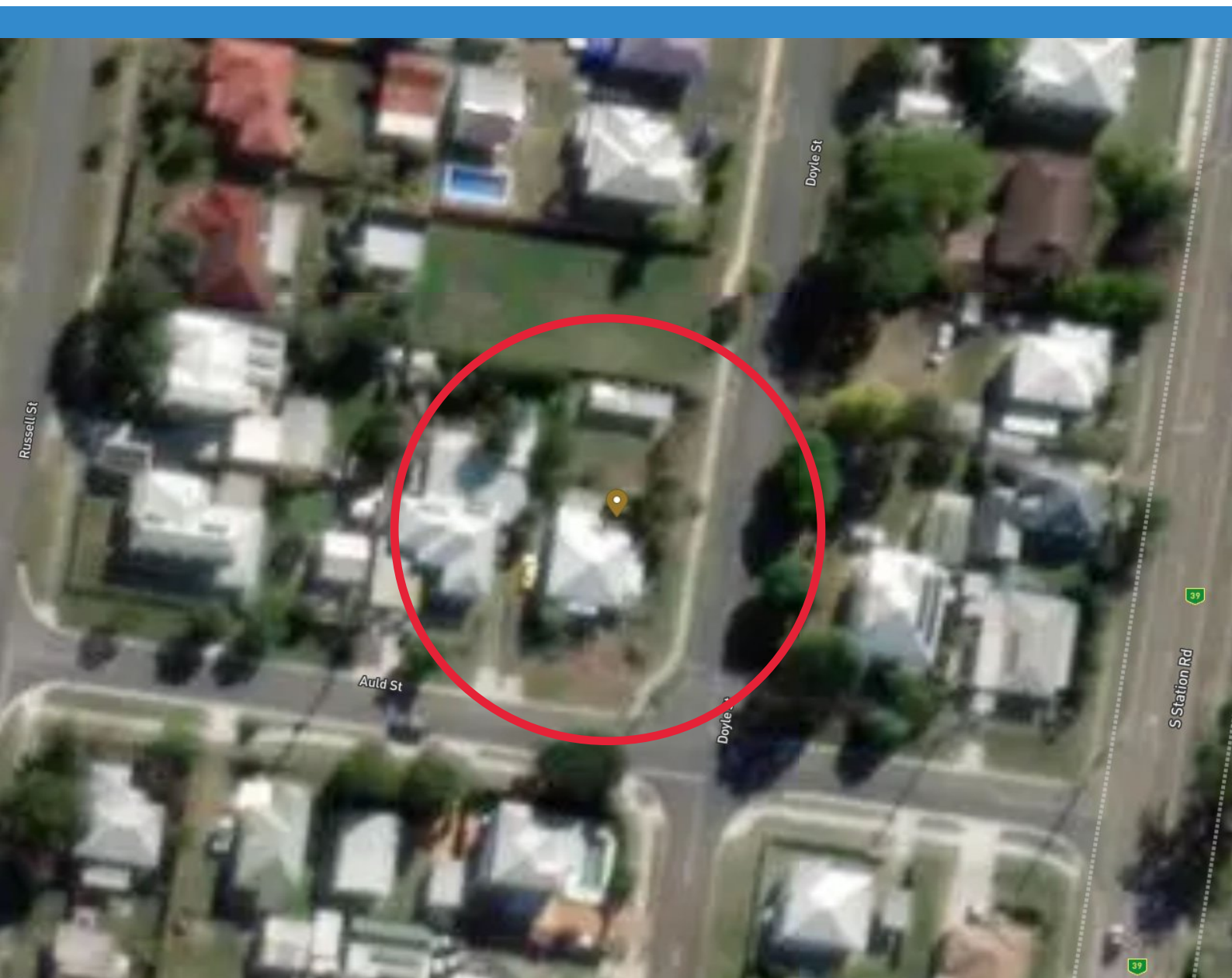




Development Due Diligence Report

4 Auld Street, Silkstone



Prepared by

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Prepared for

Owner

Prepared on

Fri Feb 16 2024

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Property Details

4 Auld Street Silkstone QLD 4304

 3  1  2  135m²  809m²



Property Attributes

Year built	1950
Occupancy	Owner Occupied

Value Estimate

LOW	MID	HIGH
\$433k	\$515k	\$598k

Valuation date: 12 Feb 2024

Low Confidence

Sales History

23 SEPTEMBER 2020 SOLD PRIVATE TREATY	\$282k (+76%) Agency: Century 21 Performance Calamvale Agent: Bipin Maisuria
14 DECEMBER 2004 SOLD	\$160k (+7%) Agency: - Agent: -
7 APRIL 2004 SOLD	\$150k (+60%) Agency: Professionals Thornton Real Estate Agent: Bob Edyvean

