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Property group

UNIQUE CO-LIVING SITE FOR
SALE – 4 STUDIO + 2 X 2 BED
IL SDA VILLAS STDA, CO-
LIVING OPPOSITE THE DOYLO

54 Wentworth Avenue,
Doyalson, NSW, 2560



Matthew Sartori

0426 243 220



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HYPERLINKS (CLICK BELOW)

[**SURVEY**](#)

[**CONCEPT PLANS**](#)

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AI RENDERS (STDA)



 4 studios 21-28.5sqm

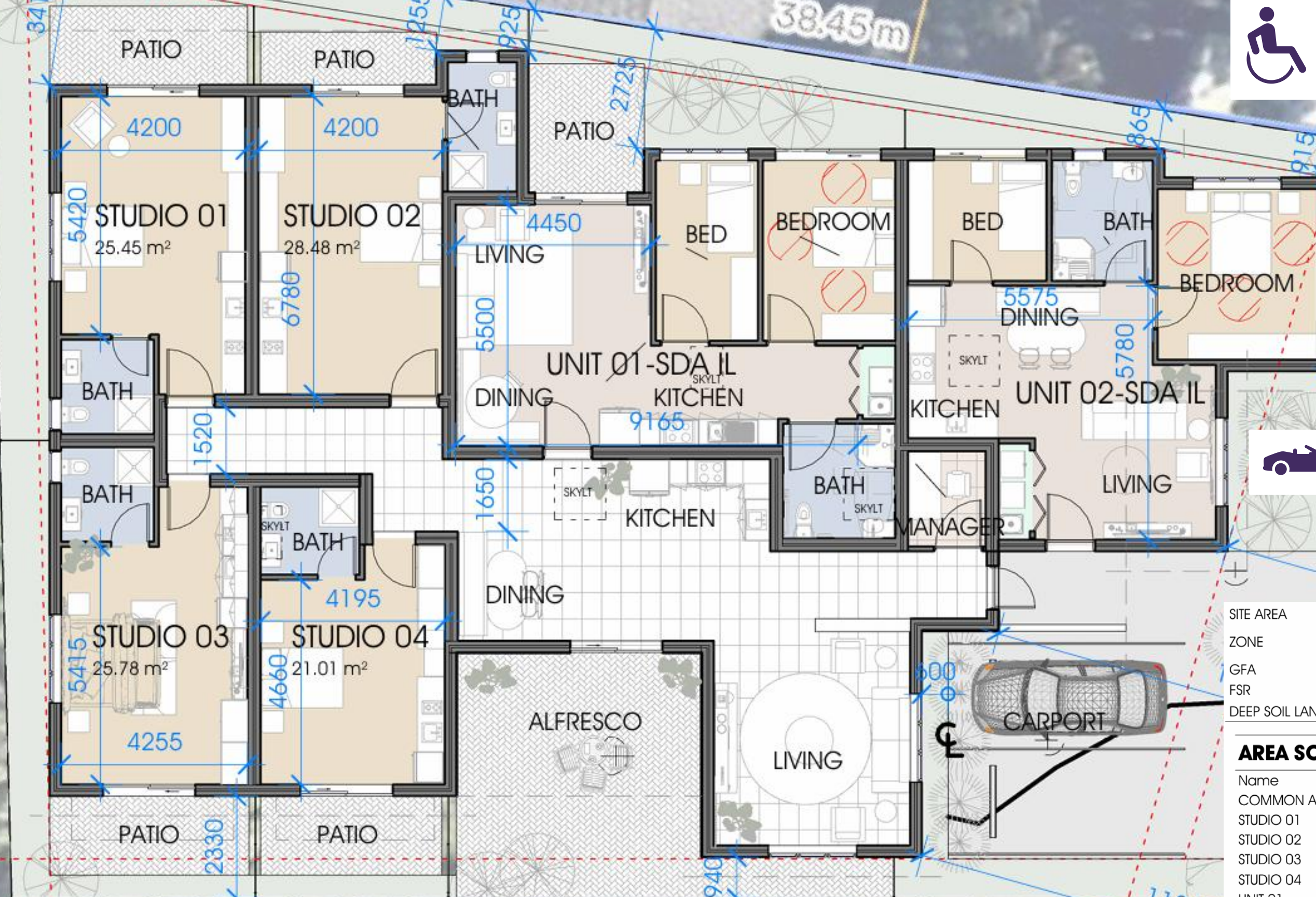
 Kitchen, alfresco, patios

 2 x 2bed 1 bath SDA Units
Improved Liveability

 Operator interest

 Premium SIL +
SDA Offering

 2 x car Spaces



SITE AREA	685.00 m2
ZONE	R2 LOW DENSITY RESIDENTIAL
GFA	345.70 m2
FSR	0.50 : 1
DEEP SOIL LANDSCAPED AREA	152m2 OR 22% OF SITE AREA

AREA SCHEDULE

Name	Area
COMMON AREA	80.37 m²
STUDIO 01	32.20 m²
STUDIO 02	36.07 m²
STUDIO 03	32.34 m²
STUDIO 04	31.22 m²
UNIT 01	76.42 m²
UNIT 02	65.42 m²



BLUE HAVEN

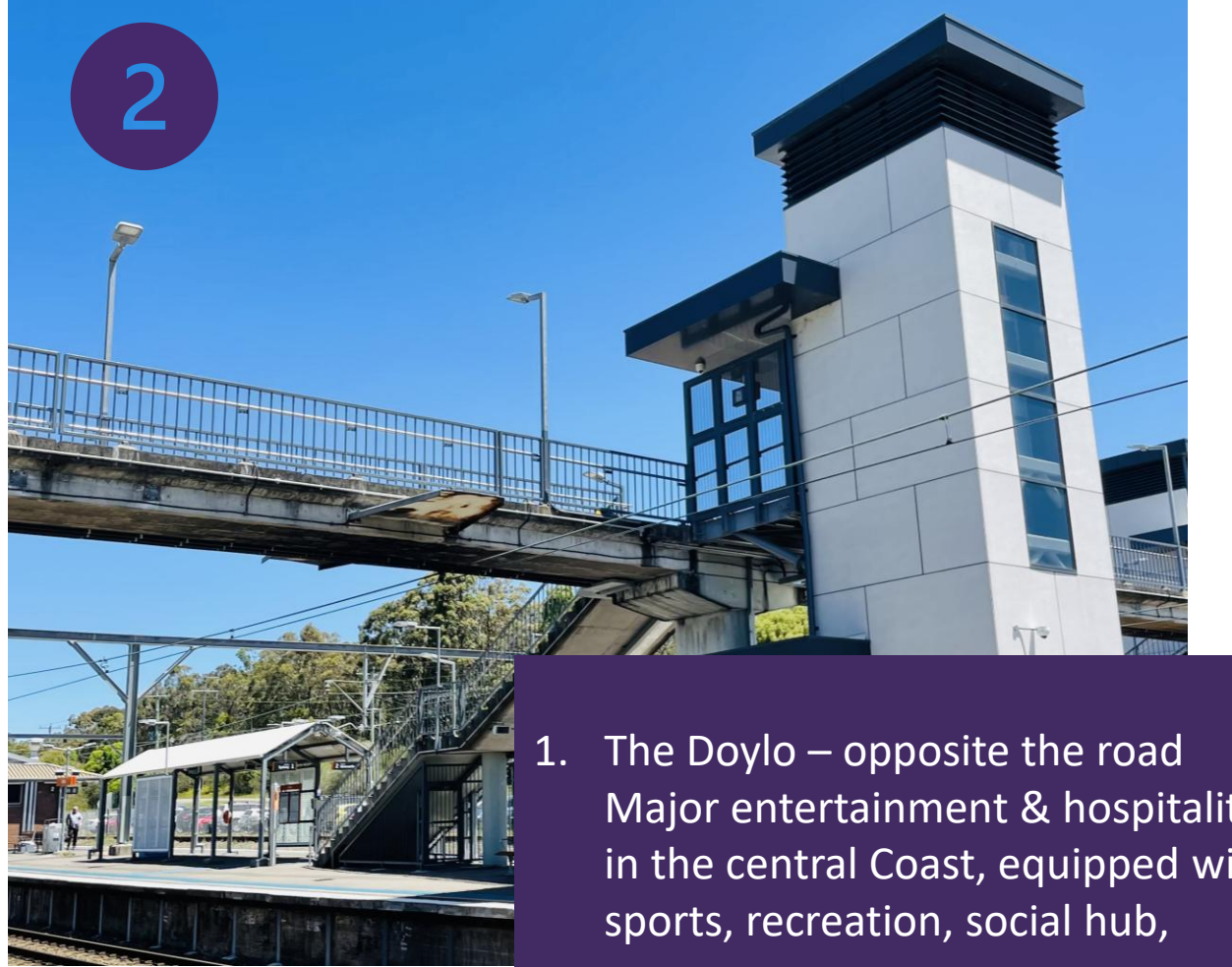


1

NEARBY AMENITY



2



1. The Doylo – opposite the road
Major entertainment & hospitality offering in the central Coast, equipped with gaming, sports, recreation, social hub,
2. Wyee Station, 5km
5 minute drive to Wyee Station, recently upgraded, close proximity
3. Campbelltown Hospital, 4.8km
Major public and private hospital including mental and major surgical ward undergoing large developments
4. Mannering Lake, 350m
Fishing & boating area w/ swimming areas, walking trails, water sports,

4



3



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Executive Summary



685sqm, R2 Low Density Residential Zoned, concept design STDA for 4 x studios, 2 x 2 bed/1 participant SDA Villas, under 1 group home roof. Well considered with skylights, patios, alfresco and generous common areas



<150m to 2 bus stops, 5km drive to Wyee Station, 2.7km drive to Northlakes Shopping Centre (ft. Coles), 3km to Aldi, 4.2km drive to Woolworths Lake Munmorah. **<6km or 7.6km drive to Budgewoi Beach and multiple beach/lake locations**



Doyalson is a quieter but well connected suburb off the Pacific Highway, surrounded by 3 lakes including Mannering Lake, Lake Munmorah and Budgewoi Lake.



