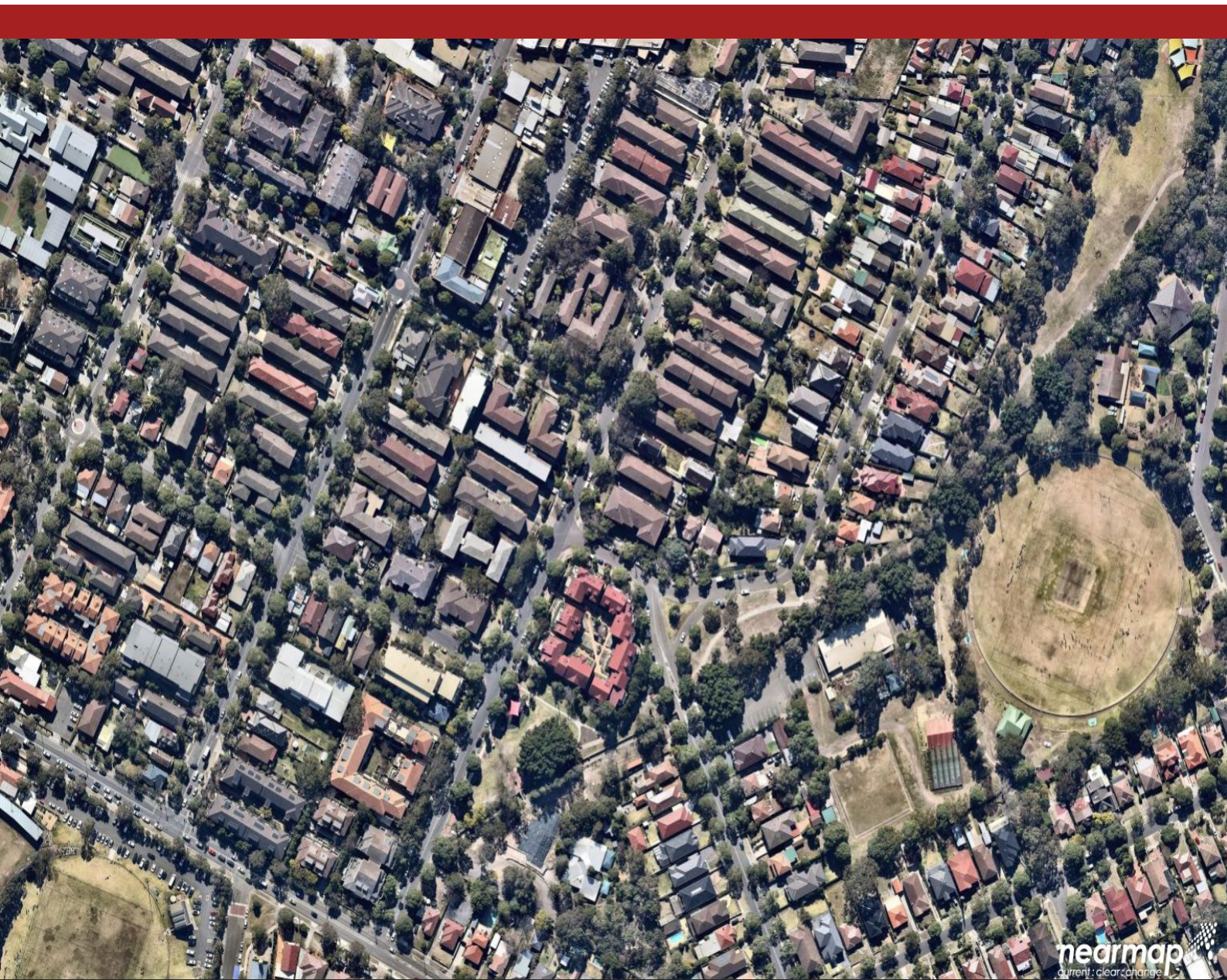




Development Due Diligence Report

38-40 Hampstead Road, Homebush West NSW



Prepared by

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Prepared for
Sample Report

Prepared on
Mon Dec 06 2021

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Property Details

38-40 Hampstead Road Homebush West NSW 2140














 1624m²



Image	Address					Year Built	Occupancy	Last Sale	Last Rental	Est Value	Est Confidence
	1/38-40 Hampstead Road Homebush West NSW 2140	3	2	1	-	1974	Rented	\$470k (2011)	-	\$710k	High
	2/38-40 Hampstead Road Homebush West NSW 2140	2	1	1	102	1970	Rented	\$434k (2010)	\$450 pw (2013)	\$595k	Med
	3/38-40 Hampstead Road Homebush West NSW 2140	2	1	1	100	1974	Rented	\$428k (2012)	\$460 pw (2013)	\$595k	Med
	4/38-40 Hampstead Road Homebush West NSW 2140	-	-	1	124	1974	Rented	\$236k (1998)	-	\$610k	Med
	5/38-40 Hampstead Road Homebush West NSW 2140	2	2	1	114	1974	Rented	\$385k (2003)	\$430 pw (2021)	\$680k	High
	6/38-40 Hampstead Road Homebush West NSW 2140	2	1	1	140	1974	Rented	\$315k (2004)	\$330 pw (2020)	\$605k	Med
	7/38-40 Hampstead Road Homebush West NSW 2140	2	1	1	124	1974	Rented	-	-	\$605k	Med
	8/38-40 Hampstead Road Homebush West NSW 2140	2	1	1	107	1974	Rented	\$407k (2010)	\$400 pw (2021)	\$635k	High



Permitted Uses

Suggested Land Use

Duplex	Townhouse	Apartment	Mixed Use
✔	✔	✔	✘
