

PROPOSED LAND ACQUISITION

PART OF LOTS 7 TO 8 SECTION 8
IN DP758809 (CROWN PLAN 11.1194)

58 Old Bathurst Road
SOUTH BOWENFELS NSW 2790



Instructed by:

LITHGOW CITY COUNCIL
(Sandra Politi | Land Use & Property Officer)

In the Matter of:

Proposed Partial Land Acquisition by
Lithgow City Council

6 December 2022

Independent Property Valuations Pty Ltd
ABN 61 100 282 488

Our Ref: 201017958

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PROPOSED LAND ACQUISITION
PART OF LOTS 7 TO 8 SECTION 8
IN DP758809 (CROWN PLAN 11.1194)

58 Old Bathurst Road
SOUTH BOWENFELS NSW 2790

In the Local Government Area of Lithgow City Council

INTRODUCTION

INSTRUCTED BY: LITHGOW CITY COUNCIL

IN THE MATTER OF: LITHGOW CITY COUNCIL

THE SUBJECT PROPERTY: Part of Lots 7 to 8
Section 8
Deposited Plan 758809 (Crown Plan 11.1194)
Part of 58 Old Bathurst Road
SOUTH BOWENFELS NSW 2790

DATE OF INSPECTION: 26 October 2020

DATE OF VALUATION: 6 December 2022

PURPOSE OF THE REPORT: This report has been commissioned to determine compensation payable by
This report has been commissioned to determine compensation payable by
Lithgow City Council to the registered proprietors of 58 Old Bathurst Road,
South Bowenfels in relation to the part acquisition of the property.

I have been provided with a Survey by CEH Survey dated 15 July 2020 which has been overlaid with green highlight to indicate the position of the land proposed to be acquired by Lithgow City Council. In addition I have been provided with the same survey overlaid with approximate areas of the land to be acquired which are as follows:



Scenario 1: 100 sqm which extends along the front of Lot 7, being triangular in shape; and

Scenario 2: comprises a total area of 127 sqm which comprises a triangular section of land extending the full length of the front boundary of Lot 7 and small triangular section to the south western corner of Lot 8.

1. VALUATION SUMMARY

1.1. EXECUTIVE SUMMARY

The plan showing the land to be acquired to legitimise the current road use of the subject land is identified as part of Lots 7 and 8, Section 8 on Deposited Plan 758809, which indicates the land to be acquired to have an area of 100 sqm under scenario 1 and 127 sqm under scenario 2 (subject to survey).

Having regard to the information contained in my report together with the available market evidence and market data, I am of the opinion that the compensation payable to the registered proprietor for the proposed acquisition of part of Lots 7 to 8 Section 8 in Deposited Plan 758809 (Crown Plan 11.1194) being part of 58 Old Bathurst Road, South Bowenfels NSW 2790, comprising an area of 100 and 127 sqm in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 is set out under Section 55 as at 6 December 2022 as follows.

Section 55 (a)	Market Value (excluding GST) Scenario 1:	\$20,000
Section 55 (a)	Market Value (excluding GST) Scenario 2:	\$26,000
Section 55 (b)	Special Value	Nil
Section 55 (c)	Severance	Nil
Section 55 (d)	Disturbance	TBA
Section 55 (e)	Disadvantage Resulting from Relocation	Nil
Section 55 (f)	Injurious Affection/Betterment	Nil

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.....
MARK D ELLIS
Managing Director
B Bus (Land Economy)
AAVI (CPV) No 3574
AAPI (CPV) No 68234
Department of Fair Trading Reg No 020549 (3574)

1.2. DEFINITION OF MARKET VALUE

Market value is defined under Section 56 (1) of the Land Acquisition (Just Terms Compensation) Act 1991 as:

Market value of land at any time means the amount that would have been paid for the land if it had been sold at that time by a willing but not anxious seller to a willing but not anxious buyer, disregarding (for the purpose of determining the amount that would have been paid);

- (a) any increase or decrease in the value of the land caused by the carrying out of, or the purpose to carry out, the Public Purpose for which the land was acquired, and
- (b) any increase in the value of land caused by the carrying out by the Authority of the State, before the land is acquired of improvements for the Public Purpose for which the land is to be acquire, and
- (c) any increase in the value of the land caused by its use in a manner or for a purpose contrary to law.

