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TURRANGA

BELLEVUE HILL

etch
REALESTATE

*Turranga was the name of the original home in 1912.
Turranga is Maori for "Safe home".*

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ETCH is pleased to present on behalf of the vendors, 233 O'Sullivan Road, Bellevue Hill.

A rare opportunity to secure a residential development site located in the exclusive region of Sydney's eastern suburbs.

The Vendor has exclusively appointed ETCH to market the property for sale by an expression of interest campaign.

The property offers the following attributes:

- Site area of 696 sqm;
- Imminent DA for 6 luxury units
- Rare offering within a popular location in Sydney's desirable Eastern Suburbs
- Corner location with dual street frontage;
- Walk to transport, shops, schools and local amenities

Bellevue Hill is a strong residential market. This site offers an opportunity to capitalise on the current strong values and rates of sale.

This information Memorandum outlines key information in relation to the existing development potential. All information being provided to interested parties is to assist in preparing independent Due Diligence.

AGENTS CONTACT DETAILS

All enquiries should be directed to the following exclusive marketing agents:

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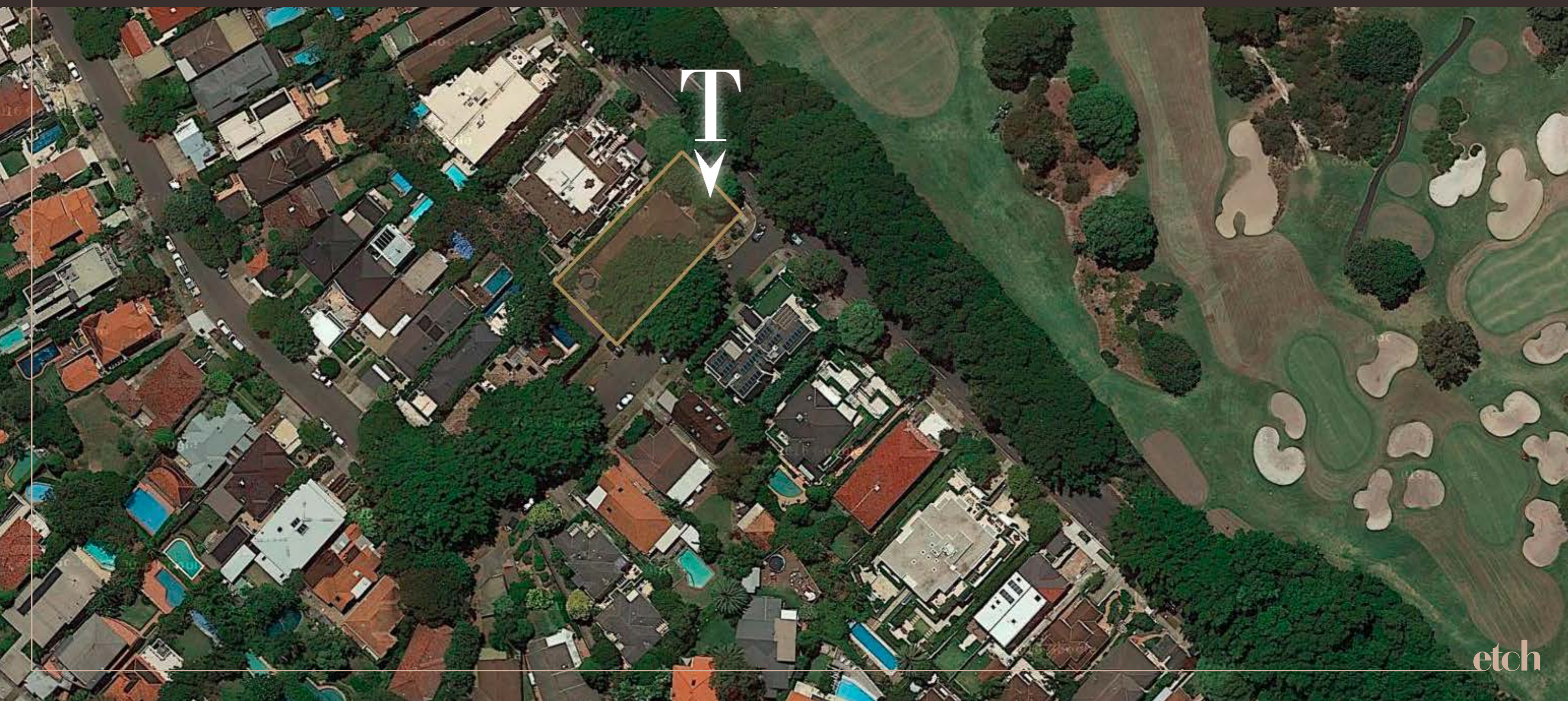
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TENURE	100% freehold interest
ADDRESS	233 O'Sullivan Road Bellevue Hill NSW 2023
SITE AREA	696 sqm (approximately)
CURRENT IMMINENT DA APPROVAL	6 x 3 Bedroom units DA no. 525/2015
EXISTING IMPROVEMENTS	The existing improvements on the site include one home with double garage

SITE DESCRIPTION	Located on the corner of O'Sullivan and Boronia. Accessibility on the terrain is good and available via two street frontages	
LOCAL AMENITIES	The Royal Sydney Golf Club Rose Bay Bondi Beach	
METHOD OF SALE	For sale via Expressions of Interest closing Wednesday, 31st May 2015 at 3:00pm (AEST)	
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THE ROYAL SYDNEY GOLF COURSE



SUPERMARKETS



MARKETS



SCOTS COLLEGE



BONDI JUNCTION TRAIN STATION



LOCATION OVERVIEW

Bellevue Hill is an eastern suburb of Sydney, in the state of New South Wales, Australia. Bellevue Hill is an affluent suburb and located 5 kilometres east of the Sydney central business district. Bellevue Hill is well known for being one of Australia's wealthiest suburbs with the historic Queen Anne home Caerleon sold for \$22 million in January 2008, a price surpassed by the \$23 million paid for a mansion in Victoria Road in November 2009.

The site enjoys vistas of The Royal Sydney Golf Course, a world-class 18 hole Championship Course, home of the 2013 Emirates Australian Open, a 9 hole Centenary golf course, two golf practice areas, an indoor golf studio, 18 tennis courts, two bowling greens, two croquet lawns, a squash court, a Fitness Centre as well as an elegant Clubhouse.