Permitted	Permitted	Permitted	Not Permitted

Objectives of zone

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

To provide a variety of housing types within a medium density residential environment.

To provide for the housing needs of the community within a medium density residential environment.

Permitted with consent

Attached dwellings	Bed and breakfast accommodation	Boarding houses
Building identification signs	Business identification signs	Centre-based child care facilities
Community facilities	Dual occupancies	Dwelling houses
Environmental protection works	Group homes	Home businesses
Multi dwelling housing	Neighbourhood shops	Oyster aquaculture
Places of public worship	Recreation areas	Residential care facilities
Residential flat buildings	Respite day care centres	Roads



SITE

Permitted Uses

Permitted with consent

Secondary dwellings

Semi-detached dwellings

Seniors housing

Tank-based aquaculture

Water recycling facilities

Permitted without consent

Home occupations

Prohibited

Any other development not specified in "Permitted without consent" or "Permitted with consent"

Pond-based aquaculture



Planning Details

Basic

Lot Id	//SP8777
Council	STRATHFIELD MUNICIPAL COUNCIL
FSR	1.2:1
Max Building Height	11 m
Min Lot Size (Subdivision)	1000 m ²
Street Frontage Est.	32.3 m
Postcode	2140
Lot Area Est.	1624 m ²
Zones	R3: Medium Density Residential

