions.

We reserve the right to review our valuation, should our understanding of the town planning and approval status of the subject property be shown to be incorrect.

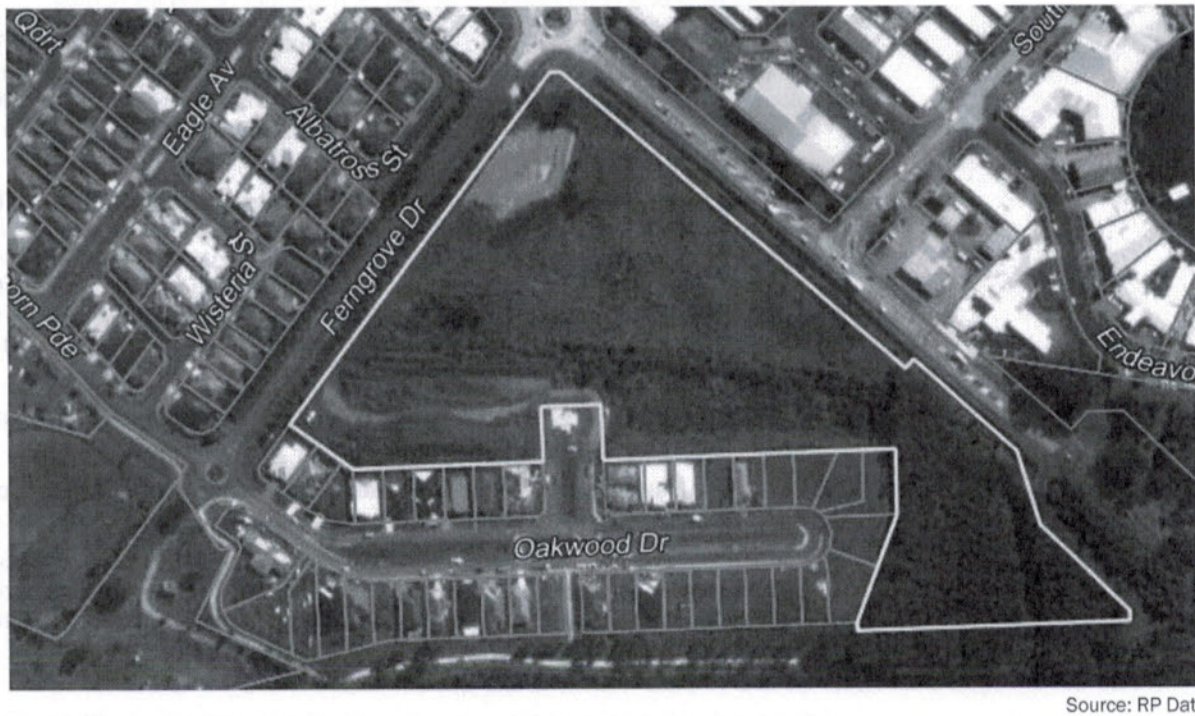
4 THE LAND

4.1 Location Details

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



Source: Google Maps



Source: RP Data

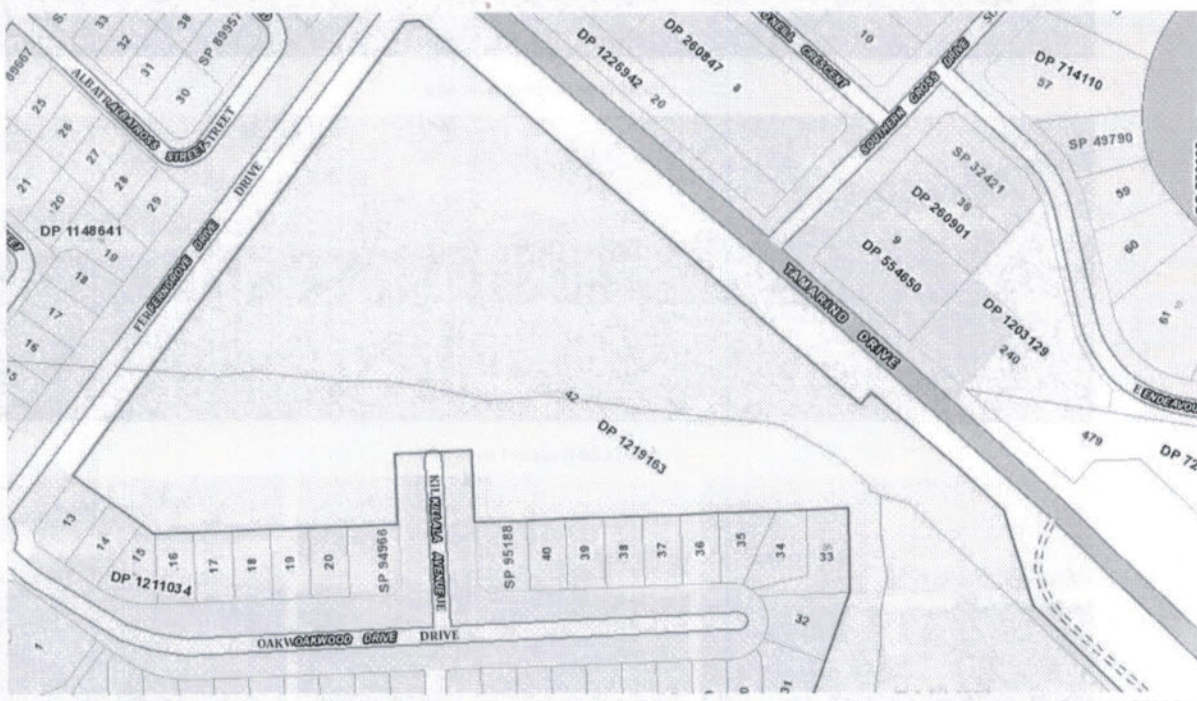
Locality	Ballina is located approximately 210km south of Brisbane and 770km north of Sydney. More specifically the subject estate is located on the north west fringe of Ballina township, being approximately 2 km from Ballina's Central Business District in River Street. Ballina is situated at the mouth of the Richmond River and is a predominantly residential locality with development comprising a mixture of semi-modern/modern housing, duplexes, townhouses and some lowrise unit development in the CBD. Primary and Secondary schools are located in the area with local shopping and regional shopping available. It has a population of approximately 16,500 and the shire population is approximately 35,000. Main industries in the area are tourism, fishing, shipbuilding, sugar cane, tropical fruit and nut growing, cattle and the retirement industry.
Situation	The property is situated on the south eastern corner of the intersection of Tamarind Dr and Ferngrove Dr.
Surrounding Development	The surrounding development of the subject property is broadly shown in the above aerial photograph. The subject property is bounded by a nature reserve and a part gravel road and concrete bike track which extends along North Creek Canal. Tamarind Drive forms the northern boundary and the developing 'Ferngrove Estate' is located opposite to the west. The subject property is situated within the north western fringe of the established residential precinct of Ballina. The completed Stages 1 and 2 of the subject 'Riveroaks' Estate adjoin the subject land to the south. These two stages are developed with recently completed, modern style housing of a good standard as well as a number of display homes. The 'Ferngrove Estate' is located opposite the subject property to the west. The completed stages 1 to 5 of this estate comprises of a mixture of vacant residential allotments, together with recently completed, modern style housing generally being of a good standard. A park/play area and open playgrounds are located within the south eastern section of the estate. Located opposite and to the north is the Southern Cross Industrial Estate. The Industrial Estate generally comprises small to large sized strata titled industrial units, storage units and larger free standing unstrated industrial premises. A large warehouse/storage facility (former Bunning's Warehouse) and BP Service station is located directly opposite to the north and an Aldi Supermarket is diagonally opposite the subject's north western boundary. The Harvey Norman centre is located within the northern section of the industrial estate. Further north of the Industrial Estate is the Northlakes Residential Estate and the Avalon Retirement and aged care village. A basic rural residential dwelling and vacant, undeveloped land is located to the south. Located further to the south west is the Ballina Sewerage Treatment works. The Ballina/Byron Gateway airport is located approximately 2 kms to the north of the subject estate. The subject development is not situated within the flight path; however, due to the proximity of the airport, the property is affected by intermittent aircraft noise. The proximity of the airport and proximity to the flight path is considered to have a minimal affect on the value of the englobo land. The existing and proposed uses are considered to be consistent with the surrounding development.

Infrastructure

Urban amenities which are located within reasonable proximity of the subject land include:

- Ballina Central Business District within 2 kilometres.
- Ballina Fair and Ballina Central sub regional shopping centre within 1 kilometre.
- Aldi supermarket located opposite to the north.
- Ballina State Primary School within 1 kilometre.
- St Francis Xavier Catholic Primary School within 1 kilometre.
- Ballina High School and Southern Cross High School within 1 kilometre.
- Emmanuel College within 3 kilometres.
- Various Council parks, sports fields and surfing beaches within a 3 kilometre radius.
- Southern Cross Industrial Estate located opposite to the north.
- Ballina/Byron Bay airport located within 2 kilometres to the north.

4.2 Land Description



Source: SIX Maps

Northern aspect over site

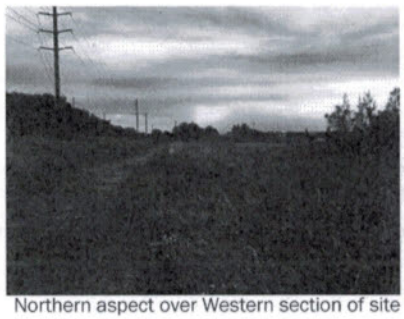
North East aspect over site

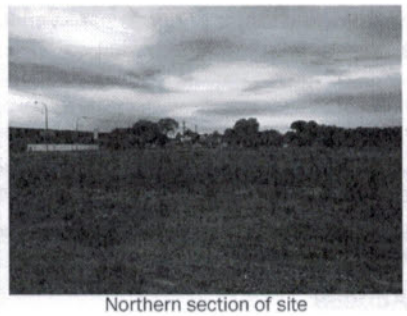
South East aspect over site

Northern aspect from Killala Av

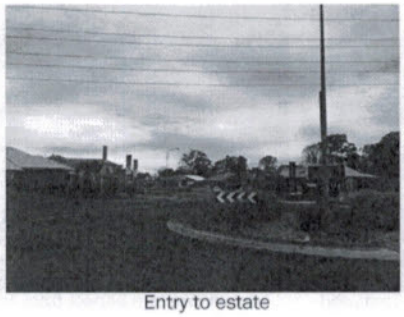
Western aspect over proposed stage3

Eastern aspect over proposed stage 3

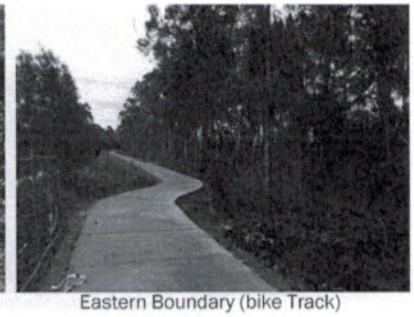

Northern aspect over Western section of site


Northern section of site


Southern East aspect over site


Entry to estate


Eastern section of site


Eastern Boundary (bike Track)

Area	The site area 'as is' (Lot 42) is 6.356 hectares. The site area of the balance land (Proposed Lot 58) on completion of Stage 3 is 4.97 hectares.
Frontage & Depth	The subject property's frontage to Tamarind Dr is 478.586 metres. The depth of the site along the western boundary is 266.255 metres.
Topography	The subject property is a near level, irregular shaped corner allotment that is at or below street grade; it has a near level contour and is generally cleared. The land is flood prone due to its low lying nature and several drainage channels intersect the mid northern section of land in a west to east direction. The north eastern section of the land designated Deferred Matter comprises low lying wetlands with established vegetation. A raised mound forms the western boundary of the property and high tension power lines extend in line with the western boundary. The south eastern boundary is formed by a part gravel road and a concrete bike track which adjoins the North Creek Canal. Preliminary bulk filling of the site has commenced with fill situated within the south western section of the site. The future development of the subject land will require the extension of Killala Avenue from the mid southern section of the site. For more and better particulars of the physical dimensions of the subject property, refer to the annexed copy of Deposited Plan (Annexure 3). The topography and condition of the subject development site are displayed visually in the above photographs.
Improvements	Vacant land.
Flooding	The subject englobo land is low lying and flood prone. Previous Development Cost Estimates provided by Ardill Payne and Partners have stated that the Ballina Shire Council has adopted a new policy which establishes an increased minimum habitable floor level in flood prone areas which effectively requires an additional .5 metres of fill over and above the current requirements.

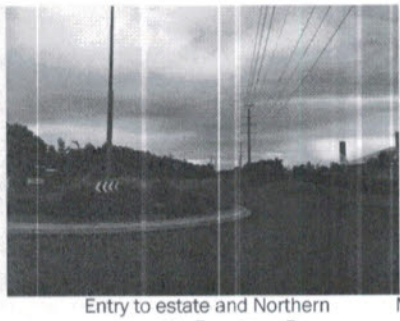
Services	The following major services are available for connection: reticulated water, sewerage, telephone, electricity.

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

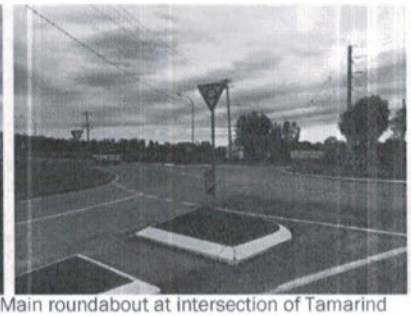
This valuation assumes that the subject land is not adversely affected by flood or stormwater drainage concerns (other than those detailed within this report). Should any such flood or stormwater concerns become apparent, we reserve the right to review our valuation.

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

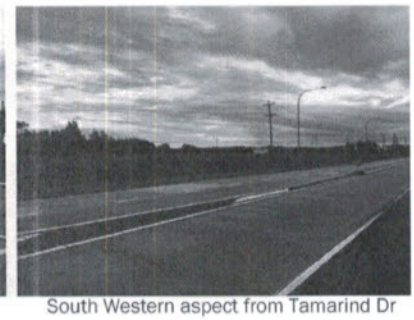
4.3 Road System/Access



Entry to estate and Northern aspect to Ferngrove Dr



Main roundabout at intersection of Tamarind Rd and Ferngrove Dr



South Western aspect from Tamarind Dr

Road System	The main access road to the subject land is via Killala Avenue, which is a current cul de sac extending off Oakwood Ave (which is the main entrance road to the Riveroaks estate. Oakwood Avenue connects with Ferngrove Drive to the west, which is a two lane, bitumen sealed residential road having concrete kerb and channel. The formal access to the estate is via a roundabout at the intersection of Ferngrove Drive Oakwood Dr. Ferngrove Drive connects with Tamarind Drive via a large, two lane roundabout. Based on the West Ballina Structure Plan, Ferngrove Drive will eventually be a main arterial road bypassing Ballina, connecting with River Street (the former Pacific Highway), within the south western fringe of the Ballina township. Tamarind Dr (former Pacific Highway) forms the northern boundary of the estate and provides access to the centre of Ballina, approximately 2 kilometres to the south east. Due to the completion of the Ballina Bypass, Tamarind Dr has now become a major arterial road connecting the Pacific Highway upgrade located to the west with the township of Ballina.
Access	Access to the subject land is easy and direct via Killala Avenue. All of the residential allotments to be situated in the balance stages will have frontage to bitumen sealed roads with concrete kerb and channel.

5 ENVIRONMENTAL ISSUES

5.1 Site Contamination

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

The subject land (or part of) is identified as being bush fire prone (or part prone) on the Ballina LGA Bush Fire Prone Land Map

The majority of the land is level and low lying. Ballina Shire Flood Maps indicate that the subject property may be affected by flooding in the event of a 1 in 100 year flood. A condition of the DA is that the whole of the development site (excluding the roads) shall be filled to a minimum habitable floor level which effectively requires an additional 0.5 metres of fill over and above the current requirements.

Whilst our visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, we are not environmental experts. Therefore we are unable to certify and confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value.

Our valuation is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the marketability or value of the property. It should be noted that environmental matters are outside of our expertise and that this valuation has been prepared without the benefit of soil tests or any other environmental studies.

We recommend that any party who has the right to rely upon this valuation report satisfy themselves in relation to any environmental risks or contamination issues, prior to reliance upon this valuation. Should any such issues become apparent, this valuation is not to be relied upon and the report must be returned to the valuer for review and comment.

The environmental checklist has been completed subject to the limitations of our site inspection and in the absence of specialist reports. Whilst we have provided broad commentary on the above questions, we advise that these matters are outside of our area of expertise and if doubt exists, specialist advice should be sought and if relevant, referred to the valuer for comment prior to relying upon the valuation.

5.1 Acid Sulphate Soils

Acid Sulphate Soils (ASS) are naturally occurring soils, sediments and peats containing iron sulphides which are typically found in low lying areas bordering wetlands. Undisturbed, the soils pose limited risk to human health however once exposed to oxygen significant environmental and health risks can occur. The subject land is identified on the Acid Sulphate Soils Planning Maps as both Class 2 and 3.

It is unknown if the bulk earthworks proposed are likely to disturb in-situ acid sulfate soils. An Acid Sulfate Soils Management Plan can principally address the stripping of top soil and deeper excavations such as trenching for storm water and sewer infrastructure and the affect on acid sulphate soils.

Our valuation assumes that the development of the proposed estate will been undertaken in accordance with approved Acid Sulfate Soils and Groundwater Management Plans.

6 PROPOSED DEVELOPMENT

6.1 Introduction

The first two stages of the Riveroaks Estate have been developed with a total of 41 Lots. The subject balance land is proposed to be developed into a further 58 residential lots which are to be developed over 4 stages (Stages 3 to 6). Individual lots generally range from 540 to 902 square metres.

A copy of the Approved Subdivision and Staging Plan is annexed to this report.

6.2 Development Yield

Based on the Staging Plan prepared by Ardill Payne and Partners, the balance of the 'Riveroaks Estate' subdivision is to be developed over 4 stages and will comprise 50 traditional residential allotments (detached dwellings), 8 duplex allotments and a conservation area and buffer.

The residential lots and sites will provide a mixture of generally regular to slightly irregular shaped, level allotments

The residential development yield by stage is as follows:

Stage 3

Lot No.	Lot Type	Land Area (m²)	Shape	Contour	Position	Additional Comments
1	Duplex	706	Regular	Level	Corner	
2	Traditional	600	Regular	Level	Inside	
3	Traditional	600	Regular	Level	Inside	
4	Traditional	598	Regular	Level	Inside	
5	Traditional	743	Irregular	Level	Inside	
6	Traditional	858	Battle-axe	Level	Inside	Adjoins powerlines
7	Traditional	785	Battle-axe	Level	Inside	Adjoins powerlines
8	Traditional	634	Irregular	Level	Inside	Adjoins powerlines
9	Traditional	614	Irregular	Level	Inside	Adjoins powerlines
10	Traditional	704	Irregular	Level	Inside	Adjoins powerlines
49	Traditional	791	Irregular	Level	Corner	
48	Duplex	747	Regular	Level	Corner	
47	Traditional	600	Regular	Level	Inside	
46	Traditional	600	Regular	Level	Inside	
45	Traditional	608	Regular	Level	Inside	
40	Duplex	718	Regular	Level	Corner	

Stage 4

Lot No.	Lot Type	Land Area (m²)	Shape	Contour	Position	Additional Comments
39	Traditional	540	Regular	Level	Inside	
38	Traditional	540	Regular	Level	Inside	
37	Traditional	540	Regular	Level	Inside	
36	Traditional	540	Regular	Level	Inside	
35	Traditional	540	Regular	Level	Inside	
34	Traditional	548	Irregular	Level	Inside	
33	Traditional	618	Irregular	Level	Inside	
32	Traditional	902	Battle-axe	Level	Inside	
31	Traditional	772	Battle-axe	Level	Inside	Tamarind Rd frontage
30	Traditional	661	Irregular	Level	Inside	Tamarind Rd frontage
29	Traditional	647	Irregular	Level	Inside	Tamarind Rd frontage
28	Traditional	671	Irregular	Level	Inside	Tamarind Rd frontage
41	Traditional	735	Irregular	Level	Corner	
42	Traditional	669	Regular	Level	Corner	
43	Traditional	608	Regular	Level	Inside	
44	Traditional	608	Regular	Level	Inside	

Stage 5

Lot No.	Lot Type	Land Area (m²)	Shape	Contour	Position	Additional Comments
11	Traditional	645	Irregular	Level	Inside	Adjoins powerlines
12	Traditional	622	Regular	Level	Inside	Adjoins powerlines
13	Traditional	600	Regular	Level	Inside	Adjoins powerlines
50	Duplex	718	Regular	Level	Corner	
51	Traditional	600	Regular	Level	Inside	
52	Traditional	600	Regular	Level	Inside	
53	Traditional	644	Regular	Level	Inside	
54	Traditional	644	Regular	Level	Inside	
55	Duplex	760	Irregular	Level	Corner	
27	Traditional	709	Irregular	Level	Inside	Tamarind Rd frontage
26	Traditional	602	Regular	Level	Inside	Tamarind Rd frontage
25	Traditional	570	Regular	Level	Inside	Tamarind Rd frontage
24	Traditional	570	Regular	Level	Inside	Tamarind Rd frontage