Over 14.1% of the population in the Blue Haven – San Remo locality (2018) had long term mental health conditions. 12.7% of the catchment on average in the surrounding 5km region also had mental health conditions. 1 in 2 people had long term mental health conditions



Wyong Hospital is 9km, 10 minutes from site, featuring a large mental health ward, emergency department and multiple other services



Only 1 High Physical Support SDA Group home in the Blue Haven – San Remo locality housing up to 4 participants. 58 dwellings in the catchment housing 167 participants servicing 98,054 population



Opportunity to secure a thought through asset in an excellent location, poised to see further development as a result of the Doylo Masterplan and accessible location

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	Blue Haven - San Remo		Budgewoi - Buff Point - Halekulani		Gorokan - Kanwal - Charmhaven		Lake Munmorah - Mannering Park		Warnervale - Wadalba		Morisset - Cooranbong		Totals	
description	no	%	no	%	no	%	no	%	no	%	no	%	no	%
Persons with disability (no.)	2997	26.3	2894	29.7	5292	23.7	3109	27.8	2724	16.3	4552	29.4	21568	25.5
Persons with profound or severe core activity limitation (no.)	733	6.4	830	8.5	1749	7.8	737	6.6	769	4.6	885	5.7	5703	6.6
Persons with moderate or mild core activity limitation (no.)	1193	10.5	1262	13	2778	12.4	1999	17.9	1257	7.5	2043	13.2	10532	12.4
Persons who are carers (no.)	1347	11.8	2343	24	2999	13.4	2240	20	1342	8	2033	13.1	12304	15.1
Persons aged 15 years and over who are primary carers (no.)	536	6.2	496	6.2	1051	5.8	575	6.1	563	4.5	670	5.3	3891	5.7
Persons who are non-primary carers (no.)	565	5	1362	14	1721	7.7	1312	11.7	797	4.8	1510	9.8	7267	8.8
Persons with disability aged 15 years and over who need assistance or have difficulty with household chores, meal preparation or property maintenance (accommodation support) (no.)	928	10.7	1245	15.5	2457	13.6	1586	16.9	752	6	2017	15.9	8985	13.1
Persons with disability who need assistance or have difficulty with personal/health care (no.)	1530	13.4	1512	15.5	3061	13.7	1760	15.7	1190	7.1	1849	11.9	10902	12.9
Persons with disability aged 16 years and over who need assistance or have difficulty with private transport (no.)	583	6.9	808	10.2	1672	9.4	786	8.5	579	4.8	844	6.7	5272	7.8
Persons with disability aged 0-64 years whose need for assistance with core activities is fully met (no.)	392	4	252	3.4	640	3.6	236	3	317	2.1	330	2.8	2167	3.2
Persons with disability aged 0-64 years whose need for assistance with core activities is partly met or not met at all (no.)	138	1.4	95	1.3	246	1.4	84	1.1	174	1.2	136	1.1	873	1.3

Core activity need for assistance - Census

	Number			% of population			Change	
SA2 Area	2011	2016	2021	2011	2016	2021	No.	%
Blue Haven - San Remo	593	816	909	5.5	7.4	8.1	316	53.29%
Budgewoi - Buff Point - Halekulani	656	685	778	7.3	7.3	8	122	18.60%
Gorokan - Kanwal - Charmhaven	1712	2036	2118	8.3	9.2	9.5	406	23.71%
Lake Munmorah - Mannering Park	653	818	965	6.5	7.6	8.8	312	47.78%
Warnervale - Wadalba	730	956	1412	5.8	6.3	7	682	93.42%
Morisset - Cooranbong	1338	1312	1768	9.7	8.8	9.8	430	32.14%
Totals & averages	5682	6623	7950	7.18	7.77	8.53	2268	39.92%



Those with core activity need for assistance grew 53.3% between 2011-2021 in the locality by 316. Catchment grew 2,268 people or 40% in the same period



2018 data showed 21,568 people to have a disability (25.5%) in the locality including 5,703 people with severe core activity limitations (6.6%), 10,572 people with mild or moderate core limitations (12.4%).

Long Term Health Conditions (2021) Campbelltown and surrounding areas

Description	Blue Haven - San Remo	Budgewoi - Buff Point - Halekulani	Gorokan - Kanwal - Charmhaven	Lake Munmorah - Mannering Park	Warnervale - Wadalba	Morisset - Cooranbong	averages
Arthritis (%)	11	14.8	13.4	18.2	9	13.8	13.4
Asthma (%)	12.2	10.3	11.1	10.5	9.8	9.9	10.6
Cancer (including remission) (%)	2.8	3.9	3.9	4.9	2.6	4.5	3.8
Dementia (including Alzheimer's) (%)	0.6	0.8	1.3	0.9	1.2	2.3	1.2
Diabetes (excluding gestational diabetes) (%)	6.3	7.1	7	8.5	5.1	6.7	6.8
Heart disease (including heart attack or angina) (%)	3.9	6.3	5.5	7.4	3.6	6.6	5.6
Kidney disease (%)	1.4	1.6	1.5	2.1	1.1	1.7	1.6
Lung condition (including COPD or emphysema) (%)	2.7	4.2	3.7	4.3	1.8	3	3.3
Mental health condition (including depression or anxiety) (%)	14.1	12.6	13.6	12.1	11.3	12.7	12.7
Stroke (%)	1.2	1.6	1.7	2.1	1	1.9	1.6
Other long-term health condition(s) (%)	9.7	9.1	10.1	8.8	9.7	10.4	9.6
No long-term health condition(s) (%)	51.8	48.8	48.1	46.2	56.8	50.5	50.4



Blue Haven – San Remo locality recorded the highest cases of long term mental health conditions at 14.1% of the population. Area averaged 12.7%, still high on average



Across the catchment, 1 in 2 almost reported to have a long term health condition.

EXISTING STOCK REVIEW – CATCHMENT (5km Radius)



0 boarding houses recorded across the catchment, larger offerings in the wider LGAs, limited Das for Boarding Houses in the catchment

1

0 x SDAs in Doyalson, 1 SDA dwelling in the SA2 locality housing 4 places, at a High Physical Support category. 11 dwellings housing up to 25 participants in suburbs within a 5km radius



Demonstrated need for both SIL & SDA offerings when comparing SDA & SIL Stock per population

Licensed Boarding Houses across the wider LGAs

SAL	Address	Rooms	commentary	SOLD	date	Zone	Sqm
Killarney Vale	6 South Street	12	2 storeys relatively new	\$0	18-06-20	R2	660
Fennell Bay	3 Macquarie Road	12	Single storey studios, last rented \$170K	\$2,400,000	21-10-24	E1	859
The Entrance	39 Gosford Avenue	12	self contained units	\$2,250,000	11-11-20	R3	520
Long Jetty	48 McLaclan Avenue	8	2 storeys hampton style property	\$538,000	03-05-19	R2	516
Toukley	33 Gorokan Drive	21	2 storeys units	\$400,000	01-05-18	R1	878
Wyong	31 Boyce Avenue	45	BIG DEVELOPER	\$900,000	18-11-99	R2	14308

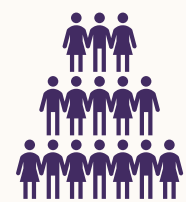
SA2 Review in the Area

		SDA Total		Units		Villa/townies		Houses		Group Homes		Legacy Stock		HPS		FA		IL		BASIC		ROBUST	
SA2	Total Population	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings
Blue Haven - San Remo	11620	4	1	0	0	0	0	0	0	4	1	0	0	4	1	0	0	0	0	0	0	0	0
Budgewoi - Buff Point - Halekulani	9967	8	2	0	0	0	0	3	1	5	1	0	0	5	1	3	1	0	0	0	0	0	0
Gorokan - Kanwal - Charmhaven	22740	46	18	0	0	9	9	8	3	29	6	0	0	11	7	22	5	8	5	5	1	0	0
Lake Munmorah - Mannering Park	11055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morisset - Cooranbong	20319	46	17	0	0	9	6	23	8	14	3	0	0	28	12	0	0	10	3	8	2	0	0
Warnervale - Wadalba	22353	63	20	0	0	3	3	12	6	48	10	0	1	6	4	6	3	2	1	49	11	0	1
Totals/Average	98054	167	58	0	0	21	18	46	18	100	21	0	1	54	25	31	9	20	9	62	14	0	1

Suburbs in the catchment with Existing SDA Stock

Area			SDA Total		Units		Villa/Duplex/TH		Houses		Group Homes		Legacy Stock		HPS		FA		IL		Basic		Robust	
Suburb	Total Population	Popn Per Dwelling ('000s)	Places	Dwellings	Places	Dwellings	Places	Dwellings	Places	Dwellings	Places	Dwellings	Places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings	places	Dwellings
Budgewoi	3497	1.75	8	2	0	0	0	0	3	1	5	1	0	0	5	1	3	1	0	0	0	0	0	0
Charmhaven	2501	0.50	5	5	0	0	5	5	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0
San Remo	4434	4.43	4	1	0	0	0	0	0	0	4	1	0	0	4	1	0	0	0	0	0	0	0	0
Wyee	2909	0.97	8	3	0	0	0	0	8	3	0	0	0	0	3	1	0	0	5	2	0	0	0	0
Totals/Averages	13341	0.53	25	11	0	0	5	5	11	4	9	2	0	0	17	8	3	1	5	2	0	0	0	0

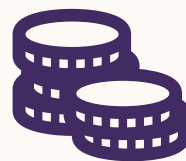
LOCAL DEMOGRAPHICS



Population growth is expected to grow 15% in the area over the next 20 years as per forecast id (762 people) or 4,172 people (12.52%) in the catchment. ABS predications suggest growth of 962 in the locality (7.94%) or 22,388 people (22.38%) in the wider area over the next 15 years



