



RayWhite

Option Available

For Auction

Information Memorandum

8 LANGLANDS & PROPOSED LOT 7 HANLON STREET

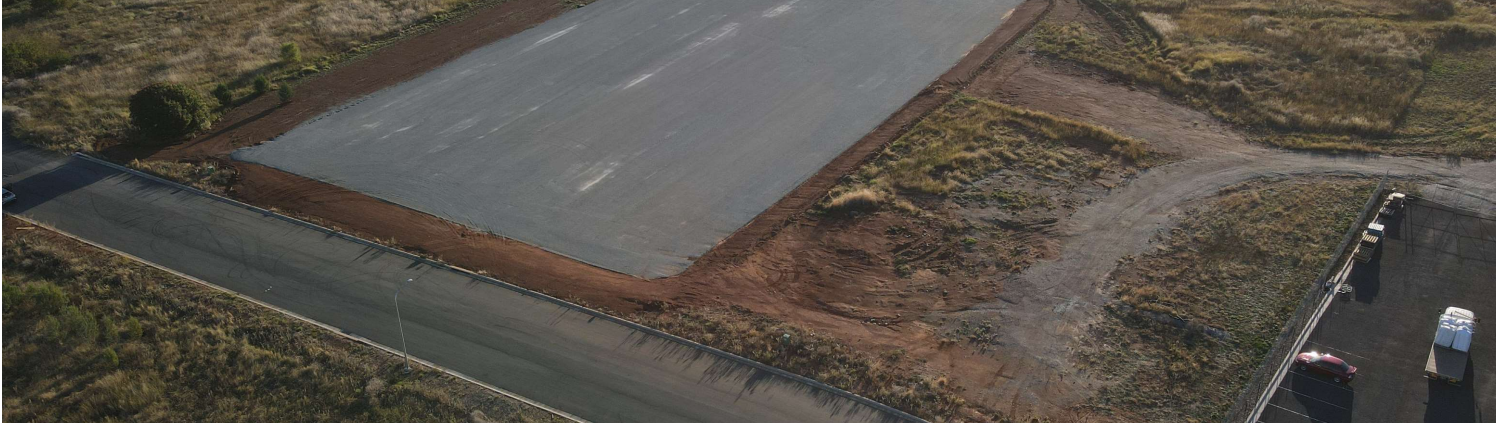
Parkes NSW

Ray White Commercial | Parkes | Forbes | Condobolin | West Wyalong

TABLE OF CONTENTS

Introducing the opportunity	3
Land description and services	4
Location Summary	5
Zoning and permitted use	6-8
Agent information	10
Area and regional overview	11-23
Disclaimer	24





LAND DESCRIPTION

Presenting a the opportunity to purchase 2883sqm parcel of land with room for expansion to the adjoining Lot 7 in Hanlon St once developed. Zoned IN1 with little fall and well located nearby to commercial and industrial enterprise. Access and circulation space for trucks and large vehicles is well catered for with wide street design and the opportunity to secure the adjoining lot will allow drive through access and still leaves room for further development. This is a rare investment opportunity in the booming Central West centre of Parkes.

SITE AREA

Described as	Land Area
8 Langlands Street Parkes	2,883m2
Proposed Lot 7 in Hanlon St Parkes	2,822m2

TITLE DETAILS

Lot 2 in DP1276025 &
Proposed Lot 7 in DP1276025

ZONING

IN1 - General Industrial
Environmental Plan 2012 ('Parkes LEP').