Overlays

Protection	
Acid Sulfate Soils	Class 5



OVERLAYS

Zoning



OVERLAYS

Heritage



OVERLAYS

Flood



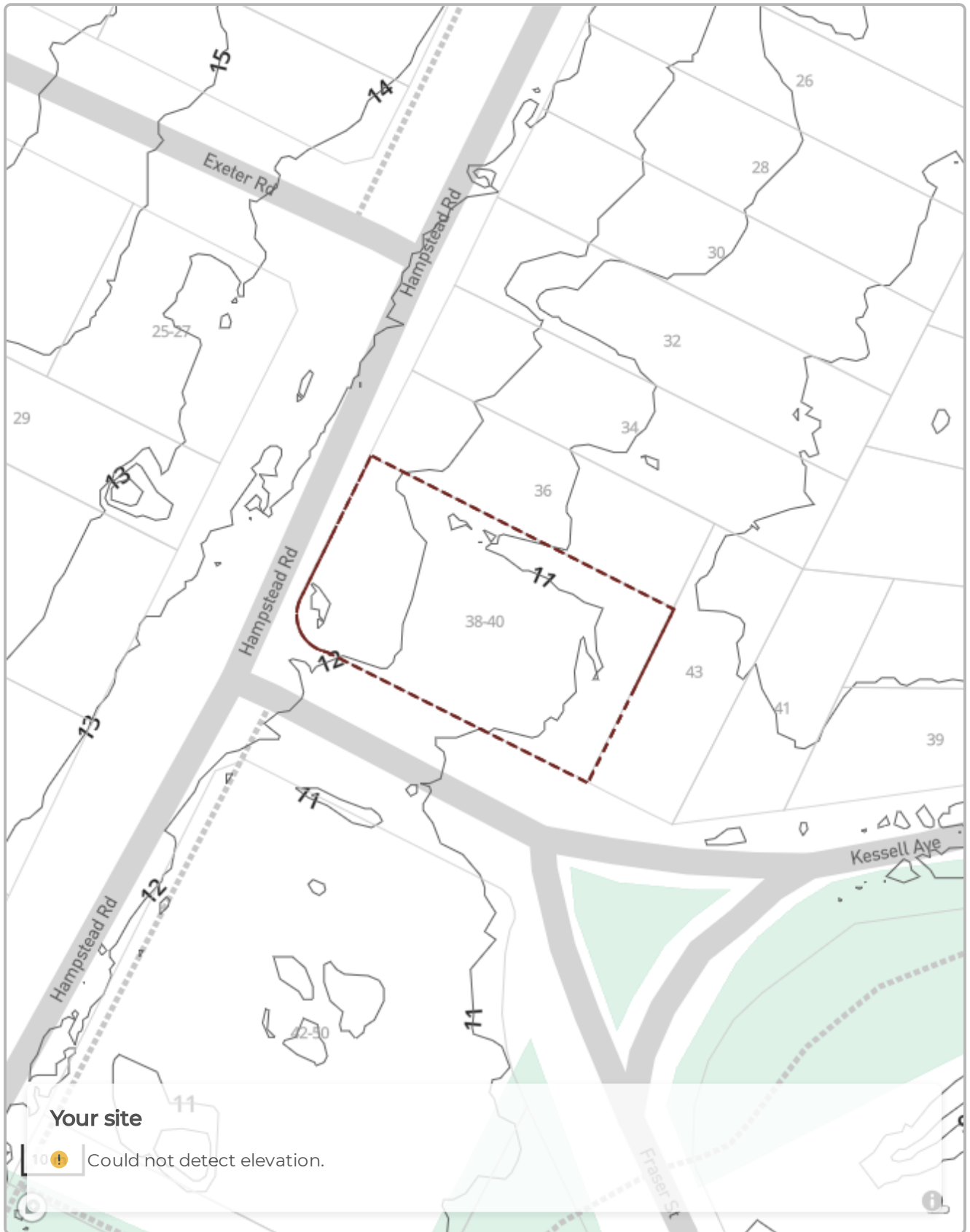
OVERLAYS

Bushfire



OVERLAYS

Contours



Project statistics

No of Projects	35	Proj. with units	15
Total value	\$803.8m	Min storeys	-
Median value	\$4.0m	Max storeys	11
Total units	459	Avg. storeys	4.07

Development breakdown

Developments by stages		Units	Developments by category	
Pre DA	2 (5%)	0	RESIDENTIAL	19 (54%)
DA Pending	1 (2%)	54	INDUSTRIAL	4 (11%)
DA Approved	11 (31%)	144	EDUCATION	3 (8%)
Construction	21 (60%)	261	COMMERCIAL PREMISES	2 (5%)
			RETAIL	2 (5%)
			SOCIAL	2 (5%)
			HOSPITALITY	2 (5%)

Development Forecast/ Settlement Risk

Completion Year	No. of projects	Proj. with units	Total units	Total value
2021	4	1	39	\$43.4m
2022	1	1	31	\$10.6m
2023	2	1	28	\$15.4m





