



COBBITTY

by mirvac

Premium Childcare Development Opportunity in South West Sydney's Growth Area Precinct For Sale

Proposed Lot 141, Off Charles Macintosh Parkway, Cobbitty, NSW, 2570 – 2,139sqm

Shear. Property group



← SYDNEY CBD

CAMPBELLTOWN CBD

CAMPBELLTOWN TRAIN STATION

THE AUSTRALIAN BOTANIC GARDEN

SMEATON GRANGE EMPLOYMENT AREA

TAFE & UNIVERSITY OF WESTERN SYDNEY CAMPBELLTOWN

MACARTHUR SQUARE

NARELLAN TOWN CENTRE

CAMDEN →

← LEPPINGTON TRAIN STATION

DOOHAN OVAL

NARELLAN SPORTS HUB

ORAN PARK TOWN CENTRE

THE NORTHERN ROAD

MACARTHUR ANGLICAN SCHOOL

COBBITTY ROAD

← FUTURE NANCY-BIRD WALTON AIRPORT

COBBITTY PUBLIC SCHOOL ▶

COBBITTY TOWN CENTRE ▶

EST.  2022
COBBITTY
by mirvac



PROPOSED FUTURE RESIDENTIAL

POSSIBLE PUBLIC SCHOOL

Childcare site

PARADAY

NANTOSH

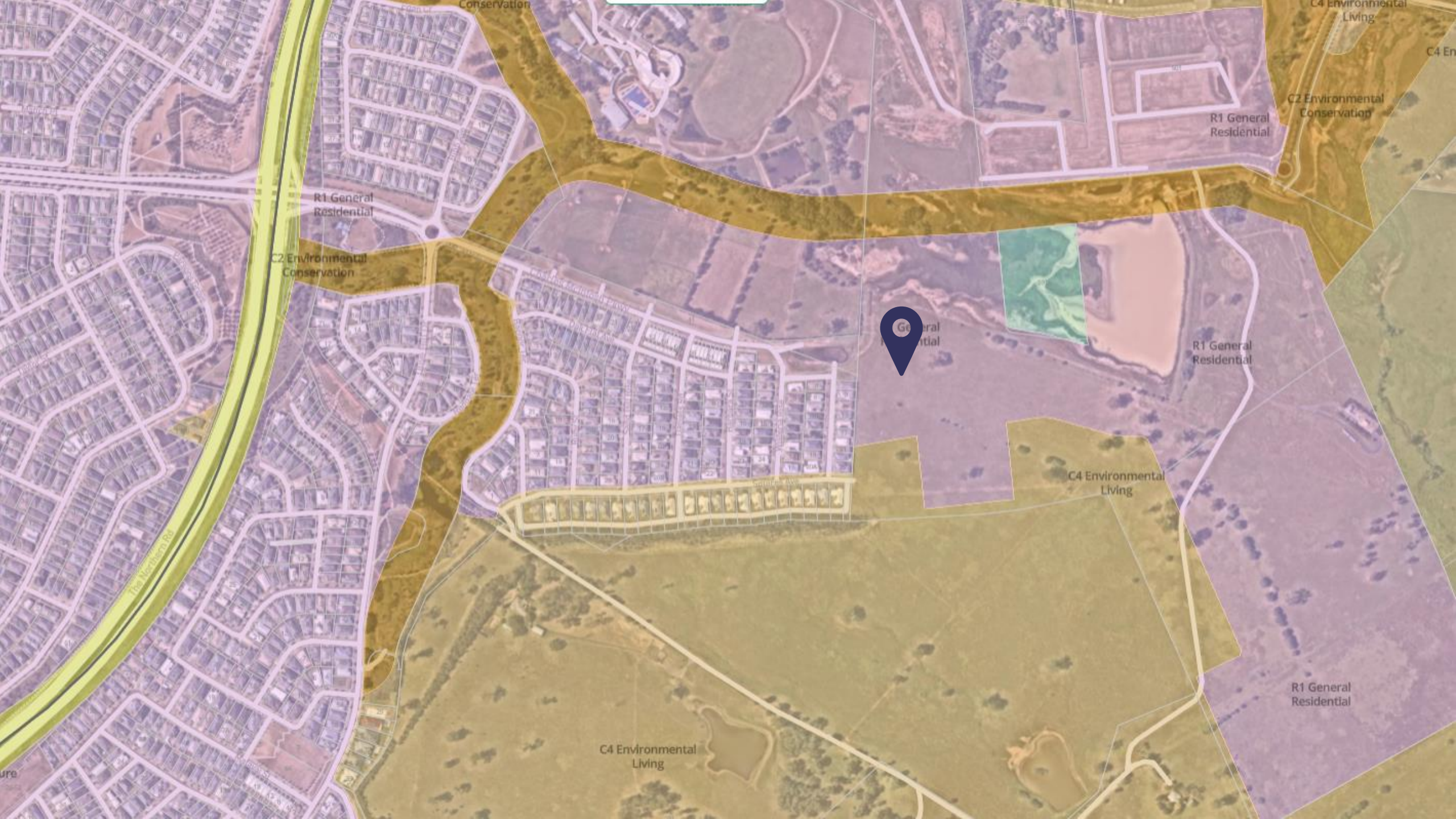
CHARLES

PROPOSED FUTURE RESIDENTIAL

PROPOSED NEIGHBOURHOOD CENTRE

PROPOSED PLAYING FIELD

PROPOSED LAKE



R1 General Residential

C2 Environmental Conservation



General Residential

R1 General Residential

C2 Environmental Conservation

R1 General Residential

C4 Environmental Living

R1 General Residential

C4 Environmental Living



Future Residential



Site Location (approx.)



Proposed school (approx.)



Macarthur
Anglican School
1062 Students
K-12



Executive Summary



2,139sqm, Zoned R1 General Residential, facing Charles Macintosh Parkway, 3 street frontages, opposite a proposed school, located in the 'Cobbitty by Mirvac' estate, a 900 Lot Residential development, Lot Registration expected December 2024.



Part of the Oran Park Development Control Plan, on the western side of The Northern Road in Sydney's South West Sydney Growth Area (SWGGA). Camden Council anticipates growth to 2041 by 3.55% annually, doubling from 2021, but Oran Park has already surpassed population estimates



As well as the proposed school opposite the site (yet to be announced), the site sits in proximity to Macarthur Anglican School, with over 1,062 enrolments, recently reporting a 17% increase in K-6 Students, catering for demand of young families. The school sits on 22 hectares, enabling future growth, and have already explored future master plans (2018)



Cobbitty by Mirvac will create 900 homes, adjoining Oxley Ridge's 4,500 new dwellings, creating conservative estimates of 1,485 0-5 year olds. Oran Park has 4,876 lots in planning currently bringing an additional 1,340 0-5s. Over 1,292 Registered Sales <4,000sqm have transacted in Cobbitty in the last 5 years as per Land Valuer General reporting



Strong occupancy already demonstrated across the catchment, with less than 1 in 5 available days across a 3km catchment. Only 1 centre showing decent availabilities days within the Cobbitty-Oran Park SA2, 3 including Narellan. Availability expected to decrease further with strong incoming population and limited opportunities for new DAs



Mean Average Daily Fee of \$141.22 across the catchment, with average rates as high as \$165 as of Apr-24. Unemployment averaged 3.7%, Participation rates averaged over 68%, indicating a high number of working families.

