

04

A TRIBECA AREA FACT FILE

SOUTH WEST SYDNEY

FOCUS AREA: GREGORY HILLS

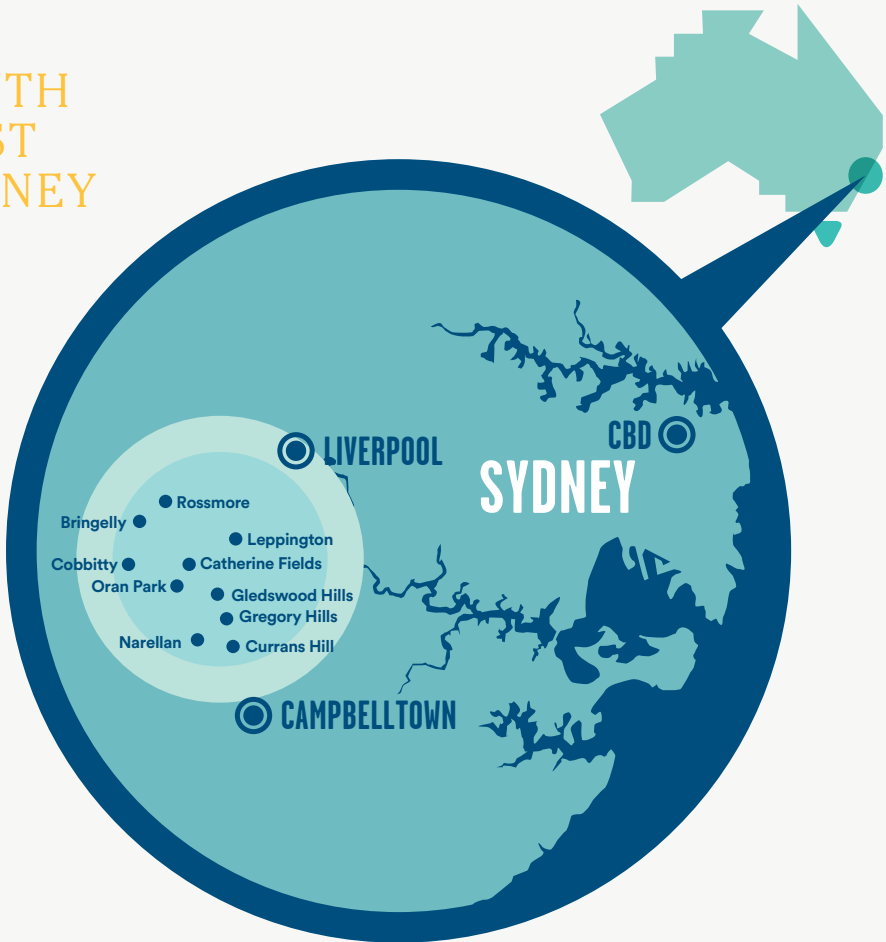


AREA PROFILE:

This report encompasses the South West Sydney suburb of Gregory Hills and surrounds. Gregory Hills is located within the South Eastern portion of the Sydney South West Priority Growth Area and is adjacent to the suburbs of Oran Park, Catherine Field, Gledswood Hills and Currans Hill.

AREA:

SOUTH WEST SYDNEY

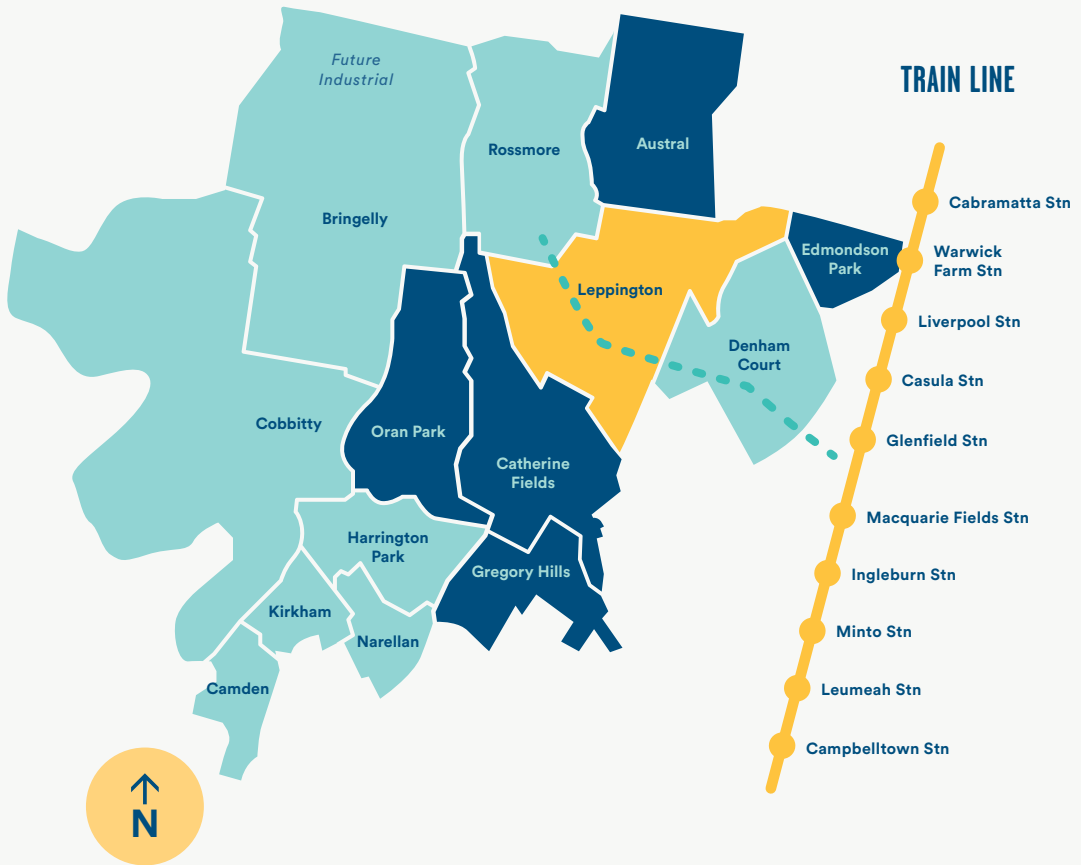


SUBURBS:

- COBBITTY • BRINGELLY • LEPPINGTON • ORAN PARK
- GREGORY HILLS • GLEDSDOOD HILLS • ROSSMORE
- NARELLAN • CURRANS HILL • CATHERINE FIELDS

SOUTH WEST GROWTH CENTRE

Precinct Planning - August 2014:



STATUS

Rezoned

Released

Growth Centre Area

South West Rail Link

FACT

**LEPPINGTON TO
CENTRAL STATION IN
UNDER ONE HOUR.**

SOUTH WEST SYDNEY

Gregory Hills and the surrounding area.

Located approximately 50 kilometres south west of the Sydney CBD via the M5 freeway, South West Sydney is currently experiencing a major level of growth due to a significant number of new residential developments and a large number of recently completed and planned major road, rail and aviation infrastructure projects.

Currently home to nearly 360,000 people, the precinct covers an area of approximately 820 hectares and encompasses three major municipal councils including Camden Council, Liverpool City Council and Campbelltown City Council.

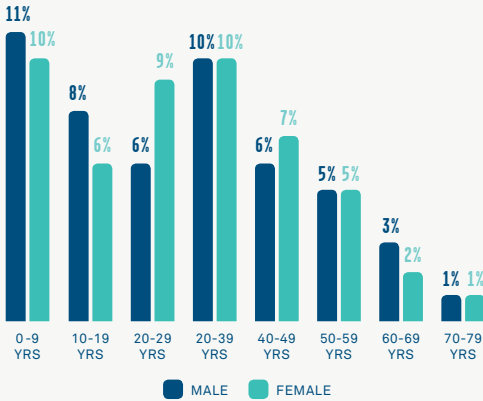
Since 2007, the NSW State Government has progressively re-zoned seven districts within its 17,000-hectare South West Priority Growth Area. This area has the potential for approximately

110,000 dwellings that could house 300,000 residents at completion. The Growth Area will thus become a major part of the wider Sydney metropolitan area's ability to cope with the city forecast population growth rates.

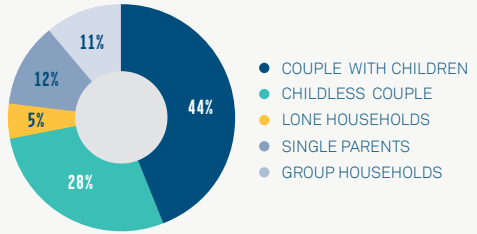
FACT

THE PRECINCT HAS NOW BECOME A MAJOR DESTINATION FOR RESIDENTIAL PROPERTY INVESTMENT AND HAS SEEN HIGH LEVELS OF CAPITAL GROWTH IN THE PAST FIVE YEARS.