2. PROPERTY IDENTIFICATION

2.1. TITLE PARTICULARS

The subject property is identified from Title Search (edition 4) dated 2/09/2018, as:

Title Diagram Crown Plan 11.1194
Schedule of Parcels Lots 7 to 8
Section 8
Deposited Plan 758809

The Crown Plan indicates each of the parent lots to have areas as follows:

Lot 7 – 0 links 1 rood 27 perches	Est. conversion:	1,694.617 sqm
Lot 8 – 0 rods 1 rood 9 perches	Est. conversion:	1,239.346 sqm
TOTAL CONVERTED AREA (Subject to Survey):		<u>2,933.960 sqm</u>

2.2. REGISTERED PROPRIETOR

The First Schedule of Title Search indicates the registered proprietors are:

ARJAN ROBERT STOLK
TINA NICOLE CASS
AS JOINT TENANTS

2.3. EASEMENTS AND ENCUMBRANCES

There are 2 notifications contained on the Second Schedule of Title Search, which are:

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. AK505306 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

SCHEDULE OF PARCELS

LOTS 7-8 SEC. 8 IN DP758809

2.4. LOCAL GOVERNMENT AREA

The subject property is located within the Local Government Area of Lithgow City Council.

2.5. ZONING AND PLANNING INSTRUMENT

My online enquiries on the NSW Government Planning Portal website has indicated that the subject land is zoned as follows:

R5 – Large Lot Residential

Under Lithgow Local Environmental Plan 2014 (as amended).

As the land is to be acquired by Lithgow City Council I have had regard to the Land Acquisition (Just Terms Compensation) Act 1991. On this basis I have adopted the R5 – Large Lot Residential zoning in my assessment of compensation.

The objective of the R5 – Large Lot Residential zone are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To limit development to areas in reasonable proximity to the settled town centres of Lithgow, Wallerawang and Portland to strengthen settlement hierarchy.
- To maintain or improve the water quality of receiving water catchments.

Permitted without consent

Home occupations; Roads.

Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Kiosks; Markets; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Sewage treatment plants; Tank-based aquaculture; Water recycling facilities; Water supply systems.

Prohibited

Any development not specified in item 2 or 3.

My further enquiries on the NSW Government Planning Portal have indicated additional constraints as follows:

- Minimum lot size of 2 ha.

3. SITE DESCRIPTION AND LOCALITY

3.1. LAND DIMENSIONS

Land dimensions are more fully particularised on the attached Survey Report by CEH Survey dated 15/07/2020.

(Refer Appendix 3)

3.2. ENVIRONMENT AND LOCALITY

Bowenfels is a predominately rural residential precinct situated approximately 5.9 km to the south the Lithgow subregional centre and is approximately 136 km to the north west of the Sydney CBD and 64 km to the east of Bathurst regional centre. The area comprises a predominance of small rural residential lots to significantly larger acreage parcels ranging in use from residential, residential farms through to working farms. The majority of these properties on the western side of the Great Western Highway which is the main feeder road which are predominately cleared to semi cleared parcels with residential improvement varying significantly throughout the locality.

3.3. ENVIRONMENTAL CONSTRAINTS

As far as could be determined from my enquiries the subject property is not affected by an aircraft flight path, mines subsidence area proclamation, conservation orders or apparent heritage issues. My further enquiries have indicated the subject land is not affected by land slip or flood.

Further constraints contained on the NSW Department Planning website including –

- Drinking Water Catchment – Sub catchment Boundaries Subject Land,
- Riparian Lands and Watercourses – Environmentally Sensitive Areas – Ground Water,
- Terrestrial Bio Diversity – Bio Diversity, and
- Bushfire Prone Land – Vegetation Category.

This information is subject to Planning Certificate under Section 10.7 and 10.7(5) of the Environmental Planning and Assessment Act.

3.4. SERVICES

The subject land is serviced by electricity, town water and sewer. Postal and telephone services are also available.

3.5. REGIONAL CENTRE

The regional centre of Lithgow is within 6 km to the north accessible via the Great Western Highway.