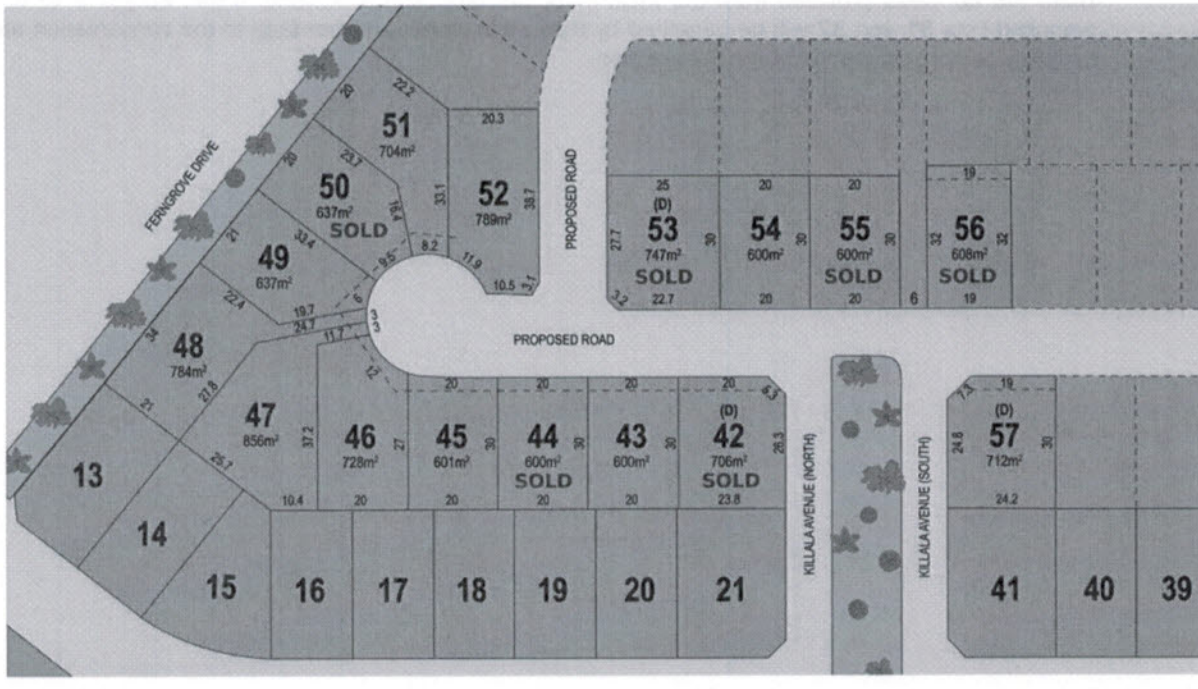
Stage 6

Lot No.	Lot Type	Land Area (m²)	Shape	Contour	Position	Additional Comments
14	Traditional	600	Regular	Level	Inside	Adjoins powerlines
15	Traditional	600	Regular	Level	Inside	Adjoins powerlines
16	Traditional	588	Regular	Level	Inside	Adjoins powerlines
17	Traditional	620	Irregular	Level	Inside	Adjoins powerlines
18	Traditional	859	Battle-axe	Level	Inside	Adjoins powerlines
19	Traditional	724	Irregular	Level	Inside	Tamarind Rd frontage
20	Traditional	607	Regular	Level	Inside	Tamarind Rd frontage
21	Traditional	570	Regular	Level	Inside	Tamarind Rd frontage
22	Traditional	570	Regular	Level	Inside	Tamarind Rd frontage
23	Traditional	570	Regular	Level	Inside	Tamarind Rd frontage
56	Duplex	883	Irregular	Level	Corner	
57	Duplex	836	Irregular	Level	Corner	
58	Duplex	812	Irregular	Level	Corner	

Development Summary	Stage 3	Stage 4	Stage 5	Stage 6	Total
Site Area - 'As is'					6.36
Site Area - 'Balance Land'					4.97
No. of Residential Lots	16	16	13	13	58
Minimum Lot Size	598	540	570	570	540
Maximum Lot Size	858	902	760	883	902
Average Lot Size	682	634	637	680	650

6.3 Stage 3

As per our instructions, we are to assess the gross realisation of proposed Stage 3 comprising 13 residential lots and a 3 duplex lots "as if complete" (individual sale). The Stage 3 Release Sales Plan is detailed as follows:



6.4 Design Analysis

Road Network, Access & Infrastructure

The internal road networks are assumed to be two lane bitumen sealed residential streets with concrete kerbing and channelling.

Stages 3 to 6 will benefit from the existing infrastructure developed in Stages 1 and 2, including a stone façade entry statement and a sports field and playground equipment situated within the entrance to the Ferngrove Estate (which was partly funded by the developer of the subject estate). There is also a partly constructed concrete walkway/bike track located along the south eastern boundary of the site.

Topography & Drainage

We have assumed that the proposed lots will be benched and retained as required, providing a good building contour that is well drained and flood free.

Services

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

Design & Amenity

The majority of allotments within Stages 3 to 6 are regular in shape and all are to be level at road height. However, due to the triangular shape of the subject development site, there are irregular shaped allotments situated within the peripheral section of the site. Furthermore, the majority of allotments are internally positioned. All duplex sites are to be located on corner positions.

Proposed lots 18 to 31 are to be situated along the northern boundary of the estate and have frontage to Tamarind Dr (the former Pacific Highway) which still carries high volumes of traffic and resultant road noise. The road noise is to be partly restricted by an acoustic barrier which will extend along the entire northern boundary of the estate.

Increased traffic flow and road noise will also affect proposed lots 1 and 8 to 18, which will have frontage to Ferngrove Dr. This is the main service road connecting both the proposed subject estate and the developing

Ferngrove Estate to Tamarind Dr. Furthermore, Ferngrove Dr will eventually become an arterial road and provide a second Ballina bypass, connecting within close proximity to the West Ballina/Pacific Highway interchange. These lots will also have frontage to the electrical powerlines which extend along the western boundary of the property.

There are no views provided from the majority of the proposed allotments within Stages 3 to 6. However, proposed Lots 31 and 32 will be benefited by their east aspect and frontage to the conservation area, which currently comprises dense low lying vegetation.

7 DEVELOPMENT COSTS

7.1 Cost Schedule

We have been provided with the development cost estimates for the subject development as prepared by the applicant company and their consultants.

The estimates provided are on a cost to complete basis and exclude the professional fees and preliminary Council Fees expended to date in preparing the Development Application and obtaining the approval as well as the works expended to complete Stages 1 and 2 and the fill currently located on Stage 3.

The adopted cost estimates for the proposed development are summarised as follows:

Cost Category	Stage 3 ($ excl GST)	Stage 4 ($ excl GST)	Stage 5 ($ excl GST)	Stage 6 ($ excl GST)	Total ($ excl GST)	Total ($ incl GST)
Construction Costs	813,759	658,409	682,615	682,615	2,837,398	3,121,138
Construction Contingency	348,702	428,845	190,644	188,278	1,156,469	1,272,116
Professional Fees	212,000	212,000	183,500	183,500	791,000	870,100
Statutory Fees & Charges	432,000	432,000	351,000	351,000	1,566,000	1,566,000
Fill Costs	823,750	1,379,818	178,853	167,025	2,549,446	2,804,391
					0	0
Total Cost Estimate	**2,630,211**	**3,111,073**	**1,586,611**	**1,572,417**	**8,900,313**	**9,633,744**
No. of Lots	16	16	13	13	58	58
Rate Per Lot	164,388	194,442	122,047	120,955	153,454	166,099

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

7.2 Comments on Costs

The operational/civil works cost estimates for proposed Stage 3 of the subdivision have been prepared by Ardill Payne and Partners and amount to $764,733 (exclusive of GST). These costs exclude excavation, filling and compaction works, further operational/civil works such as shakedown pad and wheel wash, turf strips to kerbs, control pit for stormwater outlet, landscaping allowance, underground power reticulation, Telstra cabling, geotech supervision, professional fees and Council Infrastructure Charges. These costs have been provided by both the applicant company in conjunction with historical costing's provided by Ardill Payne and Partners in 2014.

The costs related to excavation, filling and compaction works have been provided by both Ardill Payne and Partners and the applicant company. A significant proportion of the subdivisional works are attributed to bulk earthworks/filling of the land. The excavation, filling and compaction work costings per stage (excluding GST) are summarised as follows:

Item	Stage 3 (16 lots)	Stage 4 (16 lots)	Stage 5 (13 lots)	Stage 6 (13 lots)	Stages 3 to 6 (58 lots)	Stages 4 to 6 (42 lots)
Excavation and Filling Works	$728,125	$1,265,275	$120,000	$120,000	$2,233,400	$1,505,275
Compaction Works	$95,625	$114,543	$58,853	$47,025	$316,046	$440,842
Total (exclusive of GST)	**$823,750**	**$1,379,818**	**$178,853**	**$167,025**	**$2,549,446**	**$1,725,696**
Rate Per Lot	**$51,484**	**$86,239**	**$13,758**	**$12,848**	**$43,956**	**$41,088**

This above cost is based on a rate per cubic metre in the order of $30 per cubic metre. Even a small change to this rate can have a significant impact on the overall cost of the works. As such, it would be strongly recommended that any intending developer exhaust all avenues to find a cheaper source or method of filling.

The development cost estimates for proposed Stages 4 to 6 have been provided by the applicant company (based largely on a pro rata adoption of the Ardill Payne and Partners provided Stage 3 costings).

The total cost estimates excluding a contingency allowance and the excavation, filling and compaction works represent an average of approximately $89,559 per allotment (58 lots). Our experience with recent subdivisions in this region indicates that average development costs are typically in the range of $100,000 to $120,000 per lot. On this basis, the provided construction costs appear low.

As such, HTW have made an adjustment for the following additional cost items:

- A construction contingency of 20% to the civil works estimate (including the apportioned $2,549,446 for excavation, filling and compaction works)
- A contingency of 10% to the professional fees.

The adjusted total cost estimates of $8,900,313 represents an average of approximately $153,454 per allotment (58 lots) or $109,498 per allotment excluding the excavation, filling and compaction works (58 lots). This rate appears to be more inline with market tolerances; however, we recommend that they be independently verified by suitably qualified professionals.

As hypothetical cash flow analysis is on a "Forecast Costs to Complete" basis, our englobo land value assessment (inclusive of Development Approval) will inherently allow for the added value of the preliminary professional fees and Councils fees and charges expended to date.

We strongly recommend that any party who has the right to rely upon the Valuation Report instruct a Quantity Surveyor and/or Civil Engineer to undertake an independent audit of the development cost estimates, prior to reliance upon this valuation. Herron Todd White reserves the right to review and update the Valuation Report should the audit show that the development cost estimates (or expenditure program) differ from those referred to in this Valuation Report.

Herron Todd White did not prepare, nor are qualified to verify the accuracy of the development cost estimates contained in this Valuation Report as it is outside of our area of expertise. For our feasibility analysis, we have allowed for the full expenditure and distribution of the advised development cost estimates over the development period of the proposed project.

As our valuation of the development site has, in part, been determined using a cash flow model which utilises the cost estimates summarised in this section of the report, the accuracy of the cost estimates and their distribution, have a significant bearing on our valuation. Any significant increase in the final construction costs and/or the expenditure programme could impact on the viability of the project and the assessed residual value of the development site.

7.3 Construction Time Frames

Having regard to our experience with similar projects and information provided by the developer based on the construction time frames to complete Stages 1 and 2, we have adopted a construction period of 9 months for Stages 3 and 4 and 6 months for Stages 5 and 6 for the purposes of our cash flow. It should be noted however, that this can vary from builder to builder and is also subject to the availability of materials, labour and weather conditions.

7.4 GST on Development Costs

For the purposes of our cash flow model, we have made an allowance of 10% for the GST on construction costs and professional fees. In accordance with the tax reform provisions, GST is not payable on statutory fees and charges.

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

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

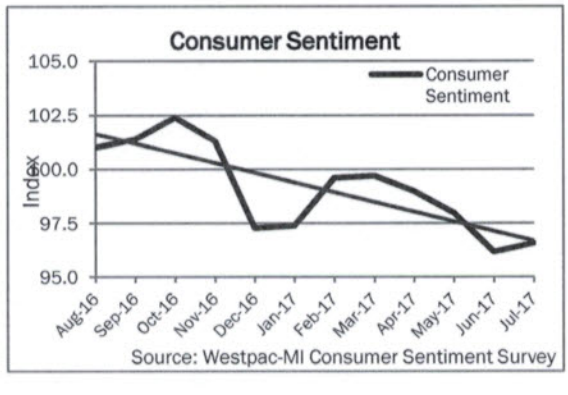
8 MARKET REPORT

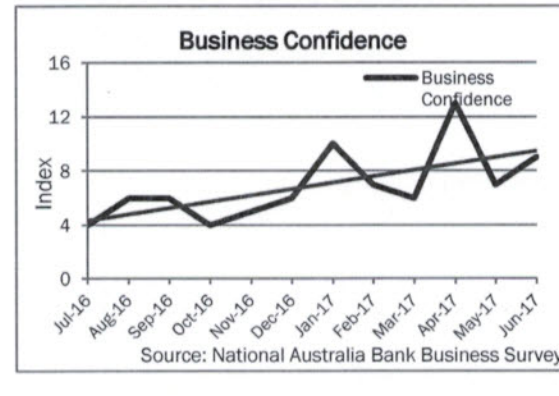
8.1 Economic Indicators

Some key economic indicators which provide a snapshot of the Australian economy and have the potential to influence property markets are detailed in the table below:

Indicator	Latest	Previous	Comments
Target Cash Rate	1.50%	1.50%	On 1 August 2017, the Reserve Bank of Australia (RBA) decided to leave the cash rate unchanged at 1.50%. The cash rate has remained unchanged since August 2016 when a 25 basis point cut was applied.
Gross Domestic Product (GDP)	+ 0.3%	+ 1.1%	The Australian economy (GDP, seasonally adjusted) grew by 0.3% in the first quarter 2017. Through the year to 31 March 2017, GDP increased by 1.7%.
Final Consumption Expenditure	+ 0.6%	+ 0.7%	Expenditure (seasonally adjusted) grew 0.6% in Q1 2017. Household spending rose 0.5%, while Government final consumption expenditure increased 1.0%.
Net Exports	- 1.6%	+ 0.2%	Net export of goods and services weakened by 1.6% (seasonally adjusted) in the March quarter 2017. Export volumes decreased by 2.6% over the quarter, while import volumes increased by 1.6%.
Real Net National Disposable Income	+ 1.2%	+ 2.9%	Disposable income (seasonally adjusted) grew by 1.2% in Q1 2017. The terms of trade increased 6.6% over the quarter and by 24.8% over the past year.
Population	+ 1.6%	+ 1.5%	Australia's population grew 1.6% in the year ending 31 December 2016. All states and territories recorded positive population growth.
Inflation	+ 0.2%	+ 0.5%	The Consumer Price Index (All Groups) rose 0.2% in the second quarter 2017 and by 1.9% over the 12 months to 30 June 2017.
Retail Sales	+ 0.6%	+ 1.0%	Australian retail turnover (seasonally adjusted) rose by 0.6% in May 2017. In trend terms, retail turnover has increased by 3.2% over the past 12 months.
Unemployment Rate	5.6%	5.6%	The national unemployment rate (seasonally adjusted) for June 2017 remained steady at 5.6%. The number of persons unemployed increased by 13,100 over the month, whilst employment numbers increased by 14,000.
Consumer Sentiment Index	96.6	96.2	The Westpac-MI consumer sentiment index for July 2017 rose marginally to 96.6 points. This represents the eighth consecutive month whereby the index has remained below 100 points (indicating more pessimists than optimists).
Business Confidence Index	9	7	The NAB Business Survey for June 2017 recorded an increase in business confidence with the index up by 2 points to +9. Whilst quite erratic over the past 12 months, confidence levels have continued to trend upwards.

Source: Australian Bureau of Statistics, Reserve Bank of Australia, Westpac-MI and National Australia Bank





8.2 Local Market Overview

Since April 2012, the RBA Cash Rate has been cut a total of 275 basis points with the official "cash rate" at a historically low of 1.5% since August 2016. Since the beginning of the 2013 calendar year, the record low interest rates have stimulated real estate activity with noticeable increases in sales volumes and values over 2015 and 2016 calendar years and the 2017 year to date.

The improved market conditions for vacant land have partly been a result of various increased incentives instigated by the NSW Government with the aim to stimulate the property and new housing construction industries. The incentive programs are more highly geared towards new home buyers. The incentives broadly include exemptions or partial exemptions on stamp duty and also increased government grants, for purchasers of vacant land (to build on) or new homes/units.

There is also evidence that investors have become more prominent in the residential land market, as the lower interest rates have improved the repayment capacity of investment properties. Investors are also now active in the mid and higher price points with most interest in properties which have demonstrated high capital growth in recent times.

The introduction of the Land Buyers Subsidy Scheme (LBSC) has also improved sale rates and price levels in those estates which benefit from the Scheme. The LBSC is a result of the Ballina Shire Council grant from the Federal Government's Building Better Regional Cities (BBRC) program. The Council first secured BBRC funding for $4.5 million in 2012 which resulted in grants implemented for estates situated within the Wollongbar Urban Expansion Area. The Ballina Shire Council also secured a $5 million grant from the Federal Government to construct Ballina Heights Drive which has resulted in the introduction of a Land Buyers' Subsidy Scheme for the Ballina Heights Estate and CURA A.

The recent release and "off the plan" sales of Stages 1 to 3 of the 'Epiq' Estate in Lennox Head has resulted in a total of 195 lots sold since October 2015 for prices ranging from $230,000 to $355,000. There is a concern over the buyer depth for residential lots within the Lennox Head and Ballina locality with the high take up for vacant lots in a short time period. It is too early at this stage to determine if the recent marketing and sale of Stages 1 to 3 within the 'Epiq' Estate will impact on the sale volumes which will be achievable in the subject development going forward.

Recent sales activity has shown an increase in the number of sales occurring at or in excess of full asking price which is indicative of a peaking market where demand is greater than supply. We caution that these increased levels of demand may not be sustainable over the long term, making the current market somewhat more volatile. Any increase in interest rates, decline in economic activity or decrease in market sentiment could see a rapid softening in the market which could result in downward pressure on values.

Local agents who actively market standard residential land within Ballina advise that there is currently steady to firm levels of demand currently emanating for vacant land. The overall strong demand is a reflection of the limited stock currently available within the Ballina township and the increasing prices being achieved for improved product.

There is currently reasonable demand being experienced for duplex allotments within the Riveroaks Estate and adjoining Ferngrove Estate and other competing estates. Demand is from a combination of local builders, smaller developers prepared to undertake 'speculative' home/unit construction and potential owner occupiers who retain the second unit as an investment. A current sales off the plan within Stage 3 for prices ranging from $425,000 to $435,000 are considered to be representative of market tolerances.

9.5 'Riveroaks' Estate Marketing History and Stage 3 Pre-sales

The 'off the plan' marketing of Stages 1 of the estate was launched by LJ Hooker in June 2013. Stages 1 and 2 are now old. Stage 3 is soon to be released in its entirety. 5 lots in Stage 3 were auctioned 'off the plan' on 27 April 2017 and were sold for prices ranging from $350,000 to $355,000 for the traditional residential lots and $425,000 for a duplex designated lot. The marketing agents advised that there has been strong enquiry for the Stages 1 and 2 re sale product and the recently actioned 5 lots in proposed Stage 3. In particular, there has been more interest expressed in the allotments which have views to the south east over the creek, however, the majority of sales to date have been for the internal lots due to their competitive pricing structure.

It should be noted that the development and marketing of the estate was slowed due to a combination of poor weather during the construction of Stage 1. Stages 1 and 2 are now completed and the lots are registered and sold. Apart from the recent auction of 5 lots in Stage 3, there have been no other lots released by the developer since circa mid 2016.

The more recent confirmed and reported re sales within Stages 1 to 2 of this estate are summarised as follows:

Lot	Land Area (sqm)	Address	Lot Type	Sale Price	Sale Date
Stage 1					
2	1128	8 Oakwood Dr	Standard	$300,000	11/02/2016
11	600	26 Oakwood Dr	Standard	$290,000	19/02/2016
12	600	28 Oakwood Dr	Standard	$305,000	8/06/2016
1	1904	2 Oakwood Dr	Duplex	$300,000	4/03/2016
9	611	22 Oakwood Dr	Standard	$287,500	4/03/2016
Stage 2					
33	966	35 Oakwood Dr	Standard	$300,000	1/01/2016
34	771	33 Oakwood Dr	Standard	$306,500	1/01/2016
35	633	31 Oakwood Dr	Standard	$295,000	1/05/2016
36	601	29 Oakwood Dr	Standard	$275,000	1/01/2016

We have been provided with a schedule of pre-sales and extracts from pre-sale contracts prepared by McGrath Real Estate and Heydons Lawyers and Attorneys. Details of these pre-sales are summarised in the following schedule.

Stage 3

Lot No.	Date of Contract	Contract Price ($)	Deposit (%)	Contract Status	Buyer Name	Buyer Origin
1	27-Apr-17	425,000	7%	Unconditional	Butler	Local
3	27-Apr-17	350,000	9%	Unconditional	Cashman	Local
5	02-Jun-17	370,000	10%	Unconditional	GT Teece Pty Ltd	Local
9	27-Apr-17	350,000	9%	Unconditional	Stewart	Interstate
48	15-Jun-17	435,000	7%	Conditional	Santuary Pty Ltd	Local
47	15-Jun-17	350,000	10%	Conditional	Gatwood	Local
46	27-Apr-17	355,000	9%	Unconditional	Rutherford	Local
45	27-Apr-17	350,000	9%	Unconditional	Parker	Local

The above information has been supplied to us by external sources and it is assumed to be correct and complete for the purpose of the valuation with all contract details disclosed. We reserve the right to amend the valuation in the event that such information is incorrect and/or incomplete.

9.6 Gross Realisation Assessment – Proposed Stage 3

Having regard to the characteristics of the proposed development and the available market evidence, we have assessed the 'as if complete' value of the individual lots within Proposed Stage 3 as follows:

Stage 3

Lot No.	Lot Type	Land Area (m^2)	Contract Price ($ incl GST)	Assessed Value ($ incl GST)	Rate ($/$m^2$)	Assessed Value ($ excl GST)
1	Duplex	706	425,000	425,000	602	386,364
2	Traditional	600		350,000	583	318,182
3	Traditional	600	350,000	350,000	583	318,182
4	Traditional	598		350,000	585	318,182
5	Traditional	743	370,000	370,000	498	336,364
6	Traditional	858		365,000	425	331,818
7	Traditional	785		360,000	459	327,273
8	Traditional	634		345,000	544	313,636
9	Traditional	614	350,000	350,000	570	318,182
10	Traditional	704		350,000	497	318,182
49	Traditional	791		360,000	455	327,273
48	Duplex	747	435,000	435,000	582	395,455
47	Traditional	600	350,000	350,000	583	318,182
46	Traditional	600	355,000	355,000	592	322,727
45	Traditional	608	350,000	350,000	576	318,182
40	Duplex	718		425,000	592	386,364
Totals		10,906	2,985,000	5,890,000		5,354,545
Averages		682	373,125	368,125	540	334,659

Our assessments are gross realisations and do not include any allowance for selling costs, including agents commission, legal fees, advertising and promotion.