8 LANGLANDS STREET

LOCATION

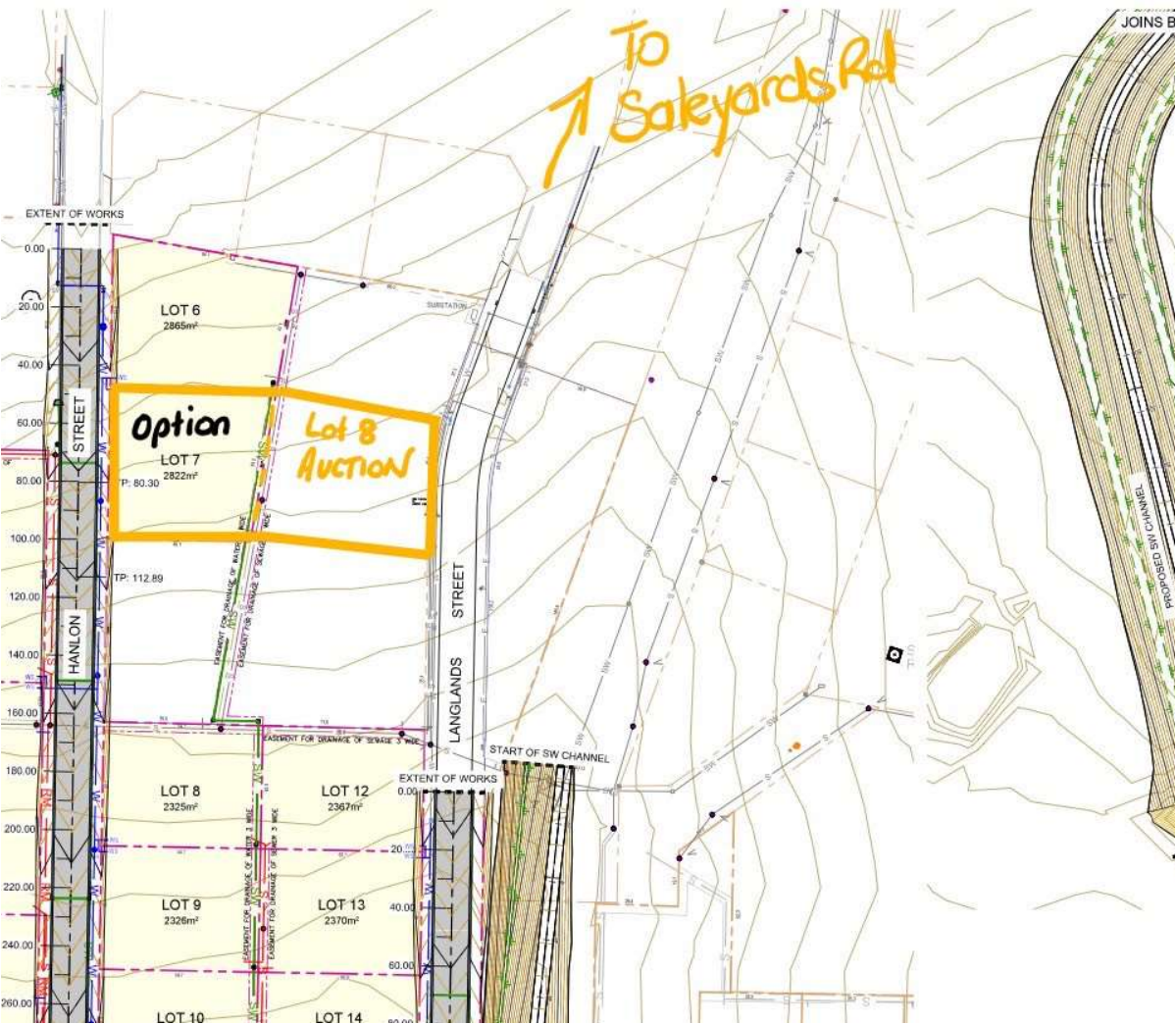
Frontage to Langlands street

SIZE

Approx. 2,883sqm

DESCRIPTION

Fairly level site with services available *see contour map attached



PROPOSED LOT 7 HANLON ST

LOCATION

Frontage to Hanlon St

SIZE

Approx. 2822sqm

DESCRIPTION

Adjoining the Western boundary of 8 Langlands St, this lot will secure access and egress to both East and West.