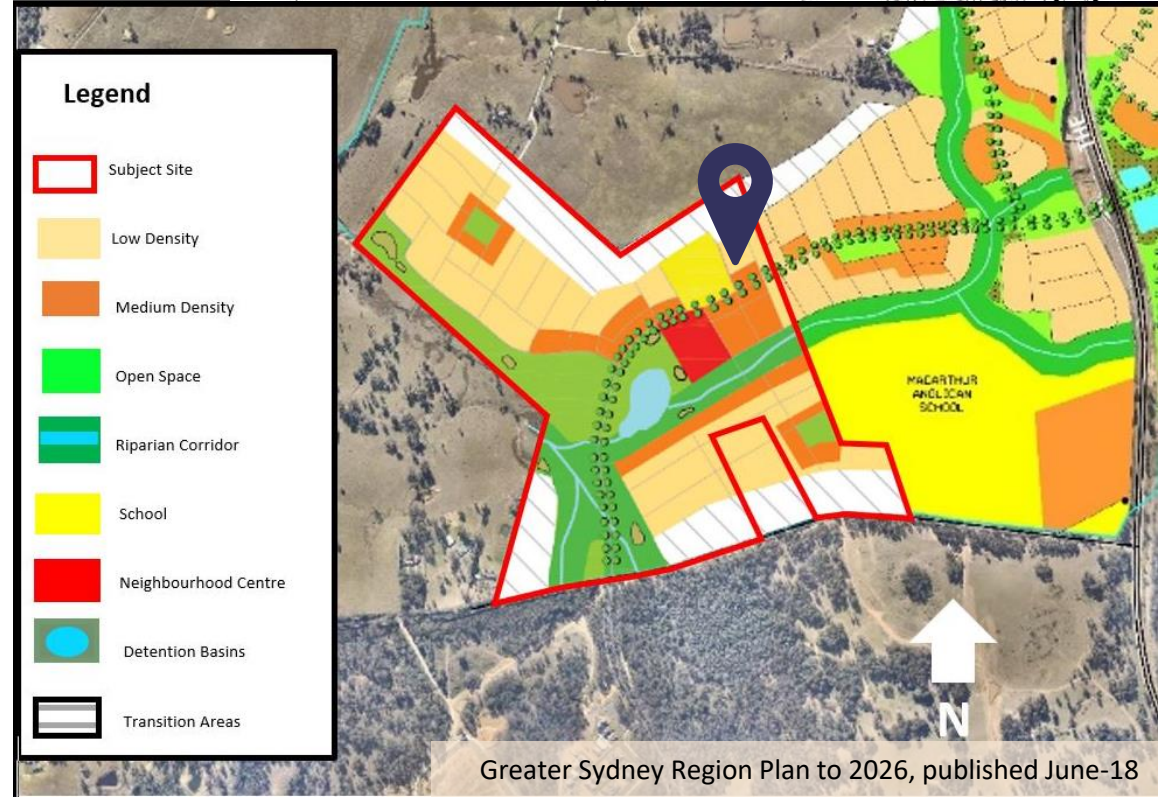
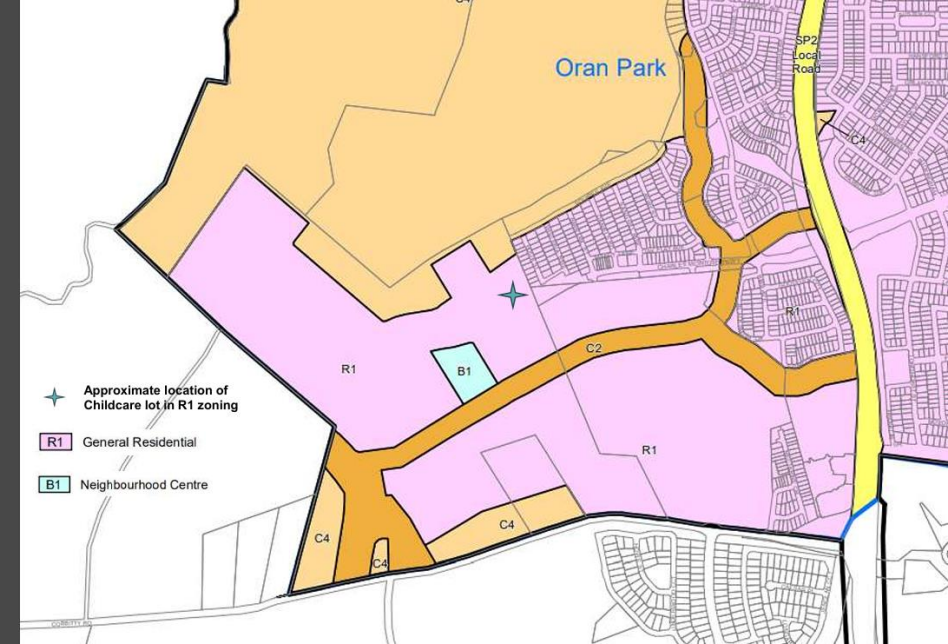


Precedent in council demonstrates sites have achieved efficiencies of 15.4sqm per LDC, with incoming DAs Approved under 12sqm per LDC for maximized sites. Building height permissibility of up to 9.5m for R1 Zoned sites. Site site also enables a sizeable development without the requirement for basement parking