Cordell List

No	Title	Address	Type	Stage	Value	Floor Area	Units	Commence Date	Completion Date
A	Melville Community Hall	Hampstead Rd (lots 8-14 Dp14766 & Lot E Dp394168)	Community Hall	Construction	1.5m	677.0	0	17/09/18	16/11/18
B	Exeter Rd Units	4 (lot C) Exeter Rd (dp334509)	Units (14) - 4 Storey	Construction	3.3m	979.0	14	05/06/17	17/03/18
C	Henley Rd Commercial Buiding	14 Henley Rd	Offices (5)/shop - 2 Storey - Altns & Addns	Pre DA	800k	714.0	0	25/08/17	-
D	Henley Rd Boarding House	44 (lot B) Henley Rd (dp4499490)	Boarding House - 3 Storey	Construction	1.0m	1538.0	0	12/05/19	19/01/20
E	Hampstead Road Units	3 (lot F) Hampstead Rd (dp344804)	Units (10) - 4 Storey	Construction	1.9m	920.0	10	08/01/18	29/03/19
F	Homebush West Public School	20 Exeter Rd	Multi Purpose Building - 3 Storey	Construction	20.8m	3271.0	0	09/10/17	31/10/18
G	Eastbourne Road Apartments	2 Eastbourne Road	Apartments (33) - 5 Storey	DA Approved	10.4m	3034.0	33	14/09/22	18/12/24





DEVELOPMENT OPTIONS

TOWNHOUSES



Houses: Suburb Insights

12 Month Performance

Overview



Median sales price 1 year change
 \$1.2m -5.77%



Median rent price 1 year change
 \$520 pw -



Total Sold 1 year change
 6 2.82%



Days on market
 -

Breakdown

3 Bedroom

Number sold: -

Median Sales Price: -

4 Bedroom

Number sold: -

Median Sales Price: -

5 Bedroom

Number sold: -

Median Sales Price: \$2.4m

The breakdown above uses available data and may not include information from ALL sales this year.

Historical Performance

Median Sale Price

Year Price 1yr +/-

No data available

Median Rent Price

Year Price 1yr +/-

2016	\$500 pw	-
2017	\$510 pw	2%
2018	\$490 pw	-3.92%
2019	\$495 pw	1.02%
2020	\$520 pw	5.05%