3.6. TRANSPORT

Lithgow train station is within 6 km to the north of the subject property. There is no local bus service available within close proximity to the subject property.

4. IMPROVEMENTS

4.1. GENERAL DESCRIPTION

There are no significant improvements observed to the subject land to be acquired other than boundary fencing and the graded road surface forming part of Old Bathurst Road.

5. MARKET COMMENTARY

2022 has seen a slowing of the market due to affordability issues and forecast interest rate increases over the course of 2022; there are more properties listed for sale with auction clearance rates reducing substantially - local agents report limited buyer enquiries as confidence waivers in the global economy due to considerations such as inflation, interest rate increases and concerns regarding the Russian/Ukraine situation which is presently unfolding. The Reserve Bank of Australia started to increase official interest rates from May 2022 with major lenders passing the full increase on to borrowers. It is considered that the market has 'peaked' with property prices starting to recede. One would consider that prices will continue retracting over the course of 2022.

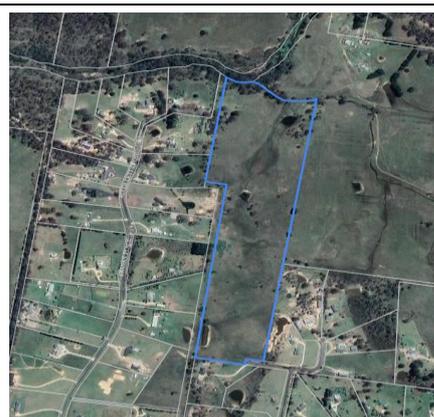
My enquiries of local active agents in Lithgow and the upper Blue Mountains has confirmed that market activity continued to increase over the course of 2021 and into 2022, however current demand is slowing and marketing periods increasing which has been due to the rising interest rate and inflationary environment.

Marketability for this style of property is considered to be average.

5.1. MARKET EVIDENCE

I have collated and analysed relevant market evidence of small to medium size acreage in South Bowenfels and surrounding areas. In this regard, I believe that this evidence provides the most indicative and accurate assessment of the current market value. I have summarised the pertinent information as follows.

Sale 1. 73 Glenrock Place, Hartley



Zoning	:	R5 – Large Lot Residential
Contract Date	:	6/10/2022
Sale Price	:	\$925,000
Land Area	:	20.54 ha
Est. Vacant Land \$:	\$4.50

Property Description:

A vacant site being predominantly rectangular in shape. The rear boundary abuts Butlers Creek and River Lett. The land is predominantly cleared and traversed by a watercourse and serviced by 2-3 dams.

Overall considered inferior in comparison to the subject property on a rate per square metre basis.

Sale 2. 55 Wolgan Road, Lidsdale



Zoning	:	R5 – Large Lot Residential
Contract Date	:	10/10/2022
Sale Price	:	\$412,000
Land Area	:	1,341 sqm
Est. Vacant Land \$:	\$210

Property Description:

A rectangular shaped block positioned in the Lidsdale residential precinct. Improvements comprise a clad/tile bungalow style freestanding residence with detached double garage. Accommodation comprises 3 bedrooms, laundry, bathroom, kitchen, separate lounge and dining room, front verandah and rear deck.

Added value of improvements is estimated \$130,000. Land value is therefore estimated at \$282,000 (\$210 per sqm) of land. Inferior location being about 30km from Lithgow.

Considered inferior in comparison to the subject property.

Sale 3. 9 Andrew Street, Bowenfels



Zoning	:	R1 – General Residential
Contract Date	:	12/07/2022
Sale Price	:	\$575,000
Land Area	:	588 sqm
Est. Vacant Land \$:	\$808

Property Description:

A rectangular shaped block backing onto the Great Western Highway road reserve.

Improvements comprise an original clad/tile cottage with side hardstand parking. Accommodation comprises 3 bedrooms, bathroom, laundry, separate w.c., kitchen, separate lounge and dining and covered rear verandah. Older updated interior. Detached garage and workshop.

Added value of improvements is estimated \$100,000. Land value is therefore estimated at \$475,000 (\$808 per sqm) of land. Superior zoning. Land rate reflects a smaller land size.