Listing History

9 SEPTEMBER 2020 For Sale	Offers over \$290,000 Agency: Century 21 Performance Calamvale Agent: Bipin Maisuria
6 MARCH 2004 For Sale	Agency: PROFESSIONALS THORNTON REAL ESTATE Agent: EDYVEAN BOB

Permitted Uses

Suggested Land Use

Houses	Duplexes	Townhouses	Apartments	Subdivisions
✓	!	✗	✗	!
Permitted	Requires amalgamation	Not permitted	Not permitted	Requires amalgamation
Commercial		Industrial		Aged Care
✗		✗		✗
Not permitted		Not permitted		Not permitted

Prohibited

Code assessment

Caretaker Residential	Display Housing	Dual Occupancy
Home Based Activity	Major Utility	Park
Single Residential	Temporary Sales Office	Temporary Use

Accepted development

Agriculture	Animal Husbandry	Home Based Activity
Minor Utility	Park	Single Residential

Impact assessment

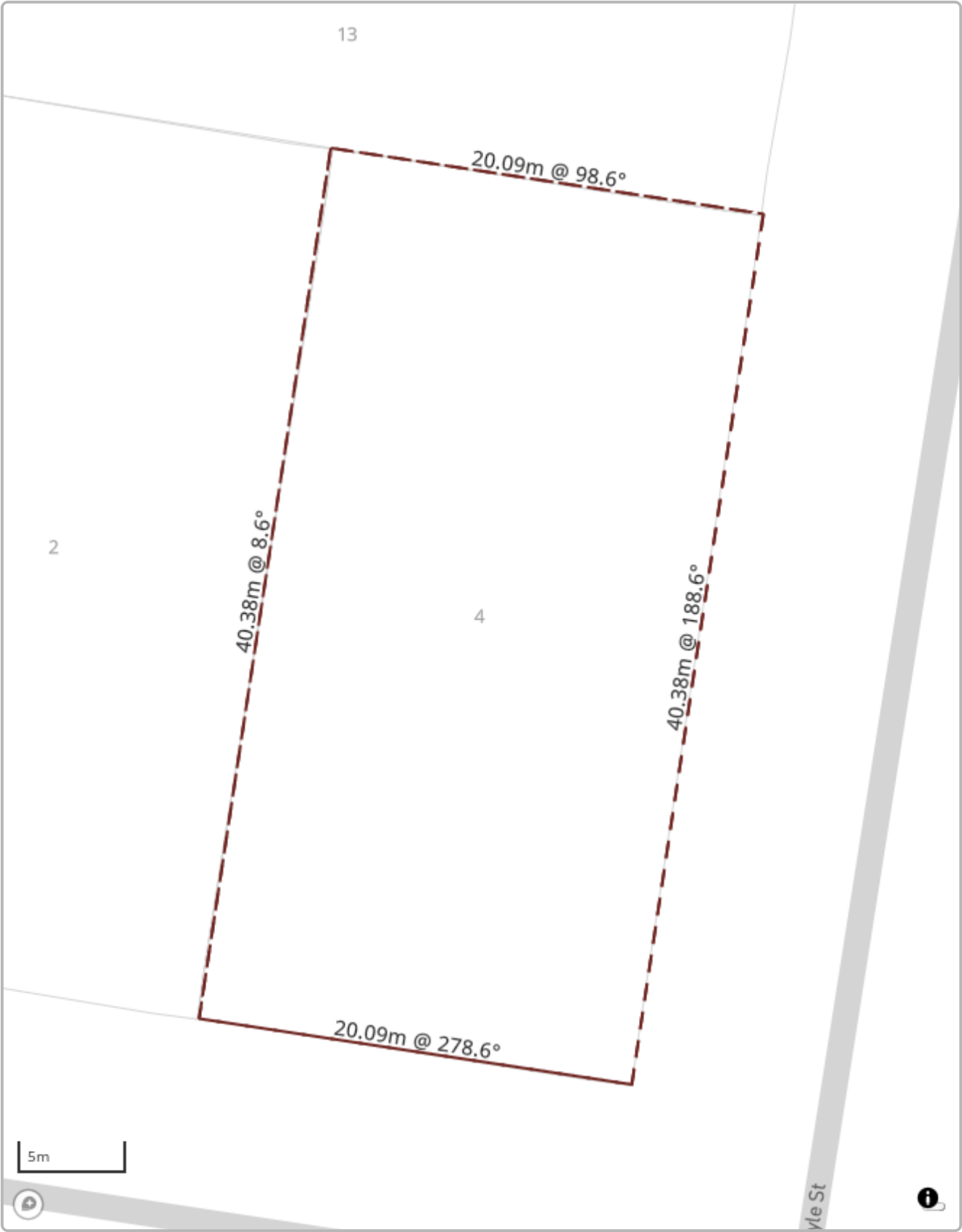
Agriculture	Animal Husbandry	Aviation Use
Business Use	Carpark	Community Use
Correctional Centre	Display Housing	Dual Occupancy