SITE POSITION

233 O'Sullivan Road offers bus links at the doorstep to Bondi Junction and Sydney CBD. Bondi Junction Train Station is located 2km from the site and offers further transport links to Sydney CBD including Town Hall, Central Station and Wynyard, and across greater Sydney. Bondi Junction railway station is located on the Eastern Suburbs line, serving the Sydney suburb of Bondi Junction. It is served by Sydney trains T4 eastern suburbs & Illawarra line services and NSW trainlink south Coast Line services.

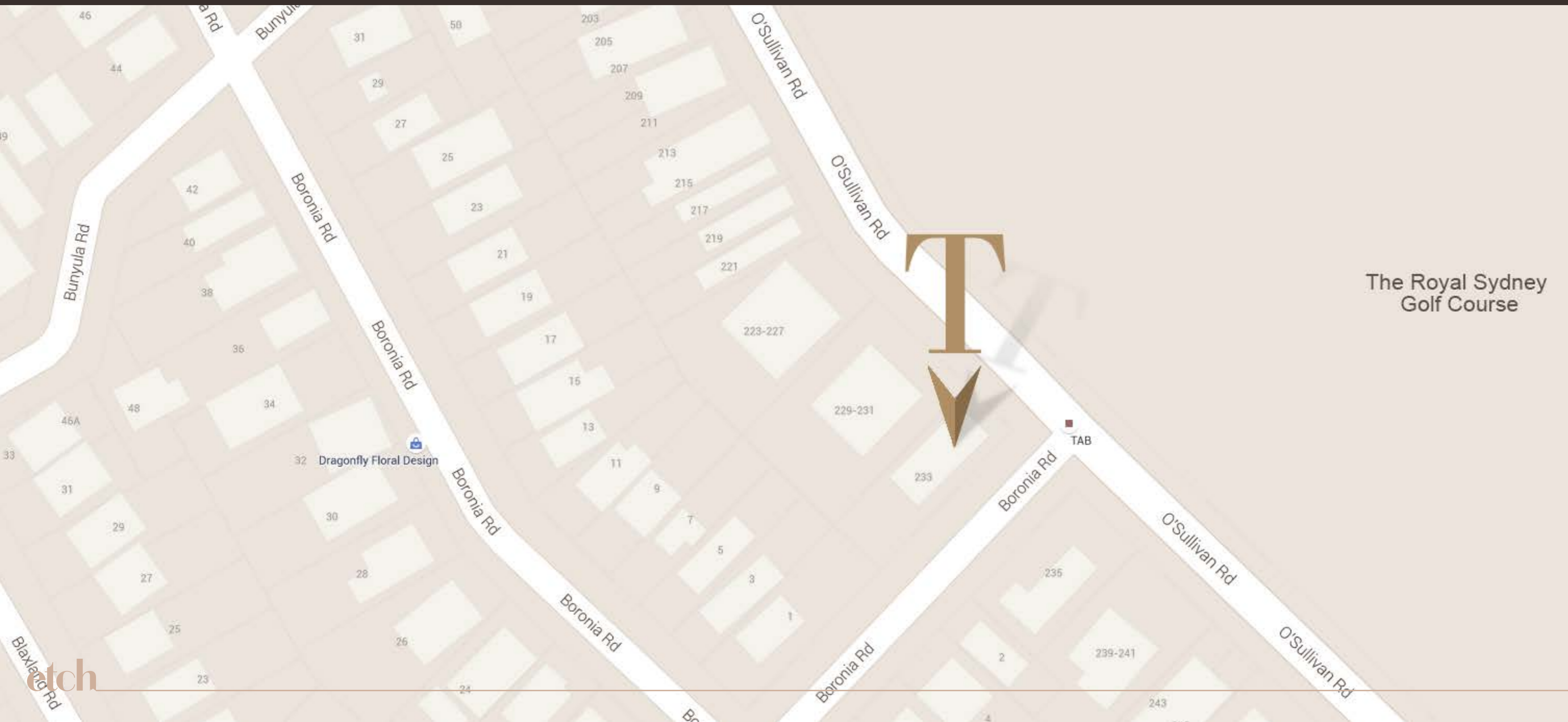
Rose Bay is within a short distance from the site and is the departure base of Sydney's seaplanes. One can arrange sightseeing trip or fly off to one Sydney's famous restaurants like Jonah's at Whale Beach for that special lunch. In the neighbouring suburb of Double Bay you will find the smartest shops in Sydney.

Designer label shops, boutiques, cafes, bookshops and galleries all in a sophisticated European setting. The sites are serviced by high quality educational establishments including local public Schools. In addition within a short distance from the subject site are a number of elite private schools including Reddam House, Cranbrook and Scots College.

SITE PARTICULARS

SITE AREA	696 sqm
TITLE DETAILS	233 O'Sullivan Road Lot 11 Plan DP981432
COUNCIL AREA	Woollahra Council
ZONING	R3 Medium Density Residential
FSR	1:1
SITE DESCRIPTION & DIMENSIONS	The site is rectangular in shape with two street frontages to O'Sullivan Road & Boronia Road

ASPECT AND FRONTAGE	Northeast access over O'Sullivan Road
TOPOGRAPHY	The place is located on the edge of the flat sandy lowland, which connects Rose bay to Bondi Beach
HERITAGE ITEM	The development is arguably in the vicinity of a heritage item - The Royal Sydney Golf Course - but it is not located in a heritage conservation area
EXISTING IMPROVEMENTS	A single detached single storey dwelling house with double garage



IMMINENT DEVELOPMENT APPROVAL

COUNCIL	Woollahra Council
DEVELOPMENT ACTION	525/2015 (The Draft Strata Plan is available on request)
ARCHITECT	MHN Design Union
STATUS	Imminent Approval
DEVELOPMENT PROPOSAL	Demolition of existing dwelling house and construction of a new residential flat building consisting of six luxury 3 bedroom units with basement level car parking

BUILDING LAYOUT	1 x 3 storey residential building fronting O'Sullivan Road	
PARKING	6 car parking spaces. Note: The basement height allows for the provision of dual Car Lift option taking the total spaces to 12 residential	
UNIT TYPE	DESCRIPTION	ESTIMATED YIELD
Unit 1	3 bed, 2 bath, 1 car	\$3,150,000 - \$3,300,000
Unit 2	3 bed, 2 bath, 1 car	\$3,250,000 - \$3,500,000
Unit 3	3 bed, 2 bath, 1 car	\$3,050,000 - \$3,150,000
Unit 4	3 bed, 2 bath, 1 car	\$2,850,000 - \$3,050,000
Unit 5	3 bed, 2 bath, 1 car	\$3,050,000 - \$3,150,000
Unit 6	3 bed, 2 bath, 1 car	\$2,850,000 - \$3,050,000
TOTAL GRV		\$18,200,000 - \$19,200,000



SALES PROCESS

233 O'Sullivan Road, Bellevue Hill is being offered to purchase via a public Expressions of Interest process closing: Wednesday, 31st May 2016 at 3:00pm (AEST). All 'Expressions of Interest' are to be lodged in writing to ETCH, the exclusive selling agents, using the EOI form provided in this document. An assessment of all expressions of interest received will be made by the vendor and their advisers leading to the selection of one preferred party to enter into exclusive negotiations and exchange of contracts.