SALE PROCESS

AUCTION OF 8 LANGLANDS STREET

The auction of 8 Langlands Street has been postponed to Thursday October 6th at 6pm to allow time for a new contract and dissemination of information on the adjoining lot to interested parties.

The successful purchaser at Auction of 8 Langlands Street, will be offered an option agreement to simultaneously secure the adjoining Proposed Lot 7 in Hanlon St Parkes

SECURE 7 HANLON STREET

Terms are currently being drafted by solicitors and we anticipate the price will be locked in at the same square metre rate paid for 8 Langlands Street, plus 5% per annum for each year of delay.

Settlement will occur within a prescribed number of days after registration.

There is no time line projection for development and registration of 7 Hanlon Street.

Other terms and conditions are negotiable prior to Auction day.



TRACIE ROBERTSON

Principal & Managing Director

MBA, GradDip (Bus) Bbus, Lic. REA, JP

Tracie Robertson is the Principal of Ray White Parkes, Forbes, Condobolin and West Wyalong where she specialises in development sites, commercial, industrial and high value property.

With 22 years in this position, and multiple affiliations and board memberships including Chambers of Commerce, Regional Development Australia (Central West), and the Real Estate Institute NSW, there are few with such intricate knowledge of both the past and future of property development and the overall market in this region.

Tracie is an alumni of the Australian Property Council's Property Development training and is currently studying a Grad Cert in Property Development with the University of Technology Sydney.

**Ray White Commercial
Parkes | Forbes | Condobolin**
228 Clarinda Street, Parkes NSW
(02) 6862 1900
central.west@raywhite.com
ABN 90 107 459 683

Tracie Robertson
0428 290 789
tracie.robertson@raywhite.com

PARKES IS GROWING

11.3 MANAGING POPULATION GROWTH

The Astrolabe Group has been engaged by Parkes Shire Council to identify key population factors in Parkes Shire that need to be considered for strategic land use planning. To plan for future growth in the current Parkes context, three possible development / growth scenarios are being considered, as follows:

- Low Development / Growth Scenario
- Moderate Development / Growth Scenario
- High Development / Growth Scenario

The infographic to the right of page summarises the three different growth scenarios. Further information is presented in the Parkes Shire Housing Issues Paper.

Parkes Shire Council is using the high growth scenario to inform the development of housing supply and demand analysis.

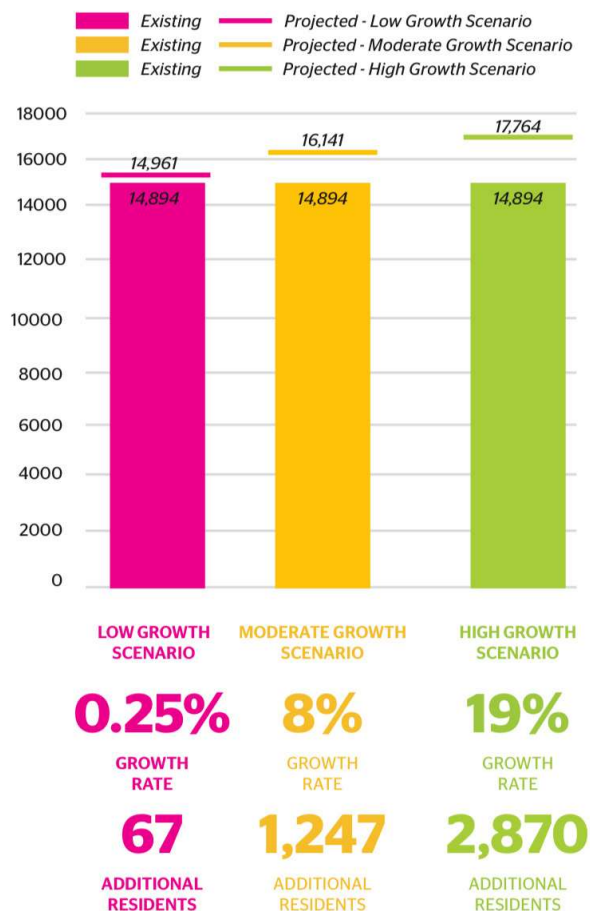
Astrolabe forecast a population increase of 19%, based on all of the above variables and significant changes to overall migration levels, which would see Parkes Shire grow in population to 17,426 by 2041.