Our valuation is based on a professional marketing and promotion period, undertaken by selling agents experienced with the sale of this type of property, and an appropriate marketing and promotion budget.

9.7 GST on Completed Product

Our assessment of the gross realisation for the proposed residential lots is inclusive of GST. The GST payable by the developer on the sale of each lot will be dependent upon the ultimate sale price. As per the advice provided, our assessment of GST has been calculated on a fully taxed basis and therefore we have determined the GST payable as 1/11th of our assessed Gross Realisation for the residential lots.

Our GST calculations are as follows:

GST Assessment - Proposed Stage 3 Completed Product	Total
Total Gross Realisation - Residential Lots (incl GST)	$5,890,000
GST Liability (@1/11th)	$535,455
Gross Realisation 'As If Complete' - Residential Lots (excl GST)	**$5,354,545**

We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owners, nor previous transaction upon the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property.

9.8 Indicative Gross Realisation – Proposed Stages 4 to 6

Our indicative pricing estimate for Stages 4 to 6 "as if complete" inclusive of GST, is detailed as follows:

Summary - Residential Lots	Stage 4	Stage 5	Stage 6	Total
No. of Residential Lots	16	13	13	42
Total Gross Realisation (incl GST)	5,465,000	4,620,000	4,585,000	14,670,000
Average Gross Realisation (incl GST)	341,563	355,385	352,692	349,286
Total Gross Realisation (excl GST)	4,968,182	4,200,000	4,168,182	13,336,364

Note: *Our indicative pricing estimate of the proposed lots in Stages 4 to 6 is preliminary only and was completed for the purposes of undertaking the hypothetical development method of valuation with respect to the englobo land value. This assessment* ***Is not*** *a formal Gross Realisation valuation of these stages and should not be construed as such.*

As previously discussed and for cash flow purposes, the GST payable on our indicative pricing estimate for Stage 3 to 6 "as if complete", is to be assessed on a Fully Taxable Supply basis.

We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owners, nor previous transaction upon the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property.

9.9 Rate of Sale

As discussed in Section 9.5, there is currently good enquiry for the subject lots situated within Stage 3 and the marketing agent has advised that there is reportedly 6 allotments currently under contract and exchanged and a further 2 lots with sales pending or in the process of being purchased.

For the purpose of this assessment, we have assumed:

- 8 pre-sales at completion of construction of Stage 3,
- 3 pre-sales at completion of construction of Stage 4 and
- 2 pre-sales at completion of construction of Stages 5 and 6;

followed by an average rate of 2 to 3 sales per month following construction completion.

10 SITE VALUATION AND PROFITABILITY ANALYSIS

10.1 Introduction and Valuation Methodology

In accordance with our instructions, we are to assess the:

- Current market value of the development site 'as is'.
- Current market value of the balance development site (assuming Stage 3 is complete) on an 'as is' basis (i.e.: with no land fill).

Our valuation of the balance development site has been completed inclusive of the existing Development Approval pertaining to the land to allow a subdivision of 58 allotments 'as is' or 42 allotments (assuming Stage 3 is complete).

The highest and best use of the development site is considered to be the development of Stages 3 to 6 of the approved subdivision proposal as discussed in Section 6.

In assessing the market value of the subject development site, we have adopted the following approaches:

- Direct Comparison Approach, whereby sales of similar development sites are directly compared to the subject development site to establish its market value.
- Hypothetical Development Approach using a cash flow model.

Given the unique attributes of the subject property in terms of its location on the fringe of a coastal township, the low lying nature of the land resulting in significant and expensive bulk earthworks (primarily fill) required to develop the approved subdivision and the fact that it adjoins the recently developed Stages 1 and 2 of the subject estate and is located opposite a developing residential estate, there is very limited to no real recent and directly comparable market evidence available for review.

Therefore, whilst we have had broad regard to the direct comparison methodology, the primary method of assessment is considered to be the hypothetical development approach.

Our principal assessment of market value herein assumes an effective marketing campaign of up to 6 months.

10.2 Market Overview - Development Site

Market Activity	Demand and market conditions for residential development sites in the coastal suburbs of the far north coast of New South Wales have shown a level of cautious improvement over the past two years following the difficult market which prevailed for development land in these areas during the 2008 to 2013 period. The improvement in demand for development land on the North Coast has largely been facilitated by the dual impacts of the improving market for residential land and further, the absence of available sites in the more populated regions of Tweed Heads and the southern Gold Coast. The NSW North Coast coastal townships have the beneficiary of a strong improvement in the residential land and housing market, and specialist agents have confirmed that this has had a positive impact on demand for development land, provided it is available at an appropriate price level to facilitate a viable project. The strongest demand is currently shown for "infill" sites and englobo parcels in preferred coastal townships which can benefit from existing infrastructure and amenities. Underlying site values also appear to have firmed over the course of 2015, 2016 and the 2017 year to date and in some instances; developers appear to paying premium values for sites which do become available. This would indicate that they are either accepting of lower profit margins, or alternatively, speculating on growth in new product pricing to offset the higher underlying land acquisition costs.

Market Volatility	In accordance with the cyclical nature of development sites, which can vary greatly between peaks and troughs in the cycle, residential development land on the Far North Coast of New South Wales generally experiences a medium level of market volatility (and higher than more populated areas). Since the beginning of 2016, there have also been several sales of residential sites within the NSW North Coast and in particular within Coffs Harbour, Urunga and Lennox Head. However, whilst there is steady and improving demand and sale prices for centrally located development sites, purchasers generally remain cautious with respect to the depth of the market for the completed product and the overall feasibility of a project. The market volatility of the subject site is somewhat raised given prevailing strong market conditions.
Price Point	The assessed land value of $110,000 to $120,000 per lot (on a fully filled and compacted basis) falls towards the upper levels of tolerance when compared to the development site sales evidence. However, this is mostly a result of the generally small site area, low yield and the approved development.
Buyer Profile	Small to medium sized development groups.

Balance Development Site (Assuming Stage 3 is Complete) on an 'As Is' Basis (ie: with no land fill).

Direct Comparison Approach - Yield/Product			
Sales evidence suggests a rate per lot range as follows:			
Comparisons	No. of Lots	$/Lot	Total ($)
Low	42	110,000	4,620,000
High	42	120,000	5,040,000
Adopted Value		115,000	4,830,000
Adjustments - Cost of Fill			-1,725,696
Adopted Market Value			3,104,304
Rounded For Valuation Purposes			3,100,000

Adopted Market Value - Direct Comparison Approach	$3,100,000
Reflects a rate/Ha of land area	623,742
Reflects rate/lot	73,810

10.7 Hypothetical Development Parameters

In assessing the market value of the subject development site we have undertaken a Hypothetical Development analysis using a cash flow model.

The key performance measures used for all development projects are as follows:

- **Development Margin** - The Development Margin (also referred to as Profit Margin) is the net profit expressed as a percentage of total costs. This measure is the difference between the net achievable revenue derived from a project less all costs, expressed as a percentage of the total land, development and holding costs. It is the principal measure used for comparison on smaller or shorter term projects (typically less than 3 years duration) and can be expressed on a before interest or an after interest basis.
- **Internal Rate of Return** - The Internal Rate of Return (IRR) is the discount rate that equates the anticipated future cash flows from the property with the present value of the capital investment (i.e. it is the rate at which the Net Present Value equals zero). It is expressed as an annualised rate and can be measured on either a before or after interest basis. The IRR is a principal point of comparison for larger and longer term projects, typically in excess of 3 years duration.

For the purposes of this assessment, our principal measure is the Development Margin , however, due to the time frame of the development (circa 2.4 to 2.75 years), we have also had regard to the Internal Rate of Return (after interest).

The principal assumptions adopted within the Hypothetical Development analysis when assessing the balance development site (assuming Stage 3 is complete) are as follows:

Project Revenue	Stage 4	Stage 5	Stage 6	Total
Gross Realisation - Residential Lots (incl GST)	5,465,000	4,620,000	4,585,000	14,670,000
Total Gross Realisation - 'As If Complete'	**5,465,000**	**4,620,000**	**4,585,000**	**14,670,000**
Sales Parameters - Residential Lots:				
No. of Pre-sales by Construction End	3 lot(s)	2 lot(s)	2 lot(s)	
Selling Timeframe - Post Construction	6 month(s)	5 month(s)	5 month(s)	
Average Rate of Sale - Post Construction	2.17/mth	2.20/mth	2.20/mth	
Construction Parameters:				
Lead-in/Planning Period	1 month(s)			
Construction Period	9 month(s)	6 month(s)	6 month(s)	
Start of Construction	month 2	month 12	month 18	
End of Construction	month 10	month 17	month 23	
Other Parameters - Total Project:				
Selling/Marketing Costs - Residential Lots (excl GST)				4.50% of Revenue
Finance Fees & Expenses				$15,000
Interest Charges (per annum effective)				6.00%
GST Assumption				Fully Taxed
Target Development Margin (after interest)				25.0%
Target Internal Rate of Return (after interest)				25.0%
Target Internal Rate of Return (before interest)				30.0%

In accordance with standard valuation practice, our hypothetical development model assumes the project is 100% debt funded.

10.8 Hypothetical Development Approach

Development Site 'As Is'

We have adopted a target Development Margin of approximately 25% after interest charges (on a fully funded basis). The target Development Margin reflects the relatively low development yield for a residential subdivision, the benefit of the approval and the current limited availability of a similar development site.

At a site value of $4,120,000 (excluding GST) assessed using the Direct Comparison approach; our hypothetical development exercise reflects a development margin of 27.91% (after interest) which is considered to be slightly above acceptable market parameters for a project of this size and duration. However, we consider the slightly higher development margin is representative of the risk associated with the development and in particular the large quantum of fill required and the resultant high proportion of cost attributed to bulk earthworks/filling of the site. Due to the large quantum of fill required for the englobo land, a small change to the rate for filling will have a significant impact on the overall cost of works.

The table below summarises our hypothetical development approach:

Project Summary	Total ($)	Rate ($/Lot)
REVENUE		
Total Gross Realisation - 'As If Complete'	20,560,000	354,483
Less: Selling/Marketing Costs	-925,200	15,952
Total Net Proceeds (before GST paid)	19,634,800	338,531
Less: GST paid	-1,869,091	32,226
Total Net Realisation (after GST paid)	17,765,709	306,305
COSTS		
Adopted Land Value	4,120,000	71,034
Land Acquisition Costs	245,390	4,231
Construction Costs	3,121,138	53,813
Construction Contingency (40.8%)	1,272,116	21,933
Professional Fees	870,100	15,002
Statutory Fees & Charges	1,566,000	27,000
Fill Costs	2,804,391	48,352
Land Holding Costs	5,093	88
Finance Fees & Expenses	22,000	379
Interest Expense	600,218	10,349
Total Project Costs (before GST reclaimed)	14,626,445	252,180
Less: GST Credits Reclaimed	-736,931	12,706
Total Project Costs (after GST reclaimed)	13,889,514	239,474
PERFORMANCE INDICATORS		
Net Development Profit (after interest)	3,876,195	
Development Margin (after interest)	27.91%	
Internal Rate of Return (after interest)	28.12%	
Internal Rate of Return (before interest)	33.46%	
Residual Value - At target development margin (25% after interest)	4,384,000	
Residual Value - At target internal rate of return (25% after interest)	4,373,000	

Note: Development Margin is calculated on total development costs (net of selling costs).

Balance Development Site (Assuming Stage 3 is Complete) on an 'As Is' Basis (ie: with no land fill).

We have adopted a target Development Margin of approximately 25% after interest charges (on a fully funded basis). The target Development Margin reflects the relatively low development yield for a residential subdivision, the benefit of the approval and the current limited availability of a similar development site.

At a site value of $3,100,000 (excluding GST) assessed using the Direct Comparison approach, our hypothetical development exercise reflects a development margin of 26.07% (after interest) which is again considered to be slightly above acceptable market parameters for a project of this size and duration. However, we consider the slightly higher development margin is representative of the risk associated with the development and in particular the large quantum of fill required and the resultant high proportion of cost attributed to bulk earthworks/filling of the site. Due to the large quantum of fill required for the englobo land, a small change to the rate for filling will have a significant impact on the overall cost of works.

The table below summarises our hypothetical development approach:

Project Summary	Total ($)	Rate ($/Lot)
REVENUE		
Total Gross Realisation - 'As If Complete'	14,670,000	349,286
Less: Selling/Marketing Costs	-660,150	15,718
Total Net Proceeds (before GST paid)	14,009,850	333,568
Less: GST paid	-1,333,636	31,753
Total Net Realisation (after GST paid)	12,676,214	301,815
COSTS		
Adopted Land Value	3,100,000	73,810
Land Acquisition Costs	173,990	4,143
Construction Costs	2,226,002	53,000
Construction Contingency (39.9%)	888,544	21,156
Professional Fees	636,900	15,164
Statutory Fees & Charges	1,134,000	27,000
Fill Costs	1,898,266	45,197
Land Holding Costs	5,146	123
Finance Fees & Expenses	16,500	393
Interest Expense	492,080	11,716
Total Project Costs (before GST reclaimed)	10,571,428	251,701
Less: GST Credits Reclaimed	-516,610	12,300
Total Project Costs (after GST reclaimed)	10,054,817	239,400
PERFORMANCE INDICATORS		
Net Development Profit (after interest)	2,621,396	
Development Margin (after interest)	26.07%	
Internal Rate of Return (after interest)	25.32%	
Internal Rate of Return (before interest)	30.94%	

Note: Development Margin is calculated on total development costs (net of selling costs).

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

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

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

10.9 Sensitivity Analysis

Whilst we consider our adopted hypothetical development parameters to be the most reflective of the current market, we have analysed the impact on the project feasibility of a variation to the rates and values adopted:

Development Site 'As Is'

Sensitivity Analysis	Change (%)	Net Dev. Profit ($)	Dev. Margin (%)	Project IRR (%)
Base Case (No Variation)	0.00%	$3,876,195	27.91%	28.12%
Land & Acquisition Costs	-5.00%	$4,128,111	30.27%	30.84%
	5.00%	$3,623,674	25.62%	25.56%
Construction Costs	-10.00%	$4,302,081	31.95%	31.64%
	10.00%	$3,448,233	24.08%	24.69%
Construction Period	-20.00%	$3,999,699	29.05%	36.85%
	20.00%	$3,687,877	26.20%	20.76%
End Sale Values	-5.00%	$2,949,783	21.18%	21.47%
	5.00%	$4,796,557	34.61%	34.71%
Sales Span*	-30.00%	$3,908,700	28.21%	29.63%
	30.00%	$3,835,862	27.54%	26.33%
Loan Interest Rates	-1.00%	$3,928,846	28.39%	28.58%
	1.00%	$3,823,063	27.42%	27.67%

* Varies span date for settlement periods, but not commencement dates.

Balance Development Site (Assuming Stage 3 is Complete) on an 'As Is' Basis (ie: with no land fill).

Sensitivity Analysis	Change (%)	Net Dev. Profit ($)	Dev. Margin (%)	Project IRR (%)
Base Case (No Variation)	0.00%	$2,621,396	26.07%	25.32%
Land & Acquisition Costs	-5.00%	$2,808,014	28.46%	27.88%
	5.00%	$2,433,229	23.76%	22.89%
Construction Costs	-10.00%	$2,921,396	29.95%	28.55%
	10.00%	$2,320,230	22.40%	22.16%
Construction Period	-20.00%	$2,709,526	27.19%	32.74%
	20.00%	$2,479,883	24.32%	18.83%
End Sale Values	-5.00%	$1,967,384	19.53%	19.12%
	5.00%	$3,273,182	32.61%	31.44%
Sales Span*	-30.00%	$2,649,669	26.43%	26.97%
	30.00%	$2,584,113	25.61%	23.30%
Loan Interest Rates	-1.00%	$2,664,144	26.61%	25.80%
	1.00%	$2,578,332	25.53%	24.85%

* Varies span date for settlement periods, but not commencement dates.

10.10 GST on Site 'As Is' and Balance Land (Assuming Stage 3 is Complete)

Our market value assessments are exclusive of any applicable GST.

We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owner(s), any agreements executed (or to be executed) between the parties or the previous transactions relating to the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property.

10.11 Valuation Conclusions

We have assessed the current market of the englobo land both on an 'as is' basis (Stages 3 to 6) and the balance englobo land (Stages 4 to 6) assuming Stage 3 is complete as follows:

Basis of Assessment Current Market Value	Valuation Exclusive of GST
Site Value - Englobo Land 'As Is' (ie: Stages 3 to 6)	$4,120,000
Site Value - Balance Englobo Land 'As Is' (ie: Stages 4 to 6)	$3,100,000

We are not experts in GST matters and we would recommend that Westpac Banking Corporation seek independent advice in this regard. Our valuations are subject to confirmation that our GST based assumptions are reasonable.

Our assessment of the englobo land is based on professional marketing campaign, with a selling period of at least six months, and an adequate promotional budget. The marketing of the property should only be undertaken by agents with experience in the sale of this type of property.

Our valuation is subject to confirmation that on the hypothetical sale of the subject property, a new owner would also gain ownership and control of all planning studies, approved subdivision plans, other consultant reports/plans associated with the proposed development and the Development Approval.

11 VALUATION

Subject to the assumptions and qualifications contained within the body of this report, as at 1 August 2017, the subject property is assessed as follows:

Market Value - Site 'As Is' (Excl. GST)	**$4,120,000** **(Four Million One Hundred and Twenty Thousand Dollars)**
Market Value - Balance Development Site (Assuming Stage 3 is Complete) (Excl. GST)	**$3,100,000** **(Three Million One Hundred Thousand Dollars)**
Gross Realisation of Proposed Stage 3 'As If Complete' (Incl. GST)	**$5,890,000** **(Five Million Eight Hundred and Ninety Thousand Dollars)**
Gross Realisation of Proposed Stage 3 'As If Complete' (Excl. GST)	**$5,354,545** **(Five Million Three Hundred and Fifty Four Thousand Five Hundred and Forty Five Dollars)**

David Sullivan
AAPI / Certified Practising Valuer / Director
API Number: 66872

Grant Oxenford
Director

This valuation is for the use only of Westpac Banking Corporation for first mortgage security purposes only and for no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures.

The Counter Signatory, Grant Oxenford, has reviewed the report and is satisfied that the opinion of value contained in the report has been reached based on reasonable grounds. For the avoidance of doubt, the Counter Signatory has not inspected the property and as such (under the API Professional Practice) cannot be an author of this report, and is confirming prima facie that the methodology used by the author of the report (the prime signatory) is sound.

12 QUALIFICATIONS AND DISCLAIMERS

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

Accuracy of Information	We advise that any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the valuation report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.
Cashflow Projections	We have adopted certain cash flow projections/forecasts based upon our reasonable investigations and enquiries that include forecasts of estimated future operating characteristics/income. These forecasts have been based on the information and assumptions referred to in our valuation report and where information has been provided by others, we have indicated who has provided that information although we do not adopt or verify the reliability, correctness or completeness of that information, although such information has been accepted as a basis of assumption for the valuation. The achievement and/or sustainability of financial projections will, by their very nature, be affected by a variety of fluctuating economic and property market conditions of the type that are not necessarily capable of being known or predicted at this or any given time. Therefore, dependent upon other future occurrences that cannot be foreseen, the actual results/value may vary considerably from the value contained herein.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
Encroachments	There do not appear to be any encroachments, however, we are not surveyors and no warranty can be given without the benefit of an identification survey.
Excluded Searches	The following searches have not been undertaken: Flood, Land Survey Plan, Building Survey Plan, Formal Flood, Detailed Town Planning, Contaminated Land/Environmental Management Registers, Heritage Register, Local/State Road Widening, Vegetation Protection, Native Title. Our valuation assumes such searches would identify no issues that may affect the value and/or liquidity of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
First Mortgage	This valuation is provided on the basis that it may be used for assessing and providing first mortgage over the asset. We do not accept liability for losses arising from the assessment and/or provision of non-first mortgages.
Goods and Services Tax (GST)	We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owner(s), any agreements executed (or to be executed) between the parties or the previous transactions relating to the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property.
Land Not Affected	To the best of the valuer's knowledge, the land is not affected by unstable, hazardous or toxic soil material, pest infestation or resumption matters however, no searches have been undertaken in this regard. This valuation assumes that there are no problems, however, should any such issues arise, then this matter should be referred to the valuer for further comment
Limited Liability	Liability limited by a scheme approved under professional standards legislation. This scheme does not apply in Tasmania.
Market Movement	This valuation 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). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
No Compliance Certificate	No Compliance Certificate/Certificate of Classification has been obtained. This valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.

Not to be reproduced without permission	Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Taxation Implications	Herron Todd White are not taxation experts and we provide our valuation assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.
Structural Survey	This valuation report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.

Westpac Banking Corporation ABN 33007 457 141
Also trading as Challenge Bank and Bank of Melbourne ("the bank")

Australia's First Bank

Centralised Valuations

19/06/2017

Herron Todd White (NSW North Coast) Lismore
P O Box 503
Lismore
Lismore NSW 2480
Work Phone: 02-6621 8933
Fax Number: admin.nnc@htw.com.au

Michael Berkley
Level 1, 65 Molesworth Street, Lismore, 2480, NSW, Australia
Fax Number: gjoynson@westpac.com.au
Mailing BSB number: 032942

Residential unit/Subdivision Development Reference Number - VAL-558569-358 / 0017179

Dear Sir/Mdm,

Your company is instructed to undertake a Valuation of a property located at Tamarind Dr, Ballina NSW under instructions from Westpac Banking Corporation on behalf of Investa Care Two Pty Ltd of Ballina NSW.