The conduct of the sales process, the structure and terms of the proposed sale, the evaluation of proposals, and the continued participation of interested parties in the sale process is entirely at the discretion of the vendor and its advisers. The vendor reserves the right to vary the sales process at any time.

DUE DILIGENCE

Access to full due diligence material is available upon request. Should you require an inspection or have any queries, please do not hesitate to contact:

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APPENDICES

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APPENDIX 01

COUNCIL CONTROLS



ZONING
The zoning of the site is R3 MEDIUM DENSITY RESIDENTIAL

B1	Neighbourhood Centre	R3	Medium Density Residential
B2	Local Centre	RE1	Public Recreation
B4	Mixed Use	RE2	Private Recreation
E1	National Parks and Nature Reserves	SP2	Infrastructure
E2	Environmental Conservation	SP3	Tourist
R2	Low Density Residential	SH	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

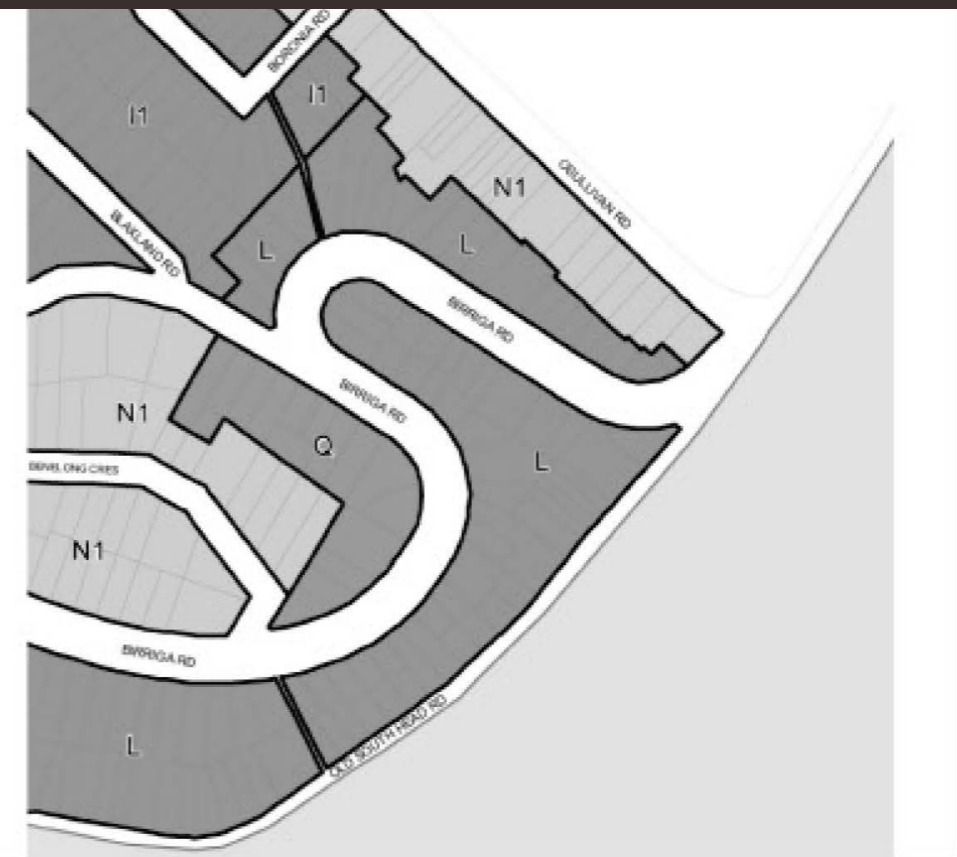
DEFINITIONS
Mixed Use - development means a building or place comprising 2 or more different land uses.



BUILDING HEIGHT
The Maximum Building Height permissible is 10.5M

C	5	Q	8.2	M	12	O1	15	Q3	20.5
E	6	J1	9	N1	13	O2	16.5	R1	21.5
F	6.5	J2	9.5	N2	13.5	P1	17.5	R2	22.5
G	7	K	10.5	N3	14.1	P2	18.1	T	26
H	7.5	L1	11	N4	14.5	Q1	19	U	34
I1	8	L2	11.5	N5	14.7	Q2	19.5		

DEFINITIONS
Building Height - building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.



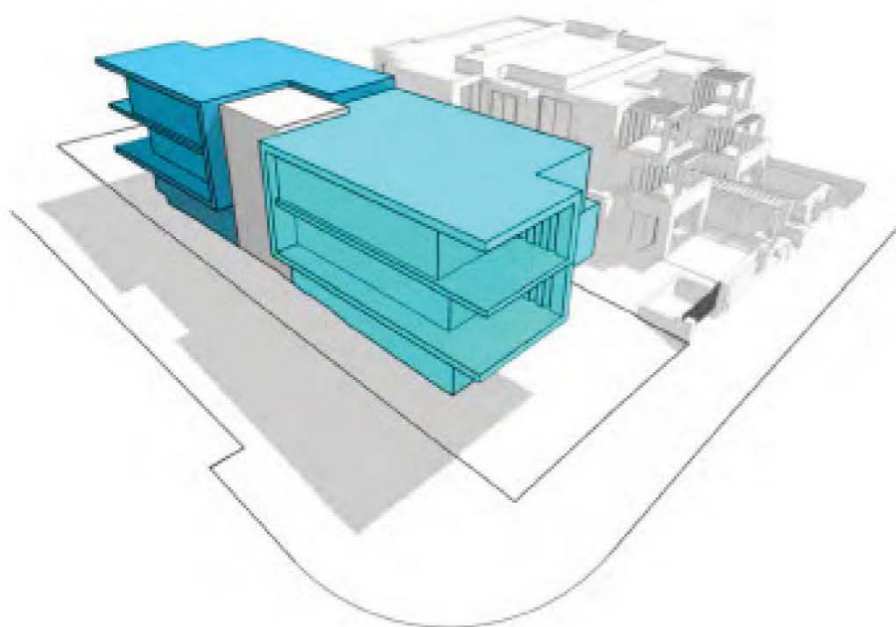
FLOOR SPACE RATIO
The maximum FSR allowable is 1:1