Permitted Uses

Impact assessment

Entertainment Use	Extractive Industry	Forestry
General Industry	General Store	Home Based Activity
Institutional Residential	Intensive animal husbandry	Major Utility
Multiple Residential	Night Court	Nuclear Industry
Plant Nursery (Wholesale)	Recreation use	Service Trade Use
Shopping Centre	Special Industry	Temporary Accommodation
Tourist Facility	Wine making	

Measurements



SITE

Primary Planning Rules

Max Storeys		Max Density	
Site	1 - 2	Site	15 dwellings/ha
Front Setback		Min Density	
Site	4 m	Site	10 dwellings/ha
Council		Corner Lot Truncation Distance Primary	
Site	Ipswich	Site	9 m
Corner Lot Truncation Distance Secondary		Street Frontage Est.	
Site	9 m	Site	60.5 m
Lot Id		Linked Lots	
Site	71/RP24264	Site	71/RP24264
Postcode		Lot Area	
Site	4304	Site	810 m ²
Zones			
Site	RL02: Residential Low Density		

HOUSES

Secondary Planning Rules

Max Building Height (m)		Front Setback (m)	
House	8.5 - 10.0	House	6.0
Side Setback (m)		Rear Setback (m)	
House	1.5 - 2.5	House	1.5 - 2.5
Min Pervious Area (%)		Splay Corner Setback (m)	
House	50	House	9
Max Wall Height On Boundary (m)		Max Wall Length On Boundary (m)	
House	4.5	House	9
Car Parking Spaces (spaces)			
House	2		

PLANNING DETAILS

DUPLEXES

Secondary Planning Rules

Max Building Height (m)		Min Lot Size (m²)	
Dual Occupancy	8.5 - 10.0	Dual Occupancy	800
Min Street Frontage (m)		Min Private Open Space (m²)	
Dual Occupancy	18	Dual Occupancy	16
Front Setback (m)		Side Setback (m)	
Dual Occupancy	6.0	Dual Occupancy	1.5 - 2.5
Rear Setback (m)		Splay Corner Setback (m)	
Dual Occupancy	1.5 - 2.5	Dual Occupancy	9
Max Wall Height On Boundary (m)		Max Wall Length On Boundary (m)	
Dual Occupancy	4.5	Dual Occupancy	9
Car Parking Spaces (spaces)			
Dual Occupancy	2		