Age Breakdown



Household Structure



FACT

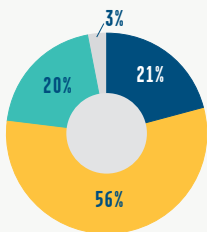
84%

Household Structure – 84 per cent of the suburb consists of families with children and childless couples meaning typical dwellings are detached housing.

DWELLING & INCOME FACTS

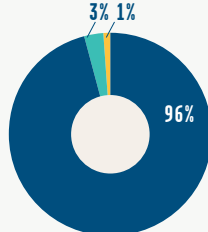
Dwelling Breakdown

BY TENURE / LANDLORD



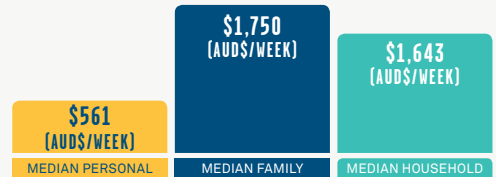
- OWN
- WITH MORTGAGE
- RENTED
- OTHER

BY TYPE



- SEPARATE HOUSE
- FLAT, UNIT OR APARTMENT
- SEMI - DETACHED

Income



(Family income = income of families in family household.
Household income = income of occupied private dwellings)

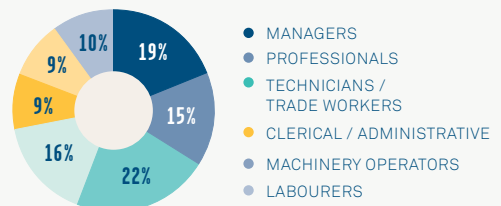
FACT

Median weekly incomes are relatively high when compared to greater Sydney, reflecting the high level (50%) of employment in traditionally white-collar industries.

FACT

Over half of the suburb's housing stock is either owned outright or with a mortgage reflecting a strong market targeted towards owner-occupiers. Whilst a smaller percentage of housing stock is leased, this should increase once the 2016 census statistics are published. 100% of dwellings are detached homes.

Employment Type



NOTE: DUE TO THE FACT THE ABS STATISTICS ON THIS SUBURB ARE BASED ON 2011 DATA, WE HAVE AMALGAMATED SOME OF THE STATISTICS WITH THAT OF ORAN PARK, DIRECTLY ADJACENT TO GREGORY HILLS

SURROUNDING INFRASTRUCTURE

Excellent Local Amenities

South West (SW) Sydney already enjoys excellent access to public transport, major arterial roads and freeways as well as a wealth of local education, healthcare and retail amenity.



GET TO SYDNEY CBD
IN UNDER AN HOUR

SOUTH WEST RAIL LINK

The recently opened South West Rail Link, connects the precinct to employment opportunities in Liverpool, Parramatta and the Sydney CBD. Commuters can transit from Leppington station to Central Station, in Sydney CBD in under one hour.



ROAD EXPANSION TO SUPPORT
FORECASTED POPULATION
GROWTH OF SW SYDNEY AREA

CAMDEN VALLEY WAY

Camden Valley Way is a major arterial road providing a north-south linkage from the Hume Highway in the south to the M5-M7 interchange in the north. Camden Valley Way runs directly adjacent to Gregory Hills. A 10.6 kilometre portion of the road was expanded to dual-carriageway over 2014 and 2015 to cater to significant forecast population growth in the area.



A HOST OF MAJOR RETAIL
AMENITIES ACROSS
THE REGION

RETAIL AMENITY

The area is serviced by the major regional shopping precinct at Campbelltown featuring Campbelltown Mall and Macarthur Square as well as a number of smaller satellite precincts including Harrington Grove, Narellan, Camden and Mount Annan.



BY 2030 ORAN PARK TOWN
CENTRE WILL HOST 50,000M²
OF RETAIL SPACE

ORAN PARK TOWN CENTRE

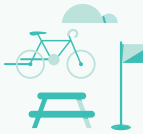
Currently under development, the 30-hectare Oran Park Town Centre will, by 2030 include up to 50,000sqm of retail space in a major shopping centre, three schools, a leisure centre and sporting fields, a medical precinct, commercial offices and will also become the future chambers of Camden Council. Oran Park Town is a five-minute drive from Gregory Hills



- 40 PRIMARY SCHOOLS
- 11 SECONDARY SCHOOLS
- 13 COMBINED SCHOOLS
- 3 UNIVERSITY CAMPUSES

EDUCATIONAL AND HEALTHCARE AMENITY

The surrounding area includes a wealth of major schools and universities (including three University of Sydney Campuses and the Western Sydney University campus at Campbelltown) as well as the Liverpool TAFE and three major hospitals. The area is served by 40 primary schools, 11 secondary schools and 13 combined primary / secondary schools.