A1	0.21	D3	0.53	I2	0.77	R1	1.4	S2	1.55
A2	0.37	F1	0.6	L	0.9	R2	1.42	S3	1.68
B1	0.4	F2	0.63	N1	1	S1	1.5	S4	1.7
B2	0.43	G1	0.65	N2	1.04	S2	1.55	T	2
C	0.46	G2	0.68	O	1.1	S3	1.68	U	2.5
D1	0.5	H	0.73	P	1.25	S4	1.7	V	3
D2	0.52	I1	0.75	Q	1.3	T	2	X	4

DEFINITIONS
FSR - The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area

APPENDIX 02

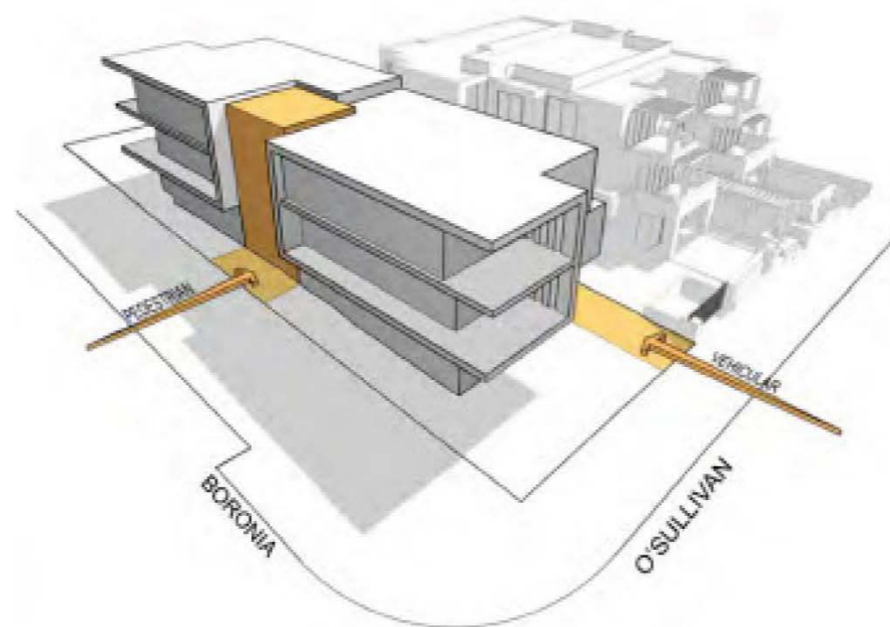
CONCEPT DIAGRAMS



MASSING

THE PROPOSED MASSING RESPONDS TO THE NATURAL TOPOGRAPHY OF THE SITE AND IS SPLIT INTO 2 BLOCKS WITH A CENTRALLY LOCATED CORE. THE SPLIT ARRANGEMENT ASSISTS WITH THE FOLLOWING:

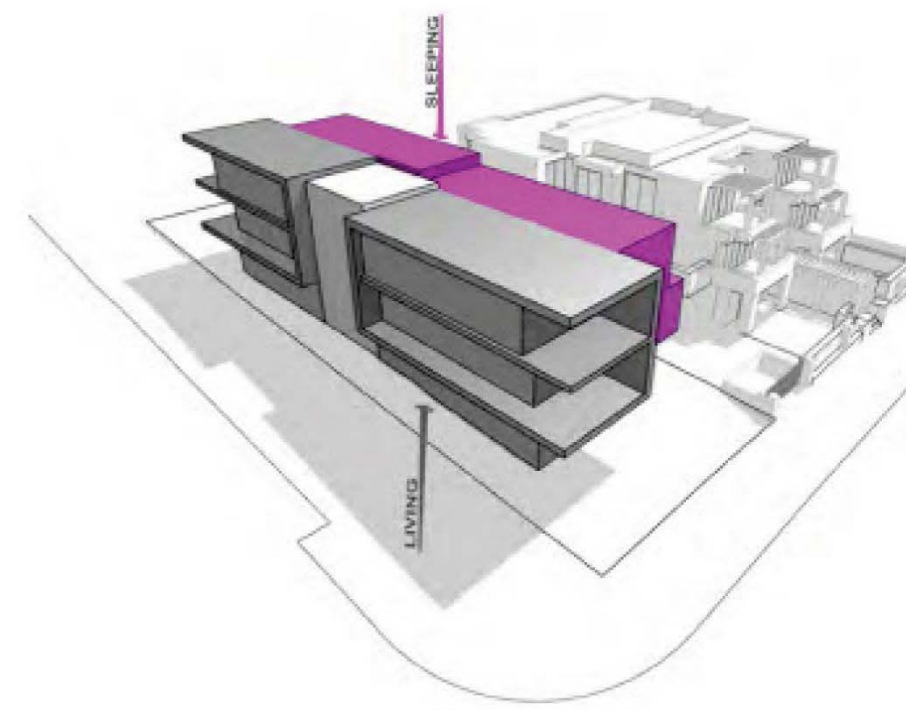
- FITTING THE PROPOSED ENVELOPE WITHIN THE HEIGHT LIMIT (DRAFT)
- GAINING HEIGHT IN THE BASEMENT TO FIT THE PROPOSED CAR STACKERS



PEDESTRIAN AND VEHICULAR ACCESS

PEDESTRIAN ACCESS IS VIA A LOBBY FRONTING ONTO THE QUIETER BORONIA ROAD SIDE WHILST VEHICULAR ACCESS IS VIA A DRIVEWAY OFF O'SULLIVAN ROAD ON THE NORTHERN BOUNDARY. MINIMISE RAMP LENGTH AS THERE IS A 3400MM LEVEL DIFFERENCE BETWEEN THE CURRENT BORONIA ROAD ENTRY AND NEW O'SULLIVAN ROAD ENTRY.

A NICE SENSE OF ARRIVAL HOME UNDER THE BIG FIG TREE.