PLANNING DETAILS

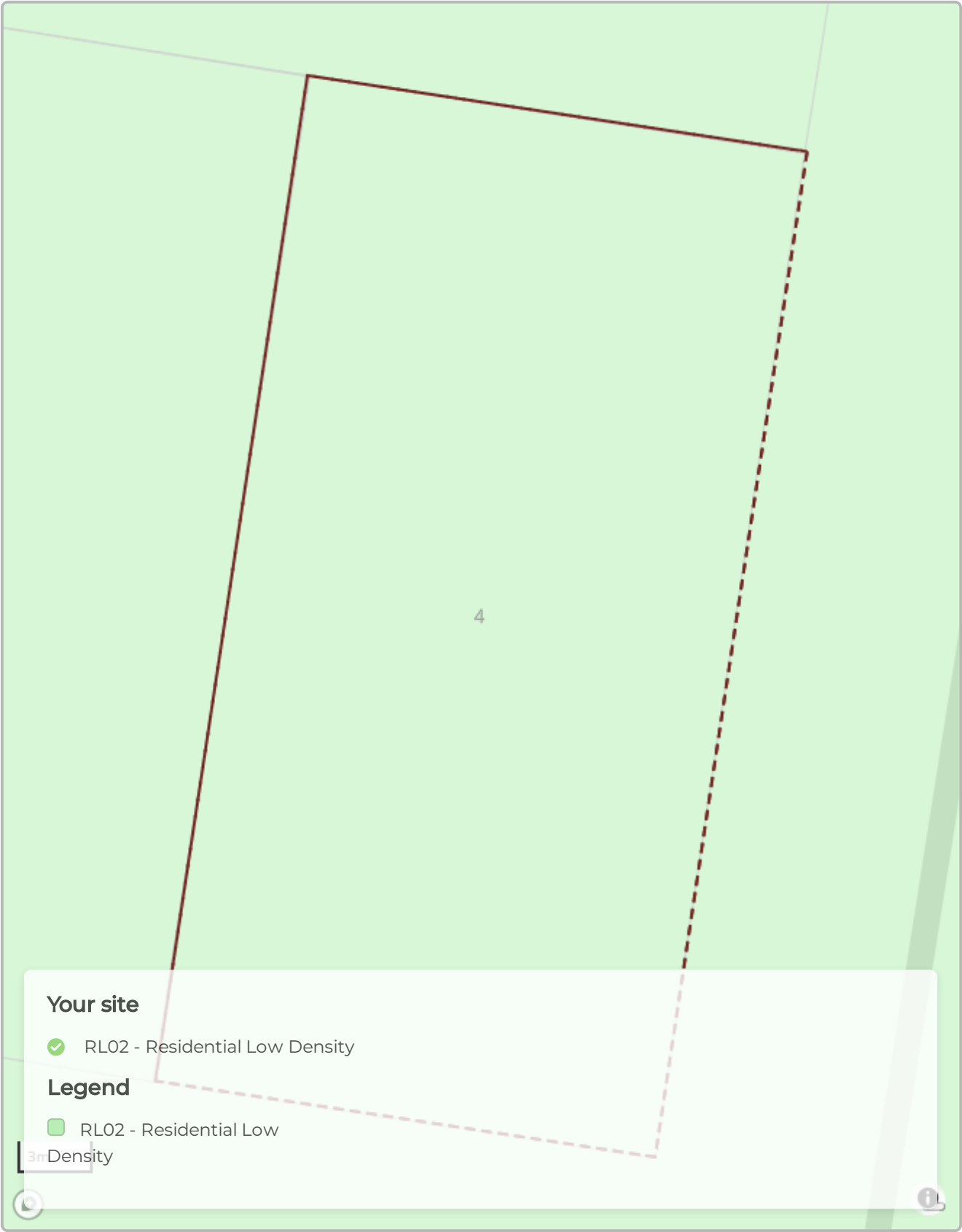
SUBDIVISIONS

Secondary Planning Rules