The Valuation Report should be in accordance with the Westpac Banking Corporation Valuation Standard which you have agreed to comply with, and must be an achievable market value, given a reasonable time frame (up to 6 months) for Mortgage security purposes.

The interest of the property to be valued is freehold only.

The Valuation should specifically address the following issues:

- Land Value subject to existing development approval
- Detailed feasibility study and cash flow setting out total cost project, timing and profitability
- Value of individual units/sites, total gross realisations with comment on demand and likely selling period

Brief details are as follows:

Registered Proprietor:	Investa Care Two Pty Ltd
Address:	Tamarind Dr, Ballina NSW
Certificate of Title:	NA
Land Area:	NA
Brief Description:	Stage 3 of River Oaks Estate, Ballina
Point of Contact for Inspection:	Taryn McGregor 0419155624
Timing required for the Valuation:	22/06/2017
Information supplied:	NA
Further information available from:	NA
Gerneral Comments:	Preferred valuer: HTW Lismore - Attn Dave Sullivan

A copy of this instruction letter should be included in the Valuation Report.
Two copies of your report should be provided. These reports should be forwarded to the writer of this letter.

Important
Please forward the completed VALUATION REPORT to:
Level 1, 65 Molesworth Street, Lismore, 2480, NSW, Australia
Fax Number: gjoynson@westpac.com.au

Important
Please forward the account to valuations@westpac.com.au .

Fees are as negotiated, being GST inclusive $4,840.00
If you need further clarification on these instructions, please do not hesitate to contact me on telephone: Glenn Joynson 0408 202 223

Yours faithfully,
Michael Berkley
Manager Lending Support Team

InfoTrack
An Approved LPI NSW
Information Broker

Title Search

InfoTrack

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 42/1219163

SEARCH DATE	TIME	EDITION NO	DATE
7/2/2017	2:41 PM	1	5/4/2016

LAND

LOT 42 IN DEPOSITED PLAN 1219163
AT BALLINA
LOCAL GOVERNMENT AREA BALLINA
PARISH OF BALLINA COUNTY OF ROUS
TITLE DIAGRAM DP1219163

FIRST SCHEDULE

INVESTA CARE TWO PTY LTD

SECOND SCHEDULE (3 NOTIFICATIONS)

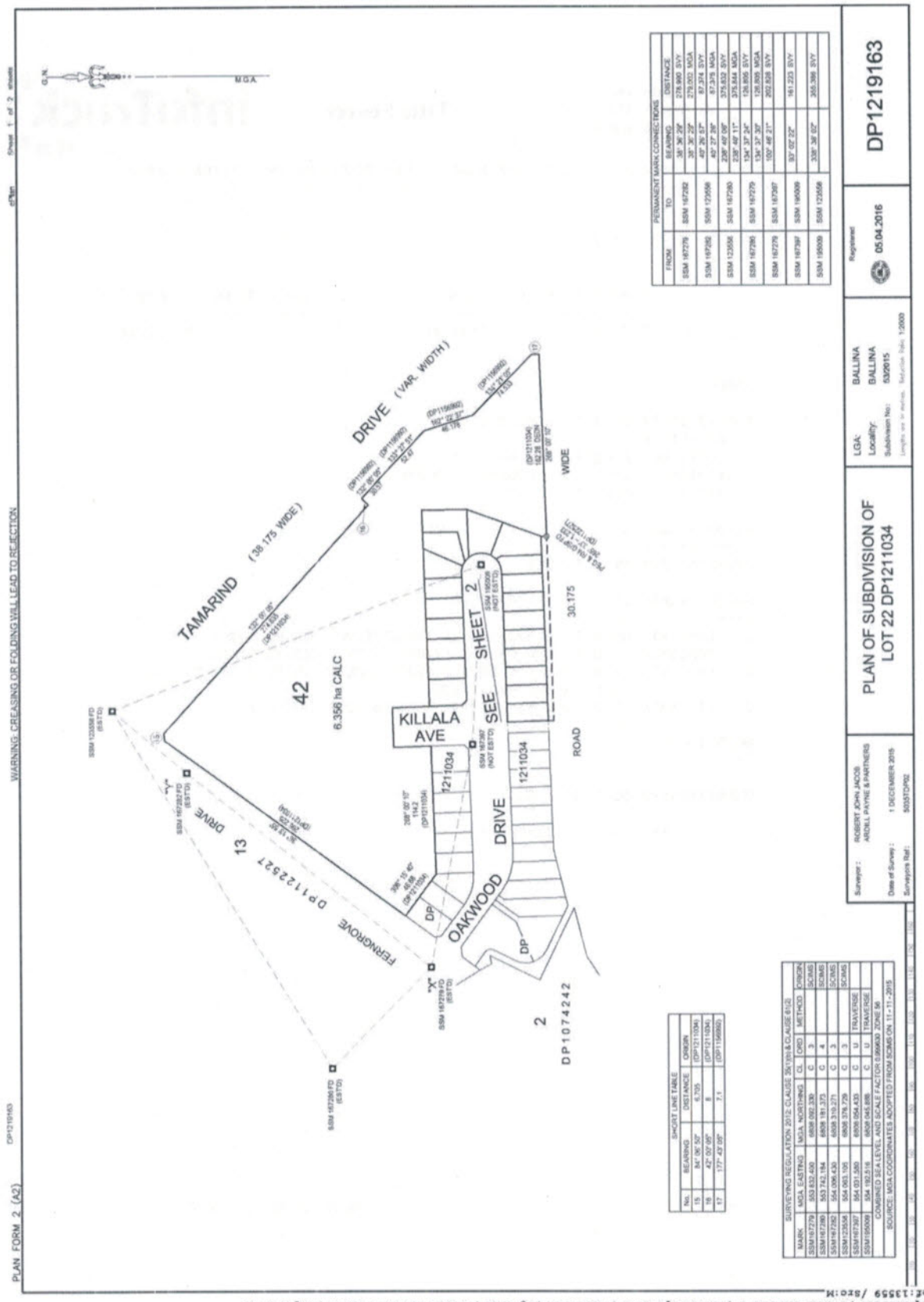
1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 DP1074242 EASEMENT FOR DEVELOPMENT ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
3 AI748320 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

13559 PRINTED ON 7/2/2017



'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017

'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017

PLAN FORM 2 (A2) DP1219163 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION ePlan Sheet 2 of 2 sheets

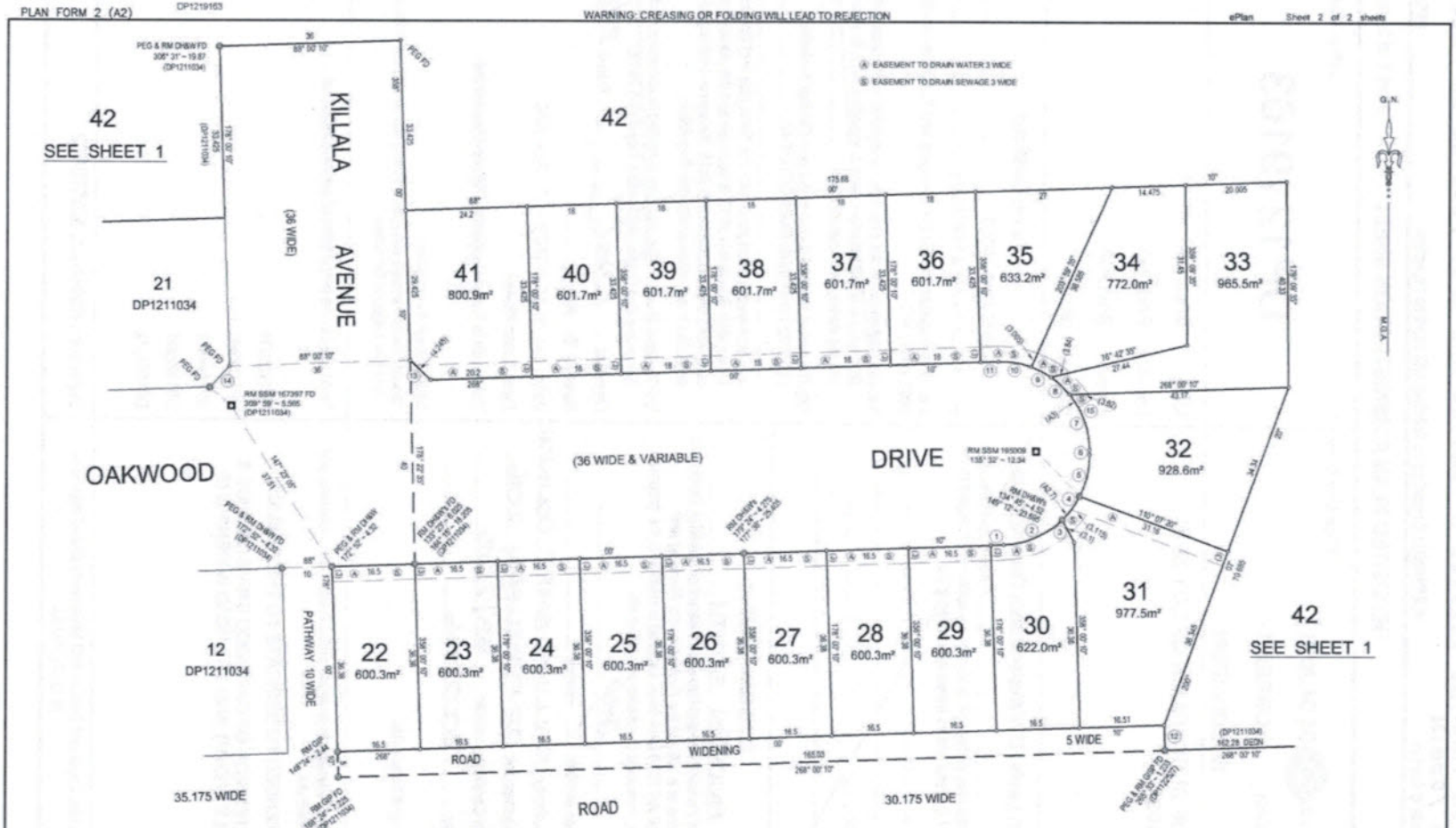


TABLE OF CURVED BOUNDARIES				
NUMBER	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
3	17.5	12.675	12.383	346°55'40"
4	17.5	5.77	5.74	28°24'40"
5	17.5	8.468	8.41	13°03'50"
7	17.5	11.745	11.53	339°55'40"
8	17.5	5.615	5	312°29'10"
9	17.5	4.405	4.39	117°03'50"
10	17.5	6.675	6.639	278°55'50"

TABLE OF SHORT LINES		
Number	Bearing	Distance
1	268°00'10"	2.515
3	331°40'20"	3.55
6	336°09'30"	1
11	268°00'10"	3.575
12	177°42'45"	3
13	313°00'10"	5.655
14	43°00'10"	5.655
15	248°33"	3

Surveyor: ROBERT JOHN JACOB, ARDILL PAYNE & PARTNERS Date of Survey: 1 DECEMBER 2015 Surveyors Ref: 5035TDP02	PLAN OF SUBDIVISION OF LOT 22 DP1211034	LGA: BALLINA Locality: BALLINA Subdivision No: 53/2015 Lengths are in metres. Reduction Ratio 1:500	Registered 05.04.2016	DP1219163

Req:R153140 /Doc:DP 1219163 P /Rev:06-Apr-2016 /Sts:SC.OK /Prg:ALL /Prt:07-Feb-2017 14:55 /Seq:2 of 5
Ref:13559 /Sec:M

PLAN FORM 6 (2012) WARNING: Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 05.04.2016

Title System: TORRENS

Purpose: SUBDIVISION

Office Use Only

DP1219163

PLAN OF SUBDIVISION OF LOT 22 IN DP1211034

LGA: BALLINA

Locality: BALLINA

Parish: BALLINA

County: ROUS

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ANDREW SMITH

*Authorised Person/~~*General Manager/*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: ——

Consent Authority: BALLINA SHIRE COUNCIL

Date of endorsement: 29 FEBRUARY 2016

Subdivision Certificate number: 63/2015

File number: 2002/566

*Strike through if inapplicable.

Survey Certificate

I, ROBERT JOHN JACOB

of ARDILL PAYNE & PARTNERS

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on .....~~

*(b) The part of the land shown in the plan (*being/~~*excluding~~ ..... LOTS 22 TO 41, AND PART OF LOT 42 .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on, **1 DECEMBER 2015** the part not surveyed was compiled in accordance with that Regulation.

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.~~

Signature: ..... Dated: 29/2/16

Surveyor ID: 8691

Datum Line: "X" SSM167279 – "Y" SSM167282

Type: *Urban/~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep-Mountainous~~.

*Strike through if inapplicable.

^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

IT IS INTENDED TO DEDICATE TO THE PUBLIC:

THE EXTENSION OF OAKWOOD DRIVE (36 WIDE & VARIABLE WIDTH), AND THE ROAD WIDENING (5 WIDE)

Plans used in the preparation of survey/compilation.

DP1121034

DP1156992

DP1148641

DP1122527

DP1074242

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Surveyor's Reference: 5035TDP02

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 05.04.2016

Office Use Only

DP1219163

PLAN OF SUBDIVISION OF LOT 22 IN DP1211034

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 53/2015

Date of Endorsement: 29 FEBRUARY 2016

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
22	N.A.	OAKWOOD	DRIVE	BALLINA
23		OAKWOOD	DRIVE	BALLINA
24		OAKWOOD	DRIVE	BALLINA
25		OAKWOOD	DRIVE	BALLINA
26		OAKWOOD	DRIVE	BALLINA
27		OAKWOOD	DRIVE	BALLINA
28		OAKWOOD	DRIVE	BALLINA
29		OAKWOOD	DRIVE	BALLINA
30		OAKWOOD	DRIVE	BALLINA
31		OAKWOOD	DRIVE	BALLINA
32		OAKWOOD	DRIVE	BALLINA
33		OAKWOOD	DRIVE	BALLINA
34		OAKWOOD	DRIVE	BALLINA
35		OAKWOOD	DRIVE	BALLINA
36		OAKWOOD	DRIVE	BALLINA
37		OAKWOOD	DRIVE	BALLINA
38		OAKWOOD	DRIVE	BALLINA
39		OAKWOOD	DRIVE	BALLINA
40		OAKWOOD	DRIVE	BALLINA
41		OAKWOOD	DRIVE	BALLINA
42	N.A.			

Pursuant to Section 88B of the Conveyancing Act 1919, as amended, it is intended to create:

1. **Restriction on the Use of Land**
2. **Restriction on the Use of Land**
3. **Restriction on the Use of Land**
4. **Restriction on the Use of Land**
5. **Easement to drain water 3 wide**
6. **Easement to drain sewage 3 wide**

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5035TDP02

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 05.04.2016

Office Use Only

DP1219163

PLAN OF SUBDIVISION OF LOT 22 IN DP1211034

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 53/2015

Date of Endorsement: 29 FEBRUARY 2016

EXECUTED ON BAHLF of INVESTA CARE TWO PTY LTD ACN 162 733 833

Pursuant to Section 127 of the Corporations Act 2001 by the Sole Director/Secretary whose signature appears below:

.....

John Anthony Callanan
Sole Director / Secretary

I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]

Signature of witness:

Name of witness: Sharon Samuels

Address of witness: 150 Collins Street
Melbourne VIC

Certified correct for the purposes of the Real Property Act 1900 by the .....
SIGNED by ..... Eleanor Want ..... as attorney for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332

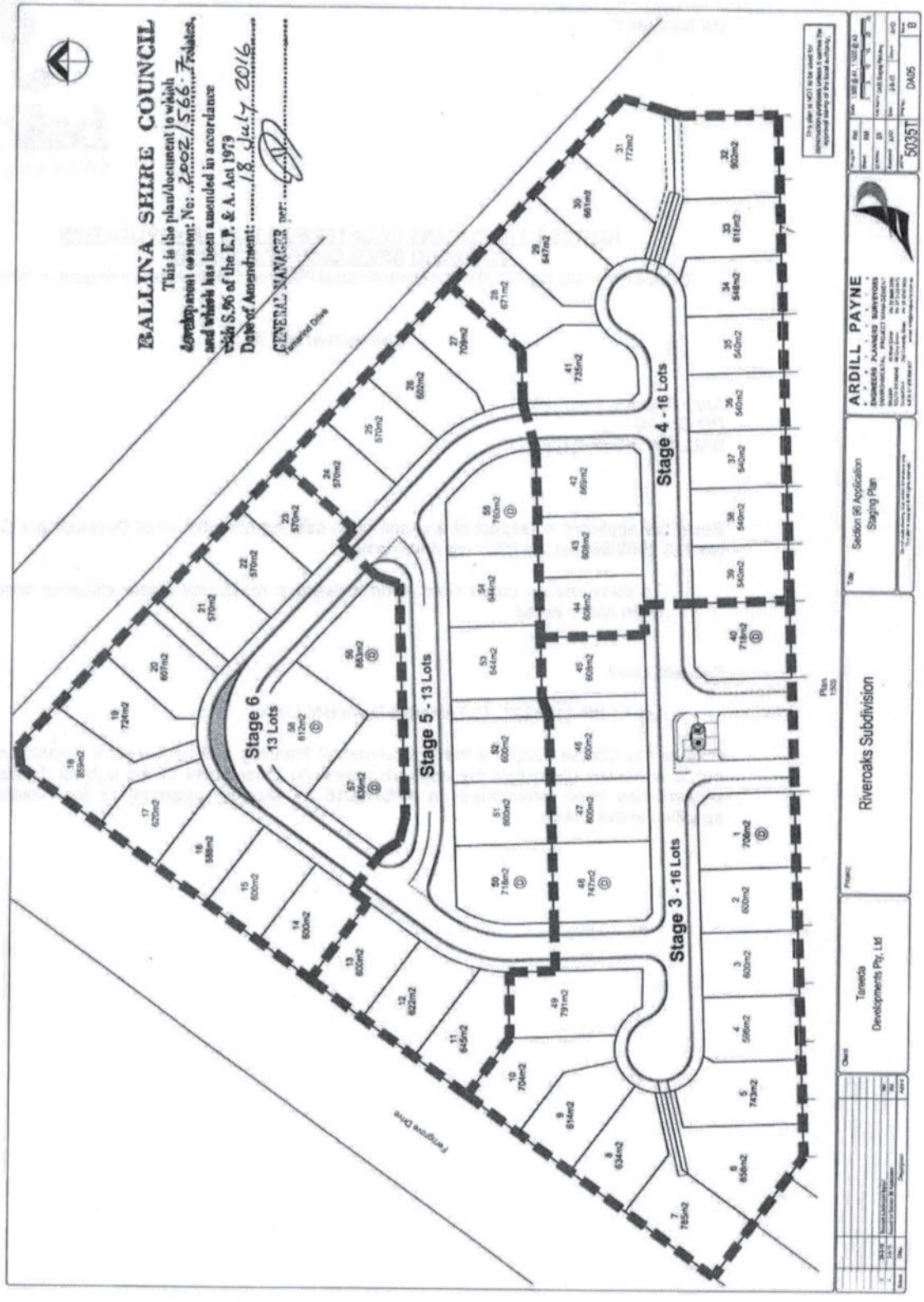
.....
(Signature) Tier Three Attorney

By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney

**s117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation*

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5035TDP02


BALLINA SHIRE COUNCIL
This is the plan/document to which development consent No: 2002/566.7 relates, and which has been amended in accordance with S.96 of the E.P. & A. Act 1979
Date of Amendment: 18 July 2016
GENERAL MANAGER per:
Stage 3 - 16 Lots
Stage 4 - 16 Lots
Stage 5 - 13 Lots
Stage 6
13 Lots
Ferrymore Drive
Riveroaks Subdivision
Section 96 Application
Staging Plan
ARDILL PAYNE
Tanerda
Developments Pty. Ltd
5035T
DA05

enquiries refer
Peter Drew
in reply please quote
DA 2002/566.7

ballina
shire council

NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION TO AMEND DEVELOPMENT CONSENT
(Issued under Clause 122(1) of the Environmental Planning and Assessment Regulation 2000)

Amendment No. 7

Ardill Payne & Partners
PO Box 20
BALLINA NSW 2478

Being the applicant in respect of an application seeking amendment of Development Consent No. **DA 2002/566** for the following development:

To carry out an urban subdivision creating a residential estate including associated open space areas.

Subject Land

Lot 14 DP 1156992, 71 Tamarind Drive BALLINA

Pursuant to Clause 122(1) of the Environmental Planning and Assessment Regulation 2000, notice is hereby given that the application seeking amendment of the subject development consent has been determined on 18/07/2016 by granting **approval** to the modifications specified in this notice.

DETAILS OF AMENDMENT No. 7

New Conditions

1.77 A 1.35m concrete footpath shall be required within the full length of the six metre wide public reserve off the end of Killala Avenue extending northwards. A footpath shall also be required within the five metre wide public corridor extending out onto Tamarind Drive. This footpath must include a connection to the existing footpath system at the intersection of Tamarind Drive and Ferngrove Drive. These footpaths must be designed and constructed in accordance with Standard Drawing R07 of the Northern Rivers Local Government Development Design and Construction Manuals. Details must be submitted to and approved by Council prior to the issue of the Construction Certificate.

1.78 The road pavement widening proposed around the bend along the frontage of lots 16 to 20 (shown hatched on Ardill Payne and Partners Dwg No. DA03 Issue: B) must be constructed as a concrete pavement. Design details must be submitted to and approved by Council prior to the issue of the Construction Certificate.

1.79 All litter baskets proposed to be utilised within the stormwater treatment train must be approved by Council. Prior to the issue of Construction Certificate the applicant shall contact Council on 6686 4444 to confirm the approved products.

1.80 The applicant shall complete the stormwater works generally in accordance with the following plans by Ardill Payne & Partners (Council Trim Ref: 16/56523):

- Job No. 5035T, Section 96 Application Concept Stormwater Layout Dwg No. DA03 Issue: B, Dated: 02/09/15
- Job No. 5035T, Section 96 Application Concept Stormwater Layout, Dwg No. SK6 Issue: C, Dated: 14/4/16
- Job No. 5035T, External Drainage Long Section & Maintenance Track Section, Dwg No. SK6A Issue: B, Dated: 19/5/16
- Job No. 5035T, Concept Bridge Layout Plan & Typical Section, Dwg No. SK4 Issue: A, Dated: 13/4/16

Detailed designs must be submitted to and approved by Council prior to the issue of the Construction Certificate for stage 5 of the development.