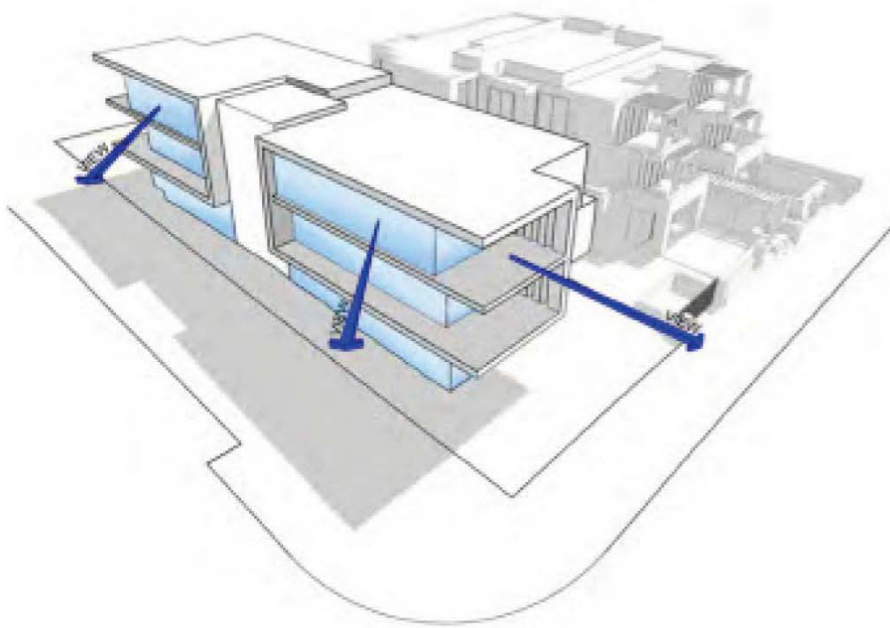


LIVING & BEDROOM ZONES

LIVING AND BEDROOMS HAVE BEEN STRATEGICALLY PLACED IN 2 SEPARATE ZONES. THE LIVING ZONES ARE LOCATED ON THE EXPOSED CORNER OF THE SITE. BEDROOMS ARE LOCATED ON THE QUIETER SIDE OF THE SITE AND STEPS BACK IN AWAY FROM O'SULLIVAN ROAD AND RESPONDING TO THE NEIGHBOURING BUILT FORM. THE LONGER FORM OF THE LIVING SPACE TAKES ADVANTAGE OF THE EXPOSED CORNER AND LIMITING ANY OVERSHADOWING IMPACTS ON ADJOINING PROPERTIES.

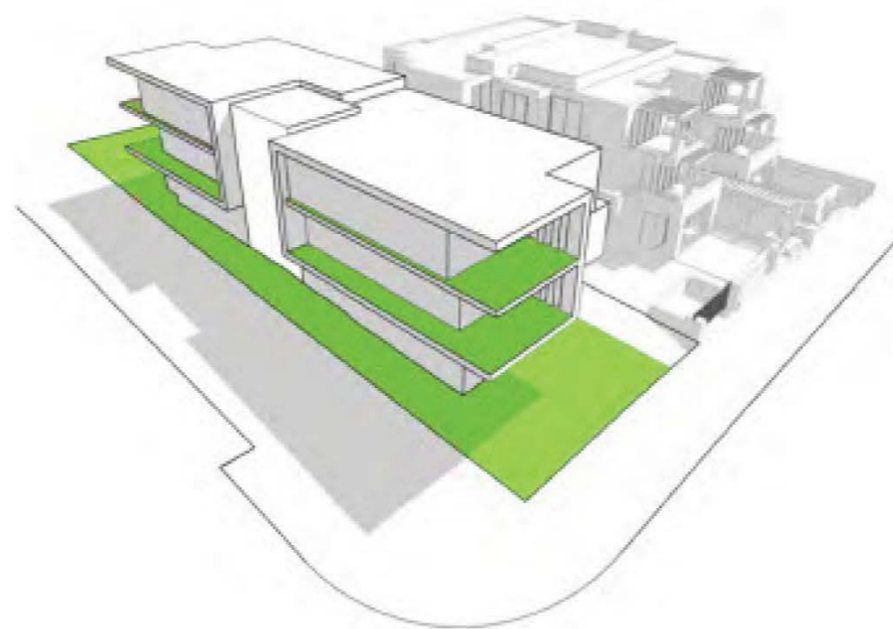
APPENDIX 03

CONCEPT DIAGRAMS



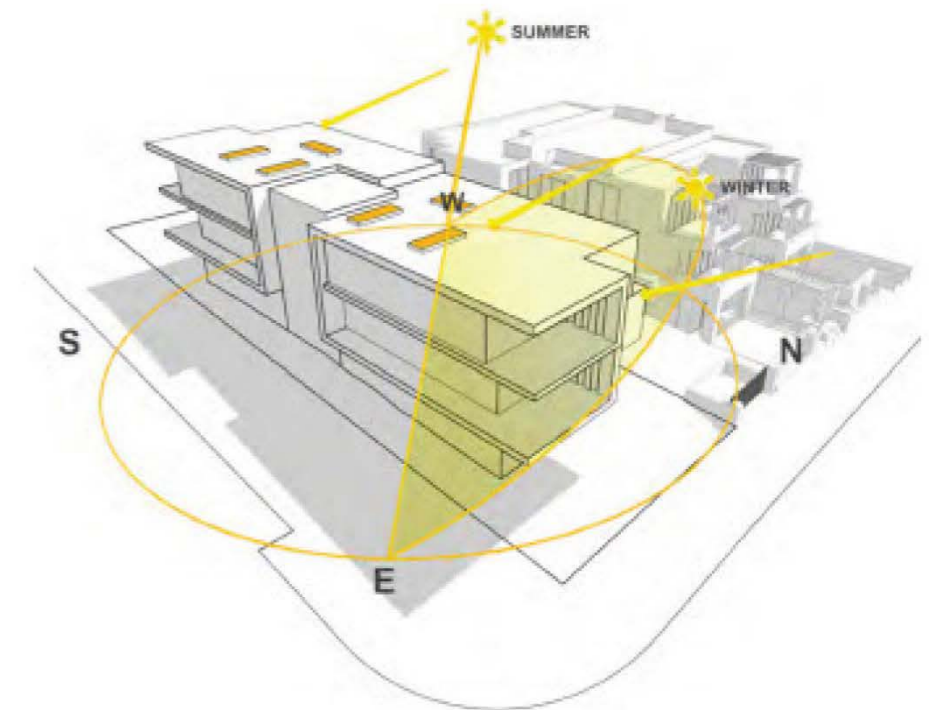
LIVING ZONES

LIVING AREAS ARE LOCATED ON THE QUIETER BORONIA STREET SIDE. FULL HEIGHT GLAZING MAXIMISES EACH UNITS VIEW TOWARDS THE GOLF-COURSE.