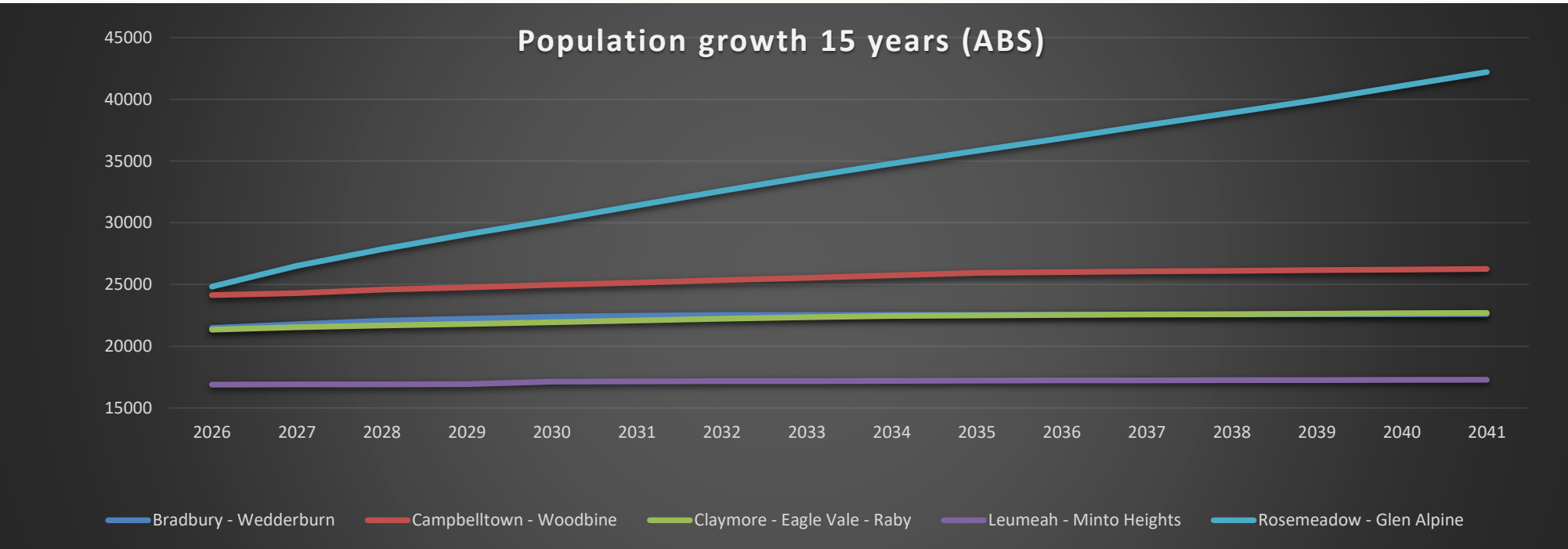
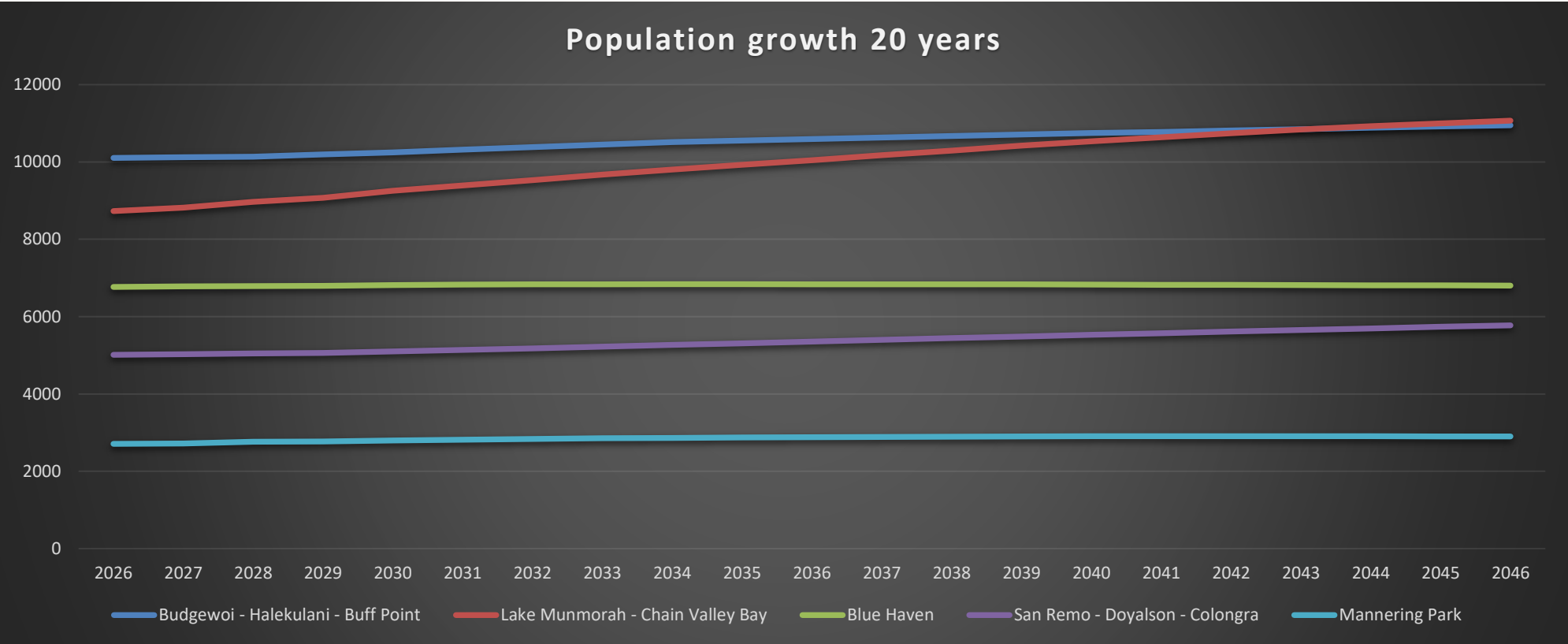
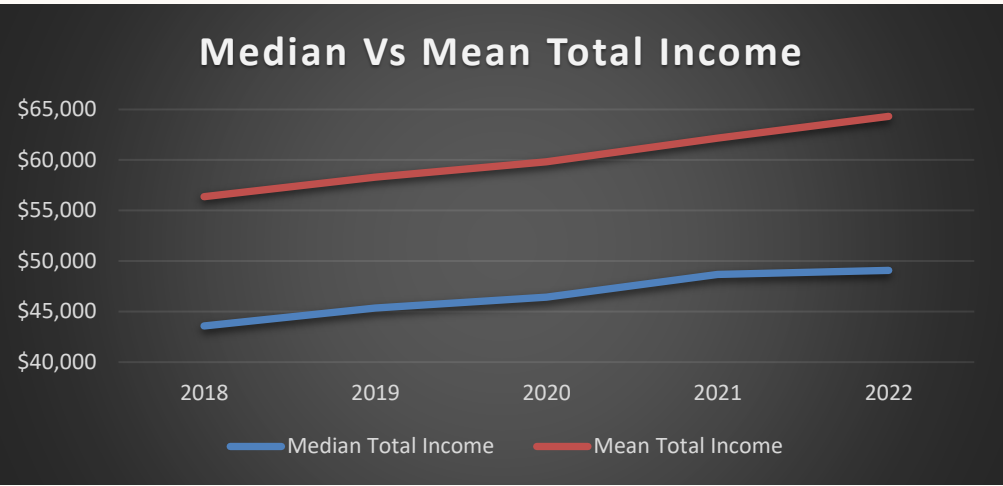
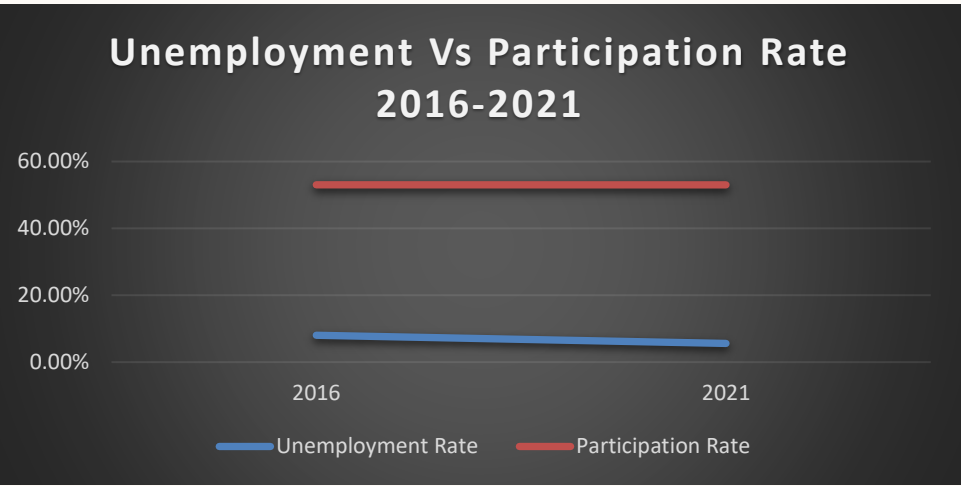
Unemployment rates dropped sharply whilst participation rates remained the same. SEIFA improved across the catchment but was still low for Blue Haven – San Remo