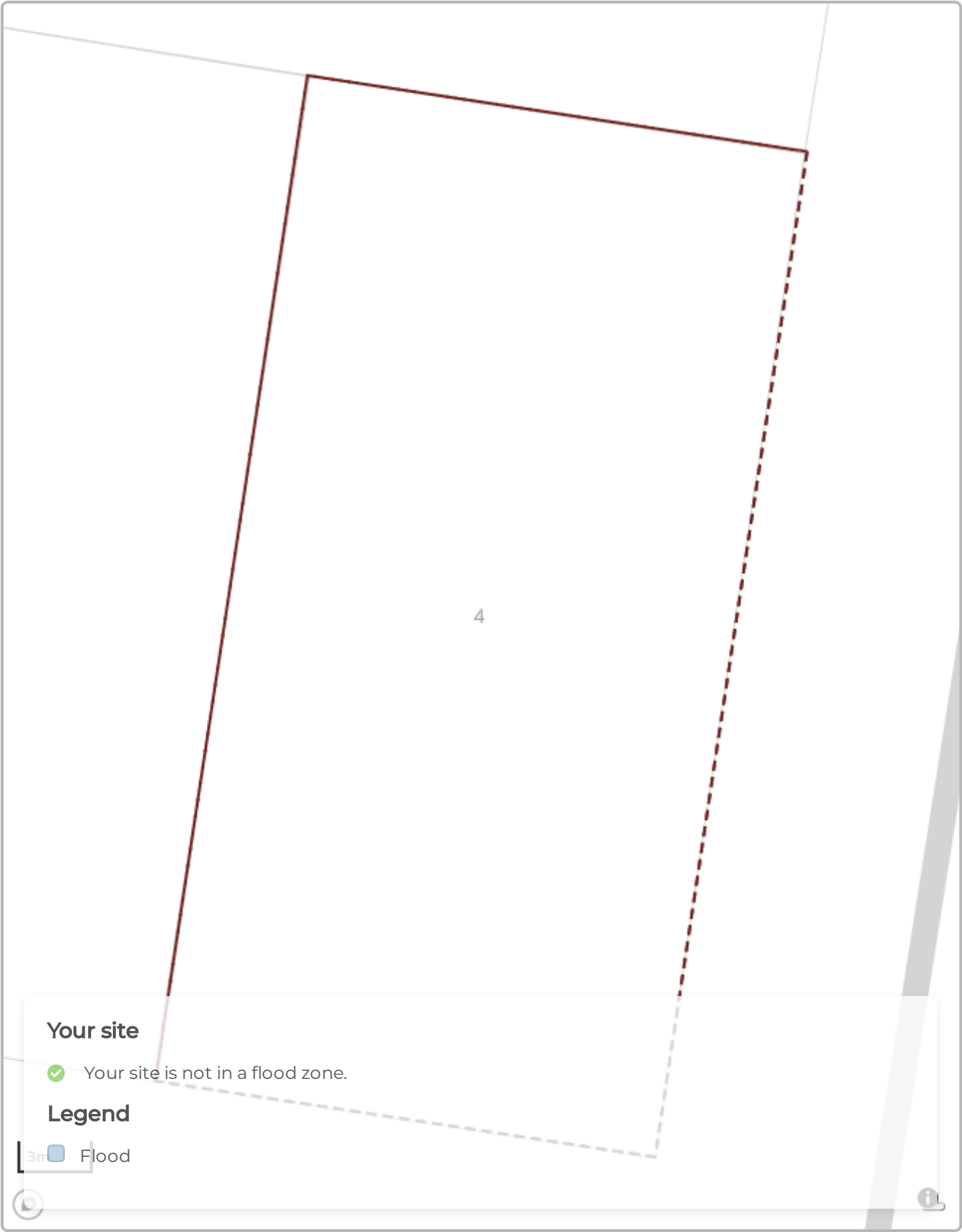
Min Lot Size (m ²)	Min Street Frontage (m)
Subdivision	450 Subdivision 15