OUTDOOR LIVING AND GARDEN AREAS

LIVING AREAS ARE LOCATED ON THE QUIETER BORONIA STREET SIDE. FULL HEIGHT GLAZING MAXIMISES EACH UNITS VIEW TOWARDS THE GOLF-COURSE. THE LOCATION OF THE DRIVEWAY OFF O'SULLIVAN ROAD RESULTS IN 2 GROUND FLOOR APARTMENTS WITH LARGE PRIVATE GARDENS. THE EXISTING FIG TREE PROVIDES A SENSE OF PRIVACY AND ENCLOSURE.

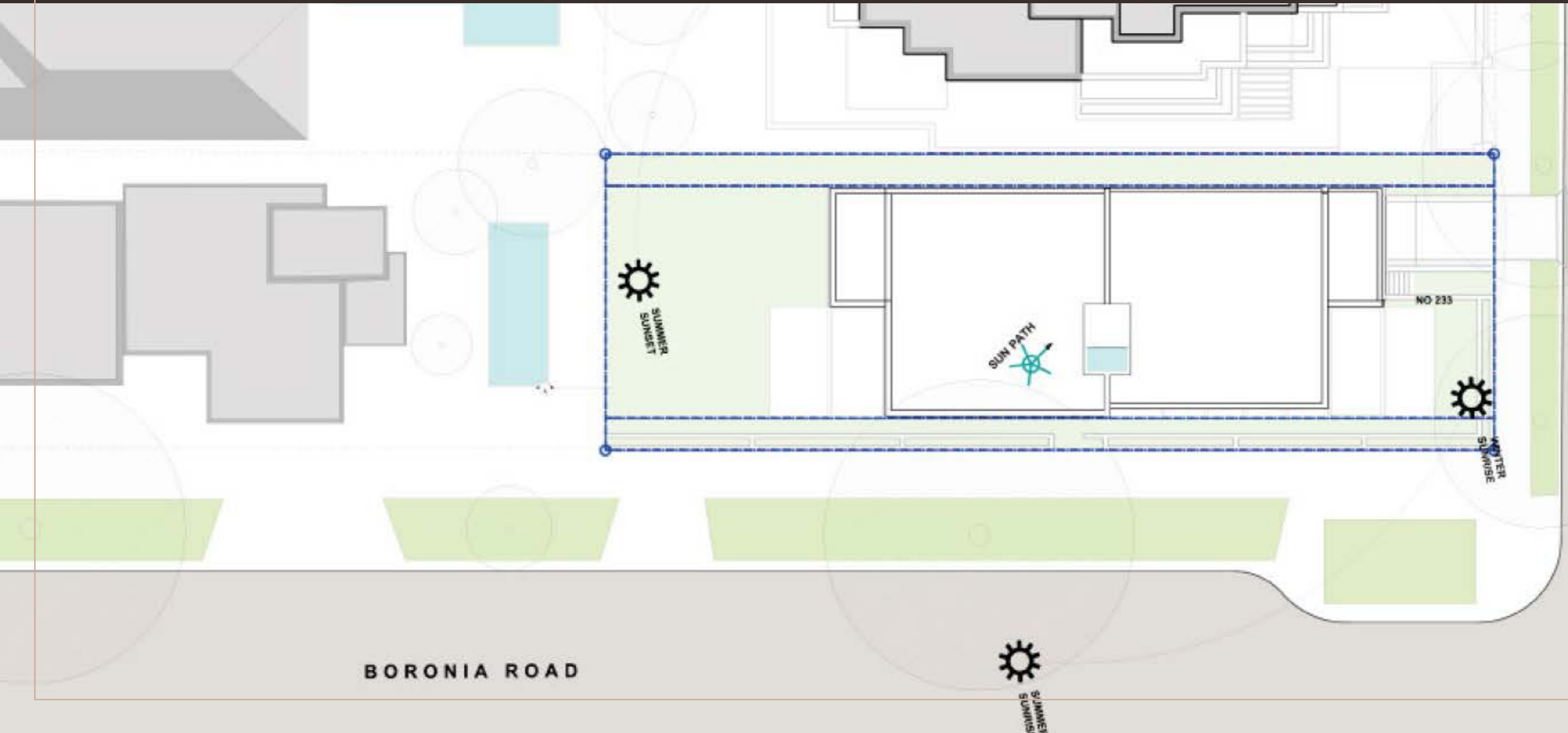


SOLAR ACCESS

THE APARTMENTS FACING O'SULLIVAN ROAD WILL ACHIEVE SOLAR ACCESS. LIKEWISE THE TOP FLOOR APARTMENT TO THE REAR WITH SKYLIGHTS.