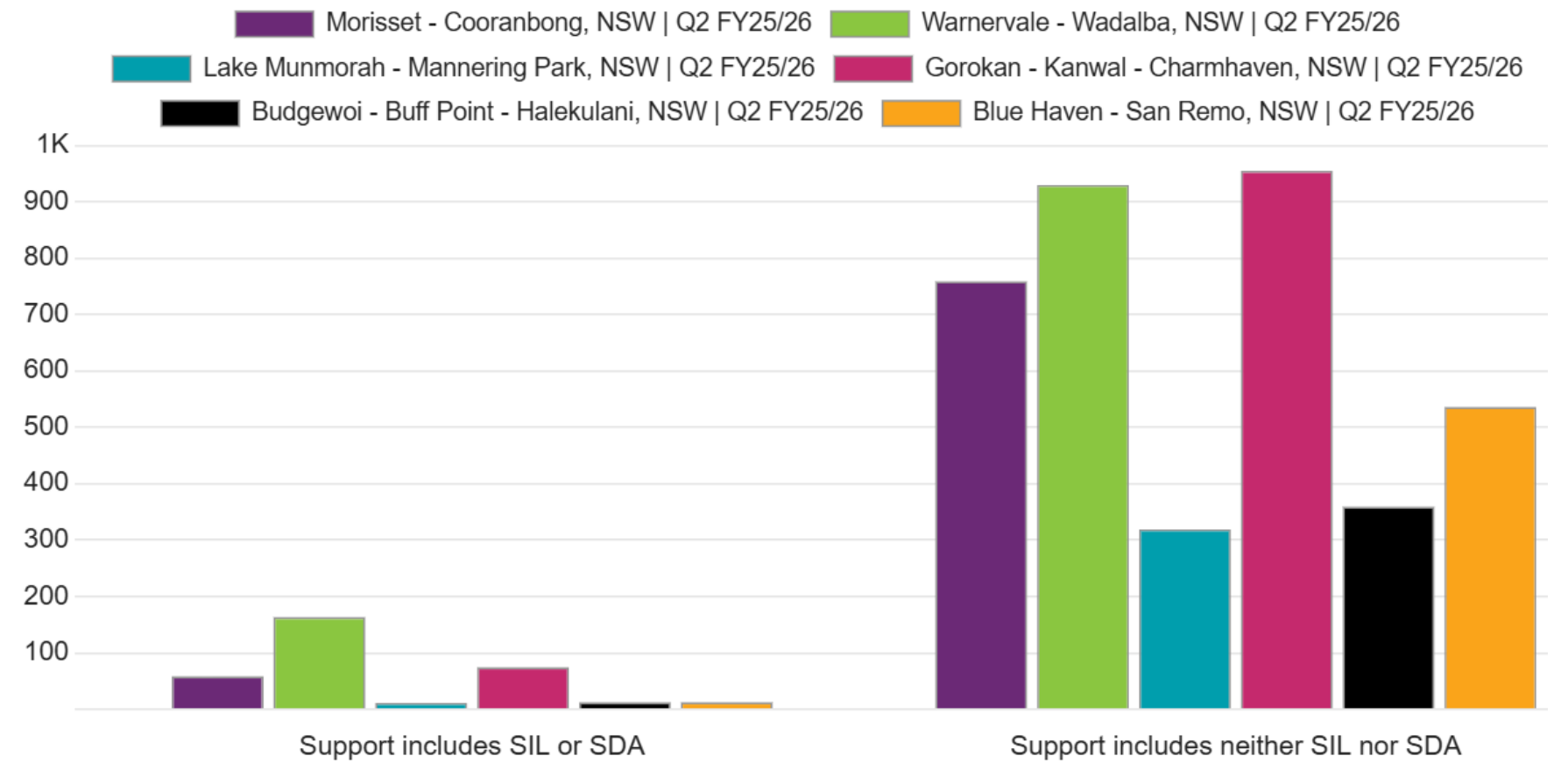
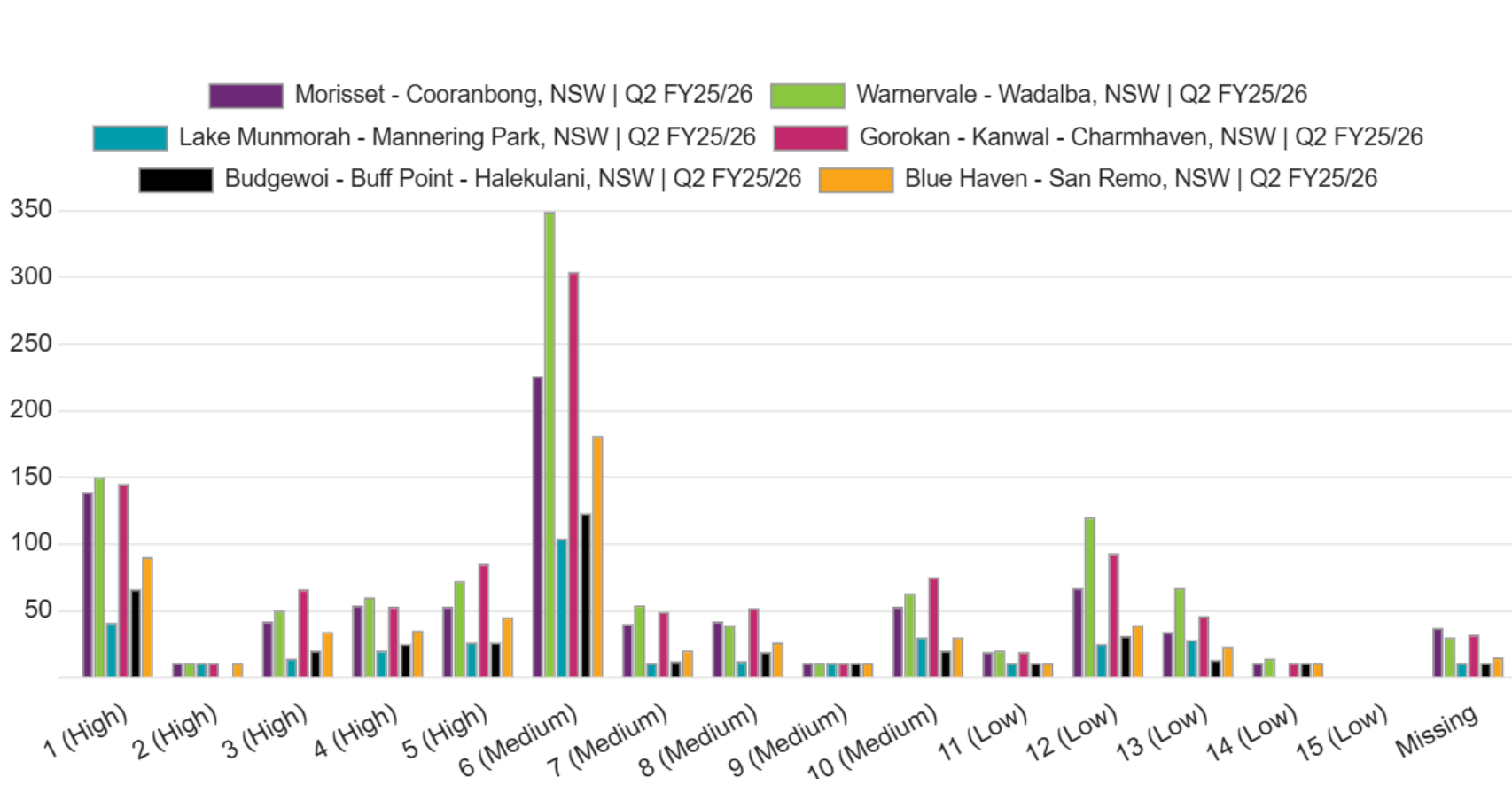
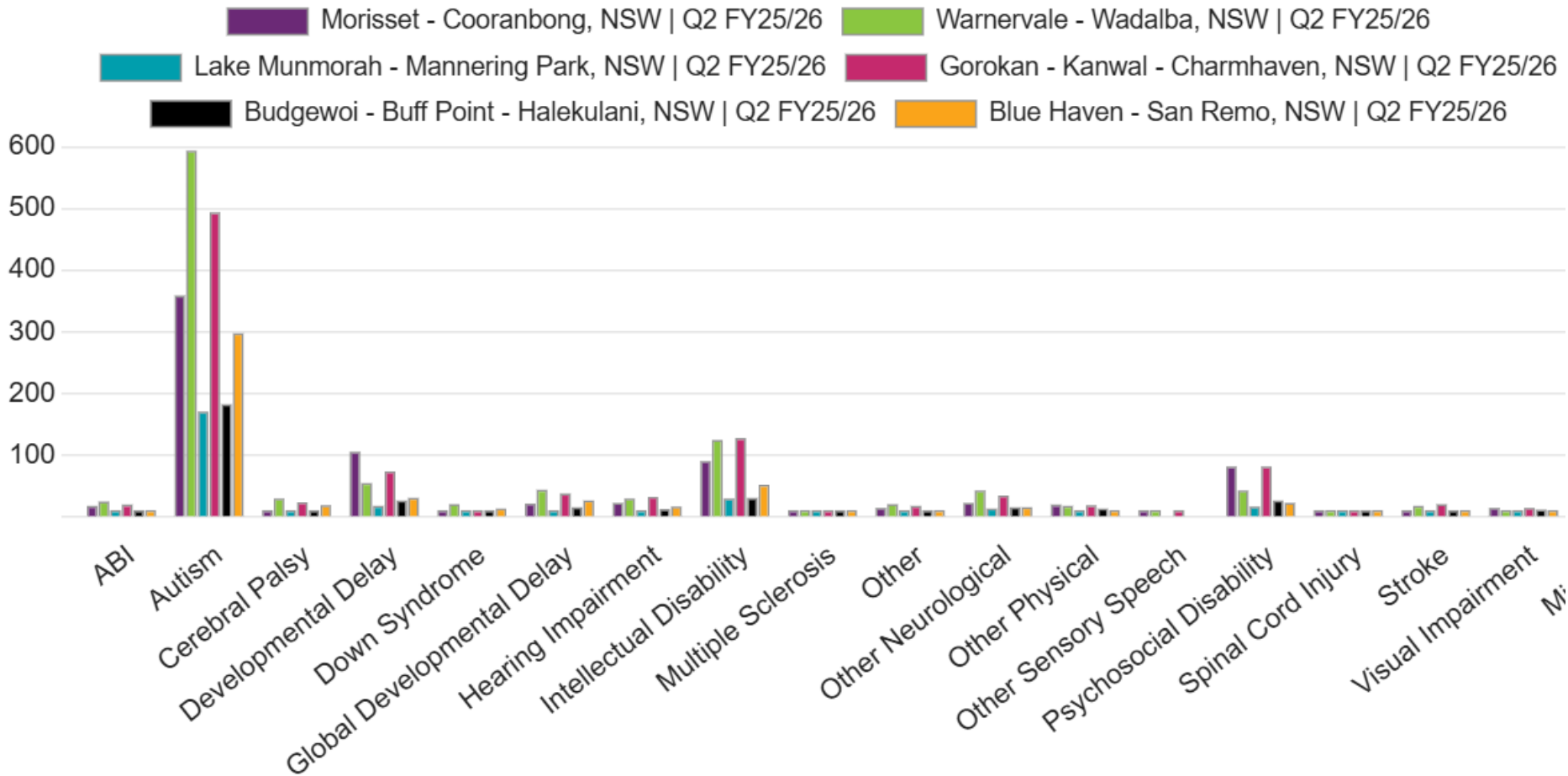
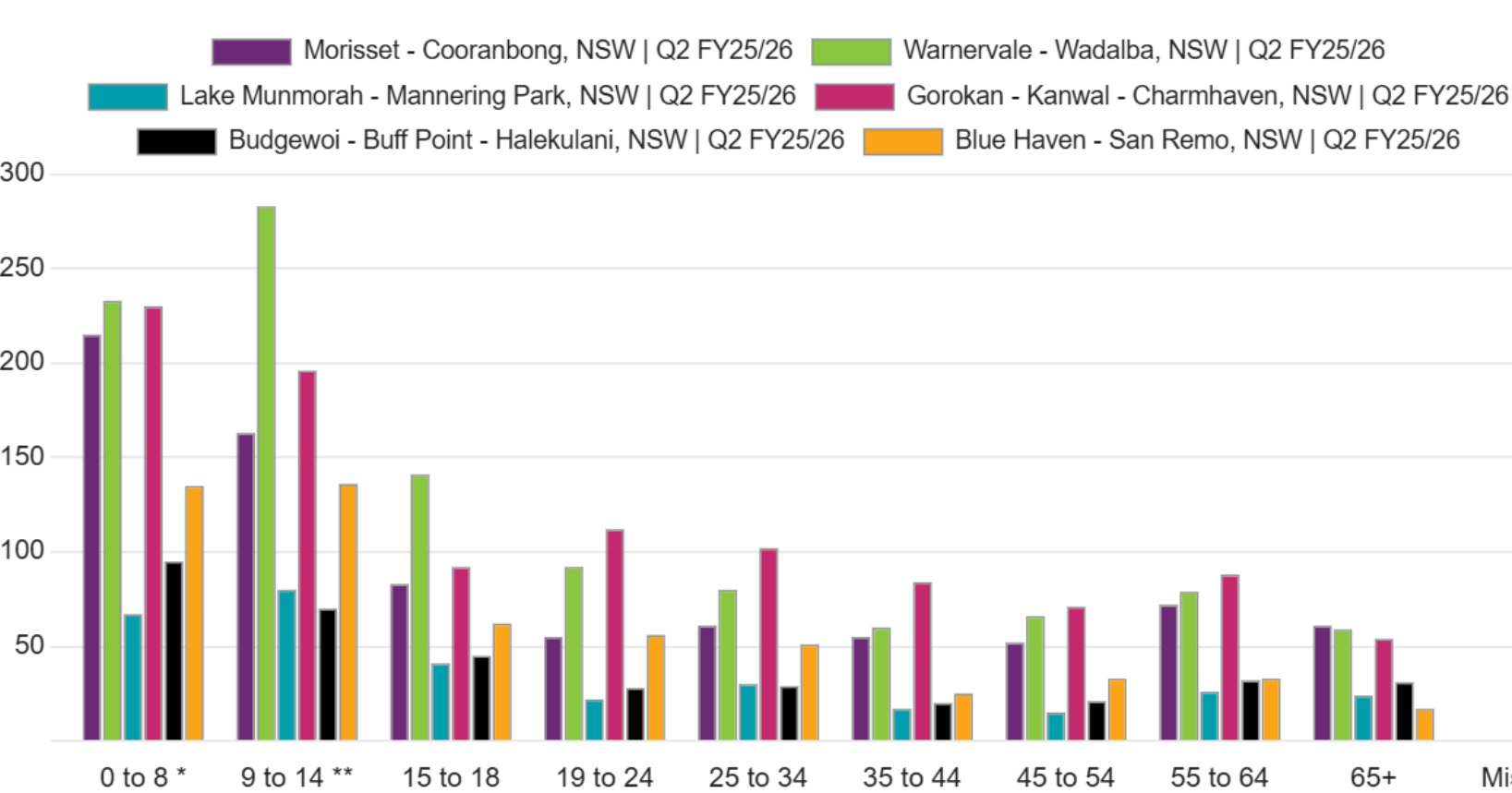
Median and Mean total Income grew sharply, 12.8% and 11.7% respectively for Blue Haven – San Remo locality and 12.6% and 14.1% respectively for the wider catchment