- 2 GOLF COURSES
- 1 LEISURE CENTRE
- 2 MAJOR PARKLANDS
- BOTANICAL GARDENS
- CYCLE & WALK TRAILS

PARKLANDS AND RECREATIONAL FACILITIES

SW Sydney features a wide array of recreational amenity including public and private golf courses such as Camden Golf Club and the Macarthur Grange Country Club as well as the Mount Annan Leisure Centre. A new Greg Norman designed course is also currently being planned at the Camden Lakeside Golf Course. Two major parklands, the 64-hectare Mount Annan Botanical Gardens and the Western Sydney Parklands provide the local community with abundant access to open space, walking trails and cycle tracks.



Universities

- i** University of Sydney
- ii** Western Sydney University
- iii** TAFE, Liverpool

Hospitals

- 1** Liverpool Hospital
- 2** Sydney West Private Hospital
- 3** Camden Hospital
- 4** Campbelltown Hospital

Retail

- 1** Campbelltown Mall
- 2** Macarthur Square
- 3** Harrington Plaza
- 4** Narellan Town Centre
- 5** Camden Town Centre
- 6** Mount Annan Marketplace
- 7** Oran Park Town Centre

Schools

- ★** Harrington Park Public School
- ★** Elizabeth Macarthur High School
- ★** Elderslie High School
- ★** Eagle Vale High School

Schools (cont'd)

- ★** Mt Carmel Catholic
- ★** Hurlstone Agr High School

Infrastructure

- A** The Western Sydney Airport*
- B** South West Rail Link Extension Corridor*
- C** Moorebank Intermodal Terminal*
- D** Gledswood Hills Village*
- E** Liverpool Town Centre
- F** M12 Motorway
- G** New educational facilities
- H** Cycleways, walkways and parklands

EMPLOYMENT OPPORTUNITIES

South West Sydney

The New South Wales Government established the Western Sydney Employment Area to provide businesses in the region with land for industry and employment, including transport and logistics, warehousing and office space. Located about 50 kilometres from the Sydney central business district, the Western Sydney Employment Area will give these businesses access to roads and utility services. This will also provide people living in Western Sydney the chance to work locally so they can spend less time commuting and more time with their families.

WESTERN SYDNEY EMPLOYMENT AREA

The single largest new employment space in New South Wales earmarked for development is forecast to employ 57,000 jobs over the next 30 years. The area forms the north western boundary of the South Western Sydney Growth Precinct and includes the site of the Badgerys Creek Airport.

- 57,000 JOBS CREATED
- LARGEST NEW EMPLOYMENT SPACE IN NSW

WESTERN SYDNEY AIRPORT

By the early 2030s, Western Sydney Airport is expected to provide nearly 9,000 direct jobs and over 4,000 in on-site business parks.

- 9,000 JOBS CREATED
- 4,000 ONSITE BUSINESS PARKS

LIVERPOOL TOWN CENTRE

The Liverpool City Council vision to revive the Liverpool Town Centre forecasts an increase of 15,000 jobs by 2031.

- 15,000 JOBS FORECAST BY 2031

MOOREBANK INTERMODAL TERMINAL

As many as 7,700 jobs are expected to be created through the Moorebank Intermodal Freight Precinct, which will see stage one operational in late 2017.

- 7,700 JOBS CREATED
- STAGE ONE OPERATIONAL LATE 2017

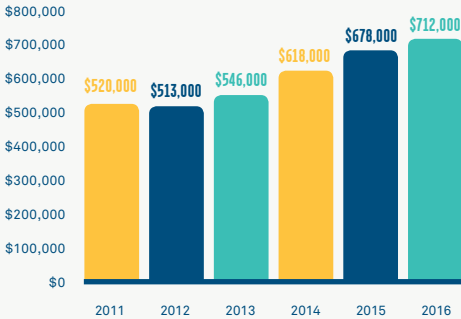
PRE-EXISTING BUSINESS PARKS

Pre-existing business parks and industrial facilities around the M5/M7 exchange in Prestons and the Narellan/Smeaton Grange employment nodes already provide a high level of employment opportunities for the area.