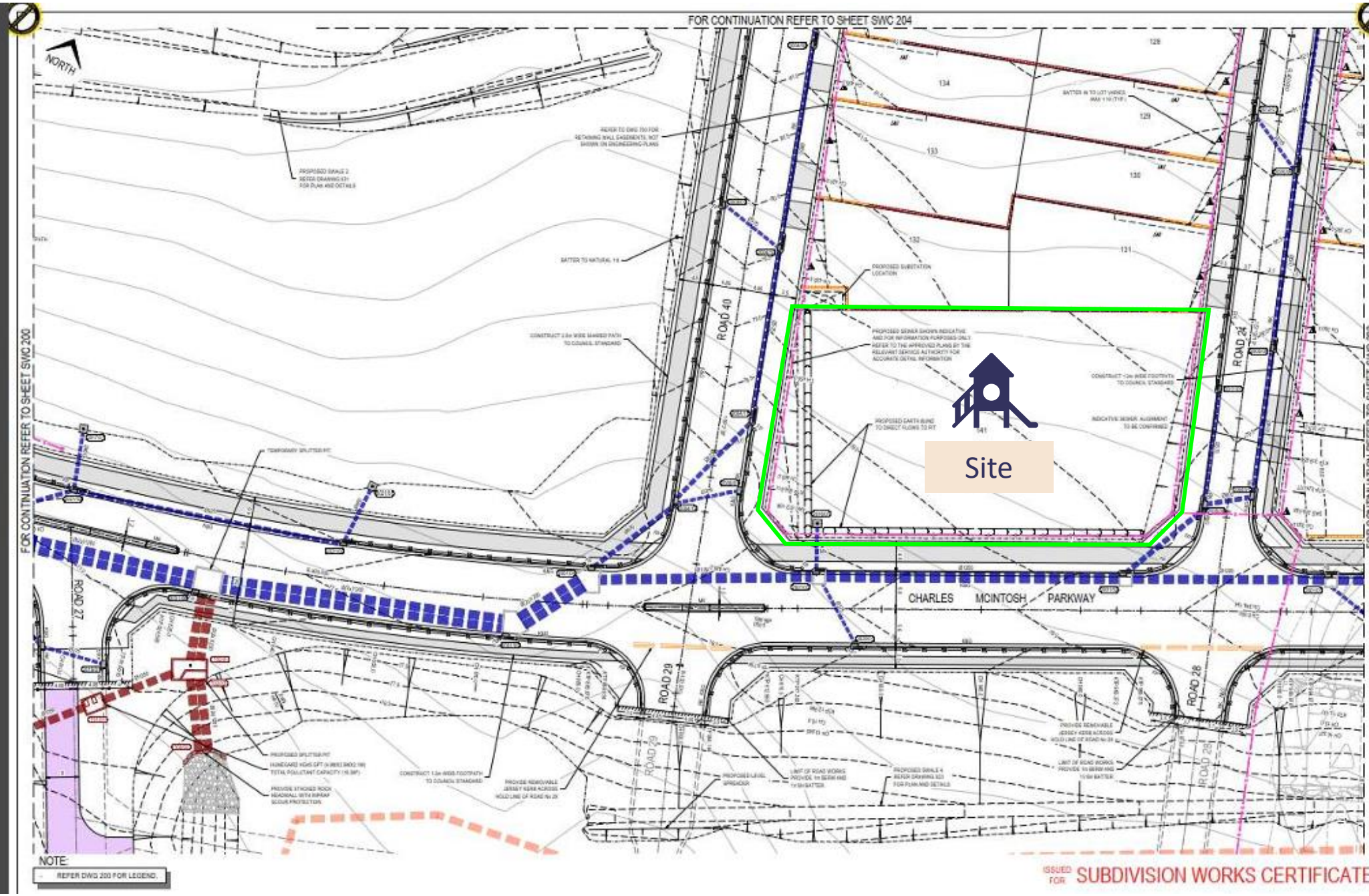


On behalf of Mirvac, Shear are inviting offers to purchase the site via Expression of Interest by 5pm on the 22nd May, 2024 via the EOI form at the end of this document by email to msartori@shearproperty.com.au. Please don't hesitate to contact Matthew Sartori from Shear Property for further information on the site or to discuss this project

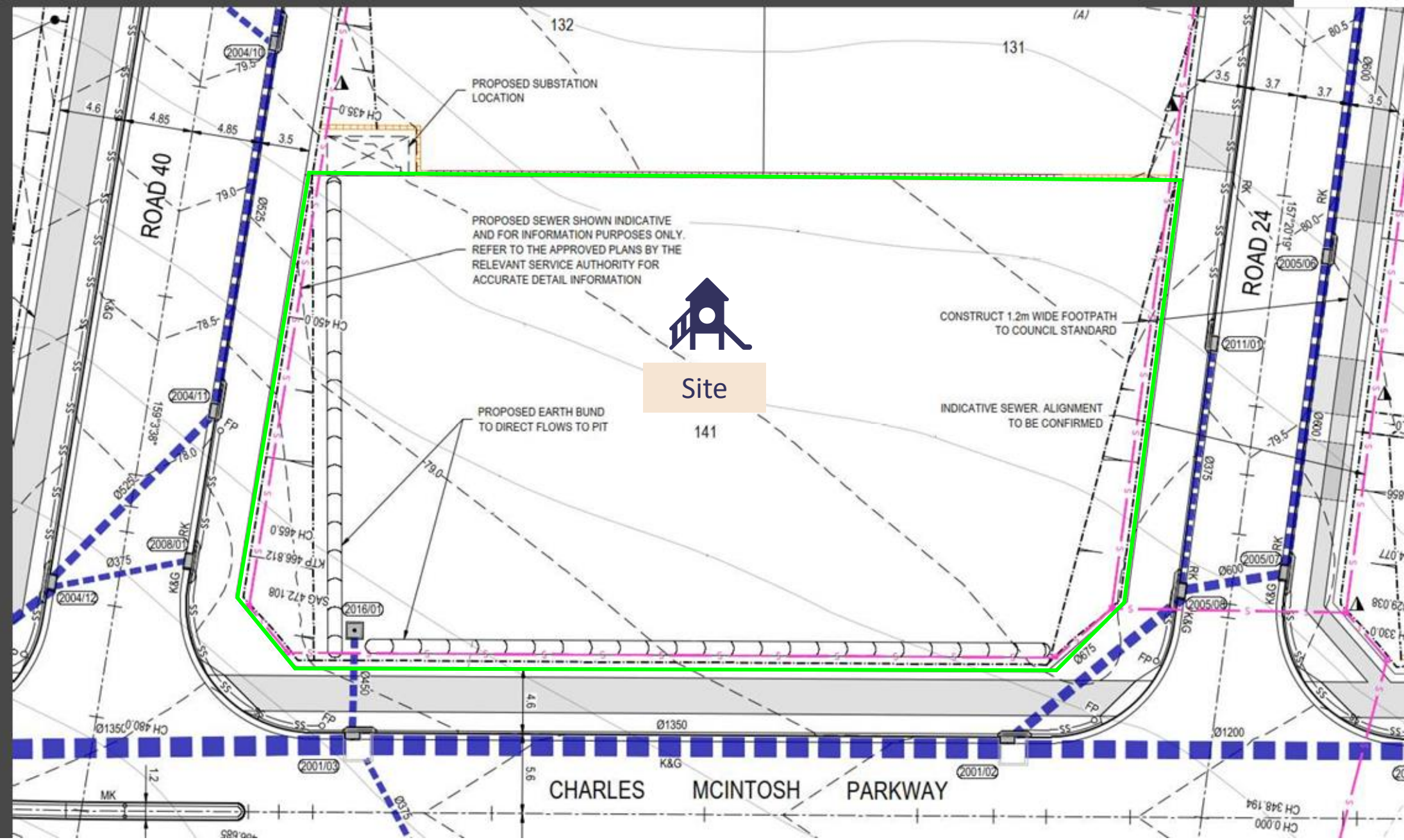
LEP



Grading Plan



Grading Plan



Comparables



Rentals in the area have achieved well in excess of \$5,000 a child, Shear believes rental capabilities up to \$5,500 / place upon completion for a Turnkey product, with business value estimates between \$40-\$50K / LDC if full upon completion.



Shear predict an asset sale price capability of \$90-100K upon completion, based on comparable yields and results in the area



1 Citrine St, Leppington, a raw site, traded at \$4.1m 01/10/2020, a 2,681sqm site achieving 160 LDCs. Another raw site in the Oxley Ridge precinct recently sold at over \$50K / place in 2024, almost reaching \$2,400/sqm, also dealing with an easement across the site (2024)



38 Queen Street Narellan is a built asset achieving 60 LDCs, with an efficiency of 15.4sqm per LDC. A new Approved DA in Narellan, 7-9 Hume Street, has achieved 120 LDCs on 1,392sqm, an efficiency of 11.6sqm per LDC.



The Futuro site in Gledswood Hills traded at a 5.1% yield on a **fund-through** basis in 2023 for \$9.92 million at just shy of \$84K / child.



Given the R1 Zoning, it is expected to be able to achieve efficiencies with the site size and layout, as well as limited easements or restrictions on the land for a substantial centre, or if building without basement, still achieving efficiencies given the 3 street frontages. Also, given the proximity to the proposed school as shown in the DCP and the higher end nature of Cobbitty by Mirvac, Shear expect this asset will be valued at a premium upon completion