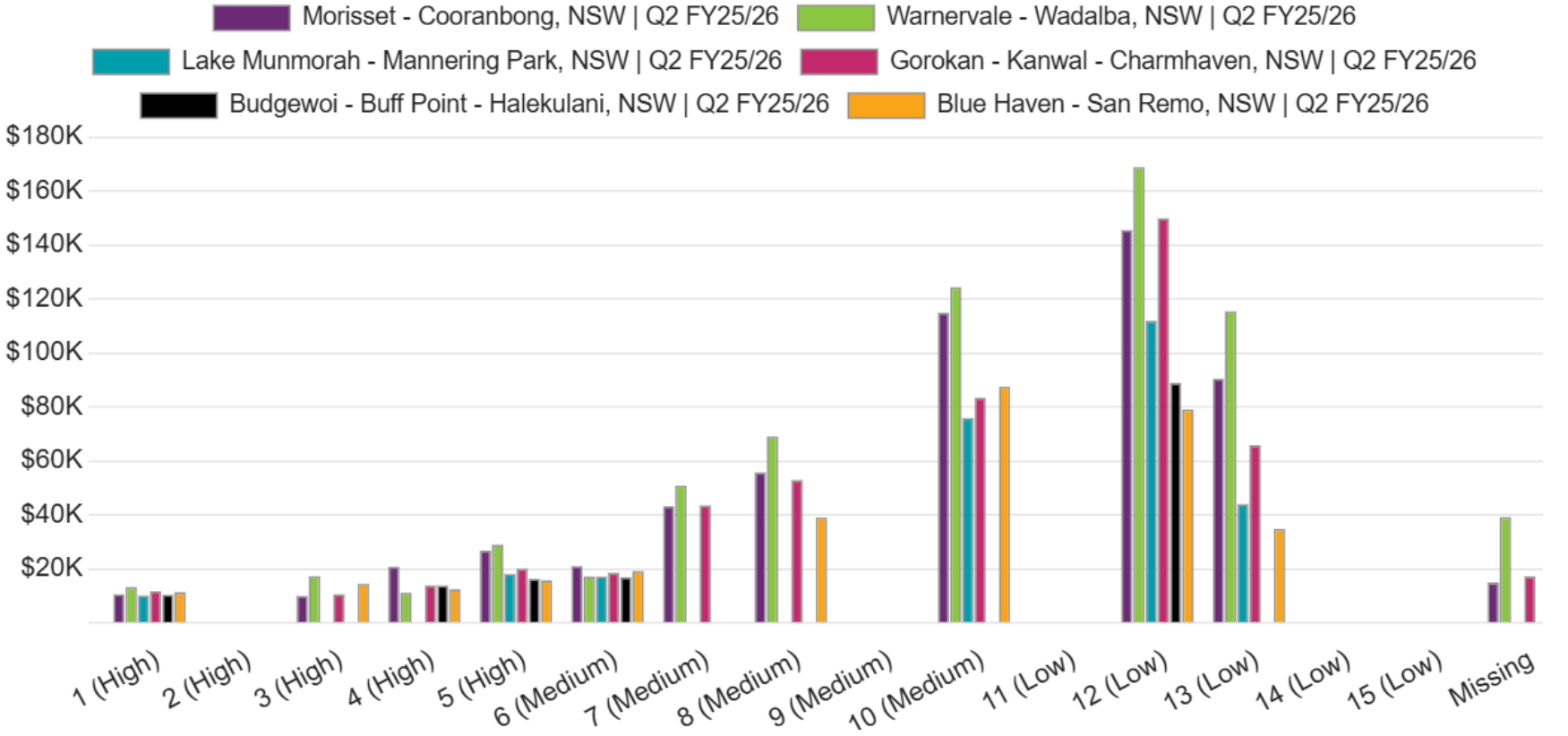
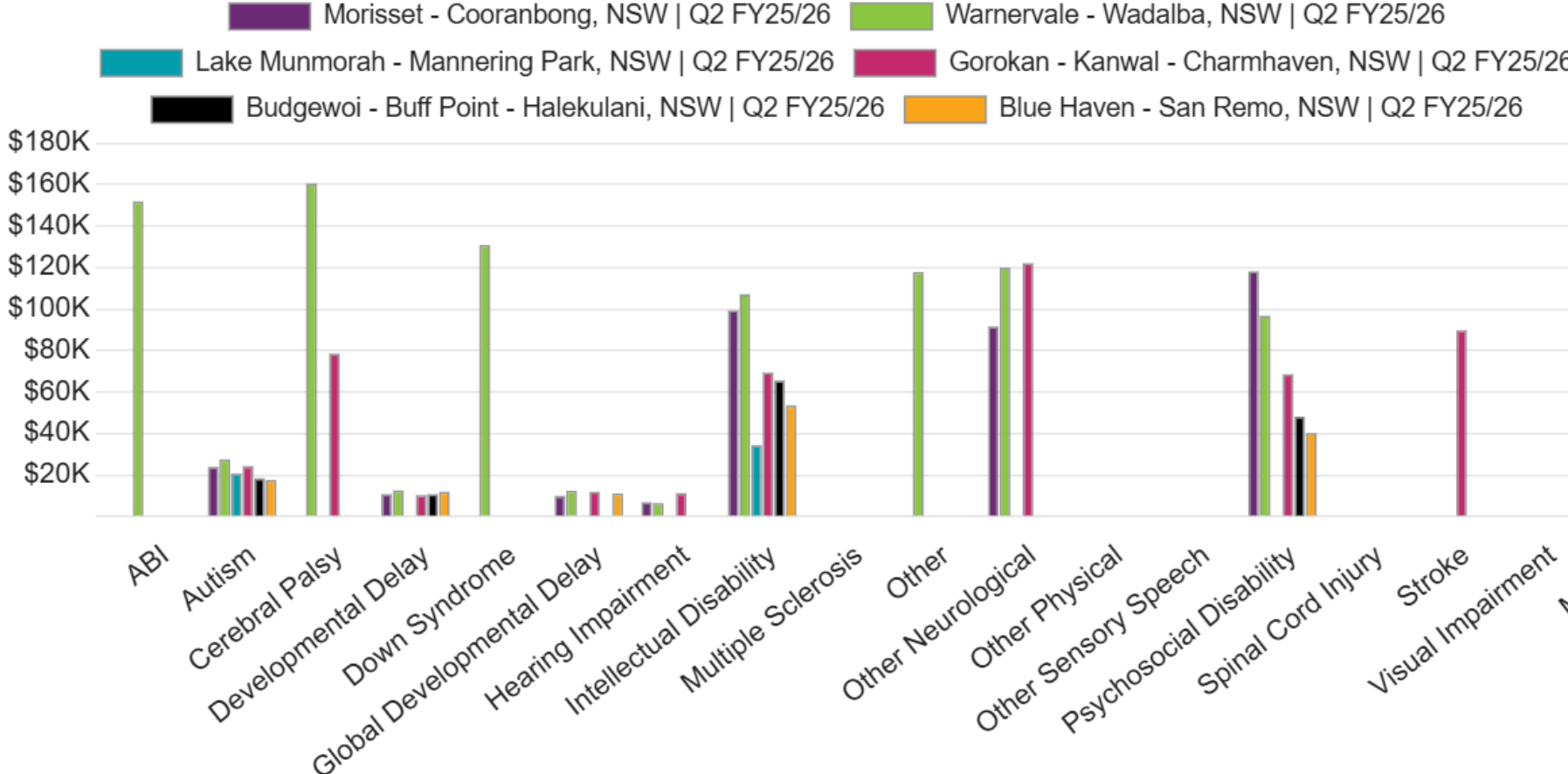
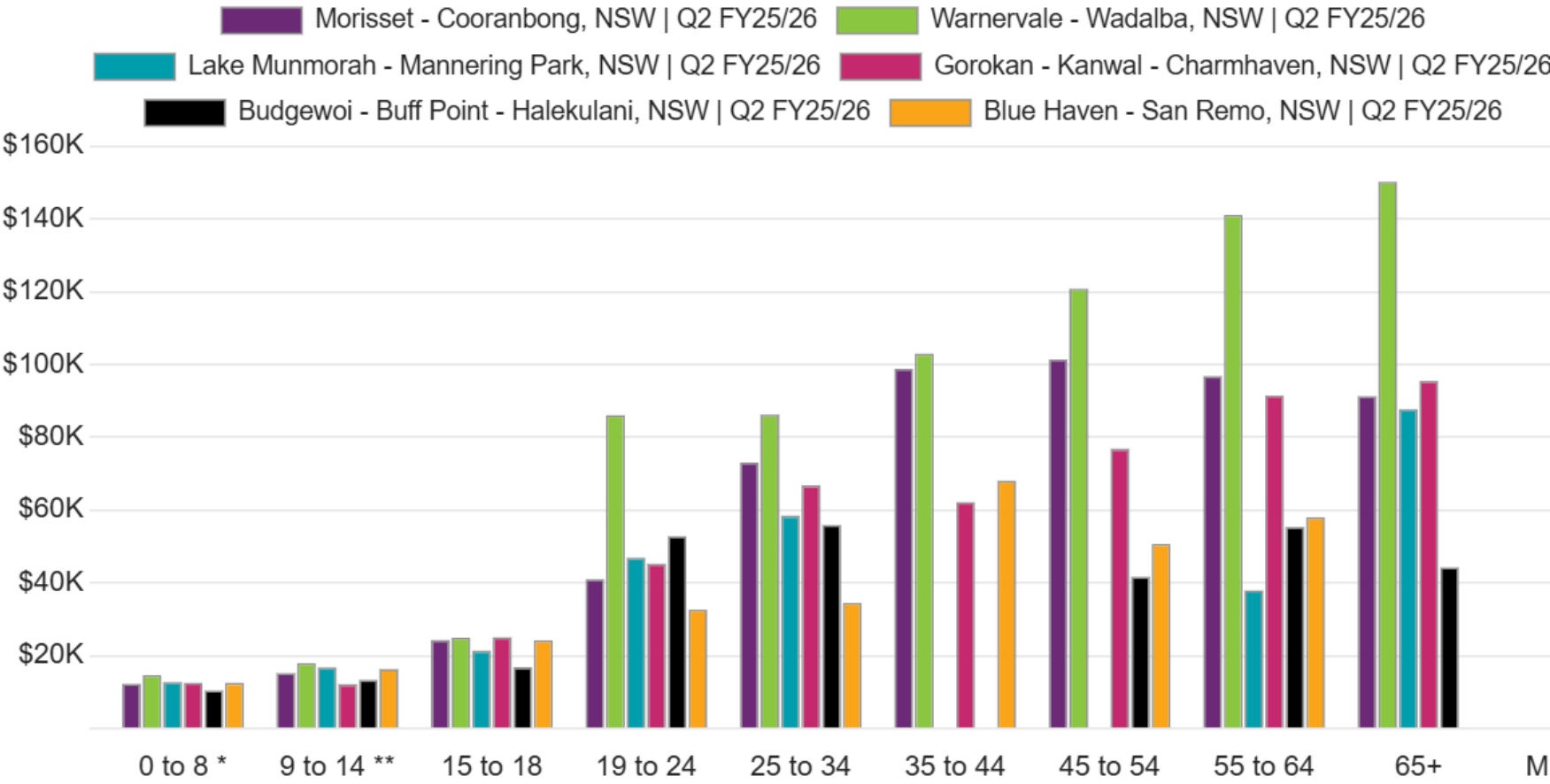
Lower socio-economic areas are gentrifying with new families coming in, new retail and infrastructure like the Masterplan across the road amongst other developments with families moving to the wider area