Under this scenario there would be fewer younger people leaving the area due to improved work, education and lifestyle opportunities. More families would migrate to the area to fill permanent employment positions required by new mines and industries, which would place greater demands on housing, household services, education, health and commercial sectors and all the associated employment benefits for long term growth and development.

The table below shows the residential land zoning requirements for Parkes Shire:

High Growth Scenario - Required Residential Land (ha)	
New Housholds	1,361
Based on 10 lots per hectare	136 ha
10% Rolling Reserve	13.6 ha
Total residential zoned land required	1496 ha
Undeveloped land already zoned residential	55 ha
Land required to be rezoned (total)	94.6 ha

Based on the high development / growth scenario there is a need to rezone additional residential land. The majority of additional residential land will be required in and around Parkes. Additional land for open space and recreational facilities may also be required, depending on the locations for additional residential zoned land.



LOCATION OVERVIEW

Parkes is a connected, innovative and integrated commercial zone, empowering industrial operation to support exponential population and infrastructure growth in the centre of emerging regional powerhouse – the Central West of NSW.

Perfectly positioned right near the Newell Highway, the Parkes Special Activation Precinct and within a corridor of commercial and industrial businesses, 10 Oxley Street is well positioned to take advantage of the local and regional opportunities provided. In a thriving agricultural area nearby to one of the states busiest Livestock Selling Centres and within the breadbasket of the state. Parkes offers the centrality, connectivity and practicality required to enable enhanced commercial productivity on the eastern seaboard of Australia. The area's central location will allow increased capacity to accommodate for businesses and industries from sub-regional markets right through to international markets and will significantly contribute to the success of this nationally significant freight hub region.