1 Citrine Street, Leppington, raw site, sold \$4.1m 2020, 160 LDCs



10 Digitaria Drive, Gregory Hills, fund-thru sold, \$9.92m, 5.1% yield, 2023



Olive Hill Dr, Cobbitty, sold, 1,416sqm



38 Queen St, Narellan, 60 LDCs on 925sqm, 1 LDC per 15.4sqm, Zoned R2, built 2023



7-9 Hume St, Narellan, 120 LDCs, DA Approved, 1 LDC per 11.6sqm, Zoned R2

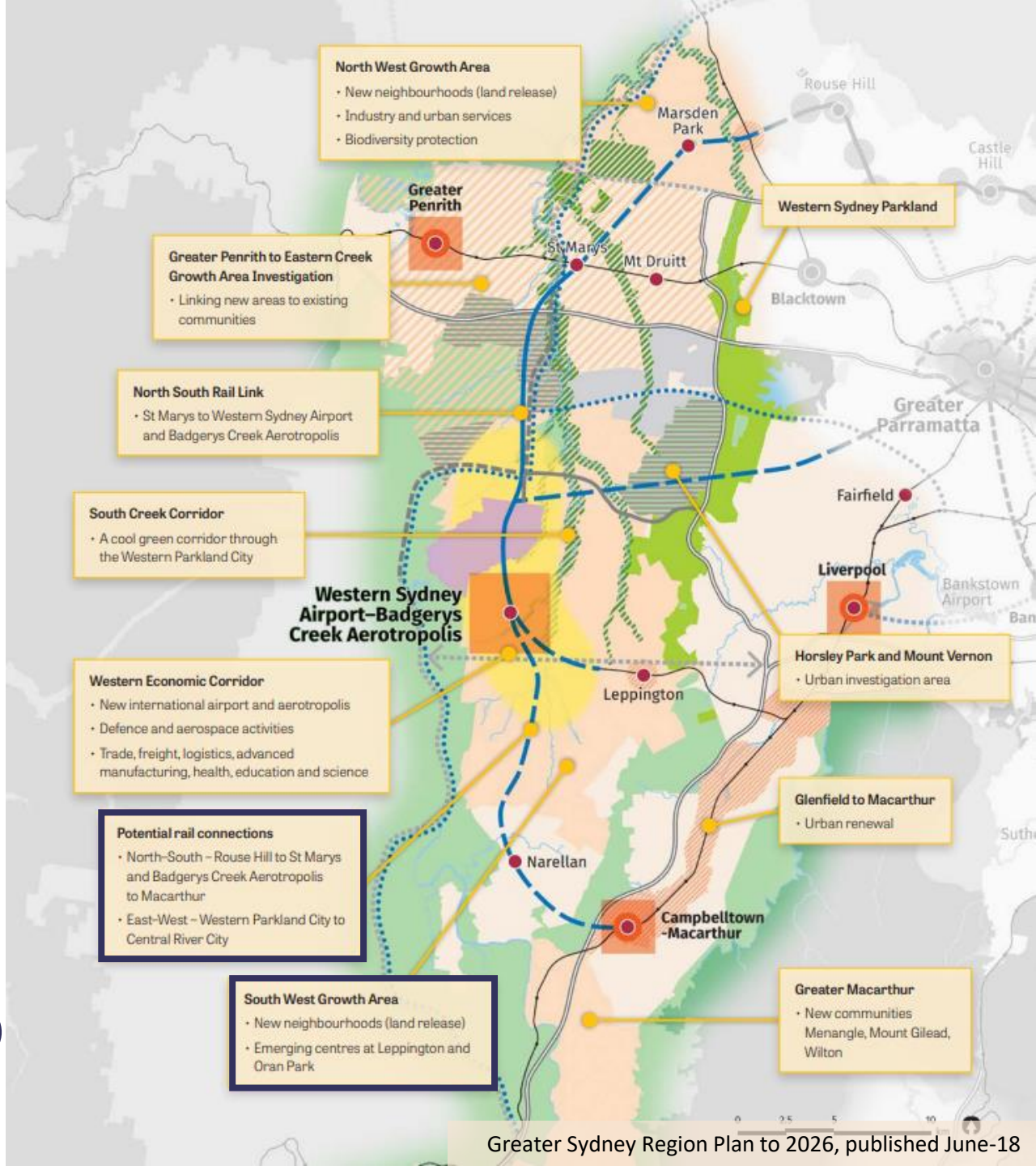
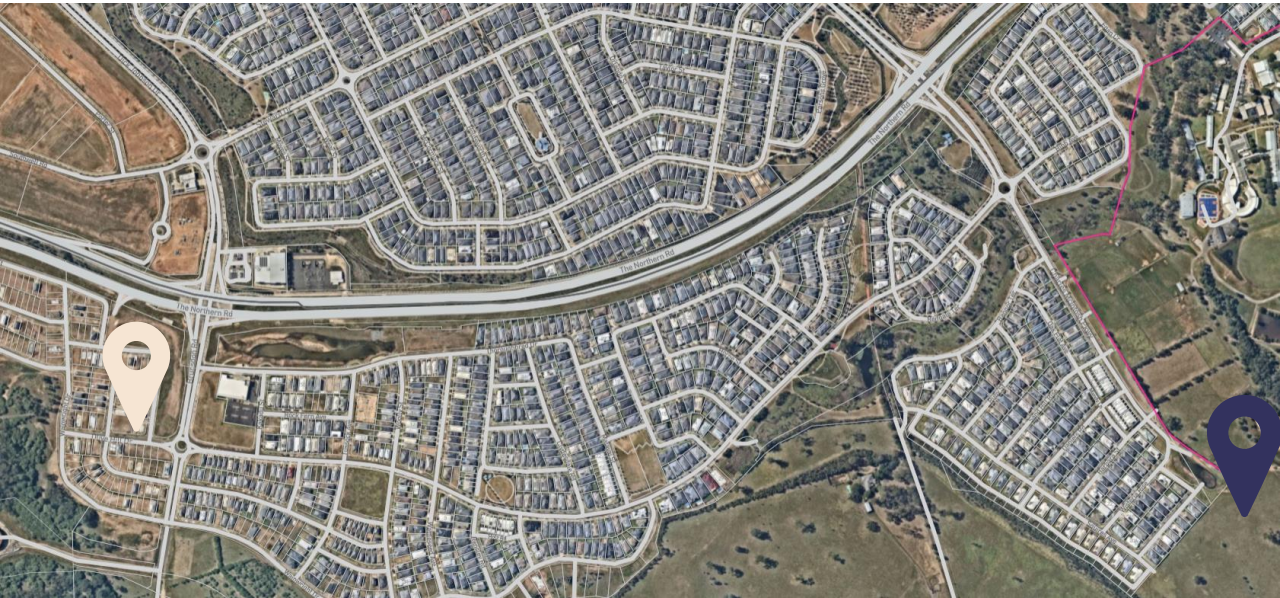
Unprecedented Demand

70,000 homes between The Northern Road, Camden Valley Way, Bringelly Road. Greater area forecast to increase by 1 million people.

Median House Price growth continues in areas like Oran Park, with Demand outweighing Supply. Underlying land sales available in the current stage of the development for sale range average \$2,062/sqm, with lot sizes ranging from 270 to 462sqm, with an average block size of 351sqm

Only 1 other site is currently poised in the growth area of Oxley Ridge & Cobbitty by Mirvac, there is a significant population underserved on the Western side of the Northern Road. Though there has been new development South and further West, this location is best placed to service young families who also require school drop off

Development set further North of the site is in the Marylands precinct, where forecast.id predict even stronger growth than what has been realized at Oran Park. Cobbitty is well located to service travelling families heading to the airport, gaining access to upcoming infrastructure like the Hume Highway, Narellan Station, & Narellan Town Centre, already the largest privately owned shopping centre in the Southern Hemisphere



3km Catchment



Cobbitty was the 2nd fastest growth suburb within the catchment between 2016-2021, with over 163% growth in 0-5 year olds



Mirvac development alone is predicted to increase the population by 2,700 people in the immediate area

