



## Development Potential Report

23-27 Pandora Street, Greenacre

Lot Id	100//DP840762
Lot Area	3344m <sup>2</sup>
LGA	CANTERBURY-BANKSTOWN COUNCIL
Zoning	R2 Low Density Residential Zone

### Planning Rules

FSR	0.5:1	Max. Building Height	9m
Min. Lot Size (Subdivision)	450m <sup>2</sup>	Min. Lot Size (Multi-dwelling Housing)	350m <sup>2</sup>

### Permitted Uses

- ✔ **Granny Flat**  
 This Lot Is Currently Zoned For Grannyflats.
- ✔ **Duplex**  
 This Lot Is Currently Zoned For Duplexs.
- ✔ **Townhouse**  
 This Lot Is Currently Zoned For Townhouses.
- ? **Apartment**  
 Apartments May Not Be Permissible In This Zone. Please Check With The Local Council.
- ✘ **Mixed use**  
 This Lot Is Currently Not Zoned For Mixeduses.

### Other uses

There may be other uses permissible on this property. Check with your local council to determine the exact uses permissible.

## CONTACT US

### Archistar Support

Archistar Support  
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 Sydney NSW 2000

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## Preliminary Feasibility Review

23-27 Pandora Street, Greenacre

### Property Details

Lot Id 100//DP840762

Lot Area 3344m<sup>2</sup>

### Planning Rules

LGA CANTERBURY-BANKSTOWN COUNCIL

Zoning R2 Low Density Residential Zone

### Calculation Breakdown

<b>Gross Realisation (revenue including GST)</b>	<b>\$4,000,000</b>
5 dwellings @ \$800000	
<b>Less GST</b>	<b>\$363,636</b>
10% of Net Realisation	
<b>Net Realisation (excluding GST)</b>	<b>\$3,636,364</b>
Sales less GST	
<b>Less Profit and Risk Margin (%)</b>	<b>\$606,061</b>
20% of Total Development Cost	
<b>Total Development Cost (TDC)</b>	<b>\$3,030,303</b>
Total available for Development inc Land Cost	
<b>Less Other Development Costs (ODC)</b>	<b>\$505,051</b>
20% of Subtotal	
<b>Subtotal</b>	<b>\$2,525,253</b>
Total available for Construction inc Land Cost	
<b>Less Cost of Construction</b>	<b>\$1,000,000</b>
5 dwellings @ \$200000	
<b>Subtotal Available for Land Purchase</b>	<b>\$1,525,253</b>
Total available for Land Purchase before Closing Costs	
<b>Less Closing Costs (%)</b>	<b>\$99,783</b>
7% of Subtotal	
<b>Residual Land Value (RLV)</b>	<b>\$1,425,470</b>
Maximum Purchase Price	

### Unit Breakdown

<b>Lot area</b>	<b>3,344 m<sup>2</sup></b>
<b>Land use efficiency</b>	<b>80 m<sup>2</sup></b>
<b>Usable Lot Area</b>	<b>2,675 m<sup>2</sup></b>
<b>Total Townhouse GFA</b>	<b>1,000 m<sup>2</sup></b>
<b>Estimated Townhouses</b>	<b>5</b>

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