Overall considered superior in comparison to the subject property on a rate per square metre basis.

Sale 4. 234 Reserve Road, Marrangaroo



Zoning	:	R1 – General Residential
Contract Date	:	23/08/2022
Sale Price	:	\$820,000
Land Area	:	4,047 ha
Est. Vacant Land	:	\$148

Property Description:

A rectangular shaped block within the Marrangaroo township. Improvements comprise a single level hardiplank clad and metal roofed cottage comprising 4 bedrooms, main with ensuite, 3 way bathroom, laundry, kitchen/family, formal lounge and dining and front and rear verandahs. Internal fitout is original but well maintained and presented. Detached sheds noted providing double car garaging with double carport at front and workshop. Similar distance from Lithgow town centre to the subject property. Less well regarded suburb.

Added value of improvements is estimated \$220,000. Land value is therefore estimated at \$600,000 (\$148 per sqm) of land.

Overall considered to be an inferior land rate in comparison to the subject property.

Sale 5. 103 Reserve Road, Marrangaroo



Zoning	:	RU2 – Rural Landscape
Contract Date	:	12/04/2022
Sale Price	:	\$830,000
Land Area	:	4,047 sqm
Est. Vacant Land \$:	\$143

Property Description:

A rectangular shaped block comprising a large part two level weatherboard and metal roofed residence with detached garaging and sheds.

Accommodation comprises 5 to 6 bedrooms, main and bedroom 2 with ensuite, bathroom, separate w.c., laundry, kitchen/dining, separate lounge, family room, front verandah and larger alfresco area to the rear. Detached double garage and separate shed/workshop with dog yards separated by breezeway. Two recently renovated bathrooms and dated fitout elsewhere.

Added value of improvements is estimated at \$250,000 which equates to a land value of \$580,000 or \$143 per square metre of land.

Overall considered to be a slightly inferior rate in comparison to the subject property.

Sale 6. 36 Kirkley Street, South Bowenfels



Zoning	:	R2 – Low Density Residential
Contract Date	:	13/09/2022
Sale Price	:	\$690,000
Land Area	:	1,078 sqm
Est. Vacant Land \$:	\$408

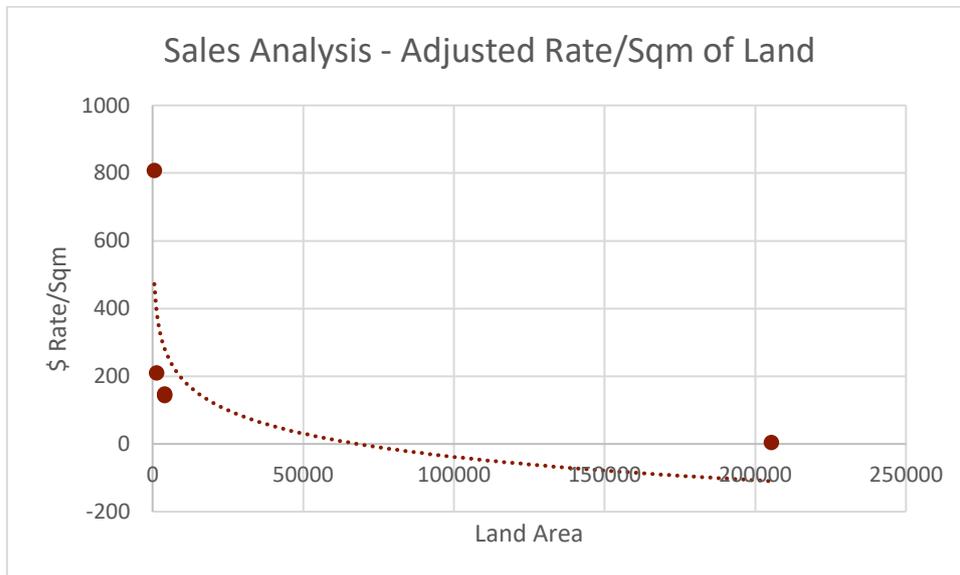
Property Description:

A conventional rectangular shaped block positioned in a developing residential estate. Improvements comprise a circa 2015 built single level brick veneer and tile residence comprising 5 bedrooms, main with ensuite and walk in robe, main bathroom, laundry, kitchen/family with access onto undercover patio, separate formal lounge, entry foyer and double garage with internal access. Detached shed and workshop noted.