1.81 **Bushfire**
Prior to the issue of any subdivision certificate, certification from a suitably qualified bush fire consultant must be submitted to Council which verifies that the conditions imposed by the NSW Rural Fire Service (refer to Schedule 3) have been satisfied.

Amended Conditions

1.1 Development being carried out generally in accordance with the plans and associated documentation lodged by the applicant Ardill Payne and Partners, comprising the following references:

a. Ardill Payne & Partners 5035nsvh-da261001-15.doc, Dated 20 December 2001;
b. Ardill Payne & Partners EE:LT 5035lt-gc18, Dated 18 June 2002;
c. Ardill Payne & Partners Drawing No. 5035-sl.02a, Dated 1 June 2003;
d. Ardill Payne & Partners Draft Development Control Plan – Riveroaks,
e. Ardill Payne & Partners Job No 5035n, Dwg Nos 96-1 and 96-2 dated 20-5-09
f. Ardill Payne & Partners Job No. 5035T, Section 96 Application Lot Layout, Dwg No. DA01 (Issue E), Dated 7-3-16

g. Ardill Payne & Partners Job No. 5035T, Section 96 Application Staging Plan, Dwg No. DA05 (Issue B), Dated 24-3-16

except as modified by any condition in this consent.

1.7 **Developer contributions for subdivision**

The payment to Council of a non-refundable monetary contribution towards the provision of public services and amenities which are required as a result of the development. The contribution equivalent to the allotment yield for each stage of construction shall be paid to Council prior to the issue of a Subdivision Certificate for that stage.

The current amounts required are:

- **$1449.00** per additional serviced allotment for the provision of community facilities.

Prior to the issue of a Subdivision Certificate, the applicant will have obtained, or at least be eligible to obtain, a Certificate of Compliance under Section 27 of the Water Supply Authorities Act, 1987. To be eligible, all necessary water supply, sewerage and stormwater infrastructure would be completed and the developer will have paid the following:

- **$3221.00** per additional serviced allotment for the augmentation of water supply mains and storage within Ballina Shire;

- **$4929.00** per additional serviced allotment for the augmentation of sewerage works;

- **$8256.00** per additional serviced allotment for the amplification of water supply mains and storage within Rous Water District.

These rates are reviewed periodically by Council and the contribution amounts will be calculated at the rate applicable at the time of payment. Copies of the Contribution Plans may be inspected at Council Chambers, corner of Cherry and Tamar Streets, Ballina.

1.15 **Road Contribution**

In accordance with the Ballina Road Contribution Plan (October, 2002) the proponent is to pay Council a non-refundable monetary contribution towards the provision of Road Infrastructure Services that are required as a result of the proposed development. The contribution amount is **$2165.00** per residential allotment.

This rate is reviewed periodically by Council and the contribution amount will be calculated at the rate applicable at the time of payment. A copy of the plan may be inspected at Council Chambers corner of Cherry & Tamar Streets, Ballina.

An amount of $100,000.00 is to be off-set against the total Road Contribution calculated and payable in accordance with this condition, in acknowledgement of the material benefit of the land dedicated for the Western Arterial Road. This off-set will be affected at the time the contributions required by this condition are paid to Council.

1.15A **Developer Contribution for Subdivision**

In addition to the developer contributions payable under conditions 1.7 & 1.15 of this consent, the following contributions must also be paid prior to the issue of a Subdivision Certificate for the final stage of the development east of the Link Road. Total payment to Council of non-refundable monetary contributions shall be made towards the provision of public services, infrastructure and amenities, which are required as a result of the development in accordance with the following contribution plans prepared under Section 94 of the Environmental Planning & Assessment Act, 1979 and Development

Servicing Plans prepared under the Section 64 of the Local Government Act 1993 and Section 306 of the Water Management Act, 2000:

Contribution Plan/Development Servicing Plan	Adopted
Ballina Shire Contributions Plan 2008	23 October 2008
Ballina Road Contribution Plan October 2002	24 October 2002
Ballina Shire Council Water Supply Infrastructure Development Servicing Plans	27 May 2004
Ballina Shire Council Sewerage Infrastructure Development Servicing Plans	27 May 2004
Rous Water Development Servicing Plan	21 May 2003
Ballina CBD Car Parking Contribution Plan	25 November 2004
Lennox Head Village Centre Car Parking Contribution Plan	12 February 2004
The Council of the Shire of Ballina Section 94 Contributions Plan: Heavy Vehicle Traffic Generating Development - Maintenance and Construction of Roads	9 February 1996

The Contribution Plans and Development Servicing Plans provide for the indexing of contribution amounts. The rates payable will be indexed rates at the time payment is made. Copies of the Contribution Plans and Development Servicing Plans may be viewed at the Council Chambers, corner of Cherry and Tamar Streets, Ballina.

The Contribution amounts applicable at the time this consent is issued are as per **Schedule 1 and Schedule 2**.

Please note that the right of appeal and review of determination provisions of the EP&A Act 1979 that are applicable to Amendment No. 7 are as follows:

Right of Appeal: In accordance with Section 97AA of the Environmental Planning and Assessment Act 1979, an applicant who is dissatisfied with the determination of a consent authority with respect to the applicant's modification application under section 96 or 96AA (including a determination on a review under section 96AB) may appeal to the Court within 6 months after:

(a) the date on which the applicant received notice, given in accordance with the regulations, of the determination of that application or, if an application for review under section 96AB has been decided, the date on which the applicant received notice, in accordance with the regulations, of the decision, or

(b) the date on which the applicant's application is taken to have been determined in accordance with regulations made under section 82C (3), 96 (6) or 96AA (3).

Review of Determination: Section 96AB of the Environmental Planning and Assessment Act 1979 gives you, the applicant, the right to request the Council to review the determination of your modification application (made under Sections 96 and 96AA only). This request must be made within the time prescribed by Clause 123I of the EP&A Regulation 2000, being no later than 28 days after the date on which the modification application was determined, and be accompanied by the fee prescribed by Clause 258A of the EP&A Regulation 2000. Review provisions do not apply to:

(a) a determination of an application to modify a complying development certificate,

(b) a determination in respect of designated development,

(c) **a determination in respect of integrated development**,

(d) a determination made by the council under section 89A in respect of an application by the Crown,

(e) a determination that is taken to have been made because the council has failed to determine an application; and

(f) a determination made by a Joint Regional Planning Panel.

If you have any enquiries in relation to this matter please contact Peter Drew of Council's Development and Environmental Health Group on 6686 1254.

Yours faithfully

Vince Hunt
Acting Group Manager
Development and Environmental Health

18 July 2016

enquiries refer
Peter Drew
in reply please quote
DA: 2002/566.7

ballina
shire council

CONSOLIDATED NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION
(Amendment No.7)

Development Application No:	**2002/566**
Applicant:	Ardill Payne & Partners
Subject Land:	Lot 14 DP 1156992, 71 Tamarind Drive BALLINA
Development Proposal:	To carry out an urban subdivision creating a residential estate including associated open space areas.

(NB: Refer to the attached Schedule for a description of all amendments to DA No. 2002/566)

CONSOLIDATED CONSENT

DEFERRED COMMENCEMENT CONDITIONS

1. That the intersection design between the subdivisional estate and the Pacific Highway be undertaken on the current basis of it being a two laned roundabout sized and configured to meet the contemporary engineering practices for designed traffic flows generated by the proposed subdivision with the intersection of North Creek Road and the Pacific Highway. The roundabout shall be designed in accordance with the Austroads and the NSW Roads and Traffic Authority design guidelines, inclusive of concrete pavement and intersection lighting. The required design is to be undertaken in consultation with and approved by the NSW Roads and Traffic Authority and Ballina Shire Council's Civil Services Group.

2. That the construction standard of the internal roadway with the Link Road Reserve shall be designed to an 11m standard in accordance with Council's Interim Subdivisional Code requirements, having regard for the anticipated traffic generation of the development. The intersection, which connects the eastern and western sectors of the estate within the Link Road Reserve, shall be designed to a single lane local area roundabout form in accordance with the provisions of the Austroads design guides to the approval of Ballina Shire Council's Civil Services Group.

1. GENERAL CONDITIONS

General

1.1 Development being carried out generally in accordance with the plans and associated documentation lodged by the applicant Ardill Payne and Partners, comprising the following references:

a. Ardill Payne & Partners 5035nsvh-da261001-15.doc, Dated 20 December 2001
b. Ardill Payne & Partners EE:LT 5035lt-gc18, Dated 18 June 2002;
c. Ardill Payne & Partners Drawing No. 5035-sl.02a, Dated 1 June 2003
d. Ardill Payne & Partners Draft Development Control Plan – Riveroaks
e. Ardill Payne & Partners Job No 5035n, Dwg Nos 96-1 and 96-2 dated 20-5-09 ***(point e added by amendment No 4 approved 22 December 2009)***
f. Ardill Payne & Partners Job No. 5035T, Section 96 Application Lot Layout, Dwg No. DA01 (Issue E), Dated 7-3-16 ***(point f added by amendment No 7 approved 18 July 2016)***
g. Ardill Payne & Partners Job No. 5035T, Section 96 Application Staging Plan, Dwg No. DA05 (Issue B), Dated 24-3-16 ***(point g added by amendment No 7 approved 18 July 2016)***

except as modified by any condition in this consent.

1.2 **Local Government Act approval**
Pursuant to Section 78A(3) of the Environmental Planning & Assessment Act 1979, this development consent authorises the following activities listed under Section 68 of the Local Government Act 1993, subject to full compliance with all other relevant conditions of this approval:

i. Carry out water supply work.
ii. Draw water from a Council water supply or a standpipe or selling water so drawn.
iii. Install, alter, disconnect or remove a meter connected to a service pipe.
iv. Carry out sewerage work.
v. Carry out stormwater drainage work.
vi. Connect a private drain or sewer with a public drain or sewer under the control of Council or with a drain connected to such device or facility.
vii. Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.

These (vii) approvals expire upon completion of the building works on the land.

As provided for in Section 78A(6) of the Act, the abovementioned approvals are granted only to the applicant and do not attach to or run with the subject land.

1.3 **Notify Council of environmental incident**
In the event of an incident on the site that has caused, is causing, or is likely to cause harm to the environment, the proponent and/or operator shall report the event to Council immediately it becomes known to the proponent or any person acting on the proponent's behalf.

1.4 **Waste disposal**
All demolition, construction or the like waste is to be transported and disposed of to an EPA approved waste treatment facility, or if alternative disposal methods are proposed, the written approval for such is to be granted by Council.

1.5 **Noise generation**
Any noise generated during the construction of the development shall not exceed the limits specified in the Noise Control Manual.

1.6 **Hours of construction/civil works**
Any building work involving the use of noisy mechanical plant or noisy equipment must only be carried out within the following hours:

(a) Monday to Friday - 7.00am to 6.00pm
(b) Saturday - 7.00am to 5.00pm
(c) Sunday - No noisy work at all

Saturday work is permitted up until 5.00pm in each of the two segments of the site (as defined by the Link Road) until such time as the first dwelling house is occupied in either segment.

Upon occupation of the first dwelling house in any segment, Saturday work is to be carried out only between the hours of 7.00am to 1.00pm in that segment.

1.7 **Developer contributions for subdivision**
The payment to Council of a non-refundable monetary contribution towards the provision of public services and amenities which are required as a result of the development. The contribution equivalent to the allotment yield for each stage of construction shall be paid to Council prior to the issue of a Subdivision Certificate for that stage.

The current amounts required are:

- **$1449.00** per additional serviced allotment for the provision of community facilities.

Prior to the issue of a Subdivision Certificate, the applicant will have obtained, or at least be eligible to obtain, a Certificate of Compliance under Section 27 of the Water Supply Authorities Act, 1987. To be eligible, all necessary water supply, sewerage and stormwater infrastructure would be completed and the developer will have paid the following:

- **$3221.00** per additional serviced allotment for the augmentation of water supply mains and storage within Ballina Shire;

- **$4929.00** per additional serviced allotment for the augmentation of sewerage works;

- **$8256.00** per additional serviced allotment for the amplification of water supply mains and storage within Rous Water District.

These rates are reviewed periodically by Council and the contribution amounts will be calculated at the rate applicable at the time of payment. Copies of the

Contribution Plans may be inspected at Council Chambers, corner of Cherry and Tamar Streets, Ballina. **(Modified by Amendment No. 7, 18 July 2016)**

Roads and Drainage

1.8 **External roadworks**
Prior to the issue of the first Subdivision Certificate for the development, the following external roadworks shall be undertaken:

- That the road intersection between the estate and the Pacific Highway be constructed to a minimum standard of the design approved in Deferred Commencement Condition No. 1 at no cost to Council. Should it be determined that this intersection should be constructed to a larger capacity having regard for broader traffic growth needs, then such works maybe undertaken on the basis that the subdivisional estate developer is not responsible for any additional costs involved in providing for larger capacity works.
- That the road and roundabout intersection works approved in Deferred Commencement Condition No. 2 shall be constructed at no cost to the Council.

1.9 **Landscaping mound**
For the purposes of this condition, the estate is described as containing two segments as separated by the Link Road corridor. The land for the proposed plantation mound and sound barrier shall be vegetated and dedicated as road reserve for the frontage of the Pacific Highway for the respective segment of the estate with the issue of the first Subdivision Certificate for that segment of the estate. The plantation mound shall be a nominal one (1) metre in height (exclusive of the noise mitigation structures to be constructed on it) with 1 in 4 batters.

1.10 **Link Road road reserve**
The land for the proposed access road (Link Road) reserve shall be a minimum width of 35m (inclusive of plantation/landscaping mound) and shall be dedicated for the full length of the access road (Link Road) from the Pacific Highway to the southern boundary of the 2(a) zone boundary with the issue of the first Subdivision Certificate. The plantation mounds shall be required to be constructed on both the eastern and western boundaries of the access road.

1.11 **Access to sewage treatment plant**
A right-of-carriageway, easement or equivalent legal instrument, having a minimum width of five (5) metres, to the satisfaction of Council, extending from the southern boundary of the 2(a) zoned land to the Ballina Sewage Treatment Plant shall be created benefiting Council with the first Subdivision Certificate. The alignment of this right-of-carriageway, easement or equivalent legal instrument shall be consistent with the alignment shown on Ardill Payne & Partners Drawing No. 5035-sl.02a, Dated 1 June 2003.

1.12 **Service Easement**
Any electricity easement (benefiting Country Energy) over the residue rural property to the south of the subdivision shall also benefit Ballina Shire Council to enable the co-provision of services and vehicular access.

1.13 **Access restrictions**
A 0.5m wide access restriction strip (or similar) preventing vehicular access to the access road (Link Road) and the Pacific Highway shall be recorded on the land titles affected in a covenant of those lots that have frontage to these roads.

1.14 **Roundabout construction**
The roundabout proposed for the Pacific Highway/access road (Link Road) intersection shall be a concrete pavement to the satisfaction of Council's Engineer. Flexible pavement is permissible for roundabouts elsewhere within the development subject to the specific design requirements of Council's Engineer.

1.15 **Road Contribution**
In accordance with the Ballina Road Contribution Plan (October, 2002) the proponent is to pay Council a non-refundable monetary contribution towards the provision of Road Infrastructure Services that are required as a result of the proposed development. The contribution amount is **$2165.00** per residential allotment.

This rate is reviewed periodically by Council and the contribution amount will be calculated at the rate applicable at the time of payment. A copy of the plan may be inspected at Council Chambers corner of Cherry & Tamar Streets, Ballina.

An amount of $100,000.00 is to be off-set against the total Road Contribution calculated and payable in accordance with this condition, in acknowledgement of the material benefit of the land dedicated for the Western Arterial Road. This off-set will be affected at the time the contributions required by this condition are paid to Council. **(Modified by Amendment No. 7, 18 July 2016)**

1.15A **Developer Contribution for Subdivision**
In addition to the developer contributions payable under conditions 1.7 & 1.15 of this consent, the following contributions must also be paid prior to the issue of a Subdivision Certificate for the final stage of the development east of the Link Road. Total payment to Council of non-refundable monetary contributions shall be made towards the provision of public services, infrastructure and amenities, which are required as a result of the development in accordance with the following contribution plans prepared under Section 94 of the Environmental Planning & Assessment Act, 1979 and Development Servicing Plans prepared under the Section 64 of the Local Government Act 1993 and Section 306 of the Water Management Act, 2000:

Contribution Plan/Development Servicing Plan	Adopted
Ballina Shire Contributions Plan 2008	23 October 2008
Ballina Road Contribution Plan October 2002	24 October 2002
Ballina Shire Council Water Supply Infrastructure Development Servicing Plans	27 May 2004
Ballina Shire Council Sewerage Infrastructure Development Servicing Plans	27 May 2004
Rous Water Development Servicing Plan	21 May 2003
Ballina CBD Car Parking Contribution Plan	25 November 2004
Lennox Head Village Centre Car Parking Contribution Plan	12 February 2004
The Council of the Shire of Ballina Section 94	

Contributions Plan: Heavy Vehicle Traffic Generating Development - Maintenance and Construction of Roads	9 February 1996

The Contribution Plans and Development Servicing Plans provide for the indexing of contribution amounts. The rates payable will be indexed rates at the time payment is made. Copies of the Contribution Plans and Development Servicing Plans may be viewed at the Council Chambers, corner of Cherry and Tamar Streets, Ballina.

The Contribution amounts applicable at the time this consent is issued are as per **Schedule 1 and Schedule 2. (Added by Amendment No. 4, 22 December 2009 and Modified by Amendment No. 7, 18 July 2016)**

1.16 **Noise attenuation**
Noise attenuation measures shall be required in accordance with the Environmental Criteria for Road Traffic Noise, and in particular:

a. The Pacific Highway [inclusive of access road (Link Road) intersection returns] shall have noise attenuation devices installed on an earthen plantation mound of nominal one (1) metre height with a 1 in 4 batter slope and be vegetated to visually screen the noise attenuation devices.
b. Noise attenuation fence barriers required for the access road (Link Road) as a consequence of the Link Road distributor traffic shall be the responsibility of Ballina Shire Council.
c. Noise attenuation requirements that require residential allotment attenuation shall be included within a Section 88B User Restriction advising of the requirements to the satisfaction of Council's Engineer.

1.17 **Local area traffic management**
Local Area Traffic Management Principles in accordance with Austroads Design Specifications shall be adopted in the engineering design of the road infrastructure to the satisfaction of Council's Engineer. These principles shall include providing threshold treatments on lower priority roads in general accordance with those details depicted by Figure 21 (Ardill Payne & Partners, dated April 2002). The installation of additional on-street parking shall be required in cul-de-sacs and adjacent to medium density and duplex allotments to the satisfaction of Council's Engineer.

1.18 **Temporary turnaround facilities**
Temporary turnaround facilities shall be provided at the appropriate stage boundaries of the road network. Such turnaround facilities shall include a single coat spray seal or as otherwise approved by Council's Engineer.

1.19 **Stormwater management strategy**
The development shall implement a Stormwater Management Strategy that maintains a nil pollutant load increase during both development and construction activities. Such management strategy shall be in keeping with the concepts as proposed in Ardill Payne & Partners Facsimile Transmission dated 9 August 2002.

1.20 **All works to accord with Code**
With the proposed opening of any new road, the applicant shall design and construct all road subgrades and pavements, kerb and gutter, stormwater and subsurface drainage, water, sewer, telephone and electricity reticulation in accordance with the provisions of Council's Subdivision Code (as current at the time of construction works commencing). In this regard, a Construction Certificate will not be issued until plans and specifications have been submitted to the Principal Certifying Authority at least four (4) weeks prior to construction commencing.

1.21 **Road inspection fee**
With the proposed opening of any new road, the applicant shall pay to Council an inspection fee calculated on the basis of 3% of the estimated value of construction prior to issue of Construction Certificate. The estimated value of construction will include the Goods and Services Tax amount payable.

1.22 **Design by Engineer**
All civil works required by this consent shall be designed by a suitably qualified Civil Engineer in accordance with the provisions of Council's Subdivision Code (as current at the time of construction works design being submitted for approval). The engineering design shall be submitted to the Principal Certifying Authority for Construction Certificate approval at least four (4) weeks prior to commencement of construction.

1.23 **Traffic control during construction**
All traffic control during construction shall be in accordance with the Roads and Traffic Authority – Traffic Control at Work Sites.

1.24 **Submission of "works-as-executed" drawings**
Prior to the release of the Subdivision Certificate, the applicant shall submit to Council a copy of a 'Works-as-Executed' (WAE) drawing and a computer disk copy of the WAE information. Separate drawings shall be provided for sewer and stormwater drainage. Such drawings are to be at a scale of 1:500 on transparent material. The applicant shall be deemed to have indemnified all persons using such drawings against any claim or action in respect of breach of copyright.

1.25 **Maintenance period**
A maintenance period of six months will apply from the date of issue of a Subdivision Certificate. A maintenance bond shall be lodged with Council for the six (6) month maintenance period. The value of the bond will be equivalent to 5% of the total cost of the civil works (and will include Goods and Services Tax) and may be used by Council to maintain, repair or rectify works that are failing.

1.26 **Road names**
All new road and street names shall be submitted to Council for approval prior to making application for a Subdivision Certificate.

Acid Sulfate Soils

1.27 **Acid sulfate soils management plan**
A detailed acid sulfate soils management plan shall be developed for those areas of potential acid sulfate soils (PASS) that are likely to be disturbed by the

development. Such plan is to identify the detailed procedures proposed to be undertaken in the treatment of any disturbed PASS before acidification occurs. Such plan is to be prepared to the requirements and satisfaction of Council prior to implementation.

1.28 **Acid sulfate soils management plan audit**
The applicant is to engage a suitably qualified and independent Environmental Consultant to review and validate the management of the approved Acid Sulfate Soils Management Plan and submit a report to Council at the completion of Subdivision Certificate.