Total Sold



Year Price 1yr +/-

2016	4	-
2017	4	-
2018	3	-25%
2019	5	66.67%
2020	6	20%

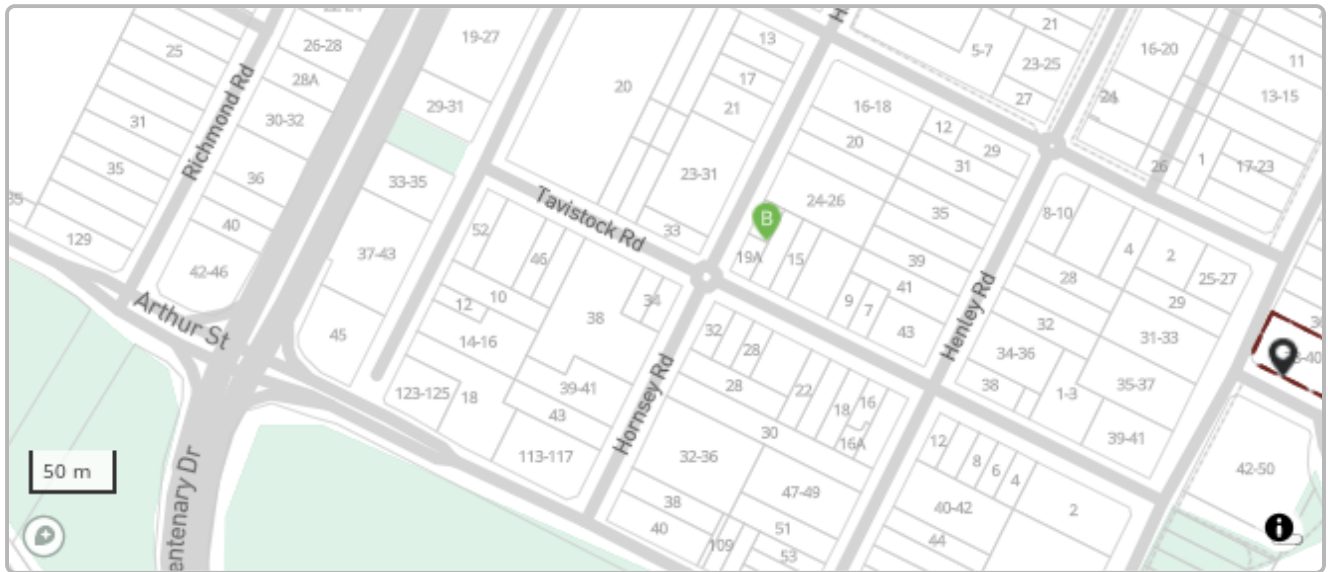






Houses: Recently Sold



ID	Image	Address	Bed	Bath	Car	Area	Price	Date
A		38 Kessell Avenue Homebush West NSW 2140	5	2	2	759m ²	\$2,410,000	2021-07-30
B		46 Henley Road Homebush West NSW 2140	6	3	-	765m ²		2021-09-15








ID	Image	Address	Bed	Bath	Car	Area	Price
A		8/81-86 Courallie Avenue Homebush West NSW 2140	5	3	2	-m ²	
B		26A Hornsey Road Homebush West NSW 2140	3	2	1	277m ²	
C		9 Courallie Avenue Homebush West NSW 2140	3	1	2	493m ²	
D		7 Courallie Avenue Homebush West NSW 2140	3	1	3	478m ²	





ID	Image	Address	Bed	Bath	Car	Area	Price
A		15 Courallie Avenue Homebush West NSW 2140	3	-	-	531m ²	\$440
B		8 Welfare Street Homebush West NSW 2140	3	2	2	428m ²	\$550
C		82 The Crescent Homebush West NSW 2140	3	2	1	472m ²	\$750



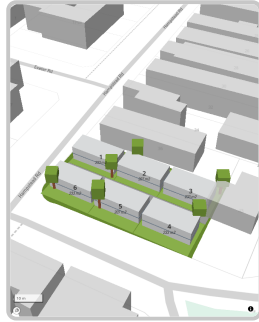
TOWNHOUSES

Design Solution Comparison

Featured Design

Alternate Design 1

Alternate Design 2



Basic

Dwellings	6	6	5
Lots	6	6	5
Total FSR	0.87 :1	0.87 :1	0.67 :1
Total GFA	1,412 m ²	1,412 m ²	1,082 m ²
Footprint Area	706 m ²	706 m ²	541 m ²
Total Storeys	2	2	2
Avg Townhouse GFA	235 m ²	235 m ²	216 m ²
Land Efficiency	83 %	83 %	94 %
Total Carpark Spaces	0	0	0
Total Carpark Area	0 m ²	0 m ²	0 m ²



Featured Design: Overview



Featured Design: Static Feasibility

Income

Lot Size m ₂	Qty	Sales Price (\$ per lot). inc GST	Total
200	6	\$1,200,000	\$7,200,000
Gross Realisation			\$7,200,000
Less GST (10%)			\$654,545
Net Realisation			\$6,545,455

Costs

Lot Size m ₂	Qty	Cost Price (\$ per lot/m ₂)	Total
(Land) 200	6	-	-
(Buildings) Building Costs	1,412	\$1,939	\$2,737,868
Total development costs (Before builder)			\$2,737,868
Builder Margin (10%)			\$273,787
Total development costs			\$3,011,655
Other Fees (including agent, professional, contingency, legals, etc)			\$795,851
Total Expenses			\$3,807,506

Overall

Net Return (22%)	\$1,440,000
Residual Land Value	\$1,297,949



Featured Design: Sunlight



Featured Design: Ground Shadows



APPENDIX

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APPENDIX

References

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards 3B.11 Minimum setbacks and maximum height and length of boundary walls
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for dwelling houses and attached development 3D.21 Minimum setbacks and maximum height and length of built to boundary walls
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for dwelling houses and attached development 3.10 Minimum setbacks and maximum height and length of boundary walls
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - 3D.21 Minimum setbacks and maximum height and length of built to boundary walls (17) Front setbacks for battle-axe lots
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for detached development (other than swimming pools and fences) 3B.52 Other development standards for detached studios
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for detached development (other than farm buildings, swimming pools and fences) 3D.48 Other development standards for detached studios
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for dwelling houses and attached development 3D.12 Minimum setbacks
- Clause 4.4 Strathfield Local Environmental Plan 2012 Floor Space Ratio Map





nearmap
current : clear : change



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