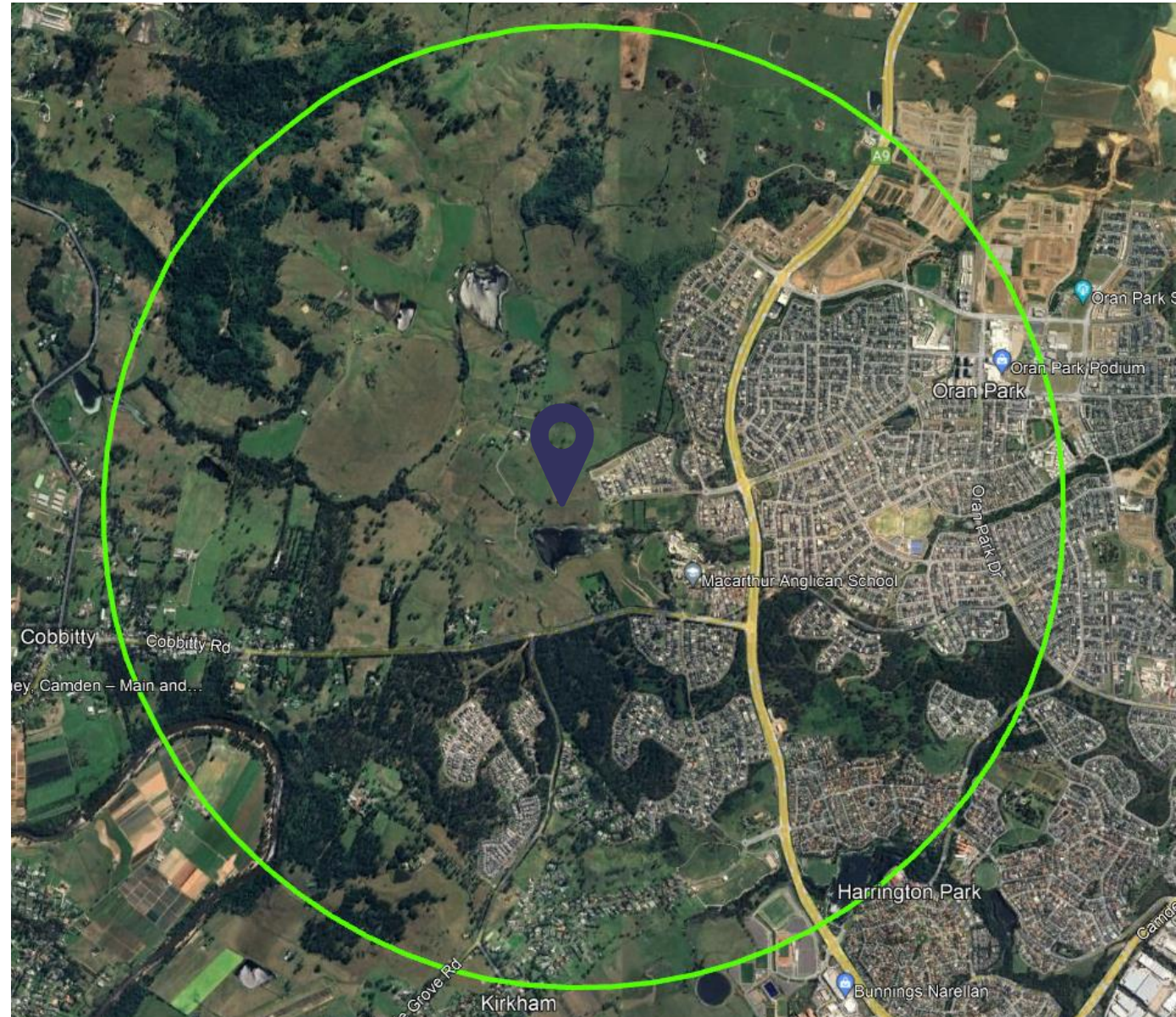
Suburbs within a 3km Radius 2016-2021

SAL	Total Population				0-5 year olds			
	2021	2016	No	%	2021	2016	No	%
Bringelly	2433	2507	-74	-3%	127	169	-42	-25%
Cobbitty	4206	2063	2143	104%	418	159	259	163%
Ellis Lane	852	857	-5	-1%	49	50	0	0%
Harrington Park	13332	10663	2669	25%	1102	1066	36	3%
Kirkham	690	699	-9	-1%	28	37	-9	-25%
Narellan	3358	3616	-258	-7%	281	289	-8	-3%
Oran Park	17624	4765	12859	270%	2561	684	1877	275%
Totals	42495	25170	17325	69%	4565	2453	2112	86%

SA2s within a 3km Radius 2021-2022

SA2	Total Population				0-5 yr olds			
	2022	2021	change	%	2022	2021	change	%
Camden - Ellis Lane	13423	13295	128	1%	939	904	35	4%
Cobbitty - Bringelly	4991	4761	230	5%	474	452	22	5%
Elderslie - Narellan	14237	14019	218	2%	1339	1359	-20	-1%
Harrington Park	11305	11241	64	1%	842	868	-26	-3%
Oran Park	20627	17624	3003	17%	2864	2561	303	12%
Totals/Averages	66605	62961	3644	6%	8480	8165	315	4%

Source – ABS



Source - Google Earth Pro

Ratios and Shortfalls

When comparing other growth precincts, incoming DAs are limited in comparison to forecasted population growth, resulting in additional centres required in the Cobbitty & Oran Park region, already demonstrated by significant high ratios of 0-5 year olds to Licensed Day Care places



2.15 : 1 2021 Suburb



224 Kids minus LDCs – Suburb



160 LDCs in DA Suburb



2.79 : 1 2021 Catchment



2,930 Kids minus LDCs – Catchment



1,276 LDCs in DA – Catchment

Suburbs Review based on 2021 Population Figures

	Total Population				0-5 year olds				Existing Competition				Existing Competition				Fees				Occupancy				Schools		
	2021	2016	No	%	2021	2016	No	%	LDC	Centres	Ratio	Shortfall	LDCs	DAs	Total LDCs	Ratio	Shortfall	0-2	2-3	3-5	Average	0-2	2-3	3-5	Average	Schools	Students
SAL	2021	2016	No	%	2021	2016	No	%	LDC	Centres	Ratio	Shortfall	LDCs	DAs	Total LDCs	Ratio	Shortfall	0-2	2-3	3-5	Average	0-2	2-3	3-5	Average	Schools	Students
Bringelly	2433	2507	-74	-3%	127	169	-42	-25%	39	1	3.25	88	192	2	231	0.55	-105	\$105.0	\$105.0	\$102.0	\$104.0	0%	0%	0%	0%	1	84
Cobbitty	4206	2063	2143	104%	418	159	259	163%	194	2	2.15	224	160	2	354	1.18	64	\$145.0	\$128.5	\$127.3	\$127.9	0%	20%	20%	20%	3	1426
Ellis Lane	852	857	-5	-1%	49	50	0	0%	0	0		49	0	0	0		49									0	0
Harrington Park	13332	10663	2669	25%	1102	1066	36	3%	367	4	3.00	735	72	1	439	2.51	663	\$164.1	\$158.6	\$151.4	\$158.0	25%	15%	10%	17%	1	681
Kirkham	690	699	-9	-1%	28	37	-9	-25%	0	0		28	0	0	0		28									1	139
Narellan	3358	3616	-258	-7%	281	289	-8	-3%	562	9	0.50	-281	412	5	974	0.29	-693	\$140.6	\$137.3	\$134.7	\$137.6	11%	11%	16%	13%	3	1741
Oran Park	17624	4765	12859	270%	2561	684	1877	275%	473	4	5.41	2088	440	4	913	2.80	1648	\$150.3	\$149.4	\$146.3	\$148.6	25%	25%	25%	25%	6	5619
Totals	42495	25170	17325	69%	4565	2453	2112	86%	1635	20	2.79	2930	1276	14	2911	1.57	1654	\$141.0	\$135.8	\$132.3	\$135.2	12%	14%	14%	15%	15	9690