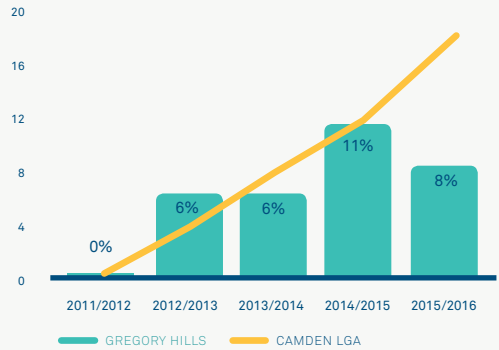
- HIGH LEVEL OF EMPLOYMENT OPPORTUNITIES



Mediam House Prices



Capital Growth in Median Prices



Median dwelling price

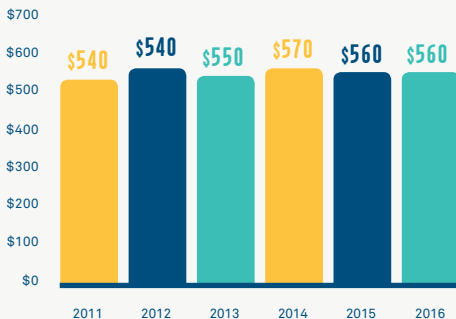
- Median House Prices – over the past five years have seen strong levels of growth, averaging a 6.6 percentage increase per annum since 2011
- Capital growth – over the past five years' capital growth has increased on average by 6 percent per annum within Gregory Hills whilst across the whole Camden LGA capital growth has increased by a significant 8.4 percent per annum.

Growth within Gregory Hills specifically, has jumped significantly since 2012 due to the fact the suburb is only five years old.

- Forecast capital growth is positive for the immediate future :
 - For the next 5 years is 4% per annum.
 - For the next 8 years is 5% per annum.

RENTAL MARKET

Median Rental Rates



Rental Market

i. Vacancy

The suburb currently has a relatively low vacancy rate of 6.5% reflecting a high demand for housing in the area.

ii. Rental Yields

Currently stand at 3.9% per annum and have averaged at 4.2% over the past ten years, reflecting a return higher than the cash rate and a strong level of historical rental returns for investors.

UPCOMING INFRASTRUCTURE

Future Projects

South West Sydney is set to benefit immensely from the NSW State Government's \$3 billion Western Sydney Infrastructure Plan. A suite of major infrastructure projects are planned to be delivered over the next decade including:



A

THE WESTERN SYDNEY AIRPORT

In Badgerys Creek which could be operational as early as mid-2020 will see over 30,000 jobs directly generated and an additional 30,000 jobs indirectly generated from its operations by 2060. The government has already committed \$115 million to the planning, preparation and design works required to commence construction.



B

SOUTH WEST RAIL LINK EXTENSION CORRIDOR

The state government has identified a transport corridor for preservation which would connect the terminus of the South West Rail Link at Leppington to Narellan in the South and Bringelly and the future airport in the North.



C

MOOREBANK INTERMODAL TERMINAL

The \$1.5 billion freight terminal, commencing construction in 2016, is set to contribute 7,700 jobs to the economy and will see the first stage beginning operations in 2017. \$120 million a year is expected to be contributed to the South West Sydney economy from the project over the next 30 years.



D

GLEDSDOOD HILLS VILLAGE

Within the local suburb of Gledswood Hills a major new seven-hectare town centre is currently being planned which will include retail, commercial, leisure and entertainment amenity as well as a major new golf course designed by Greg Norman.



E

LIVERPOOL TOWN CENTRE

A major ten-year plan has recently been launched by the Liverpool City Council to revitalise the Liverpool Town Centre into a socially sustainable, accessible and vibrant part of the South West.



F

M12 MOTORWAY

A new major freeway is currently being planned in order to connect the M7 Motorway with the new Western Sydney Airport.



G

NEW EDUCATIONAL FACILITIES

A number of additional primary and secondary schools are currently planned for the Oran Park Town Centre as well as more than five additional schools in Catherine Fields and Leppington. A new TAFE campus is also planned for the Leppington Major Centre.



H

CYCLEWAYS, WALKWAYS AND PARKLANDS

Once fully developed the precinct will feature over 60 kilometres of new cycleways and walkways as well as over 400 hectares of open space.



I

NARELLAN TOWN CENTRE REVITALISATION

The \$150 million expansion of Narellan Town Centre will bring an economic boom to the Camden area. Due for completion by mid-2017, the town centre is set to revitalise the Narellan precinct by acting as a catalyst for further high quality developments in the area and surrounding suburbs. The expansion will double the mall's floor space from 35,000sqm to 70,000sqm, with a skybridge over Camden Valley Way joining the existing and new shopping precincts together to form one cohesive regional retail centre. The expansion will include larger Target and Coles stores and a Kmart. More than 1700 jobs will be created when the extensions are opened.

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