4.3* KMS
TO RAIL
FREIGHT
TERMINALS



14,826* SQM
OF PRIME
INDUSTRIAL
COMPLEX IN
THE HEART
OF THE
CENTRAL
WEST



EASY
ACCESS TO
THE
NEWELL
HIGHWAY



HALF WAY
BETWEEN
MELBOURNE
AND
BRISBANE



80% OF
AUSTRALIANS
CAN RECEIVE
OVERNIGHT
DELIVERY
FROM HERE

CENTRALLY CONNECTED TO MAJOR SERVICES & GATEWAYS

COMPARING TO OTHER REGIONS

AVERAGE HOUSE PRICE \$380*K
EXCELLENT SCHOOLS

UNIVERSITIES CLOSE ENOUGH FOR
COMMUTE

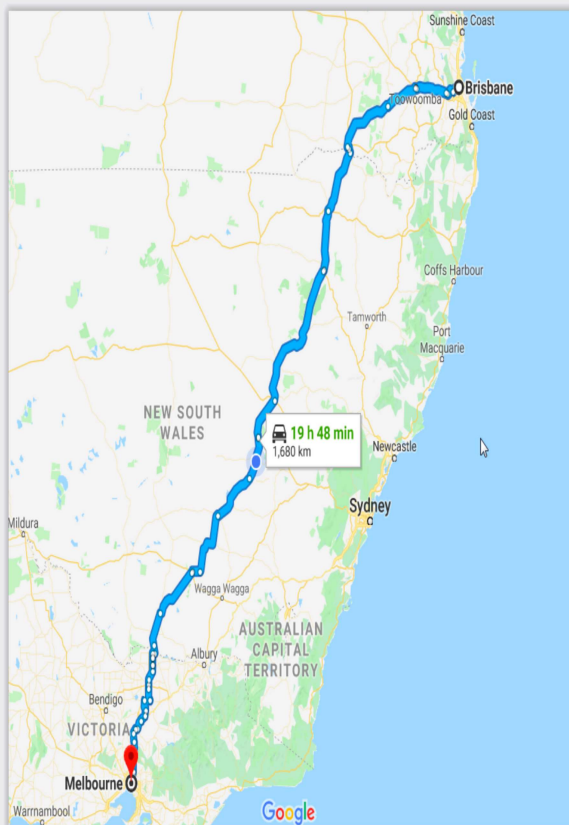
WORLD CLASS SPORTING FACILITIES

VERY LOW CRIME RATES

OUTDOOR RECREATION OPPORTUNITIES

AGRICULTURAL HUB

GROWING MINING REGION WITH
EXISTING LARGE MINING OPERATIONS
& APPROVED NEW MINING VENTURES OF
INTERNATIONAL SIGNIFICANCE



PARKES, NSW

Location within Australia

Positioned in Central West NSW on the Newell Highway in the busy regional centre of Parkes

STRONG ECONOMY

The Central West area of NSW has been a high performing regional economy in NSW, with high levels of business probability in the agricultural, mining and export sectors.

GROWING POPULATION

Central West NSW is predicted to become the nation's next property hotspot and is the subject of scrutiny from many property commentators. Often featuring in the nation's top ten places to invest, experts are predicting a rapid rise in residential real estate prices throughout the region, which is expected to flow through to the industrial market on the back of rising infrastructure spend and industry growth.

BUYER CONFIDENCE

The rapid rise of access to the region by road, rail and air has coincided with the relative lack of this offering in any other area on the eastern sea board which has lead to increased demand for a development of this nature. Buyers can feel confident that the time is right to ensure their investment has positive long-term prospects for ongoing success and end product price growth.



POPULATION & TOURISM

A REGION ON THE RISE

The Central West and in particular the Parkes, Forbes & Condobolin areas are on a high-growth trajectory. According to the NSW Government, the region is planning for infrastructure spending to support its impending growth right through until 2036. Growth in the region stems from significant investment in infrastructure projects, major mining and industrial projects, Inland Rail and the growth of exports in the region.

- At 2016, the Central West population was over 180,000.
- High dwelling occupancy rates give strong indication that construction activity and population grow this set to continue.
- The region's population grew in the five years leading into 2016 where other regional areas are in decline.
- By 2036, it is projected that the Central West of NSW will outperform the state average in population growth for similar regional areas.
- The area experienced tourism growth over the past 5 years with over 3 million visitors.





**THE PARKES FORBES LOCALITY BOASTS
UNPRECEDENTED LOGISTICS BENEFITS
THROUGH STRATEGIC PLACEMENT AT THE
CROSSROADS TO THE NATION. POSITIONED ON
THE NEWELL HIGHWAY HALF WAY BETWEEN
MELBOURNE AND BRISBANE DELIVERING ROAD
FREIGHT SOLUTIONS WITH THE OPPORTUNITY
TO INTEGRATE RAIL FREIGHT FROM THE PARKES
INTERMODAL NATIONAL LOGISTICS TRANSPORT
HUB. THIS IS AN OPPORTUNITY TO **PURCHASE
PROPERTY NOW**, IN AN AREA ANTICIPATED TO
EXPERIENCE UNPRECEDENTED GROWTH IN THE
COMING YEARS. FREIGHT TRANSPORT IS SET TO
DRAMATICALLY INCREASE IN THE CENTRAL
WEST FROM 15 MILLION TONS TO 25 MILLION
TONS PER ANNUM BY 2034.**

WHY PARKES?