SA2 Review based on 2022 Population Figures

	Total Population				0-5 yr olds				Ratios Shortfalls				Incoming			New ratios shortfalls		Fees				Occupancy			
	2022	2021	change	%	2022	2021	change	%	LDCs	Centres	Ratios	Shortfalls	DA LDCs	Centres	Total LDCs	Ratios	Shortfalls	0-2s	2-3s	3-5s	average	0-2s	2-3s	3-5s	average
SA2	2022	2021	change	%	2022	2021	change	%	LDCs	Centres	Ratios	Shortfalls	DA LDCs	Centres	Total LDCs	Ratios	Shortfalls	0-2s	2-3s	3-5s	average	0-2s	2-3s	3-5s	average
Camden - Ellis Lane	13423	13295	128	1%	939	904	35	4%	289	6	3.25	650	60	2	349	2.69	590	\$127.0	\$125.0	\$121.5	\$124.5	23%	20%	17%	37%
Cobbitty - Bringelly	4991	4761	230	5%	474	452	22	5%	233	3	2.03	241	352	4	585	0.81	-111	\$125.0	\$120.7	\$118.8	\$119.9	0%	13%	13%	13%
Elderslie - Narellan	14237	14019	218	2%	1339	1359	-20	-1%	996	14	1.34	343	542	6	1538	0.87	-199	\$139.9	\$134.3	\$130.9	\$133.9	22%	21%	24%	22%
Harrington Park	11305	11241	64	1%	842	868	-26	-3%	367	4	2.29	475	72	1	439	1.92	403	\$164.1	\$158.6	\$151.4	\$158.0	25%	15%	10%	17%
Oran Park	20627	17624	3003	17%	2864	2561	303	12%	473	4	6.05	2391	440	4	913	3.14	1951	\$150.3	\$149.4	\$146.3	\$148.6	25%	25%	25%	25%
Totals/Averages	66605	62961	3644	6%	8480	8165	315	4%	2358	31	3.60	6122	1466	17	3824	2.22	4656	\$141.3	\$137.6	\$133.8	\$137.0	19%	19%	18%	23%

Source - Forecast id, Acecqa, Cordells

Population Growth Estimates



Forecast.id predict population growth across the catchment of 161%, inclusive of 154.8% growth for 0-5 year olds from 2023



Though original predictions forecast a slow down of Oran Park growth, current DAs show this is likely under-estimated. Almost 5,000 dwellings in planning currently should bring 2,253 additional 0-5 yr olds



Oxley Ridge and Cobbitty by Mirvac bring in a combined 1,502 0-5 year olds based on existing ABS population metrics, but this is expected to be higher, as the majority of the population shifts from an established suburb more in line with Oran Park

Total Population 2023-2041

Area		Total																			Change	
SSC	Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Number	%
Harrington Park	Harrington Park - Kirkham	14617	14457	14319	14191	14058	13931	13818	13733	13648	13577	13521	13460	13416	13380	13336	13300	13266	13239	13211	-1406	-9.62%
Smeaton Grange	Narellan - Smeaton Grange	4500	4570	4636	4713	4782	4851	4929	4992	5063	5127	5195	5260	5331	5402	5471	5541	5609	5680	5752	1252	27.82%
Oran Park	Oran Park Precinct	18976	19973	20824	21498	21580	22650	22856	22912	22923	22931	22855	22708	22566	22425	22287	22145	22011	21884	21767	2791	14.71%
Bringelly	Marylands Precinct	184	767	1929	3368	5085	7228	9647	12197	14732	17403	20208	23585	26939	30420	34175	37906	41617	45307	48978	48794	26518.48%
Bringelly	Lowes Creek Precinct	541	492	986	2138	3362	4571	5772	6815	7854	8890	9922	10952	11978	12999	14016	14870	15717	16562	17401	16860	3116.45%
Cobbitty	Grasmere - Ellis Lane - Cawdow - Bickley Vale	4378	4592	4814	5214	5295	5312	5289	5280	5476	5460	5440	5432	5408	5597	5586	5568	5561	5560	5753	1375	31.41%
Totals		43196	44851	47508	51122	54162	58543	62311	65929	69696	73388	77141	81397	85638	90223	94871	99330	103781	108232	112862	69666	161.28%

0-5 Year Population 2023-2041

Area		0-5s																			Change	
SSC	Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Number	%
Harrington Park	Harrington Park - Kirkham	1078	1024	984	950	927	906	889	877	867	858	851	845	840	835	830	826	821	817	814	-264	-24.48%
Smeaton Grange	Narellan - Smeaton Grange	394	386	390	397	403	407	410	412	416	420	424	428	432	437	442	447	452	457	462	68	17.30%
Oran Park	Oran Park Precinct	2472	2454	2418	2364	2378	2355	2296	2219	2145	2090	2032	1971	1918	1873	1834	1803	1776	1753	1736	-737	-29.80%
Bringelly	Marylands Precinct	24	101	257	451	680	960	1270	1591	1901	2218	2540	2929	3304	3685	4089	4477	4850	5210	5556	5532	23244.54%
Bringelly	Lowes Creek Precinct	30	27	98	257	426	591	749	878	1001	1119	1231	1338	1440	1537	1629	1697	1760	1822	1884	1853	6096.05%
Cobbitty	Grasmere - Ellis Lane - Cawdow - Bickley Vale	183	202	225	243	239	232	221	217	214	210	208	207	204	203	203	201	201	201	201	18	10.07%
Totals		4181	4194	4372	4662	5054	5451	5834	6194	6544	6915	7285	7717	8138	8570	9027	9450	9861	10262	10653	6472	154.79%

Cobbitty by Mirvac (Homes)

Cobbitty by Mirvac (homes)	950
people per household	2.9
estimated population	2755
0-5s (% of population)	9.50%
0-5s (estimates)	262

Oxley Ridge (Homes)

Oxley Ridge (homes)	4500
people per household	2.9
estimated population	13050
0-5s (% of population)	9.50%
0-5s (estimates)	1240

Oran Park DAs in Planning (Apr-24)

Oran Park (Lots in DA Apr-24)	4876
people per household	3.3
estimated population	16091
0-5s (% of population)	14%
0-5s (estimates)	2253

Schools in the Area

*measurements from site are approximate, information taken from public resources



An estimated 5,286 Primary school students and 8,280 School students within a 4.3km radius across 11-13 schools currently, with an average Primary school size of 1,039 Students, 637 Students Total



A number of new schools are proposed in the area, including incoming Private and Co-Ed Schools. The site opposite is 1 of the 2 schools proposed in the area to cater for underlying demand



Despite a number of schools proposed in Oran Park, Macarthur Anglican School & the proposed school within this DCP are likely to have to cater to an oversupply of demand in the wider area, with waitlists longer than 2 years in the surrounding area



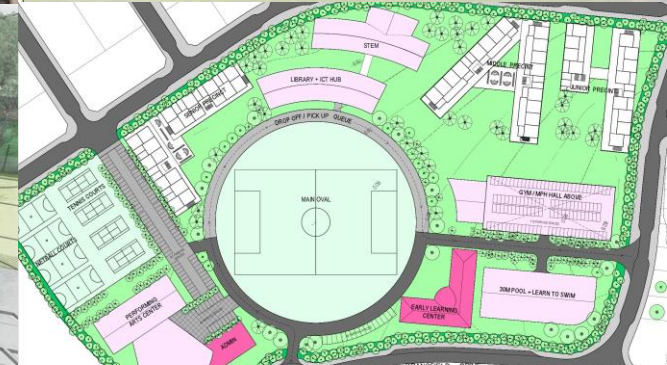
Oran Park Public School (1,452 enrolments, previously 1,500+)