A high set property being within a residential estate. Superior location and zoning in comparison to the subject property.

Added value of improvements is estimated \$250,000. Land value is therefore estimated at \$440,000 (\$408 per sqm) of land.

I have undertaken a Scatter Plot analysis of the adjusted per square metre rates for each of the sales. This indicates that there is an inverse relationship between land area and the rate per square metre paid. That is, smaller land sizes achieve higher rates per square metre than larger lots.



The curved dotted line is the 'trendline'. This follows the median values for the land rates analysed. On this basis the land area of 2,933.96 sqm would equate to a rate of approximately \$200 per square metre.

6. VALUATION RATIONALE

6.1. GENERAL

I have undertaken my valuation assessment in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991 under the heads of compensation set out under Section 55. The parent parcel is to be partially acquired and, as such, I consider the before and after method of valuation to be the most appropriate approach. This method of valuation involves two separate assessments on the following basis.

1. A valuation of the whole of the parent parcel as it is immediately before the acquisition but disregarding any increase or decrease in its value due to the carrying out of, or the proposal to carry out, the Public Purpose for which the land is to be acquired; and
2. a valuation of the residue land immediately after the acquisition including any diminution due to severance and/or injurious affection or any enhancement in value due to betterment, in the value of residue land which was caused by the carrying out of, or the proposal to carry out the Public Purpose for which the land was acquired.

6.1.1. Valuation 'Before'

My valuation of the parent parcel in the 'before' scenario has been undertaken on a direct comparison basis of vacant land. I have had consideration to my scatter plot analysis above and consider a rate of \$150 per square metre to be appropriate for the subject property. On a before basis the parent site has a total area of 2,933.96 sqm.

Therefore:

Parent Site (valuation 'before') 2,933.96 sqm x \$200 = \$586,792.

Say \$587,000

6.1.2. Valuation 'After'

My valuation in the 'after' scenario has been undertaken on a similar basis. I have calculated the area of developable land in the 'after' scenario by deducting the area of the land to be acquired (100 sqm). This equates to 2,833.96 sqm under Scenario 1. As there is very little proportionate reduction in the land size between the before and the after scenarios, I have adopted a similar land rate in both calculations.

Scenario 1:

I have established the market value of the land under Scenario 1 as follows:

Residual Land Assessment ('after'): 2,833.96 sqm x \$200 = \$566,792

Say: \$567,000

Scenario 1 - Reduction of 100 sqm

Valuation 'before': \$587,000

Valuation 'after': \$567,000

Diminution: \$20,000

Scenario 2:

Under Scenario 2 it is proposed to acquire 127 sqm which equates to a residual land area after acquisition of 2,806.96 sqm. As with Option 1, there would be little or no difference in the land value due to the relatively small area reduction, so I have adopted the same land rate.

Therefore:

Residual Land Assessment ('after'): 2,806.96 sqm x \$200 = \$561,392

Say: \$561,000

Scenario 2 - Reduction of 127 sqm

Valuation 'before': \$587,000

Valuation 'after': \$561,000

Diminution: \$26,000

7. VALUATION ASSESSMENTS

Having regard to the information contained in my report together with the available market evidence and market data, I am of the opinion that the compensation payable to the registered proprietor for the proposed acquisition of part of Lots 7 to 8 Section 8 in Deposited Plan 758809 (Crown Plan 11.1194) being part of 58 Old Bathurst Road, South Bowenfels NSW 2790, comprising an area of 100 and 127 sqm in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 is set out under Section 55 as at 6 December 2022 as follows.