OVERLAYS

Zoning

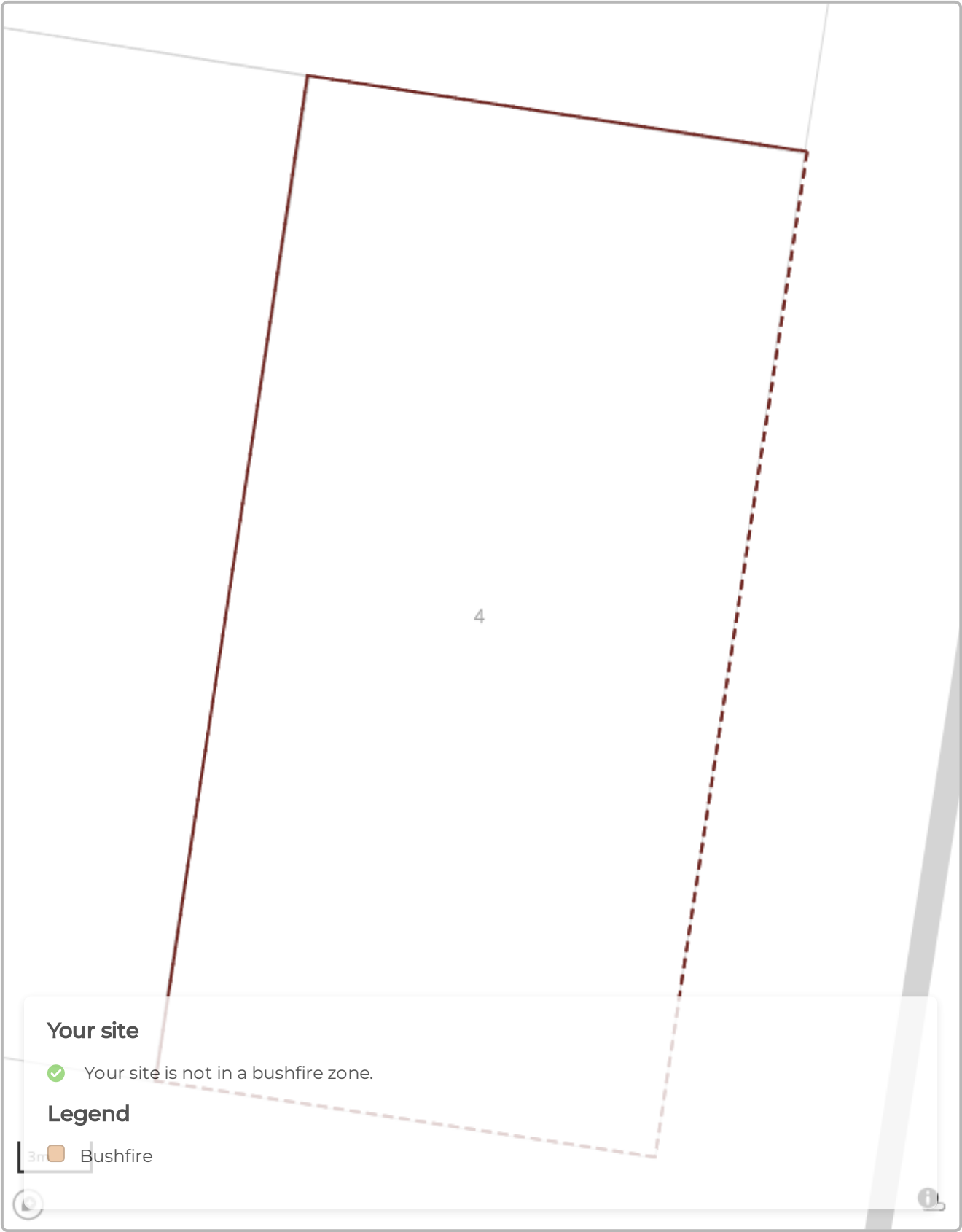


Flood



OVERLAYS

Bushfire





DEVELOPMENT OPTIONS

SUBDIVISION

Design Solution Comparison

Featured Design Alternate Design 1 Alternate Design 2



Basic

Lots

2

4

2

Land Efficiency

100 %

100 %

100 %

Featured Design: Overview



Featured Design: Static Feasibility

Income

Lot Size m ₂	Qty	Sales Price (\$ per lot). inc GST	Total
375	1	\$500,000	\$500,000
400	1	\$500,000	\$500,000
Gross Realisation			\$1,000,000
Less GST (10%)			\$90,909
Net Realisation			\$909,091

Costs

Lot Size m ₂	Qty	Cost Price (\$ per lot/m ₂)	Total
(Land) 375	1	\$60,000	\$60,000
(Land) 400	1	\$60,000	\$60,000
Total development costs (Before builder)			\$120,000
Builder Margin (10%)			\$12,000
Total development costs			\$132,000
Other Fees (including agent, professional, contingency, legals, etc)			\$107,427
Total Expenses			\$239,427

Overall

Net Return (74%)	\$669,664
Residual Land Value	\$0

APPENDIX

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APPENDIX

References

- Ipswich Planning Scheme 2006
- Ipswich Planning Scheme - Part 4 - Urban Areas, Div 5—Residential Low Density Zone 4.5.4 (2)