16 New Class rooms Recently Built 2024



Regis Grammar School (2026) – 2,000 students planned, K-12



Regis Grammar School Master Plan

Suburb	School	Caters To	Enrolments	Straight Line (m)
Cobbitty	Macarthur Anglican School	K-12	995	750
Kirkham	Mater Dei School	K-12	139	2300
Oran Park	Oran Park High School	7-12	895	2350
Oran Park	Oran Park Public School	K-6	1452	2350
Cobbitty	Aspect Macarthur School	K-12	120	2450
Cobbitty	Cobbitty Public School	K-6	311	2600
Oran Park	Oran Park Anglican College	K-12	909	3000
Harrington Park	Harrington Park Public School	K-6	681	3200
Oran Park	Barramurra Public School	K-6	571	3300
Oran Park	St Justin's Catholic Primary School	K-6	824	3700
Oran Park	St Benedict's Catholic College	7-12	968	3750
Narellan	Narellan Public School	K-6	315	4300
Narellan	Yandelora School	K-12	100	4300
	Estimated Primary students			5286
	Estimated Total Students			8280
	no of primary schools			11
	no of total schools			13
	Average PS Size			1039
	Average School Size			637



Macarthur Anglican School – 1,062 Enrolments, K-12, 2 x Current DAs



Macarthur Anglican School Master Plan (2018)

Income & Childcare Utilisation Review



Long Day Care utilisation has increased significantly in Oran Park, with combined increase of 4-5 year olds of 147.27%, 25.74% in Oran Park



Kids enrolled in Preschools within Long Day Cares have also increased by 158.7%, compared to 22% growth for Oran Park



Unemployment rates are low for the Cobbitty Area. Despite Participation rates being lower than the average, this is likely due to the older established Cobbitty area to the West of site

4 and 5 year olds in Preschool 2017-2021

Area	4 Year Olds in Preschool					5 year olds in preschool					Combined Change	
	2017	2018	2019	2020	2021	2017	2018	2019	2020	2021	No.	%
SA2												
Oran Park	79	86	81	98	91	22	27	30	26	36	26	25.74%
Camden - Ellis Lane	155	148	167	143	145	63	41	49	63	55	-18	-8.26%
Cobbitty - Bringelly	43	63	74	97	110	12	17	19	24	26	81	147.27%
Elderslie - Narellan	155	173	155	162	165	48	50	57	44	50	12	5.91%
Harrington Park	155	173	155	162	165	48	50	57	44	50	12	5.91%
Totals	587	643	632	662	676	193	185	212	201	217	113	14.49%

Kids in Preschool 2017-2021

SA2	Kids enrolled in Preschool					Combined Change	
	2017	2018	2019	2020	2021	No.	%
Oran Park	10	11	10	10	13	3	30.00%
Camden - Ellis Lane	61	50	45	39	23	-38	-62.30%
Cobbitty - Bringelly	8	12	8	12	14	6	75.00%
Elderslie - Narellan	24	30	34	30	22	-2	-8.33%
Harrington Park	25	30	35	30	22	-3	-12.00%
Totals	128	133	132	121	94	-34	-26.56%

Unemployment & Participation Rates

Area	Employment	
	Unemployment	Participation
SA2		
Oran Park	5.10%	75%
Camden - Ellis Lane	3.30%	62.40%
Cobbitty - Bringelly	3.90%	65%
Elderslie - Narellan	3.40%	67.20%
Harrington Park	2.80%	71.00%
Averages	3.70%	68.06%





Childcare Utilisation Take-up 2017-2021

Area	Kids in Preschool within a Long Day Care					Combined Change		Kids enrolled in Preschool or a Preschool Program					Combined Change	
	2017	2018	2019	2020	2021	No.	%	2017	2018	2019	2020	2021	No.	%
SA2														
Oran Park	90	100	98	114	110	20	22.22%	101	112	111	125	126	25	24.75%
Camden - Ellis Lane	153	129	162	161	161	8	5.23%	217	196	217	202	203	-14	-6.45%
Cobbitty - Bringelly	46	69	82	106	119	73	158.70%	54	81	94	121	137	83	153.70%
Elderslie - Narellan	169	186	172	166	182	13	7.69%	201	222	214	205	215	14	6.97%
Harrington Park	169	186	172	166	182	13	7.69%	201	222	214	205	215	14	6.97%
Totals	627	670	686	713	754	127	20.26%	774	833	850	858	896	122	15.76%

Competition Summary

Less than 1,280 LDCs are currently in planning despite significant population growth & an established under-supply, with a focus on Cobbitty & Oran Park. This is likely to lead to fee increases by the time the centre is constructed. As most of this region is being delivered as a master planned community and residential demand is exceptionally strong, this will lead to limited opportunities for new sites, as underlying Residential Prices are high and consistently increasing in the area

Area Averages

	\$141.22 ADR
	\$145.95 0-2
	\$141.50 2-3
	\$137.98 3-5



The Average Daily Rate across the 20 centres and 1,635 LDCs reviewed in the catchment was **\$141.22**, ranging from \$104 to \$165. Average centre size was 82 places, larger than the NSW average of 70 centres



Centres with rates listed in the catchment for Babies (0-2 year olds) showed an Average Daily Rate of **\$145.95**, ranging from \$105 to \$170. 1 centre across the catchment did not cater for Babies. 9 of the 19 centres servicing Babies had fees above \$150 for Babies



Centres with rates listed in the catchment for Toddlers (2-3 year olds) showed an Average Daily Rate of **\$141.50**, ranging from \$105 to \$165. 8 services had fees above \$150 for Toddlers



Centres with rates listed in the catchment for Preschoolers (3-5 year olds) was **\$137.98**, ranging from \$102 to \$160. 7 services had fees above \$150 for Preschoolers



Across the centres reviewed, 3 centres showed Vacancies, 3 centres were Nearly Full, 14 centres had Waitlists. Average amount of available days was 16% across the board, inclusive of 15.8% for Babies, 15% for Toddlers, 16% for Preschoolers. 85% of centres were full or nearly full.



The oldest centre was licensed 22/01/2007, the newest centre in 13/10/2023. The average age of Service Approval Dates was 10.4 years, demonstrating an average age of centres in the catchment.



4 centres were rated Exceeding National Quality Standards, 12 centres were Meeting National Quality Standards, 2 Centres were Working Towards, 2 were not yet rated. This equates to 20% of centres being rated Exceeding, indicating an average quality of centres in the catchment.

It is to be noted that the above figures do not reflect occupancy as a %, rather, the amount of days available. Careforkids does not always accurately present centre information, and there is a likelihood centres that are full are reporting vacancies in order to ensure enquiry and their pipeline continue