APPENDIX 04

SITE PLAN

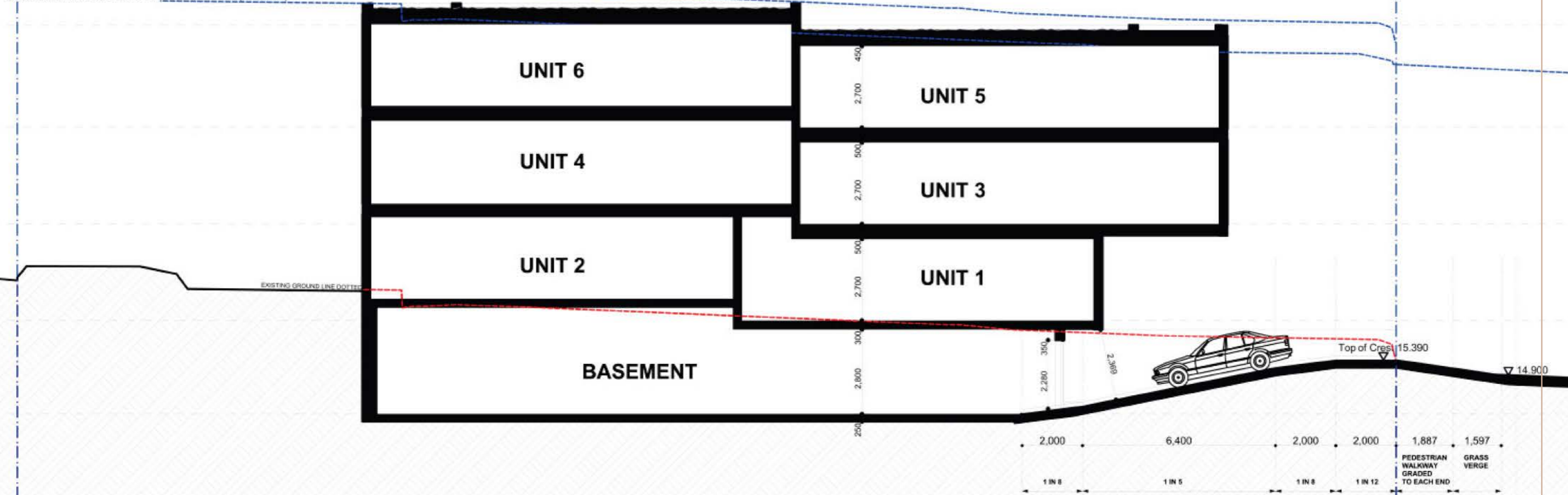


APPENDIX 05

LONG SECTION

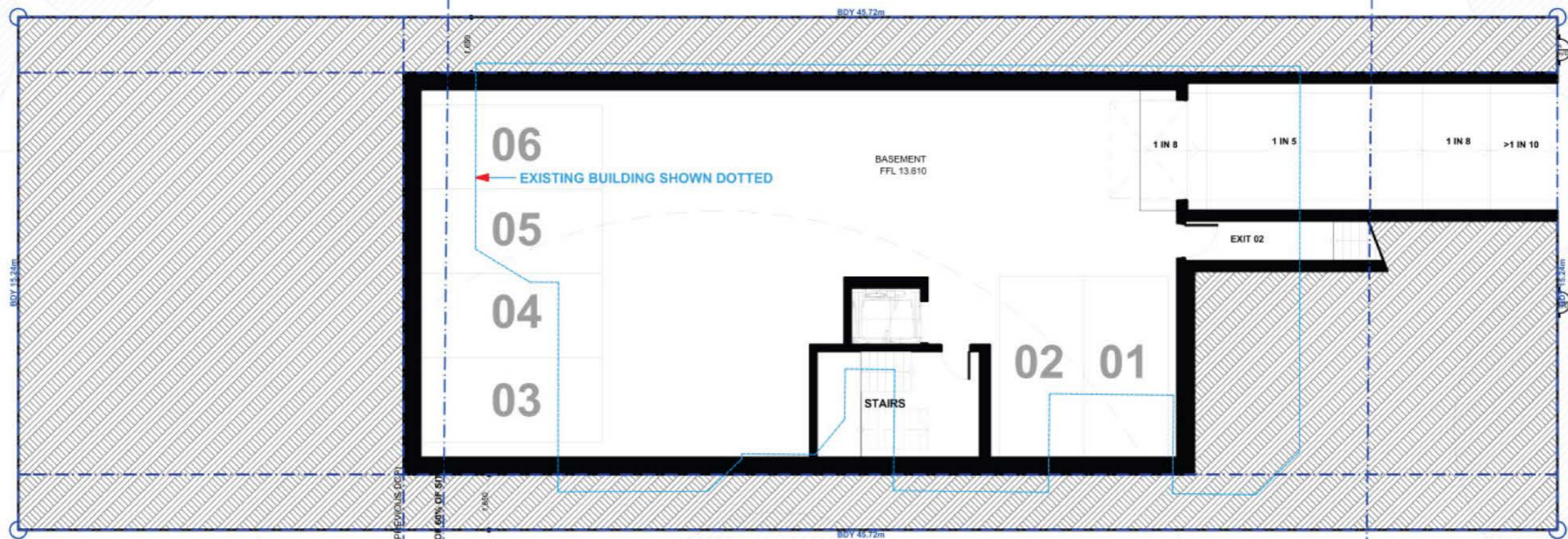
10.5M MAXIMUM BUILDING HEIGHT LIMIT SHOWN DOTTED (CURRENT)

9.5M MAXIMUM BUILDING HEIGHT LIMIT SHOWN DOTTED (PREVIOUS)