Section 55 (a)	Market Value (excluding GST) Scenario 1:	\$20,000
Section 55 (a)	Market Value (excluding GST) Scenario 2:	\$26,000
Section 55 (b)	Special Value	Nil
Section 55 (c)	Severance	Nil
Section 55 (d)	Disturbance	TBA
Section 55 (e)	Disadvantage Resulting from Relocation	Nil
Section 55 (f)	Injurious Affection/Betterment	Nil

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MARK D ELLIS

Managing Director
B Bus (Land Economy)
AAVI (CPV) No 3574
AAPI (CPV) No 68234
Department of Fair Trading Reg No 020549 (3574)

8. DOCUMENTATION AND ASSUMPTIONS

8.1. DOCUMENTATION RELIED UPON

This report is prepared from information contained on the NSW Government Planning Portal website and in Lithgow Council's records, together with the following documentation

- Tile Search (edition 4) dated 2/09/2018.
- Deposited Plan 758809 (Crown Plan 11.1194).
- Property Report for 58 Old Bathurst Road, South Bowenfels courtesy of the NSW Government Planning Portal website.
- Survey Report by CEH Survey dated 15/07/2020.

My assessment is based on market evidence obtained from EAC Red Square, pdslive.com.au, rpdata.com.au, realestate.com.au and local active agents and is subject to confirmation by search.

8.2. GENERAL ASSUMPTIONS

Based on my inspection of the subject land I am unaware of:

- (a) any reason to suspect contamination of the subject land to any degree, or
- (b) any reason to suspect inundation by flood waters other than noted in my report, or
- (c) any proposal by any local, State or Federal Government department or authority (other than the current proposal), or
- (d) that would have a detrimental effect on the use of the land, its saleability, or its inherent market value.

However this assessment is subject to a satisfactory:

- (i) environmental audit from suitably qualified professionals;
- (ii) flora and fauna, archaeological and heritage studies from suitably qualified professionals;
- (iii) a geotechnical survey from a suitably qualified professional;
- (iv) a clear native title search;
- (v) a Section 10.7 Certificate from Council; and
- (vi) clear certificates from all relevant Government departments and authorities.

9. MARKET MOVEMENT CLAUSE

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

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 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

10. DISCLAIMER

This valuation is prepared under instruction from Lithgow City Council, in relation to negotiating the acquisition of 100 sqm and 127 sqm being part of Lots 7 to 8 Deposited Plan 758809 (Crown Plan 11.1194) to legalise an encroachment of Old Bathurst Road over the subject land. No responsibility is accepted to any third party that may use or rely on the whole or part of the content of this valuation, neither the whole or any part of this valuation or any reference thereto may be included in any published documents, circular or statement, or published in part or in full in any way without written approval of the form and context in which it may appear.

Whilst every effort has been made to ensure the accuracy and reliability of the information contained in this valuation any reference made herein relating to any of the following are subject to the referred to qualifications:

Item	Qualification
Area/Dimensions	Subject to Survey
Title	Subject to Title Searches
Zoning	Subject to S.10.7 Certificate
State of repair	Subject to report by Engineer or Licenced Builder and Pest Certificate
Comparable Values	Subject to reliability of information supplied by the Department of Lands, local real estate agents, local government authorities and Valuer General's records.

Independent Property Valuations Pty Ltd confirm that no employee, family member, nor anyone associated with this company has any pecuniary interests that could conflict with the valuation of the subject property.

This report is copyright to Independent Property Valuations Pty Ltd and the author and may not be copied in whole or in part without the written consent of the signatory to this report.

ANNEXURES

- Appendix 1.** Title Search (edition 4) dated 2/09/2018
- Appendix 2.** Deposited Plan 758809 (Crown Plan 11.1194
- Appendix 3.** Survey Report by CEH Survey dated 15/07/2020
- Appendix 4.** NSW Government Planning Portal – Property Report for
58 Old Bathurst Road, South Bowenfels
- Appendix 5.** Locality Map
- Appendix 6.** Pictorial

Appendix 1. Title Search (edition 4) dated 2/09/2018



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
triSearch (Website)
Ph. 1300 064 452 Fax.

FOLIO: AUTO CONSOL 5312-107

SEARCH DATE	TIME	EDITION NO	DATE
27/10/2020	9:56 AM	4	2/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY COMMONWEALTH BANK OF AUSTRALIA.