A connected, innovative and integrated **transport and logistics inland port**, empowering industrial operation to support **exponential** population and infrastructure growth in the centre of emerging regional powerhouse - the **Central West of NSW**.



CENTRAL TO NSW MINING



Major project announced for Northparkes Mines

China Molybdenum Company (CMOC) and Sumitomo are pleased to announce the final approval of a new block cave mine at Northparkes Mines (Northparkes) called E26 Lift 1 North (E26L1N). The investment will be more than \$200M over a three and a half year period with construction scheduled to commence this month, with full production expected in mid-2022. This project will produce approximately 40Mt of ore over a 10 year period.

Executive Chairman and CEO, CMOC Group, Steele Li said, "We are really excited to see this project come to fruition and to watch Northparkes continue to develop and grow. Northparkes plays a pivotal role in our strong and long-term presence in Australia as an internationally renowned mining company."

The project will deliver 11km of underground development, an underground primary crusher, conveying systems and associated infrastructure.

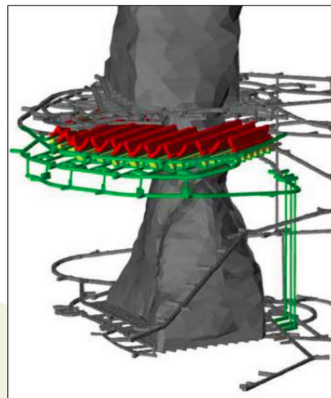
This project is covered by the current project approvals, licences and permits. An upgrade to the ventilation system is currently being developed which will provide the new E26L1N mine with sufficient air flow to support development and production activities.

Northparkes Acting Managing Director Hubert Lehman said, "This is a major investment in the future of our business and a very exciting time for Northparkes. We look forward to continuing to contribute to the local community in which we live and work for years to come."

Northparkes was the first mine in Australia to use the highly efficient block cave mining method, becoming a more widely used mining method throughout the world. In 2015, Northparkes became the worlds most automated underground mine with 100% of production from automated loaders.

Northparkes has approved development consent to mine until 2032.

"We know the exploration potential of Northparkes and we believe we will discover more copper and gold deposits to take us even further into the future. The mine has been operating for 24 years and we have a vision of a century of mining together here in NSW's Central West," Mr Lehman added.



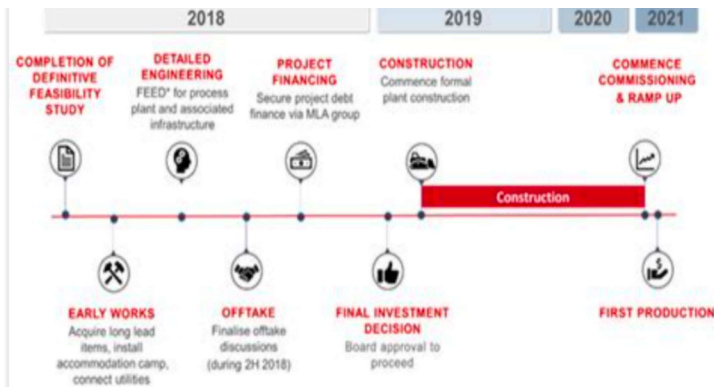
Employment opportunities

In addition to the current workforce numbers, Northparkes will be recruiting for 180 roles to assist with the construction of the project. We are currently seeking applications for the following roles:

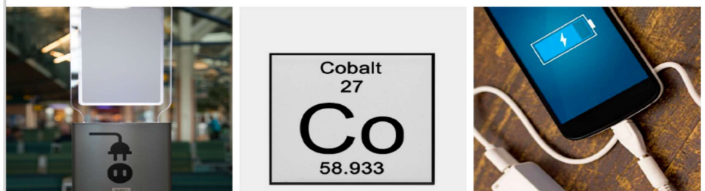
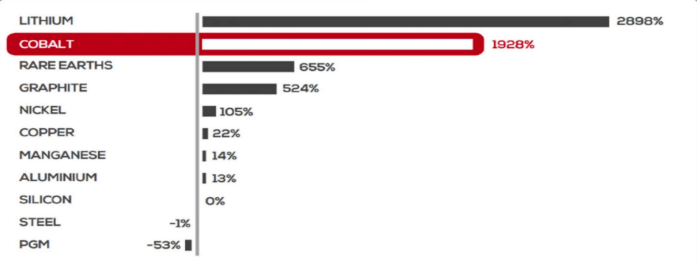
- Engineering and Project Controls Superintendent
- Infrastructure Construction Superintendent
- Crusher & Conveyor Package Engineer
- Extraction Level & Services Package Engineer
- Electrical Instrumentation & Control Package Engineer
- Drill & Blast Engineer
- Mine Surveyor
- Mine Technician & Hydrofracturing Monitoring
- Human Resources Specialist
- Health and Safety Training Advisor
- Assistant MEM Planner
- Development Logistics Coordinator
- Project Engineer
- Document Controller
- Project Controls Scheduler
- Underground Training Advisor
- Development MEM Team Leader
- Underground Development and Service Crews

For more information on any of these roles, please visit our website or contact our Talent and Development Advisor at: npm.recruitment@au.cmoc.com