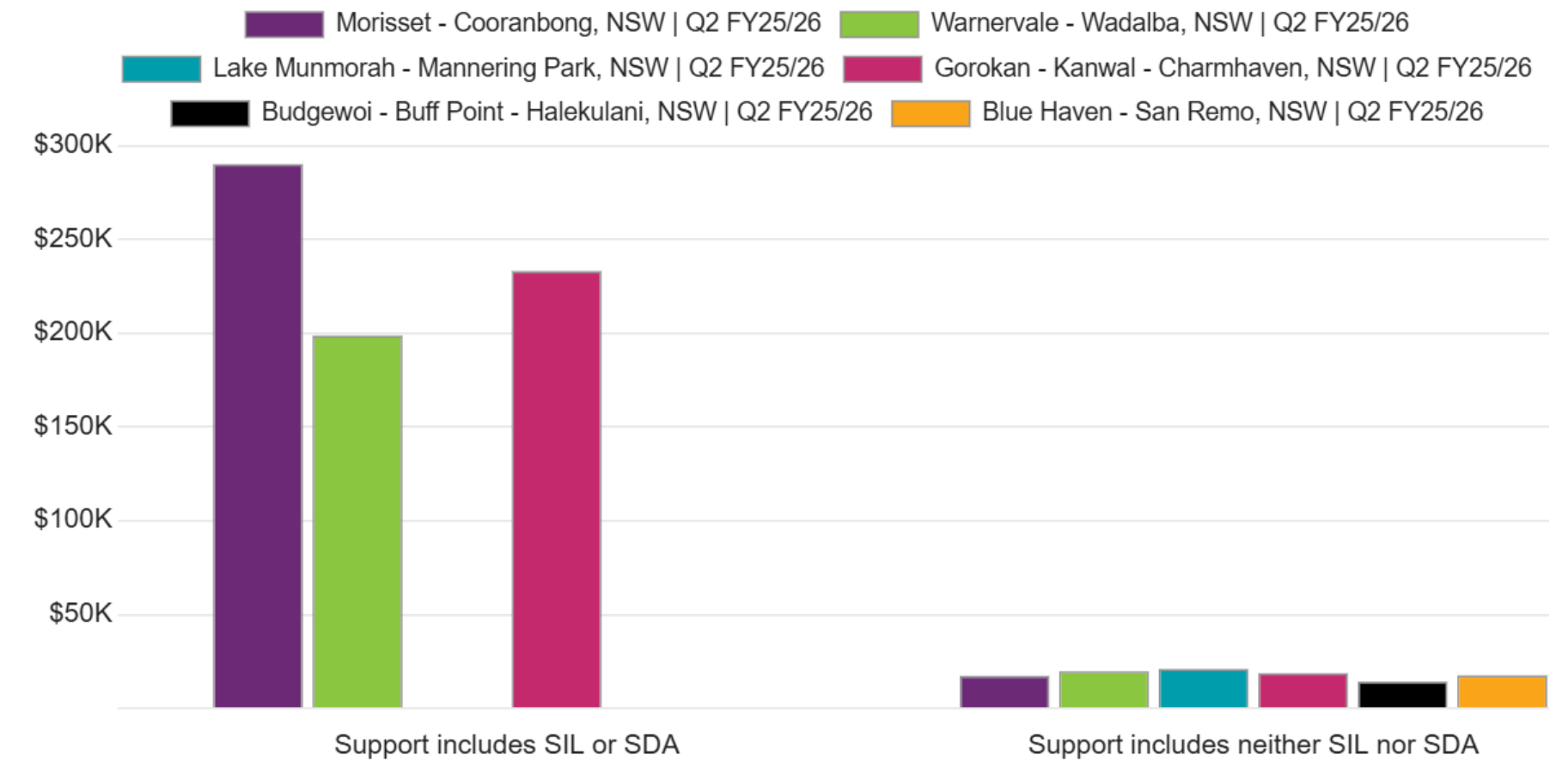
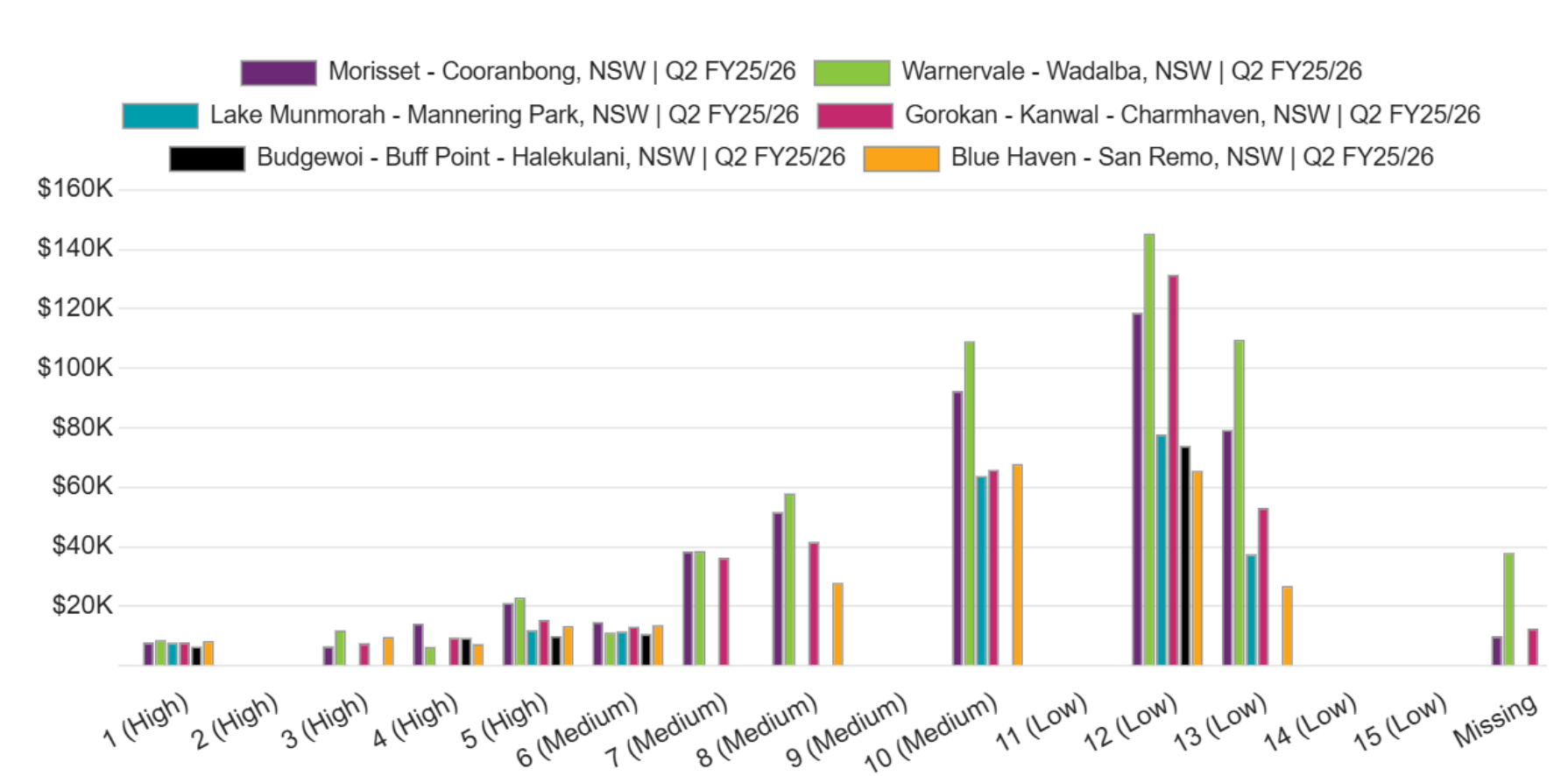
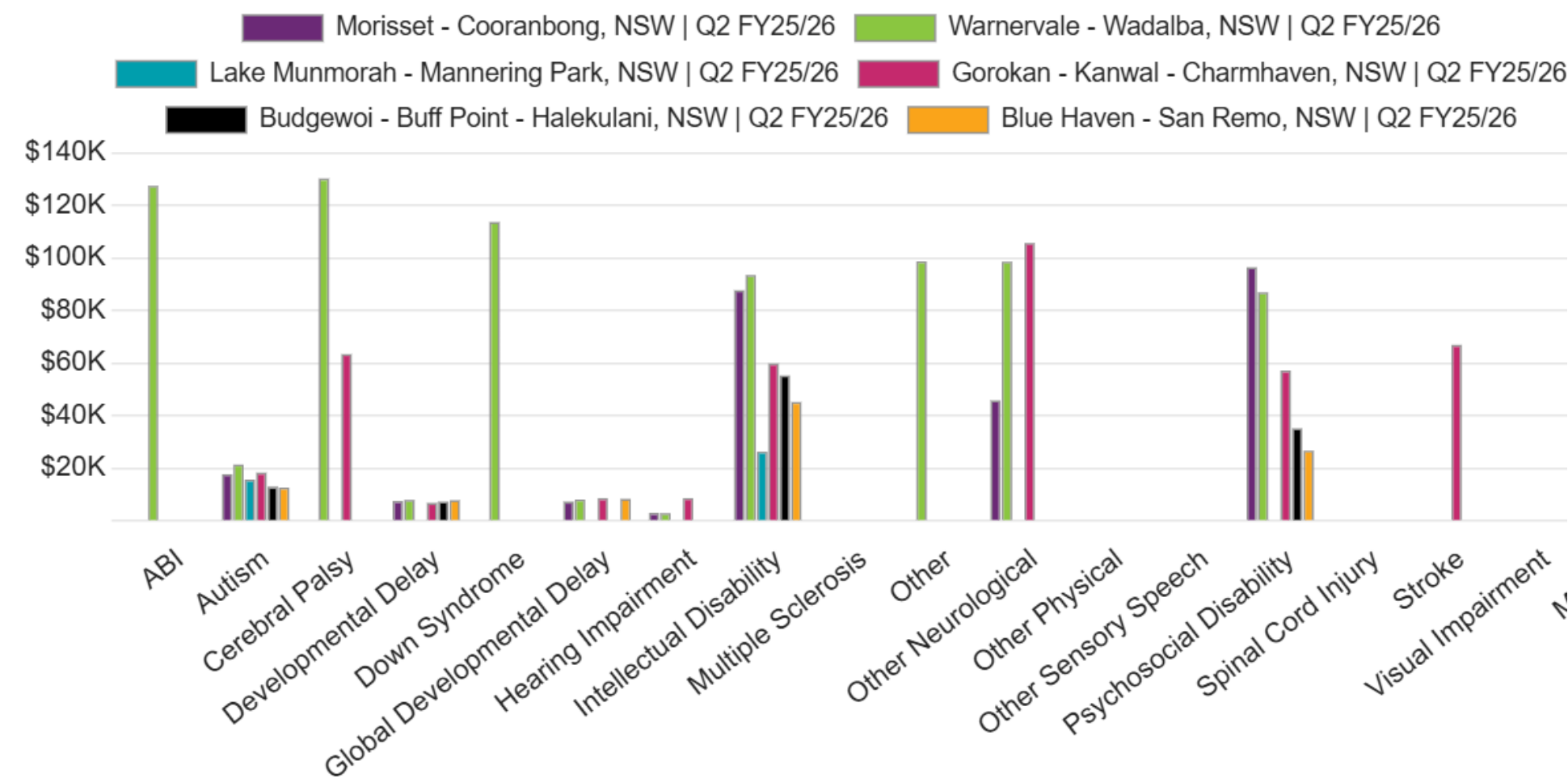
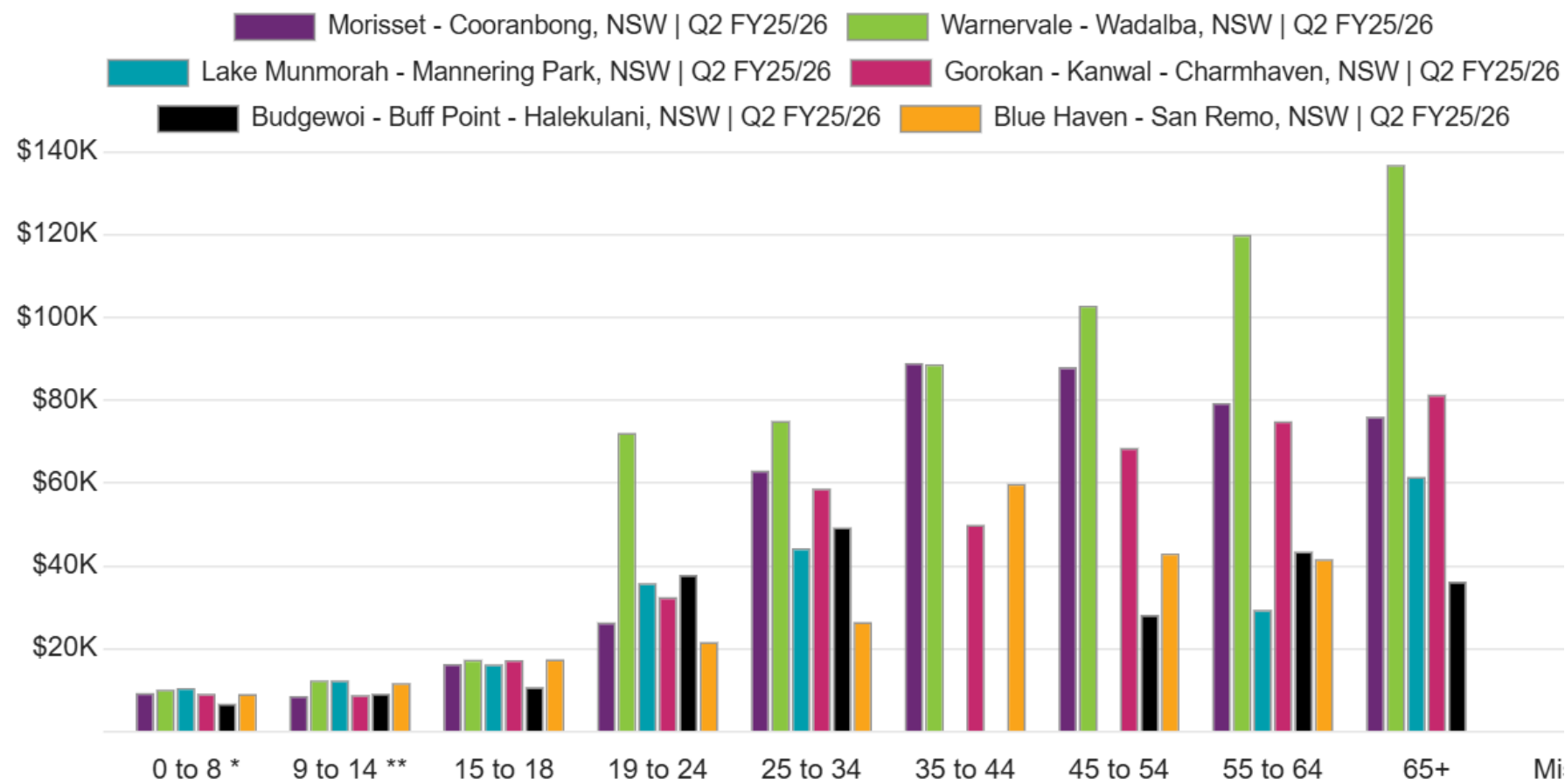
NDIS Participant Data – Active Participants