APPENDIX 06

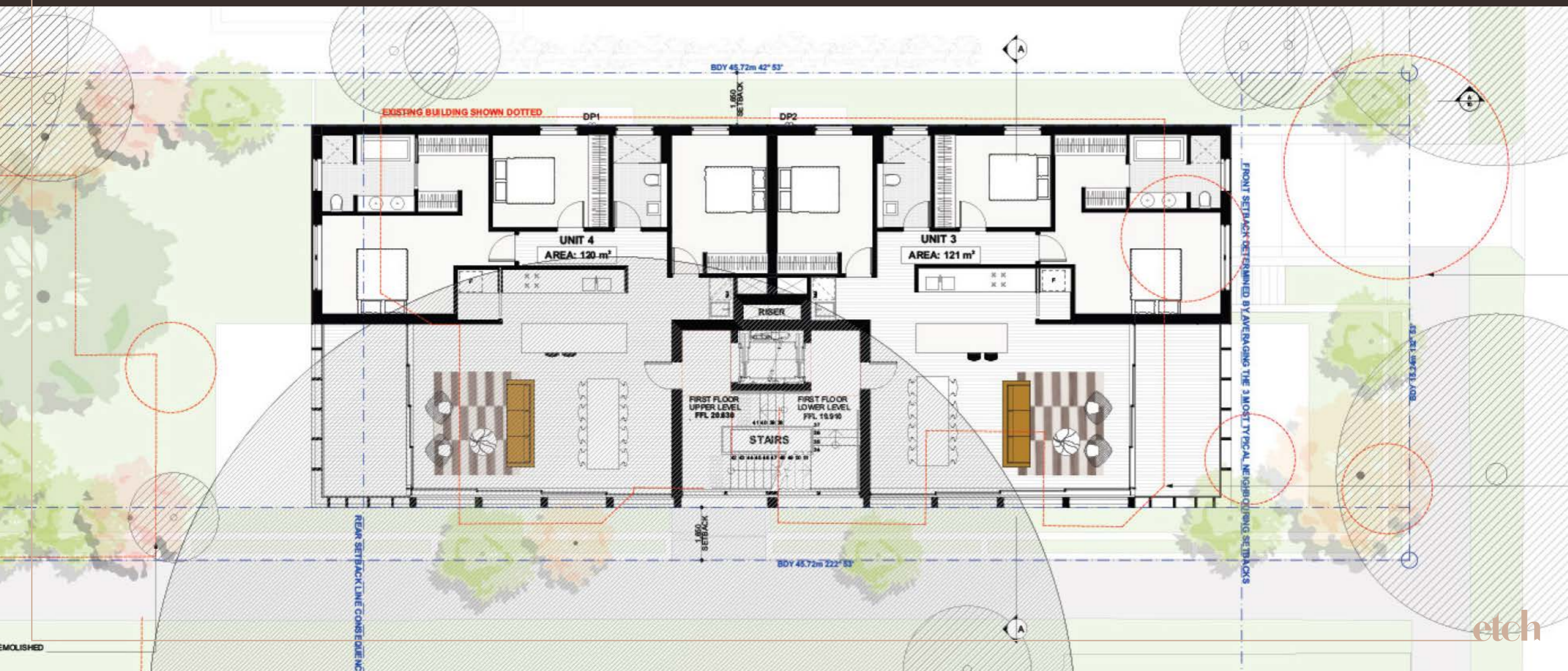
BASEMENT FLOOR PLAN



BORONIA ROAD

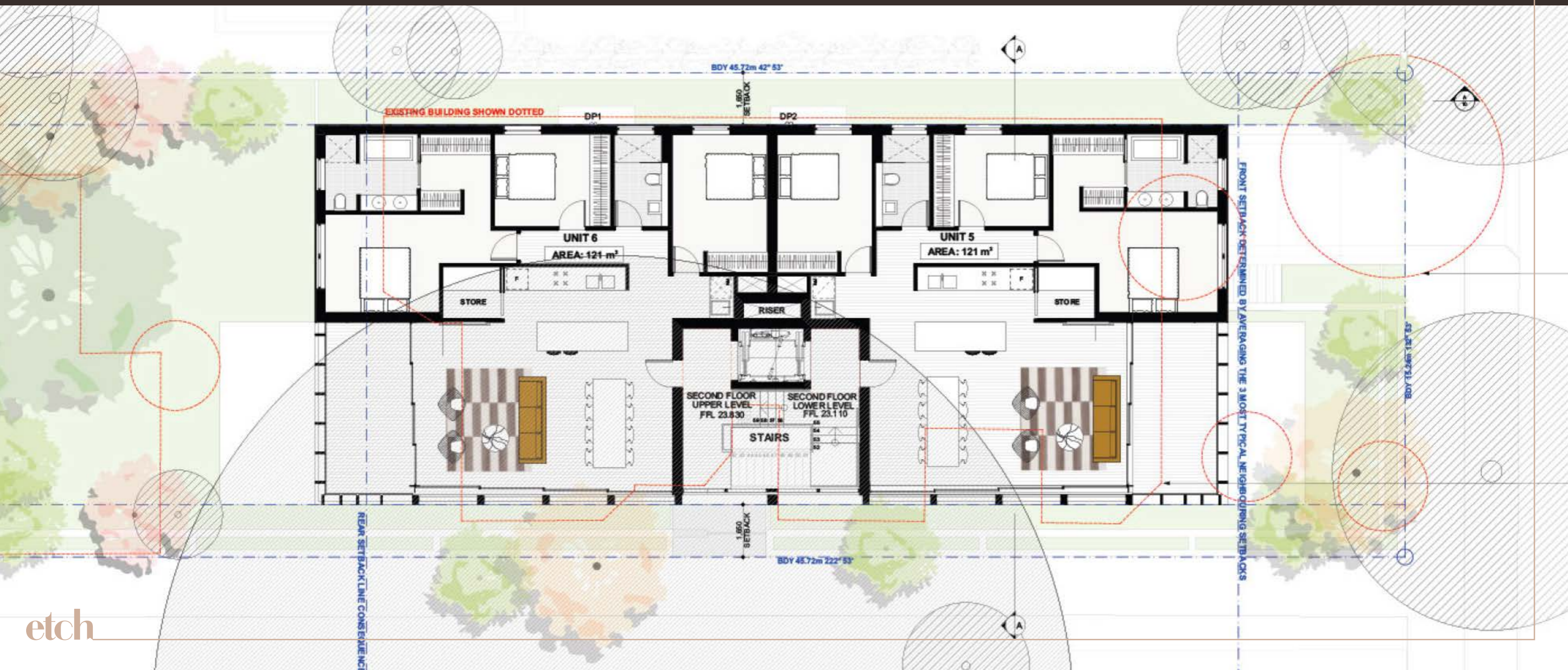
APPENDIX 08

FIRST FLOOR PLAN



APPENDIX 09

SECOND FLOOR PLAN



APPENDIX 10

NORTH AND SOUTH ELEVATION



NORTH



SOUTH

APPENDIX 11

EXTERNAL FINISHES SCHEDULE



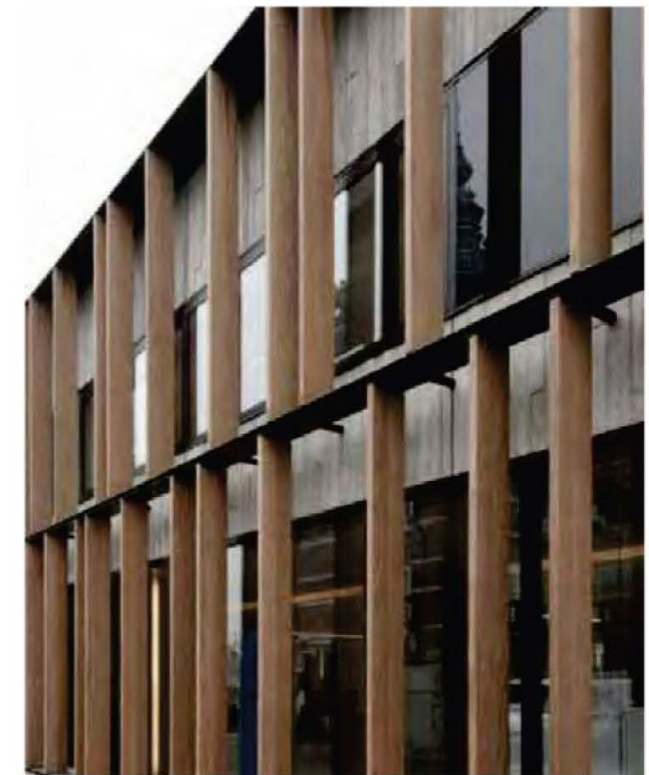
METALLIC CLADDING



RENDERED MASONARY



VERTICAL TIMBER SCREENS



VERTICAL TIMBER POSTS



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