1.29 **Works process strategy – stormwater**
Prior to the issue of a Construction Certificate, the applicant shall submit a works process strategy (WPS) that will demonstrate that the development works are carried out in a manner that is compliant with the stormwater quality assessment plan. The WPS is to include, but not be limited to the following:

- Proposed frequency of on-site inspections.
- Proposed maintenance regime of gross pollutant traps and erosion and sedimentation controls (including any temporary works required during construction).
- Notification to Council that the above have been undertaken.
- Reporting and testing of the stormwater quality strategy to demonstrate that the operational performance of the system is achieved.
- Provision of an independent audit by a suitably qualified and experienced person demonstrating that the stormwater quality targets/objectives are being achieved and complied with.

1.30 **Acceptance of stormwater system**
Council shall accept the stormwater management system (per watershed catchment) "on maintenance" only one the system is complete in its entirety and demonstrated to be functionally operating as designed to the satisfaction of Council's Engineer.

1.31 **Gross pollutant traps**
Gross pollutant traps shall be designed and constructed to the approval of Council's Engineer and make due provision for all weather maintenance access and turning facilities.

1.32 **Stormwater treatment areas in sewage treatment works**
All stormwater treatment areas that are upon the residual lot within the Ballina Sewage Treatment Plant buffer zone are to be contained within an easement benefiting Ballina Shire Council. The easement is to be such that will enable the continued discharge of stormwater from and through the estate and through and/or over such land to adjoining downstream lands. These stormwater treatment easements are to include the grass swale areas and channels utilised to meet the nil pollutant load increase development criteria.

1.33 **Overland flow paths**
Overland flow paths shall be provided within the subdivision such that these flow paths are contained within a minimum 5m wide pathway corridor, reserve or other open space to the approval of Council's Engineer.

1.34 **Pathway standards**
Pathway corridors shall be a minimum of 5m in width. Bollards or similar devices shall be required within these corridors to prevent unauthorised vehicular traffic utilising these corridors to the satisfaction of Council's Engineer.

1.35 **Pacific Highway drainage provision**
The development shall make due provision for the diversion or piping of the existing stormwater quantities that discharge onto the site via the Pacific Highway drainage system and demonstrate that such proposed works do not unduly affect the function of the existing stormwater system. The development is not required to cater for pipe design flows over and above the existing capacity of the Pacific Highway drainage system.

1.36 **Noise barrier construction**
The noise barrier shall be of a concrete panelling construction or equivalent that achieves a minimum fifty (50) year design life and is inclusive of a basic pattern finish to the approval of Council's Engineer.

Cycleways, Pathways and Public Transport

1.37 **Cycleway standard**
A minimum 3.0 metre wide cycleway being constructed of 150mm gravel pavement with 25mm asphalt surfacing (or concrete equivalent) shall be provided that links the first stage of the development to the existing constructed cycleway system at North Creek Canal bridge. The cycleway shall be designed in accordance with Austroads Cycleway Design specification.

1.38 **Footpath standard**
A 1.35m wide concrete footpath shall be constructed within the road verge of all roads excluding cul-de-sac roads servicing ten properties or less.

1.39 **Public transport**
A written undertaking from a local public transport service provider is to be provided to Council to the satisfaction of Council's Engineer such that:

a. A public transport service shall commence at the same time as the issue of the first Occupation Certificate for a residential dwelling in the estate.
b. Bus shelters shall be provided in accordance with Figure 13 – Bus Routes and Cycleways Plan. In addition, public transport route identification signage (hoops) shall be provided at approximately 400m intervals or as otherwise approved by Council and that three approved bus shelters be installed at appropriate locations within the estate.

1.40 **Child care centre site**
Provision shall be made within the subdivision for a suitably sized and located allotment that can accommodate the needs for child day care centre. In particular the lot size is to be such that permits sufficient off street car parking and suitable access points to enable vehicles to enter and leave the lot in a forward direction.

Earthworks and Access

1.41 **Dwelling foundation/footing requirements**
Residential allotments that are located over soft clay areas shall be required to be constructed with foundations that are slab on ground or piered to achieve a low susceptibility to settlement in accordance with Soil Surveys Engineering report dated November 1997. These details are to be included in a Section 88B instrument and recorded on the title of the affected allotments.

1.42 **Site filling**
All site filling (excluding open space and sports field areas) shall be filled to a minimum fill level of RL 2.0m AHD and shall be in compliance with the requirements of Level 1 geotechnical testing for:

- Australian Standard 2870 - 1996 Residential Slabs and Footings Code
- Australian Standard 3798 - 1996 Guidelines on Earthworks for Commercial and Residential Developments

Certification from a suitably qualified practicing Geotechnical Engineer verifying such site filling is in accordance with Australian Standard 2870 & Australian Standard 3798 and having adequate bearing capacity for building construction is to be submitted to Council prior to the release of the Subdivision Certificate for each filled stage.

Road levels may be filled to up to 300mm less than RL 2.0m AHD subject to flow velocity depth relationship not exceeding a 0.4m ratio. This will have to be verified by the applicant and endorsed by Council's Engineer prior to issue of the Construction Certificate. ***(Modified by Amendment No. 4, 22 December 2009)***

1.43 **Standard of fill**
The applicant shall ensure that any fill material imported to the site for the proposed development shall only be obtained from an approved quarry or extractive industry source. The supplier of the fill material shall certify to Council at the completion of the construction of the subdivision that the material was free of contaminants, being natural or otherwise.

Water & Sewer

1.44 **Dual water reticulation**
The developer shall make arrangements for the supply of potable and non-potable water to the development to the approval of Council's Engineer. This shall include an investigation and feasibility study as to the suitability of the development site prior to the issue of the Construction Certificate for Stage 1. Should the investigation and feasibility study identify the site as being a viable non-potable water supply user, the developer shall be required to install dual reticulation infrastructure within the development site at no cost to Council prior to the release of the Subdivision Certificate for Stage 1.

1.45 **Sewerage disposal**
All sewerage is to be pumped to the Ballina Sewage Treatment Plant (BSTP). The sewage is to be conveyed in suitably designed sewerage systems to ensure that

detention guidelines are met to ensure that when the sewage is delivered to the BSTP that it is not septic.

1.46 **Sewerage design**
All sewerage design shall comply with the minimum requirements of the NSW Public Works Department design criteria as set out in the Manual of Practice – Sewer Design and Manual of Practice – Sewerage Pump Station Design. The proposed sewer design shall be required to demonstrate that it is a very low risk outcome taking into account the geotechnical settlement characteristics of the site.

1.47 **Sewage pump stations**
All standard sewage pump stations shall:

a. Be designed for a well capacity of 8 hour ADWF including temporary pump station locations.
b. Be controlled by multitrode level controls and cabinet details to Council's Engineers requirements.
c. Have telemetry installed as per Council's Engineers requirements.
d. Be supplied with dual pumps installed in the pump station and one additional spare pump for the estate provided to Council's Water and Sewerage Depot prior the release of the Subdivision Certificate.
e. Be provided with a minimum standard sealed access and turnaround area consisting of 25mm AC10 and 300mm DGB20 gravel pavement thickness.

1.48 **Sewer gravity mains**
Sewer gravity mains are not to exceed a final design depth of 3.5m unless otherwise approved by Council's Engineer.

1.49 **Sewer main extension**
The sewer main shall be extended into the proposed new lot(s) at the developer's expense. The sewer main extension design drawings shall be in accordance with Council's Subdivision Code (as current at the time of construction works commencing). A Construction Certificate is required to be obtained prior to commencement of construction works. All easements considered necessary by Council's Engineer should be created by the applicant/developer. Upon completion of the sewer extension and prior to issue of the Subdivision Certificate, "Works-as-Executed" drawings shall be submitted to Council, drawn to a scale of 1:500.

1.50 **Water main extension**
The water main shall be extended into the proposed new lot(s) at the developer's expense. The water main extension shall be in accordance with Council's Subdivision Code (as current at the time of construction works commencing). A Construction Certification is to be obtained prior to commencement of construction works. All easements considered necessary by Council's Engineer shall be created by the applicant/developer.

1.51 **Water main easement (private land)**
Where the subdivision layout results in the existing main being situated within private land, a five (5) metre wide easement is to be created over that main. The terms and wording of the easement is to be to the requirements and satisfaction of Rous Water.

1.52 **Water main easement (public land)**
Where the subdivision layout results in the existing main being situated within private land, a five (5) metre wide easement is to be created over that main. The terms and wording of the easement is to be to the requirements and satisfaction of Rous Water.

1.53 **No signs without approval**
No advertising sign(s) is to be erected or displayed without prior submission of a development application to, and approval from, Council.

1.54 **Landscape plan to be submitted**
A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate for Stage 1, excluding bulk filling works. The plan shall show the mature height, location, quantity and species of all plantings and should also give details of soil conditions and the planting and maintenance program.

1.55 **Revegetation of disturbed areas**
All disturbed and exposed areas are to be revegetated. Revegetation of such areas shall be implemented as soon as construction works end in each area of the development.

1.56 **Water truck provision**
A water truck designed to suppress dust from exposed surfaces and access roads shall be available at or to the site. Exposed surfaces and access pads shall be regularly wetted to suppress dust generation.

1.57 **Protection of existing vegetation**
Any trees or shrubs existing on the site and nominated for retention on the approved development application plan are to be protected during construction works.

1.58 **Repair damaged infrastructure**
Kerb and guttering, footpaths, utility services or roadworks damaged as a result of construction works related to the development shall be immediately reinstated to a satisfactory condition.

1.59 **List of public infrastructure**
In connection with the "Works-As-Executed" drawings the proponent shall submit a listing of all road, stormwater and sewer assets generated by the development. The format of the list shall conform to the proforma in Council's Subdivision Code (as current at the time).

1.60 **Sewer & stormwater easements**
Easements shall be created prohibiting the erection of buildings over or adjacent to sewer and stormwater pipelines. The prohibition on the erection of buildings shall extend horizontally on each side of a pipeline for a distance equal to the depth of the pipeline from invert level to finished surface level. The minimum width of such an easement shall be 2.5 metres.

1.61 **Telephone & electricity**
Prior to the release of the Subdivision Certificate, the applicant shall submit to Council written evidence stating that telephone and electricity services are available to each allotment created.

Open Space/Playing Fields

1.62 **Playing field construction**
The proposed playing field shall be required to be operational prior to the release of the Subdivision Certificate that will release the 150th allotment. The playing field shall provide the following to the satisfaction of Council's Group Manager, Civil Services:

a. A sealed access, turnaround area and twenty sealed car parking spaces.
b. An additional all weather overflow parking area for a further 35 vehicles.
c. An automatic irrigation system.
d. A grassed surface and topsoil profile of 150mm depth to Council's specifications.

1.63 **Playground construction**
The proposed playground shall be dedicated to Council free of charge, at the completion of Stage 1. The playground shall be embellished and be available for play upon occupation of the first dwelling. The playground shall include but not be limited to the following requirements to the satisfaction of Council's Group Manager, Civil Services:

a. The playground/equipment area shall be fenced to a pool fencing standard.
b. An approved shade structure shall be required to cover the play equipment.
c. Soft fall to be an approved rubberised compound.
d. Play equipment to facilitate use for a range of age groups to a value of $30,000.00.
e. Detailed design of the space requirement and play equipment locations to be undertaken in consultation with Council's Open Spaces and Reserves Manager.
f. The adjoining park area is to be fitted with an electric BBQ and two sheltered picnic tables.
g. An amenities building shall be constructed that services both the playground and the playing field.

1.64 **Long service levy**
In accordance with Section 109F of the EP & A Act, a Construction Certificate will not be issued with respect to the plans and specifications for construction works until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid. Currently this rate is 0.2% of the cost of the construction works costing $25,000 or more. Works less than $25,000 are not subject to the levy.

1.65 **POEO Act 1997**
The discharge of sediment and waste materials (inclusive of washed down concrete driveways, cleaning of paint/plaster/concrete tools etc) that can make their way into the drainage system may constitute a breach of development approval conditions. Accordingly, Council Officers may issue Clean Up Notices and/or

Prevention Notices to which fines are permissible in accordance with the Protection of the Environment Operations Act 1997.

1.66 **Underground electricity supply**
All power reticulation within the estate and servicing the new residential lots shall be provided underground. The overhead high voltage transmission lines shall be rerouted along the Link Road corridor and the Pacific Highway to the requirements and approval of Country Energy, the NSW Roads and Traffic Authority and Ballina Shire Council. The route of the high voltage transmission lines shall be generally in accordance with the plan provided by Country Energy showing the alignment marked in red, stamped approved and dated 19 June 2008. ***(Modified by Amendment No. 3, 19 June 2008)***

Subdivision

1.67 **Survey marks**
Where permanent survey marks have been placed or existing survey marks have been connected to the Australian Height Datum under the requirements of the Survey Practice Regulation 1990 (Clause 33), those values are to be provided to Council and shown on the Works-as-Executed drawings.

1.68 **Application for subdivision certificate**
A completed Subdivision Certificate application form accompanied by final plans of subdivision, together with the requisite processing fee, shall be submitted to Council for approval.

1.69 **Subdivision works to comply with code**
All works associated with this subdivision are to be designed and constructed in compliance with Council's Subdivision Code (as current at the time of construction works commencing).

1.70 **Rehabilitation area management plan**
Prior to the release of the Construction Certificate for Stage 1 of the Riveroaks development, the proponents are required to provide Council with a detailed Rehabilitation Area Management Plan that contains:

a. A schedule of works for the life of the project. This should include a projected time frame, when each stage of the regeneration works will be completed.
b. Detailed landscaping plans for all areas to be rehabilitated.
c. Details of the precise areas to be regenerated as mangrove forest, saltmarsh and buffer zone plantings
d. Methods to be used for planting, propagation and translocation procedures.
e. Details on the removal and modification of floodgates along the North Creek Canal.
f. Details on what engineering works that are required to undertaken for the establishment of the mangrove and saltmarsh habitats.
g. Measures taken to exclude stock from the areas to be regenerated
h. Details of all proposed monitoring programs. The monitoring programs should include a review period where Council can assess the success or the otherwise of the regeneration works.

1.71 **Maintenance period for regeneration/conservation areas**
The proponents are required to regenerate and maintain all conservation areas, buffer zones and compensatory habitat areas for a period of at least 5 years or until the signing of the stage 7 subdivision certificate. Council requires the rehabilitation works to commence concurrently with the Stage 1 works.

1.71A The Environmental rehabilitation measures established under the terms and conditions of development consent 2006/650 are to be integrated into the development approved under the terms and conditions of development consent 2002/566. ***(Added by Amendment No. 4, 22 December 2009)***

1.72 **Bond for regeneration works**
The proponents are required to lodge a $50,000 bond with Council for the failure of the regeneration works. The success of the mangrove regeneration works will be based on the proponents achieving a density of 1000 mangrove seedlings/saplings per 1500m2 of land area. The success of the mangrove regeneration works will determined by Council and NSW Fisheries.

Heritage Matters

1.73 **Items of archaeological significance**
The developer shall not knowingly destroy, deface or damage any Aboriginal relic or other item of archaeological significance within the development site without the written consent of the National Parks and Wildlife Service.

1.74 **Notify NPWS of items of archaeological significance if discovered**
Upon discovery of any Aboriginal relics within the meaning of the National Parks and Wildlife Act, 1974 within the development site, the operator/developer shall immediately notify the National Parks and Wildlife Service (NPWS) and the Jali Local Aboriginal Land Council and shall cease operations within the vicinity thereof until such time as the consent of the NPWS is obtained for the destruction, removal or protection thereof and the operator/proponent has complied with the direction of the Service in that respect/

1.75 **Consult with Jali**
Prior to the issue of any Construction Certificate for civil works (or other works likely to disturb natural ground) the applicant is to consult with the Jali Local Aboriginal Land Council and its Cultural and Heritage Group and demonstrate to Council that the proposed works will take suitable account of any outcomes of that consultation.

Mosquito/Stormwater

1.76 The provision of an integrated management plan for the stormwater treatment system, mosquito management and vegetated buffer/regeneration areas is to be provided to Council prior to the issue of a Construction Certificate for Stage 1, excluding bulk filling. The management plan should incorporate an annual reporting function to Council, which provides evidence of compliance with the intent and environmental outcomes of the management plan.

Footpath

1.77 A 1.35m concrete footpath shall be required within the full length of the six metre wide public reserve off the end of Killala Avenue extending northwards. A footpath shall also be required within the five metre wide public corridor extending out onto Tamarind Drive. This footpath must include a connection to the existing footpath system at the intersection of Tamarind Drive and Ferngrove Drive. These footpaths must be designed and constructed in accordance with Standard Drawing R07 of the Northern Rivers Local Government Development Design and Construction Manuals. Details must be submitted to and approved by Council prior to the issue of the Construction Certificate. ***(Added by Amendment No. 7, 18 July 2016)***

Civil Works

1.78 The road pavement widening proposed around the bend along the frontage of lots 16 to 20 (shown hatched on Ardill Payne and Partners Dwg No. DA03 Issue: B) must be constructed as a concrete pavement. Design details must be submitted to and approved by Council prior to the issue of the Construction Certificate. ***(Added by Amendment No. 7, 18 July 2016)***

Stormwater Management

1.79 All litter baskets proposed to be utilised within the stormwater treatment train must be approved by Council. Prior to the issue of Construction Certificate the applicant shall contact Council on 6686 4444 to confirm the approved products. ***(Added by Amendment No. 7, 18 July 2016)***

1.80 The applicant shall complete the stormwater works generally in accordance with the following plans by Ardill Payne & Partners (Council Trim Ref: 16/56523):

- Job No. 5035T, Section 96 Application Concept Stormwater Layout Dwg No. DA03 Issue: B, Dated: 02/09/15
- Job No. 5035T, Section 96 Application Concept Stormwater Layout, Dwg No. SK6 Issue: C, Dated: 14/4/16
- Job No. 5035T, External Drainage Long Section & Maintenance Track Section, Dwg No. SK6A Issue: B, Dated: 19/5/16
- Job No. 5035T, Concept Bridge Layout Plan & Typical Section, Dwg No. SK4 Issue: A, Dated: 13/4/16

Detailed designs must be submitted to and approved by Council prior to the issue of the Construction Certificate for stage 5 of the development. ***(Added by Amendment No. 7, 18 July 2016)***

Bushfire

1.81 Prior to the issue of any Subdivision Certificate, certification from a suitably qualified bush fire consultant must be submitted to Council which verifies that the conditions imposed by the NSW Rural Fire Service (refer to Schedule 3) have been satisfied. ***(Added by Amendment No. 7, 18 July 2016)***

Department of Land and Water Conservation General Terms of Approval for a License under the Water Act 1912

1. Erosion and sediment control measures shall be employed until vegetation has stabilised the area, to minimise silts and sediments from entering the adjoining waterways.

2. Proposed fill material shall be clean fill and shall not present an environmental hazard.

3. The hydraulic performance and ecological value of the watercourse to be filled shall be accommodated in the proposed new waterway and the proposed filling shall not cause surface water flooding of any adjoining property.

4. NSW Fisheries concurrence to the proposal.

NSW Fisheries General Terms of Approval under Section 205 of the Fisheries Management Act

1. Removal of the floodgates

2. Establishment and management of an approximate 2.0ha compensatory wetland area habitat as detailed in the report titled "Rehabilitation Area Management Plan for a 2 hectare area of land in Lot 2 DP 1074242" (James Warren & Associates November 2007" ***(Modified by Amendment No. 5, 13 February 2009)***

3. Obtaining a dredging and reclamation permit from NSW Fisheries to redirect watercourses outlined in the proposal.

4. Obtaining a permit to harm marine vegetation when destroying mangroves. NSW Fisheries will enable the proponent to undertake the 2ha compensatory works under the same permit provided the permit application form sufficiently details the area and elevations of the land to be used for the compensatory plantings. ***(Modified by Amendment No. 5, 13 February 2009)***

Roads and Traffic Authority (RTA) Concurrence

In accordance with the RTA's advice (letter dated 5 April 2002), connection of the Link Road to the Pacific Highway requires the prior formal concurrence of the RTA (pursuant to Section 138(2) of the Roads Act 1993). All works associated with this junction will be at no cost to the RTA and will need to be completed prior to occupation of the subdivision.

Schedule 1

(Added by Amendment No. 4, 22 December 2009 and Modified by Amendment No. 7, 18 July 2016)

Contribution	Account - Unique No.after PLD 013 /9999	Contribution Unit	Rate per contribution Unit	Total Contribution Units Payable	TOTAL COST
Ballina District Parks	51	per equivalent allotment	$960.00	6.0000	$5,760.00
Regional Open Space Facilities	66	per equivalent allotment	$922.00	6.0000	$5,532.00
Open Space Administration	67	per equivalent allotment	$37.00	6.0000	$222.00
Ballina District Community Facilities	68	per equivalent allotment	$1,818.00	6.0000	$10,908.00
Regional Community Facilities	72	per equivalent allotment	$3,131.00	6.0000	$18,786.00
Community Facilities Administration	73	per equivalent allotment	$75.00	6.0000	$450.00
North & West Ballina Roads	1	per equivalent residential allotment	$2,165.00	6.0000	$12,990.00
North Ballina Sewerage (DSP Area B)	93	per equivalent tenement	$4,929.00	6.0000	$29,574.00
North Ballina Water (DSP Area B)	91	per equivalent tenement	$3,221.00	6.0000	$19,326.00
Rous Water	TT 9451	per equivalent tenement	$8,256.00	6.0000	$49,536.00
TOTAL					**$154,252.00**

Schedule 2
(Modified by Amendment No. 7, 18 July 2016)

Contribution	Receipt Code	Contribution Unit	Rate per contribution Unit	Total Contribution Units Payable	TOTAL COST
Ballina District Parks	4008	equivalent residential allotment	$960.00	6.0000	$5,760.00
Regional Open Space Facilities	4016	equivalent residential allotment	$922.00	6.0000	$5,532.00
Open Space Administration	4017	equivalent residential allotment	$37.00	6.0000	$222.00
Ballina District Community Facilities	4209	equivalent residential allotment	$1,818.00	6.0000	$10,908.00
Regional Community Facilities - Amend 1	4213	equivalent residential allotment	$4,119.00	6.0000	$24,714.00
Community Facilities Administration	4214	equivalent residential allotment	$75.00	6.0000	$450.00
Roads Contribution Plan V4.0 (2015)	5204	equivalent residential allotment	$11,593.00	6.0000	$69,558.00
Roads Administration V4.0 (2015)	5205	equivalent residential allotment	$174.00	6.0000	$1,044.00
North Ballina Wastewater Services (DSP Area B)	3008	equivalent tenement	$4,929.00	6.0000	$29,574.00
North Ballina Water Supply (DSP Area B)	2008	equivalent tenement	$3,221.00	6.0000	$19,326.00
Rous Water 2009	5001	equivalent tenement	$8,256.00	6.0000	$49,536.00
TOTAL					**$216,624.00**

Schedule 3
(Added by Amendment No. 7, 18 July 2016)

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Facsimile: 8741 5433

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Your Ref: 2002/566 7
Our Ref: D15/3089
DA15101498933 BS

ATTENTION: Peter Drew

7 December 2015

Dear Mr Drew

Land Use Application for 14//1156992 - 71 Tamarind Drive Ballina 2478

I refer to your letter dated 6 October 2015 seeking advice regarding bush fire protection for the above Land Use Application in accordance with section 96 of the 'Environmental Planning and Assessment Act 1979'.