Competition Review

Centre Information							Fees				Vacancies				
Company	Address	Suburb	LDCs	License Date	Rating	Rated	0-2	2-3	3-5	Avg fee	0-2	2-3	3-5	Avg occ	Vacancies
Bringelly Child Care Centre	18 Francis Street	Bringelly	39	27/02/2007	Meeting NQS	Jun-21	\$105.0	\$105.0	\$102.0	\$104.0	0%	0%	0%	0%	Waitlist
Exploring Tree Macarthur	Macarthur Anglican School	Cobbitty	164	4/05/2018	Meeting NQS	Mar-20	\$145.0	\$145.0	\$145.0	\$145.0	0%	0%	0%	0%	Waitlist
KU Cobbitty Preschool	296 Cobbitty Road	Cobbitty	30	29/01/2007	Exceeding NQS	Sep-19		\$112.0	\$109.5	\$110.8		40%	40%	40%	Nearly Full
Bambino's Kindergarten - Fairwater	35 - 37 Fairwater Drive	Harrington Park	163	21/10/2007	Meeting NQS	Apr-21	\$166.5	\$163.5	\$154.5	\$161.5	0%	0%	0%	0%	Waitlist
Bambino's Kindergarten Harrington Park	2 Clontarf Avenue	Harrington Park	64	25/08/2008	Exceeding NQS	Mar-19	\$166.5	\$162.0	\$154.5	\$161.0	0%	0%	0%	0%	Waitlist
Bambino's Kindergarten - Harrington Park Nth	53 Glenrowan Drive	Harrington Park	56	1/01/2008	Meeting NQS	Oct-22	\$166.5	\$162.0	\$154.5	\$161.0	0%	0%	0%	0%	Waitlist
Nextgen Early Learning Centre	18 Sharman Cl	Harrington Park	84	28/10/2022			\$157.0	\$147.0	\$142.0	\$148.7	100%	60%	40%	67%	Vacancies
Macarthur Kids	25-27 Somerset Ave	Narellan	88	21/06/2018	Meeting NQS	Feb-20	\$170.00	\$165.00	\$160.00	\$165.00	0%	0%	0%	0%	Nearly Full
Narellan World of Learning	2 Richardson Road	Narellan	89	9/02/2009	Meeting NQS	Jun-21	\$158.50	\$151.00	\$151.00	\$153.50	0%	0%	0%	0%	Waitlist
Young Academics ELC Narellan	51 The Northern Rd	Narellan	78	14/08/2020	Meeting NQS	Oct-22	\$152.00	\$152.00	\$146.00	\$150.00	100%	100%	100%	100%	Vacancies
Gumnut Kidz Kindergarten	24 Wilton Street	Narellan	29	24/05/2008	Meeting NQS	Dec-20	\$145.00	\$145.00	\$142.50	\$144.17	0%	0%	0%	0%	Waitlist
St Mary Multicultural ELC - Narellan Vale	2 Yate Place	Narellan	30	30/06/2009	Working Towards NQS	Jul-18	\$140.00	\$135.00	\$130.00	\$135.00	0%	0%	0%	0%	Waitlist
Narellan Montessori Academy	85 Richardson Rd	Narellan	70	21/06/2019	Meeting NQS	Feb-21	\$136.00	\$134.00	\$134.00	\$134.67	0%	0%	0%	0%	Waitlist
Narellan Central Montessori Academy	38 Queen St	Narellan	60	13/10/2023			\$130.00	\$128.00	\$128.00	\$128.67	0%	0%	0%	0%	Waitlist
Jenny's Kindergarten (Narellan Vale)	3 Liquidamber Drive	Narellan	89	22/01/2007	Exceeding NQS	May-23	\$119.00	\$116.00	\$116.00	\$117.00	0%	0%	40%	13%	Nearly Full
Narellan Child Care Centre	1A Doncaster Avenue	Narellan	29	20/09/2007	Meeting NQS	Jul-21	\$115.00	\$110.00	\$105.00	\$110.00	0%	0%	0%	0%	Waitlist
Great Beginnings Oran Park	1 Laura Street	Oran Park	120	21/03/2014	Meeting NQS	Jun-21	\$166.5	\$163.0	\$154.5	\$161.3	0%	0%	0%	0%	Waitlist
Milestones Early Learning Oran Park	34 Milton Cct	Oran Park	134	16/09/2019	Exceeding NQS	Dec-20	\$150.5	\$150.5	\$150.5	\$150.5	100%	100%	100%	100%	Vacancies
Oran Park Montessori Academy	102 Oran Park Drive	Oran Park	90	21/06/2018	Meeting NQS	Apr-20	\$144.0	\$144.0	\$140.0	\$142.7	0%	0%	0%	0%	Waitlist
Exploring Tree Oran Park	88 Skaife St	Oran Park	129	21/06/2021	Working Towards NQS	Feb-23	\$140.0	\$140.0	\$140.0	\$140.0	0%	0%	0%	0%	Waitlist

DAs Within Catchment

Address	Suburb	Lot/DP	DA	Stage	value	commence	LDCs	cars	Site Size	Zoning	Kids / Sqm	Kids / Cars
7-9 Hume Street	Narellan	14-15/243184	DA/2022/495/1	DA Approval (Conditional)	\$4,068,000	6/05/2024	120	30	1392	r2	11.60	4.0
30 Sharmon Close	Harrington Park	16/1094115	DA/212/1210/1	DA Approval @ LEC	\$2,000,000	1/03/2024	72	18	886	r2	12.31	4.0
38 Queen Street	Narellan	1/552280	DA2020/854/1	Construction in progress	\$600,000	22/12/21	60	15	925	r3	15.42	4.0
39-41 Woodland Crescent	Narellan	93-94/1254785	DA2023/603/1	DA Submitted	\$3,182,901	20/02/2025	80	20	1425	r2	17.81	4.0
24-26 Mary Fairfax Dr & 63-65 O'Keefe Dr	Oran Park	6071-6072, 6082-6083/1235007	DA/2024/50/1	DA Submitted	\$3,950,076	21/02/2025	104	33	2000	b5	19.23	3.2
144-146 Olive Hill Drive	Cobbitty	702-703/1262324	DA/2023/689/1	DA Submitted	\$500,000	27/12/2024	66	23	1412	r1	21.39	2.870
8-10 Queen St, & 5-9 Coghill St	Narellan	1/507300, 1/813217	DA/2021/1789/1	DA Approval @ LEC	\$29,324,000	9/04/2024	120	281	5953	B2	49.61	0.43
24-26 Doncaster Ave & 25-27 Somerset Av	Narellan	1/1239930	DA/2021/500/1	Construction in Progress	\$400,000	8/08/2022	32	+7	2624	r3	82.00	4.57
lots 9107-9109/1289448;	Oran Park	9107-9109/1289448;	SSD-58287208	SEAR for SSDA	\$140,000,000	19/05/2025	90		8001	RU1; RU4	88.90	N/A
335 Cobbitty Road	Cobbitty	1/562336	DA/2021/1742/1	CC Approval	\$3,912,000	12/10/2024	94	34	14400	R5	153.19	2.77
18 Francis St	Bringelly	106/27550	DA-30/2021	Construction	\$1,091,000	29/12/2022	121	50	20280	R5	167.60	2.42
111 Steward Drive & 1 Abram Drive	Oran Park	9074-9075/1227951	DA/2022/1/1	DA/S96 Approval	\$27,450,000	16/10/2024	120	273	24100	b5	200.83	0.44
126 Kelvin Park Drive	Bringelly	317/773103	SSD-66919458	SEAR for SSDA EIS in progress	\$140,000,000	23/02/2026	71	50	20020	MU	280.28	1.43
351 Oran Park Dr & 61 Podium Way	Oran Park	?	DA/2021/1076/1	Construction	\$84,433,000	14/11/22	126	?	55262	b2	438.59	N/A

Source - startingblocks, Careforkids

Expression of Interest Form

Cobbity By Mirvac Lot 141 EOI	
* Lot Registration Estimated Dec-24	
Purchasing Company	
Purchasing Entity	
Representative	
Settlement Amount	
Conditions	
Deposit	
Exchange Date	
Settlement Date	
Purchasor's Details	
Purchasor's Solicitor Details	
Proposed Development Description & Commentary	

Conditions

Expressions of Interest are to be provided in the template provided on this page, with submissions due by no later than 5pm,

Preference is to exchange FYE 2024

Vendor requires vetting of the design prior to DA Submission to ensure compliance with master plan guidelines

Please direct offers and any further questions or Requests for further information to

Matthew Sartori – Director, Shear Property Group Pty Ltd
M: 0426 243 220, E: msartori@shearproperty.com.au,
www.shearproperty.com.au

Disclaimer

Shear Property have provided all findings within this document to the best ability possible, with sources of information provided within the document.

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Further due diligence is advised prior to making any formal decision.