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT OLD BOWENFELS
LOCAL GOVERNMENT AREA LITHGOW CITY
PARISH OF LETT COUNTY OF COOK
TITLE DIAGRAM CROWN PLAN 11.1194

FIRST SCHEDULE

ARJAN ROBERT STOLK
TINA NICOLE CASS
AS JOINT TENANTS (T AK505305)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AK505306 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 7-8 SEC. 8 IN DP758809.

*** END OF SEARCH ***

201017958

PRINTED ON 27/10/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. triSearch an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 27/10/2020 09:56:46

Appendix 4. Property Report for 58 Old Bathurst Road, South Bowenfels courtesy of the NSW Government Planning Portal website



Property Report

58 OLD BATHURST ROAD SOUTH BOWENFELS 2790



Property Details

Address: 58 OLD BATHURST ROAD SOUTH BOWENFELS 2790

Lot/Section /Plan No: 7/8/DP758809 8/8/DP758809

Council: LITHGOW CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Lithgow Local Environmental Plan 2014 (pub. 19-12-2014)
Land Zoning	R5 - Large Lot Residential: (pub. 19-12-2014)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Sub Catchment Boundaries Subject Land
Local Provisions	Former LEP Boundaries
Riparian Lands and Watercourses	Environmentally Sensitive Areas - Groundwater
Terrestrial Biodiversity	Biodiversity

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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Property Report

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- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011: Subject Land (pub. 21-1-2011)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 44—Koala Habitat Protection: Land Application (pub. 6-1-1995)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land	Vegetation Category
Local Aboriginal Land Council	BATHURST

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Appendix 5. Locality Map



The Subject Property – 58 Old Bathurst Road, South Bowenfels NSW 2790
(Courtesy RP Data Web Mapping)

Appendix 6. Pictorial



General View of the Subject Land



General View of the Subject Land



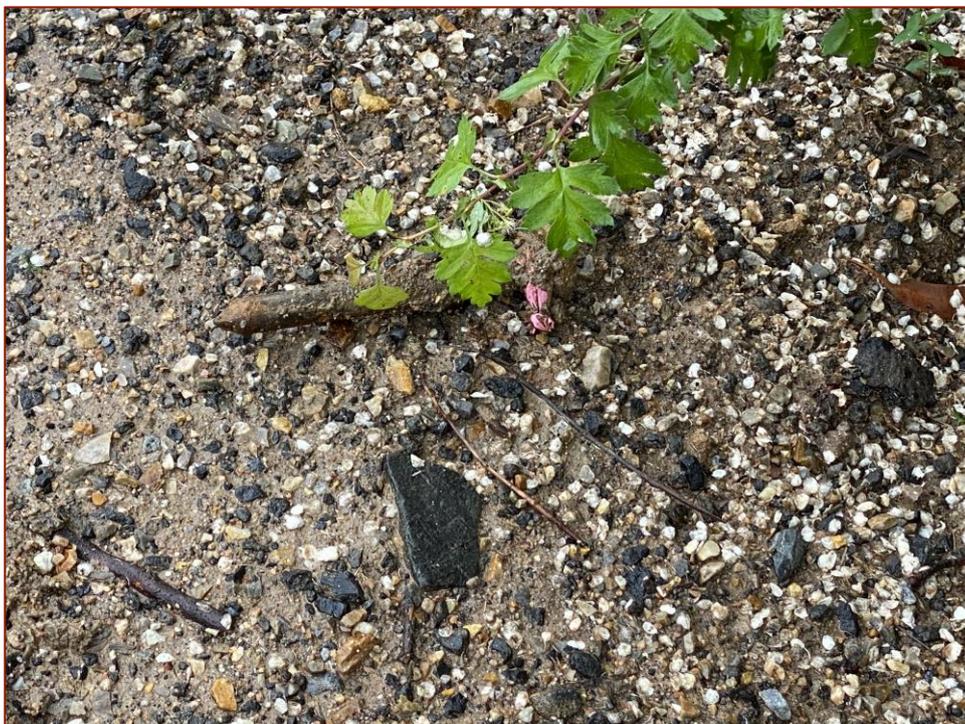
General View of the Subject Land



General View of the Subject Land



Residential Improvements on the Parent Site



Steel Peg Removed From Ground



Survey Peg In-ground Noted