The Service provides the following recommended conditions:

1. The development proposal is to comply with the subdivision layout identified on the drawing prepared by Ardill Payne numbered DA01, dated 2 September 2015.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

ID:98933/92568/5

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3. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

4. Public road access shall comply with the requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006', except that the "dead ended" public road is permitted to exceed 200 m in length.

General Advice – consent authority to note

- Any future development application lodged within this subdivision under section 79BA of the 'Environmental Planning & Assessment Act 1979' will be subject to requirements as set out in 'Planning for Bush Fire Protection 2006'.
- Future dwellings, proposed on either lot 31 or lot 32 are considered able to be designed to achieve a BAL-29 (AS 3959-2009) construction outcome.
- The advice contained in this letter recognises that other urban lots are to be located to the South of proposed lots 32 - 40.

For any queries regarding this correspondence please contact Bradford Sellings on 1300 NSW RFS.

Yours sincerely

Alan Bawden
Team Leader - Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006' , visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

The consent as issued on **16 June 2003** shall lapse on **16 June 2008** unless the development has commenced in accordance with the provisions of Section 95 of the Environmental Planning and Assessment Act 1979.

Other Approvals: **The following approval bodies have given general terms of approval in relation to the development:**

NSW Rural Fire Service
NSW Department of Primary Industries - Water
NSW Roads and Maritime Services

Note: **The Planning Assessment Commission has not conducted a public hearing in respect of the application.**

Signed: _____ **on 18 July 2016**

Vince Hunt
Acting Group Manager
Development and Environmental Health
On behalf of Ballina Shire Council

SCHEDULE OF AMENDMENT APPLICATIONS

Amendment No. 1 – Cancelled on 5 July 2004

Provide temporary access to the Pacific Highway for Stages 1 to 5 of the development pending construction and dedication of the Link Road.

Amendment No. 2 – Cancelled on 5 July 2004

Provide temporary access to the Pacific Highway for Stages 1 to 5 of the development pending construction and dedication of the Link Road.

Amendment No. 3 – Approved 19 June 2008

Description of Proposed Amendment

Reword condition 1.66 to in order that 66Kv overhead power lines can be provided instead of underground.

Amendment No. 4 – Approved on 22 December 2009

Description of Proposed Amendment

Reconfigure subdivision design for that land east of the Link Road (Stage 1A and 2A).

Amendment No. 5 – Approved on 13 February 2009

Description of Proposed Amendment

Amend the Department of Primary Industries - Fisheries general terms of approval conditions 2 and 4 so as to ensure that the consent conditions accord with the actual works required.

Amendment No. 6 – Cancelled 13 July 2011

Description of Proposed Amendment

Reconfigure the subdivision design for that land east of the Link Road. Plan proposed Stage 1A and 2A.

Amendment No. 7 – Approved 18 July 2016

Description of Proposed Amendment

Alter lot layout (six additional lots) road configuration and method of stormwater disposal.

Annexure 6 Cash Flow 'As Is'

Hypothetical Development Model - Built Form Project

Cash Flow Table for River Oaks Estate'

PROJECT CASH FLOW	TOTAL	GST	0	1	2	3	4	5	6	7	8	9	10	11	12	13
			Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18
Sale Summary																
Units Sold	38.00		-	-	-	-	-	-	-	-	-	-	8.00	2.00	2.00	2.00
Cumulative Units Sold			-	-	-	-	-	-	-	-	-	-	8.00	10.00	12.00	14.00
% Units Sold			-	-	-	-	-	-	-	-	-	-	10.8%	17.3%	20.7%	24.1%
AUD Sold	30,560,000		-	-	-	-	-	-	-	-	-	-	2,945,000	736,250	736,250	736,250
Cumulative AUD Sold			-	-	-	-	-	-	-	-	-	-	2,945,000	3,681,250	4,417,500	5,153,750
% AUD Sold			-	-	-	-	-	-	-	-	-	-	14.7%	17.9%	21.5%	25.1%
Handover Summary																
Project Cash Flow																
Revenue																
Gross Sales Revenue	30,560,000		-	-	-	-	-	-	-	-	-	-	2,945,000	736,250	736,250	736,250
Selling Costs	(805,200)		-	-	-	-	-	-	-	-	-	-	(132,525)	(33,131)	(33,131)	(33,131)
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liability)	(1,869,991)		-	-	-	-	-	-	-	-	-	-	(267,727)	(66,932)	(66,932)	(66,932)
TOTAL NET REVENUE	27,755,790		-	-	-	-	-	-	-	-	-	-	2,544,748	636,187	636,187	636,187
Costs																
Land and Acquisition	4,365,990		4,365,990	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	870,100		-	20,911	20,911	20,911	20,911	20,911	51,622	51,622	51,622	51,622	20,911	20,911	20,911	20,911
Construction Costs	4,395,255		-	70,968	83,073	95,803	137,491	156,642	274,167	310,266	246,527	292,632	148,568	194,547	215,278	149,484
Statutory Fees	1,506,000		-	-	-	-	-	-	-	-	-	432,000	-	-	-	-
Fit Costs	2,600,391		-	229,531	229,531	229,531	229,531	-	379,450	379,450	379,450	379,450	-	-	-	-
Miscellaneous 2	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Costs 3	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	5,063		2,400	-	-	-	-	-	-	-	-	-	-	-	1,664	-
Pre-Sale Commissions	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs (net Fees)	22,000		22,000	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	(736,833)		-	-	(3,920)	(28,423)	(30,726)	(31,868)	(35,149)	(18,298)	(84,131)	(407,412)	(41,840)	(83,150)	(10,421)	(30,023)
TOTAL COSTS	13,268,266		4,390,790	321,410	334,515	318,844	356,195	150,685	669,893	724,974	613,573	1,356,669	128,637	127,158	227,397	140,372
Net Cash Flow (before Interest)	8,476,413		(4,390,790)	(321,410)	(334,515)	(318,844)	(356,195)	(150,685)	(669,893)	(724,974)	(613,573)	(1,356,669)	2,416,111	509,029	408,789	495,815
Cumulative Cash Flow			(4,390,790)	(4,712,200)	(5,046,715)	(5,365,559)	(5,721,755)	(5,872,439)	(6,542,332)	(7,267,306)	(7,880,879)	(8,237,548)	(5,821,437)	(5,312,408)	(4,903,619)	(4,407,804)
Financing																
Developer's Equity																
Manual Adjustments (Input + / Repay -)	-		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	3,676,195		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	3,676,195		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Cash Flow	3,676,195		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Account	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Injection	3,205,727		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(3,205,727)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Loan - Lender Name	Dec															
Drawdown	(8,647,144)		(4,389,790)	(321,410)	(334,515)	(318,844)	(356,195)	(150,685)	(669,893)	(724,974)	(613,573)	(1,356,669)	-	-	-	-
Loan Interest Rate (Nominal)			8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest Charged	(600,219)		-	(2,388)	(2,548)	(2,757)	(3,185)	(3,307)	(3,709)	(3,813)	(3,900)	(3,979)	(14,824)	(15,154)	(15,523)	(15,185)
Application and Line Fees	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Paid by Equity	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	8,647,364		-	-	-	-	-	-	-	-	-	-	2,434,221	478,029	408,789	480,802
Interest and Fees	600,219		-	-	-	-	-	-	-	-	-	-	306,421	33,184	31,033	30,185
Principal	8,047,145		-	-	-	-	-	-	-	-	-	-	2,127,799	445,838	377,756	451,617
Loan Balance	-		(4,389,790)	(4,711,200)	(5,046,715)	(5,365,559)	(5,721,755)	(5,872,439)	(6,542,332)	(7,267,306)	(8,110,579)	(9,206,744)	(8,819,347)	(8,373,511)	(8,965,745)	(8,544,128)
% of Land Purchase Price			104.55%	111.40%	122.52%	130.28%	138.90%	142.64%	158.80%	176.50%	191.47%	217.48%	217.18%	217.18%	217.18%	217.18%
Senior Loan Cash Flow	800,219		(4,389,790)	(321,410)	(334,515)	(318,844)	(356,195)	(150,685)	(669,893)	(724,974)	(613,573)	(1,356,669)	2,434,221	478,029	408,789	480,802
Interest Coverage Ratio	24.91		-	-	-	-	-	-	-	-	-	-	56.77	19.17	20.61	21.80
Debt Service Ratio	1.51		-	-	-	-	-	-	-	-	-	-	1.00	1.31	1.58	1.32
Project Overdraft			(4,389,790)	(4,711,200)	(5,046,715)	(5,365,559)	(5,721,755)	(5,872,439)	(6,542,332)	(7,267,306)	(8,110,579)	(9,206,744)	(8,819,347)	(8,373,511)	(8,965,745)	(8,544,128)
% of Project & Finance Costs (inc Interest/Fees and net of GST)			31.01%	31.83%	36.34%	38.64%	41.22%	42.31%	47.12%	52.35%	58.79%	64.42%	64.42%	64.42%	64.42%	64.42%
Total Equity to Debt Ratio	0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Interest Coverage Ratio	24.91		-	-	-	-	-	-	-	-	-	-	56.77	19.17	20.61	21.80
Total Debt Service Ratio	1.51		-	-	-	-	-	-	-	-	-	-	1.00	1.31	1.58	1.32
Net Cash Flow (after Interest)	3,676,195		(4,389,790)	(314,778)	(337,961)	(343,751)	(356,523)	(179,222)	(669,202)	(757,587)	(852,976)	(1,356,167)	2,386,367	445,838	377,756	451,617
Cumulative Cash Flow**			(4,389,790)	(4,704,568)	(5,042,530)	(5,386,281)	(5,821,566)	(6,000,808)	(6,700,011)	(7,457,598)	(8,110,579)	(9,206,744)	(6,819,347)	(6,373,511)	(5,965,745)	(5,544,128)
Cash Reserve	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes all financing costs and interest but an excess zero for			(4,389,790)	(314,778)	(337,961)	(343,751)	(356,523)	(179,222)	(669,202)	(757,587)	(852,976)	(1,356,167)	2,386,367	445,838	377,756	451,617
Basic Discount Rate (per ann. effective)	25.00%															
PV for each month	300,917		(4,389,790)	(314,428)	(344,404)	(375,081)	(407,963)	(163,345)	(605,588)	(685,125)	(542,720)	(859,937)	1,083,848	361,963	302,214	354,837
NPV of Future Cash Flows			300,917	4,714,748	5,250,641	5,682,238	6,138,888	6,646,955	6,954,266	7,767,146	8,719,301	8,344,158	10,842,031	9,911,284	9,318,707	8,599,987
Variable Discount Rate (per ann. effective)	25.00%		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
NPV (using weighted avg discount rate)	300,917															

'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017

Cash Flow Table for River Oaks Estate'

Hypothetical Development Model - Built Form Project

PROJECT CASH FLOW	TOTAL	Q1*	14	15	16	17	18	19	20	21	22	23	24	25	26	27
			Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19
Sale Summary																
Units Sold	36.00		2.00	3.00	2.17	2.17	2.17	2.17	2.17	2.17	2.00	2.20	2.20	2.20	2.20	2.20
Cumulative Units Sold			16.00	19.00	21.17	23.33	25.50	27.67	29.83	32.00	34.00	36.20	38.40	40.60	42.80	45.00
% Units Sold			27.8%	32.8%	36.5%	40.2%	44.0%	47.7%	51.4%	55.2%	58.6%	62.4%	66.2%	70.0%	73.8%	77.6%
AUD Sold	20,560,000		736,250	1,524,588	740,052	740,052	740,052	740,052	740,052	740,052	710,709	781,846	781,846	781,846	781,846	781,846
Cumulative AUD Sold			5,890,000	6,914,588	7,654,740	8,394,792	9,134,844	9,874,896	10,614,948	11,355,000	12,065,709	12,847,615	13,629,462	14,411,308	15,193,154	15,975,000
% AUD Sold			28.6%	33.6%	37.2%	40.8%	44.4%	48.0%	51.6%	55.2%	58.7%	62.5%	66.3%	70.1%	73.9%	77.7%
Handover Summary																
Project Cash Flow																
Revenue																
Gross Sales Revenue	20,560,000		736,250	1,524,588	740,052	740,052	740,052	740,052	740,052	740,052	710,709	781,846	781,846	781,846	781,846	781,846
Selling Costs	(616,200)		(33,131)	(46,111)	(33,302)	(33,302)	(33,302)	(33,302)	(33,302)	(33,302)	(31,685)	(35,183)	(35,183)	(35,183)	(35,183)	(35,183)
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(1,869,091)		(66,932)	(93,155)	(67,277)	(67,277)	(67,277)	(67,277)	(67,277)	(67,277)	(64,615)	(71,077)	(71,077)	(71,077)	(71,077)	(71,077)
TOTAL NET REVENUE	17,765,709		636,187	885,123	639,472	639,472	639,472	639,472	639,472	639,472	614,409	675,586	675,586	675,586	675,586	675,586
Costs																
Land and Acquisition	4,365,560		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	870,100		25,911	-	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642
Construction Costs	4,365,253		125,578	-	81,650	108,089	162,566	216,131	244,946	148,590	81,428	107,773	162,452	215,946	244,285	148,487
Statutory Fees	1,566,000		432,000	-	-	-	-	-	-	351,000	-	-	-	-	-	351,000
Fit Costs	2,804,391		-	-	98,369	98,369	-	-	-	-	91,804	91,804	-	-	-	-
Miscellaneous 2	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Costs 3	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	5,000		-	-	-	-	-	-	-	-	-	-	800	-	-	-
Pre-Sale Commissions	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs (exc Fees)	22,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	(736,831)		(21,920)	(15,946)	(13,772)	-	(19,424)	(21,825)	(17,885)	(22,707)	(26,128)	(16,984)	(18,812)	(21,207)	(17,846)	(22,053)
TOTAL COSTS	13,292,266		561,569	(15,946)	199,889	240,099	176,784	227,948	260,703	510,526	181,007	216,865	176,130	227,980	260,281	510,475
Net Cash Flow (before Interest)	4,473,453		74,624	901,369	439,584	399,398	464,358	411,524	378,567	128,947	432,562	458,902	499,486	447,606	415,305	165,111
Cumulative Cash Flow			(5,560,881)	(4,168,311)	(3,728,728)	(3,329,330)	(2,864,976)	(2,453,451)	(2,074,884)	(1,946,937)	(1,514,375)	(1,055,473)	(555,986)	(107,883)	307,422	472,533
Financing																
Developer's Equity																
Manual Adjustments (Input + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	3,879,195		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	3,879,195		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Cash Flow	3,879,195		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	3,205,727		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(3,205,727)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Loan - Lender Name	**Dec**															
Drawdown	(8,947,146)															
Loan Interest Rate (%/mth)			6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Charged	(600,218)		(36,886)	(36,754)	(22,467)	(20,467)	(18,523)	(16,453)	(14,530)	(12,758)	(12,584)	(10,148)	(7,963)	(5,571)	(3,419)	(1,414)
Application and Line Fees	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Paid by Equity	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayments	9,547,364		74,624	901,369	439,584	399,398	464,358	411,524	378,567	128,947	432,562	458,902	499,486	447,606	415,305	165,111
Interest and Fees	600,218		36,886	36,754	22,467	20,467	18,523	16,453	14,530	12,758	12,584	10,148	7,963	5,571	3,419	1,414
Principal	8,947,146		37,738	874,615	417,066	378,929	445,734	395,071	364,037	115,889	420,368	448,754	491,522	442,035	411,886	163,696
Loan Balance	-		(5,496,460)	(4,621,875)	(4,204,788)	(3,825,860)	(3,380,126)	(2,985,055)	(2,621,017)	(2,505,128)	(2,084,761)	(1,636,007)	(1,144,484)	(702,449)	(290,564)	(126,867)
% of Land Purchase Price			217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%	217.16%
Senior Loan Cash Flow	600,218		74,624	901,369	439,584	399,398	464,358	411,524	378,567	128,947	432,562	458,902	499,486	447,606	415,305	165,111
Interest Coverage Ratio	24.01		23.57	35.00	28.42	31.24	34.34	38.87	44.01	50.12	50.37	66.57	84.84	121.27	197.60	477.78
Debt Service Ratio	1.51		1.53	2.08	1.46	1.60	1.55	1.55	1.69	4.97	1.42	1.47	1.35	1.51	1.63	4.09
Project Overdraft			(5,496,460)	(4,621,875)	(4,204,788)	(3,825,860)	(3,380,126)	(2,985,055)	(2,621,017)	(2,505,128)	(2,084,761)	(1,636,007)	(1,144,484)	(702,449)	(290,564)	(126,867)
% of Project & Finance Costs (inc Interest/Fees and net of GST)			84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%	84.42%
Total Equity to Debt Ratio	0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Interest Coverage Ratio	24.01		23.57	35.00	28.42	31.24	34.34	38.87	44.01	50.12	50.37	66.57	84.84	121.27	197.60	477.78
Total Debt Service Ratio	1.51		1.53	2.08	1.46	1.60	1.55	1.55	1.69	4.97	1.42	1.47	1.35	1.51	1.63	4.09
Net Cash Flow (after Interest)	3,879,195		37,738	874,615	417,066	378,929	445,734	395,071	364,037	115,889	420,368	448,754	491,522	442,035	411,886	163,696
Cumulative Cash Flow**			(5,496,460)	(4,621,875)	(4,204,788)	(3,825,860)	(3,380,126)	(2,985,055)	(2,621,017)	(2,505,128)	(2,084,761)	(1,636,007)	(1,144,484)	(702,449)	(290,564)	(126,867)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes all financing costs and interest but excludes core tax			37,738	874,615	417,066	378,929	445,734	395,071	364,037	115,889	420,368	448,754	491,522	442,035	411,886	163,696
Basic Discount Rate (per ann, effective)	25.00%															
PV for each Month	300,917		30,719	561,728	309,791	276,228	318,941	277,482	250,874	78,424	279,229	292,993	314,574	277,890	253,963	99,061
NPV of Future Cash Flows			7,791,737	7,879,262	7,136,119	6,845,144	6,567,562	6,257,136	5,972,081	5,711,102	5,702,673	5,383,248	5,025,571	4,618,640	4,254,067	3,995,244
Variable Discount Rate (per ann, effective)	25.00%		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
NPV (using weighted avg discount rate)	300,917															

*Includes full interest from the end of last projection plus interest that we think you can legally.