CLEANTEQ



COMMODITY DEMAND CHANGE - 100% EV



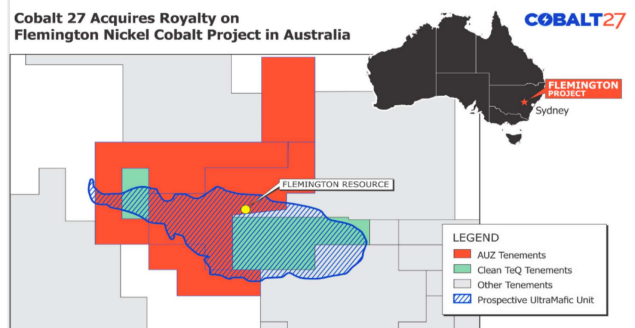
CLEAN TEQ

Powering innovation

LITHIUM ION BATTERIES



Cobalt 27 Acquires Royalty on Flemington Nickel Cobalt Project in Australia

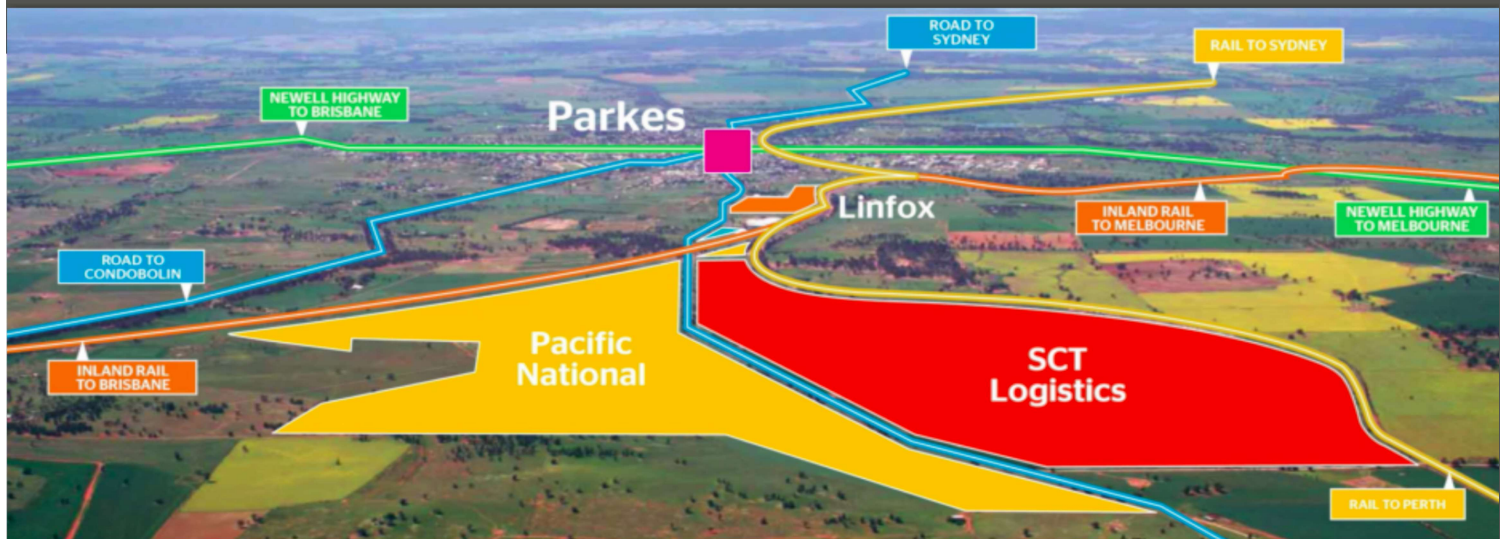


Cobalt 27 (TSX: KBLT) (FRA: 270) acquires a 1.5% gross revenue royalty on future production over cobalt (as well as nickel and scandium) from the Flemington Cobalt-Scandium-Nickel Project, located 370 kilometers west of Sydney, in New South Wales, Australia. The Flemington Cobalt-Scandium-Nickel Project, held under option by Australian Mines Limited, is the direct continuation of Clean Teq Holdings' Sunrise Project, separated only by a tenement boundary. Clean Teq's Sunrise project hosts one of the highest grade and largest nickel and cobalt deposits outside of Africa.

**NEARBY
FORBES NSW
CRUCIAL TO
FEEDING THE
NATION**



A CENTRAL WEST FREIGHT HUB PROVIDING A GATEWAY TO THE CENTRAL WESTERN INLAND PORT. ALREADY UNDER CONSTRUCTION AND READY TO CONNECT YOUR BUSINESS FROM PARKES & FORBES TO THE WORLD!



INLAND RAIL KEY STATISTICS

- Inland Rail is a 1700km freight rail network
- Travel time of 22-24 hours between Melbourne and Brisbane
- Train will pass through Parkes and Narromine
- Cost: \$10 billion
- Construction: 16,000 jobs
- New track: 600km
- Track upgrades: 400km
- Trains will be double stacked and up to 1800 metres long



WHY THE CENTRAL WEST?



UNRIVALED LOCALITY

The Parkes Hub has been specifically developed to meet the future needs of the transport freight logistics industry. The development of the Melbourne to Brisbane Inland Rail will add to the strategic importance of Parkes' Inland intermodal Hub. The site has been specifically designed for the 24 hour, seven days per week operation of a multi-modal transport facility. From Parkes, 16 million people or over 80 per cent of the Australian population can be reached in less than 12 hours.



ACCESS TO NATIONAL / INTERNATIONAL NETWORKS

Parkes/Forbes is strategically situated at the cross roads of the Newell Highway, connecting Brisbane and Melbourne, and the transcontinental railway linking the eastern seaboard to Perth.



PEOPLE MOVEMENT & GROWTH

The Central West of NSW is about the same size as Tasmania with half the population and a similar GDP. With over 2800 vehicle movements through the region each day and our cities becoming congested with decreasing quality of life, the Forbes and Parkes area's are gearing up for growth.

DISCLAIMER

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor and Ray White. Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

- All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation

Intellectual Property

The information contained in the report has been prepared in good faith and due care by Ray White. The contents of this document are proprietary to Ray White this includes: research including transactional data and reproduction of this information by any other part is not authorised. All other information contained herein is from noted sources deemed reliable, however Ray White does not represent or warrant the accuracy of any information contained in this document.

GST Disclaimer

Ray White advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

APPENDIX 1

Contract & Title Plan