**Cumulative Cash Flow after interest in previous cells, does include any deposit or capital.

Edelman Valuations, House Total Data

NNC110648

Date of Valuation: 1 August 2017

Cash Flow Table for River Oaks Estate'

PROJECT CASH FLOW	TOTAL	GST	28	29	30	31	32	33
			May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19
Sale Summary								
Units Sold	58.00		2.00	2.00	2.00	2.00	2.00	2.00
Cumulative Units Sold			47.00	49.00	51.40	53.80	56.80	58.00
% Units Sold			81.0%	84.5%	88.6%	92.4%	96.2%	100.0%
AUD Sold	20,560,000		705,365	775,923	775,923	775,923	775,923	775,923
Cumulative AUD Sold			16,680,385	17,456,308	18,232,231	19,008,154	19,784,077	20,560,000
% AUD Sold			81.1%	84.9%	88.7%	92.5%	96.2%	100.0%
Handover Summary Project Cash Flow								
Revenue								
Gross Sales Revenue	20,560,000		705,365	775,923	775,923	775,923	775,923	775,923
Selling Costs	(905,760)		(31,042)	(34,917)	(34,917)	(34,917)	(34,917)	(34,917)
Gross Rental Income	-		-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-
GST Payments (Liabilities)	(1,689,391)		(64,120)	(70,538)	(70,538)	(70,538)	(70,538)	(70,538)
TOTAL NET REVENUE	17,792,700		609,510	670,468	670,468	670,468	670,468	670,468
Costs								
Land and Acquisition	4,346,000		-	-	-	-	-	-
Professional Fees	870,100		-	-	-	-	-	-
Construction Costs	4,993,353		-	-	-	-	-	-
Statutory Fees	1,606,300		-	-	-	-	-	-
Fit Costs	2,804,591		-	-	-	-	-	-
Miscellaneous 2	-		-	-	-	-	-	-
Miscellaneous Costs 3	-		-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-
Land Holding Costs	5,303		-	-	-	-	-	-
Pre-Sale Commissions	-		-	-	-	-	-	-
Financing Costs (exc Fees)	22,000		-	-	-	-	-	-
GST Refunds (Input Credits)	(726,431)		(35,366)	(16,537)	-	-	-	-
TOTAL COSTS	13,316,316		(35,366)	(16,537)	-	-	-	-
Net Cash Flow (before reserve)	4,476,413		644,876	687,005	670,468	670,468	670,468	670,468
Cumulative Cash Flow			1,107,518	1,794,523	2,465,000	3,135,477	3,805,945	4,476,413
Financing								
Developer's Equity								
Manual Adjustments (Kept + / Repay -)			0	0	0	0	0	0
Injections	-		-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-
Equity Repayment	3,876,195		-	-	-	-	-	3,876,195
Less Profit Share	-		-	-	-	-	-	-
Equity Balance	3,876,195		-	-	-	-	-	3,876,195
Equity Cash Flow	3,876,195		-	-	-	-	-	3,876,195
Project Cash Accrued								
Surplus Cash Injection	3,205,727		507,268	687,025	670,468	670,468	670,468	
Cash Reserve Drawdown	(3,205,727)		-	-	-	-	-	(3,205,727)
Interest on Surplus Cash	-		-	-	-	-	-	-
Surplus Cash Balance			507,268	1,194,323	1,864,791	2,535,259	3,205,727	-
Senior Loan - Lender Name	Debt							
Drawdown	(8,947,148)		-	-	-	-	-	-
Loan Interest Rate (%/annum)			6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Charged	(600,218)		(618)	-	-	-	-	-
Application and Line Fees	-		-	-	-	-	-	-
Interest Paid by Equity	-		-	-	-	-	-	-
Loan Repayment	8,947,364		127,485	-	-	-	-	-
Interest and Fees	600,218		618	-	-	-	-	-
Principal	8,947,148		126,867	-	-	-	-	-
Loan Balance	-		-	-	-	-	-	-
% of Land Purchase Price								
Senior Loan Cash Flow	600,218		127,485	-	-	-	-	-
Interest Coverage Ratio	21.01		986.27	-	-	-	-	-
Debt Service Ratio	1.51		4.76	-	-	-	-	-
Project Overdraft			-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST)								
Total Equity to Debt Ratio	0.00%		-	-	-	-	-	-
Total Debt Interest Coverage Ratio	21.01		986.27	-	-	-	-	-
Total Debt Service Ratio	1.51		4.76	-	-	-	-	-
Net Cash Flow (after interest)	3,876,195		644,876	687,025	670,468	670,468	670,468	670,468
Cumulative Cash Flow**			507,268	1,194,323	1,864,791	2,535,259	3,205,727	3,876,195
Check Balance	-		-	-	-	-	-	-
Project IRR & NPV								
Cash Flow that includes all financing costs and interest but excludes cons tax			644,876	687,025	670,468	670,468	670,468	670,468
Static Discount Rate (per ann. effective)	25.00%							
PV for each month	300,917		378,772	400,064	383,758	379,727	346,767	342,974
NPV of Future Cash Flows			3,621,961	3,247,129	2,808,664	1,974,575	1,338,584	870,468
Variable Discount Rate (per ann. effective)	25.00%		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
NPV (using weighted avg discount rate)	300,917							

* Includes Kept proceeds from repayment on loan amounts (plus interest) incurred from pre-sale deposits

** Cumulative Cash Flow (after interest) represents loan costs (including interest on + annual)

Edits made manually to "Senior" and "Mezz"

'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017

Annexure 7 Cash Flow 'Balanced Land'

Hypothetical Development Model - Land Subdivision

Cash Flow Table for River Oaks Estate'

PROJECT CASH FLOW	TOTAL	GST	0	1	2	3	4	5	6	7	8	9	10	11	12	13
			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
Sale Summary																
Units Sold	42.00		-	-	-	-	-	-	-	-	-	-	-	3.00	2.17	2.17
Cumulative Units Sold			-	-	-	-	-	-	-	-	-	-	-	3.00	5.17	7.33
% Units Sold			-	-	-	-	-	-	-	-	-	-	-	7.1%	12.3%	17.5%
AUD Sold	14,670,000		-	-	-	-	-	-	-	-	-	-	-	1,024,658	740,052	740,052
Cumulative AUD Sold			-	-	-	-	-	-	-	-	-	-	-	1,024,658	1,764,710	2,504,762
% AUD Sold			-	-	-	-	-	-	-	-	-	-	-	7.0%	12.0%	17.1%
Handover Summary																
Project Cash Flow																
Revenue																
Gross Sales Revenue	14,670,000		-	-	-	-	-	-	-	-	-	-	-	1,024,658	740,052	740,052
Selling Costs	(660,150)		-	-	-	-	-	-	-	-	-	-	-	(46,111)	(33,302)	(33,302)
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(1,333,636)		-	-	-	-	-	-	-	-	-	-	-	(93,153)	(67,277)	(67,277)
TOTAL NET REVENUE	12,676,214		-	-	-	-	-	-	-	-	-	-	-	885,423	639,473	639,473
Costs																
Land and Acquisition	3,273,990		3,273,990	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	636,900		-	-	25,911	25,911	25,911	25,911	25,911	25,911	25,911	25,911	25,911	-	33,942	33,942
Construction Costs	5,114,546		-	-	86,577	80,133	80,890	128,898	148,508	164,347	215,279	149,498	125,578	-	81,650	108,088
Statutory Fees	1,134,000		-	-	-	-	-	-	-	-	-	-	453,600	-	-	-
Fit Costs	1,806,390		-	-	379,450	379,450	379,450	379,450	-	-	-	-	-	-	98,360	98,360
Fit Contingency	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Costs 3	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	5,146		2,400	-	-	-	-	-	-	-	-	-	-	-	2,511	-
Pre-Sale Commissions	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs (exc Fees)	16,500		16,500	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	(316,450)		-	-	(3,000)	-	(42,845)	(74,156)	(48,009)	(48,530)	(35,671)	(20,013)	(21,828)	(15,646)	(23,772)	-
TOTAL COSTS	9,967,737		3,292,890	-	489,738	485,492	442,174	459,708	127,413	571,718	205,519	155,385	581,563	15,348	207,088	240,379
Net Cash Flow (before Interest)	2,113,476		(3,292,890)	-	(489,738)	(485,492)	(442,174)	(459,708)	(127,413)	(571,718)	(205,519)	(155,385)	(581,563)	901,369	437,472	399,394
Cumulative Cash Flow			(3,292,890)	(3,292,890)	(3,781,628)	(4,267,120)	(4,709,294)	(5,169,002)	(5,296,501)	(5,868,220)	(6,073,739)	(6,229,124)	(6,810,687)	(5,909,318)	(5,471,846)	(5,072,452)
Financing																
Developer's Equity																
Manual Adjustments (Input + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	2,621,396		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	2,621,396		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Cash Flow	2,621,396		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	1,950,828		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(1,950,828)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Loan - Lender Name	Date															
Drawdown	(6,430,681)		(3,292,890)	-	(489,738)	(485,492)	(442,174)	(459,708)	(127,413)	(571,718)	(205,519)	(155,385)	(581,563)	-	-	-
Loan Interest Rate (%/mo)			0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Interest Charged	(492,080)		-	(16,038)	(16,108)	(16,466)	(20,918)	(23,223)	(25,718)	(28,485)	(27,429)	(28,961)	(29,556)	(32,434)	(36,394)	(36,313)
Application and Line Fees	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Paid by Equity	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	6,922,761		-	-	-	-	-	-	-	-	-	-	-	901,369	437,472	399,394
Interest and Fees	492,080		-	-	-	-	-	-	-	-	-	-	-	205,007	28,204	26,212
Principal	6,430,681		-	-	-	-	-	-	-	-	-	-	-	696,363	409,268	373,184
Loan Balance	-		(3,292,890)	(3,308,918)	(3,795,763)	(4,297,721)	(4,770,814)	(5,253,630)	(5,406,963)	(5,895,146)	(5,888,099)	(6,072,134)	(6,663,254)	(5,794,316)	(5,385,050)	(5,011,866)
% of Land Purchase Price			100.22%	100.22%	121.34%	137.00%	151.99%	167.39%	171.50%	177.04%	184.21%	189.32%	207.44%	207.44%	207.44%	207.44%
Senior Loan Cash Flow	492,080		(3,292,890)	-	(489,738)	(485,492)	(442,174)	(459,708)	(127,413)	(571,718)	(205,519)	(155,385)	(581,563)	901,369	437,472	399,394
Interest Coverage Ratio	21.67		-	-	-	-	-	-	-	-	-	-	-	27.30	22.67	24.40
Debt Service Ratio	1.54		-	-	-	-	-	-	-	-	-	-	-	2.96	1.48	1.60
Project Overdraft			(3,292,890)	(3,308,918)	(3,795,763)	(4,297,721)	(4,770,814)	(5,253,630)	(5,406,963)	(5,895,146)	(5,888,099)	(6,072,134)	(6,663,254)	(5,794,316)	(5,385,050)	(5,011,866)
% of Net Cash Flow to be Funded			51.21%	51.21%	56.92%	60.04%	73.08%	80.69%	82.67%	85.34%	86.85%	91.27%	100.00%	100.00%	100.00%	100.00%
Total Equity to Debt Ratio	0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Interest Coverage Ratio	21.67		-	-	-	-	-	-	-	-	-	-	-	27.30	22.67	24.40
Total Debt Service Ratio	1.54		-	-	-	-	-	-	-	-	-	-	-	2.96	1.48	1.60
Net Cash Flow (after Interest)	2,621,396		(3,292,890)	(16,038)	(494,844)	(502,958)	(472,094)	(513,246)	(153,133)	(596,184)	(252,948)	(184,346)	(291,119)	888,938	409,268	373,184
Cumulative Cash Flow**			(3,292,890)	(3,308,918)	(3,795,763)	(4,297,721)	(4,770,814)	(5,283,630)	(5,436,963)	(5,895,146)	(6,072,134)	(6,663,254)	(5,794,316)	(5,385,050)	(5,011,866)	(4,638,682)
Cash Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes all financing costs and interest but excludes core fee			(3,292,890)	(16,038)	(494,844)	(502,958)	(472,094)	(513,246)	(153,133)	(596,184)	(252,948)	(184,346)	(291,119)	888,938	409,268	373,184
Static Discount Rate (per ann. effective)	25.00%															
PV for each month	25.825		(3,292,890)	(15,733)	(487,344)	(478,814)	(436,181)	(467,487)	(136,988)	(373,965)	(217,979)	(155,864)	(490,814)	708,198	327,416	293,047
NPV of Future Cash Flows			25,825	3,378,967	3,866,717	4,017,979	4,906,403	5,574,838	5,794,807	6,068,379	6,379,504	6,752,362	7,066,580	7,801,455	7,002,830	6,779,231
Variable Discount Rate (per ann. effective)	25.00%		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
NPV (using weighted avg discount rate)	25.825															

'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017

Cash Flow Table for River Oaks Estate'

Hypothetical Development Model - Land Subdivision

PROJECT CASH FLOW	TOTAL	GST	14	15	16	17	18	19	20	21	22	23	24	25	26	27
			Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19
Sale Summary																
Units Sold	42.00		2.17	2.17	2.17	2.17	2.00	2.20	2.30	2.30	2.30	2.20	2.00	2.20	2.20	2.30
Cumulative Units Sold			6.50	8.67	10.83	13.00	16.00	20.20	22.40	24.60	26.80	29.00	31.00	33.20	35.40	37.60
% Units Sold			22.6%	27.8%	32.9%	38.1%	42.9%	48.1%	53.3%	58.6%	63.8%	69.0%	73.8%	79.0%	84.3%	89.5%
AUD Sold	14,670,000		740,052	740,052	740,052	740,052	710,799	781,846	781,846	781,846	781,846	781,846	705,585	775,923	775,923	775,923
Cumulative AUD Sale			3,244,844	3,984,896	4,724,948	5,465,000	6,175,799	6,957,645	7,739,492	8,521,338	9,303,184	10,085,030	10,790,385	11,566,308	12,342,231	13,118,154
% AUD Sale			22.1%	27.2%	32.2%	37.3%	42.1%	47.4%	52.8%	58.1%	63.4%	68.7%	73.6%	78.8%	84.1%	89.4%
Handover Summary																
Project Cash Flow																
Revenue																
Gross Sales Revenue	14,670,000		740,052	740,052	740,052	740,052	710,799	781,846	781,846	781,846	781,846	781,846	705,585	775,923	775,923	775,923
Selling Costs	(660,150)		(33,302)	(33,302)	(33,302)	(33,302)	(31,986)	(35,183)	(35,183)	(35,183)	(35,183)	(35,183)	(31,743)	(34,917)	(34,917)	(34,917)
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(1,330,636)		(67,277)	(67,277)	(67,277)	(67,277)	(64,615)	(71,077)	(71,077)	(71,077)	(71,077)	(71,077)	(64,126)	(70,538)	(70,538)	(70,538)
TOTAL NET REVENUE	12,679,214		638,472	638,472	638,472	638,472	614,199	675,586	675,586	675,586	675,586	675,586	609,716	670,468	670,468	670,468
Costs																
Land and Acquisition	3,271,990		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	838,000		33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	33,642	-	-	-	-
Construction Costs	3,511,546		160,608	214,133	214,949	148,880	81,439	107,773	160,452	215,546	244,285	148,487	-	-	-	-
Statutory Fees	1,151,000		-	-	-	351,000	-	-	-	-	-	351,000	-	-	-	-
Fit Costs	1,860,268		-	-	-	-	91,864	91,864	-	-	-	-	-	-	-	-
Fit Contingency	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Costs 3	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,148		-	-	-	-	-	-	-	-	-	-	806	-	-	-
Pre-Sale Commissions	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs (ex Fees)	16,500		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	(510,832)		(19,424)	(23,820)	(17,480)	(22,737)	(26,328)	(18,364)	(14,812)	(23,297)	(17,848)	(22,953)	(25,266)	(18,857)	-	-
TOTAL COSTS	8,562,737		175,116	227,948	260,903	510,826	180,617	216,915	179,281	227,890	260,079	510,175	(24,634)	(18,557)	-	-
Net Cash Flow (before Interest)	3,110,478		464,356	411,524	378,587	128,647	432,582	458,902	500,295	447,696	415,505	165,111	634,148	687,025	670,468	670,468
Cumulative Cash Flow			(4,228,087)	(3,816,563)	(3,437,995)	(3,309,349)	(2,876,767)	(2,417,865)	(1,917,570)	(1,469,875)	(1,054,370)	(889,259)	(255,421)	431,604	1,102,072	1,772,540
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)	-		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	2,921,396		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	2,921,396		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Cash Flow	2,921,396		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	1,950,928		-	-	-	-	-	-	-	-	-	-	-	-	609,962	670,468
Cash Reserve Drawdown	(1,950,928)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	609,962	1,280,430
Senior Loan - Lender Name	Debt															
Drawdown	(6,435,661)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Interest Rate (%/mth)			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest Charged	(492,080)		(24,398)	(22,354)	(20,359)	(18,616)	(18,080)	(16,383)	(13,907)	(11,539)	(9,417)	(7,441)	(6,674)	(3,019)	(293)	-
Application and Line Fees	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Paid by Equity	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	6,927,741		464,356	411,524	378,587	128,647	432,582	458,902	500,295	447,696	415,505	165,111	634,148	687,025	80,476	-
Interest and Fees	492,080		24,398	22,354	20,359	18,616	18,080	16,383	13,907	11,539	9,417	7,441	6,674	3,019	293	-
Principal	6,435,661		439,961	389,170	358,228	110,031	414,482	442,519	486,388	436,156	405,888	157,670	627,474	683,406	80,183	-
Loan Balance	-		(5,571,905)	(4,182,735)	(3,824,427)	(3,714,396)	(3,299,914)	(2,857,395)	(2,370,987)	(1,934,831)	(1,528,943)	(1,371,273)	(743,799)	(60,393)	-	-
% of Land Purchase Price			207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	207.44%	-	-
Senior Loan Cash Flow	465,080		464,356	411,524	378,587	128,647	432,582	458,902	500,295	447,696	415,505	165,111	634,148	687,025	80,476	-
Interest Coverage Ratio	21.87		26.21	28.74	31.41	34.35	33.97	42.06	49.59	56.55	71.74	90.70	91.33	165.26	2,356.29	-
Debt Service Ratio	1.54		1.38	1.55	1.68	4.97	1.42	1.47	1.35	1.51	1.63	4.09	0.96	0.88	11.09	-
Project Overdraft			(4,571,905)	(4,182,735)	(3,824,427)	(3,714,396)	(3,299,914)	(2,857,395)	(2,370,987)	(1,934,831)	(1,528,943)	(1,371,273)	(743,799)	(60,393)	-	-
% of Net Cash Flow to be Funded			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
Total Equity to Debt Ratio	0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Interest Coverage Ratio	21.87		26.21	28.74	31.41	34.35	33.97	42.06	49.59	56.55	71.74	90.70	91.33	165.26	2,356.29	-
Total Debt Service Ratio	1.54		1.38	1.55	1.68	4.97	1.42	1.47	1.35	1.51	1.63	4.09	0.96	0.88	11.09	-
Net Cash Flow (after Interest)	2,921,396		439,961	389,170	358,228	110,031	414,482	442,519	486,388	436,156	405,888	157,670	627,474	683,406	670,175	670,468
Cumulative Cash Flow**			(4,571,905)	(4,182,735)	(3,824,427)	(3,714,396)	(3,299,914)	(2,857,395)	(2,370,987)	(1,934,831)	(1,528,943)	(1,371,273)	(743,799)	(60,393)	609,782	1,280,250
Cash Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes all financing costs and interest but excludes corp tax			439,961	389,170	358,228	110,031	414,482	442,519	486,388	436,156	405,888	157,670	627,474	683,406	670,175	670,468
Basic Discount Rate (per ann. effective)	21.00%															
PV for each month	21.525		359,119	264,519	268,025	80,210	298,579	311,032	339,335	295,094	269,611	102,802	401,583	429,322	415,254	405,817
NPV of Future Cash Flows			8,525,295	8,130,521	5,919,305	5,665,474	5,489,715	5,343,682	4,992,835	4,991,023	4,232,942	3,808,885	3,611,435	3,210,722	2,808,371	1,974,575
Variable Discount Rate (per ann. effective)	21.00%		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
NPV (using weighted-avg discount rate)	21.525															

* Includes half-year from date of land acquisition plus Maintenance Bond from one year prior to
** Cumulative Cash Flow after financing costs but before tax and distributions

Rates rounded to nearest Tens Dollar

'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017

Cash Flow Table for River Oaks Estate'

PROJECT CASH FLOW	TOTAL	GST	28	29
			Nov-18	Dec-18
Sale Summary				
Units Sold	42.00		2.00	2.00
Cumulative Units Sold			39.00	42.00
% Units Sold			94.6%	100.0%
AUD Sold	14,670,000		775,923	775,923
Cumulative AUD Sold			13,894,077	14,670,000
% AUD Sold			94.7%	100.0%
Handover Summary				
Project Cash Flow				
Revenue				
Gross Sales Revenue	14,670,000		775,923	775,923
Selling Costs	(880,150)		(34,917)	(34,917)
Gross Rental Income	-		-	-
Leasing Costs	-		-	-
Other Income	-		-	-
Interest Received*	-		-	-
GST Payments (Liabilities)	(1,331,636)		(70,538)	(70,538)
TOTAL NET REVENUE	12,078,214		670,468	670,468
Costs				
Land and Acquisition	3,273,890		-	-
Professional Fees	830,900		-	-
Construction Costs	3,111,548		-	-
Statutory Fees	1,134,000		-	-
Fit Costs	1,866,286		-	-
Fit Contingency	-		-	-
Miscellaneous Costs 3	-		-	-
Project Contingency (Reserve)	-		-	-
Land Holding Costs	3,146		-	-
Pre-Sale Commissions	-		-	-
Financing Costs (exc Fees)	16,500		-	-
GST Refunds (input Credits)	(636,610)		-	-
TOTAL COSTS	9,561,737		-	-
Net Cash Flow (before Interest)	3,113,476		670,468	670,468
Cumulative Cash Flow			2,443,008	3,113,476
Financing				
Developer's Equity				
Manual Adjustments (Input + / Repay -)			0	0
Injections	-		-	-
Interest Charged	-		-	-
Equity Repayment	2,621,396		-	2,621,396
Less Profit Share	-		-	-
Equity Balance	2,621,396		-	2,621,396
Equity Cash Flow	2,621,396		-	2,621,396
Project Cash Account				
Surplus Cash Injection	1,950,928		670,468	-
Cash Reserve Drawdown	(1,950,928)		-	(1,950,928)
Interest on Surplus Cash	-		-	-
Surplus Cash Balance			1,950,928	-
Senior Loan - Lender Name	Debt			
Drawdown	(6,430,661)			
Loan Interest Rate (%/am)			8.00%	8.00%
Interest Charged	(492,080)		-	-
Application and Line Fees	-		-	-
Interest Paid by Equity	-		-	-
Loan Repayment	8,922,741		-	-
Interest and Fees	492,080		-	-
Principal	6,430,661		-	-
Loan Balance	-		-	-
% of Land Purchase Price			-	-
Senior Loan Cash Flow	492,080		-	-
Interest Coverage Ratio	21.67		-	-
Debt Service Ratio	1.54		-	-
Project Overdraft			-	-
% of Net Cash Flow to be Funded				
Total Equity to Debt Ratio	0.00%		-	-
Total Debt Interest Coverage Ratio	21.67		-	-
Total Debt Service Ratio	1.54		-	-
Net Cash Flow (after Interest)	2,621,396		670,468	670,468
Cumulative Cash Flow**			1,950,928	2,621,396
Check Balance	-		-	-
Project IRR & NPV				
Cash Flow that includes all financing costs and interest but excludes loan fee			670,468	670,468
Basic Discount Rate (per ann. effective)	25.00%			
PV for each Month	33,625		366,341	391,002
NPV of Future Cash Flows			1,328,584	870,468
Variable Discount Rate (per ann. effective)	25.00%		25.00%	25.00%
NPV (using weighted avg. discount rate)	33,625			

* Includes interest from deposit on land acquisition plus interest income from pre-sale deposits

** Cumulative Cash Flow after financing costs and interest but excludes loan drawdowns or repayments

Refer Master Variance for Report Table Notes

'River Oaks Estate, Stage 3' Lot 42 Tamarind Dr, Ballina NSW 2478
NNC110648
Date of Valuation: 1 August 2017