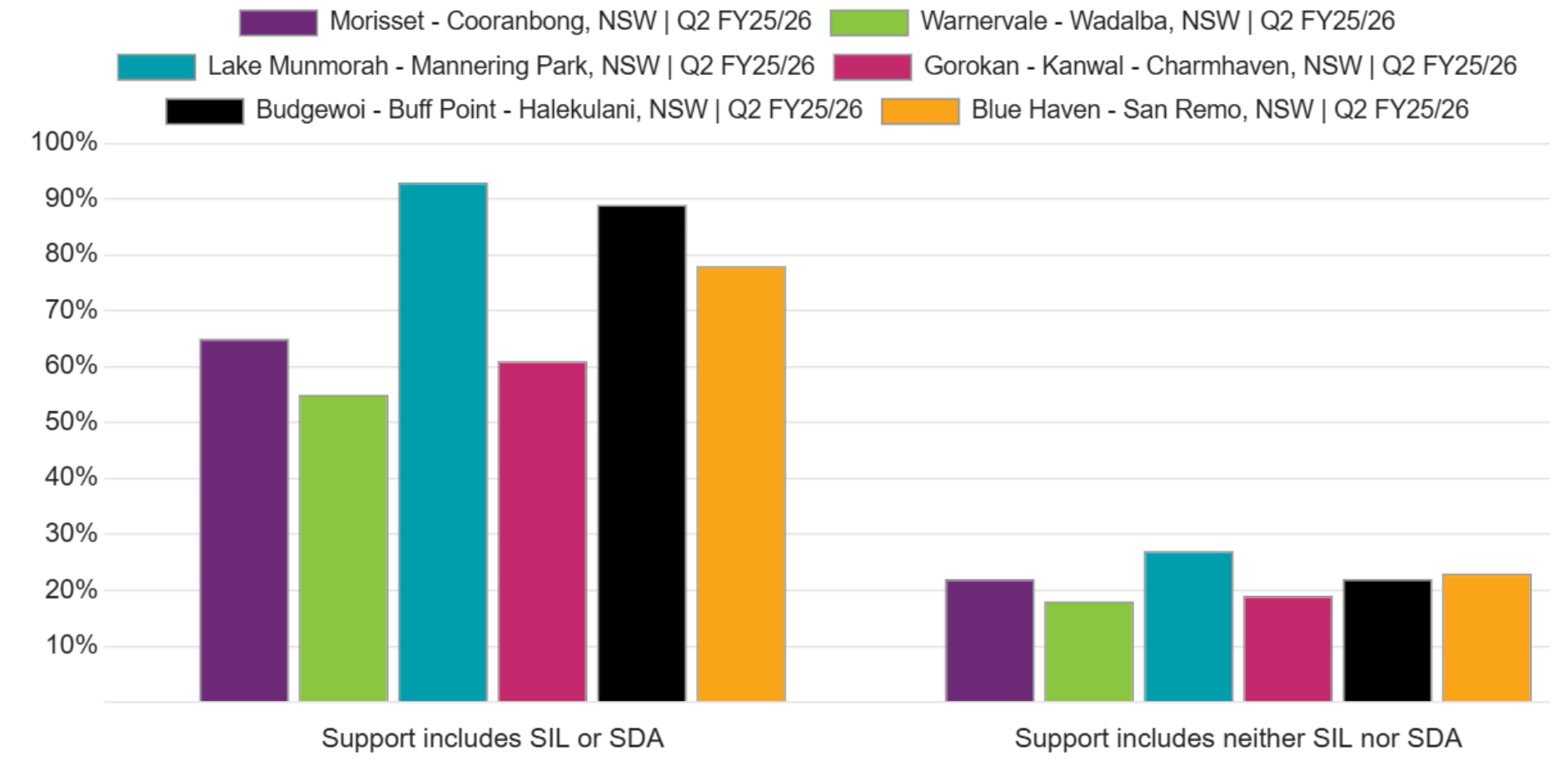
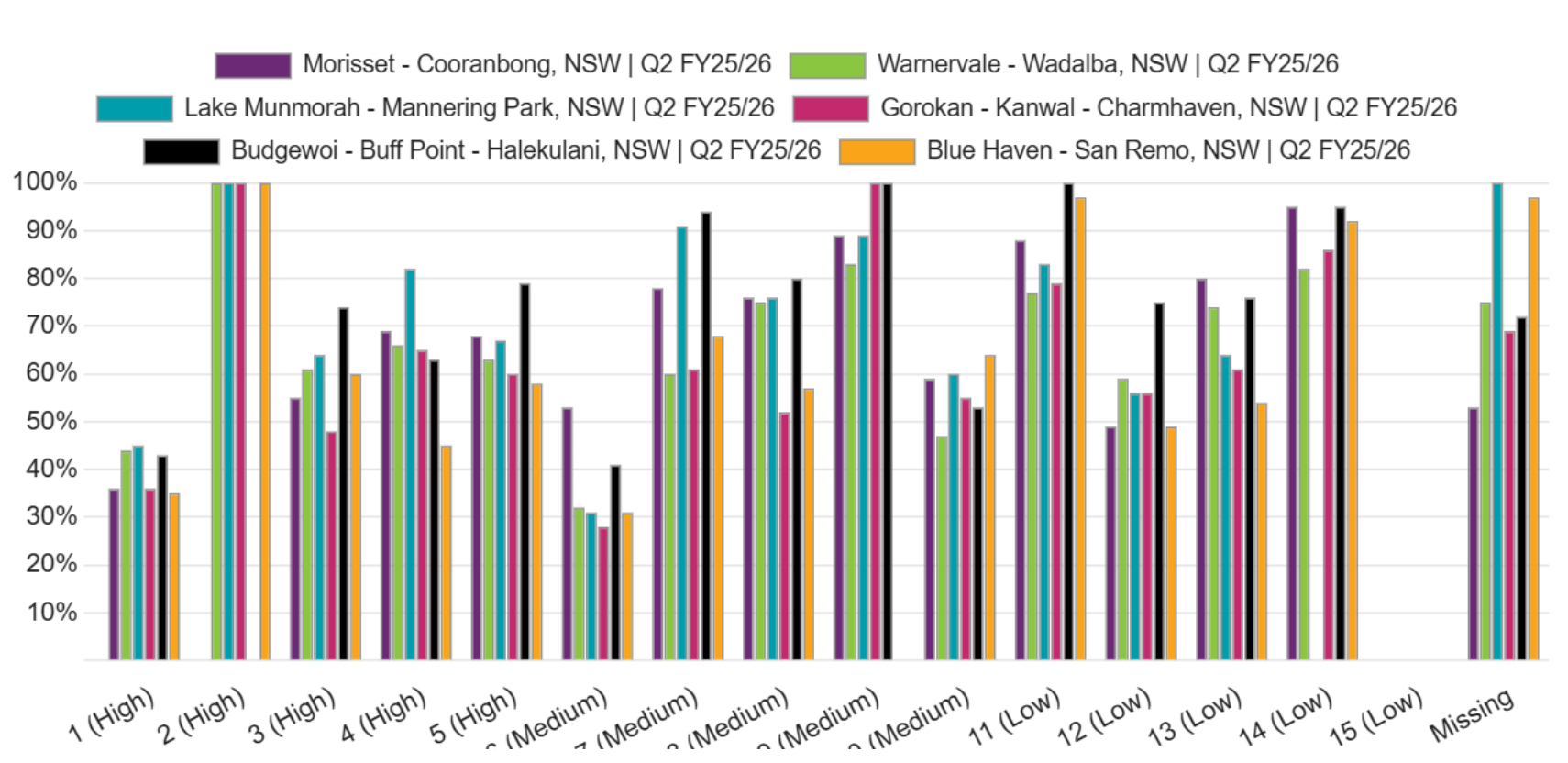
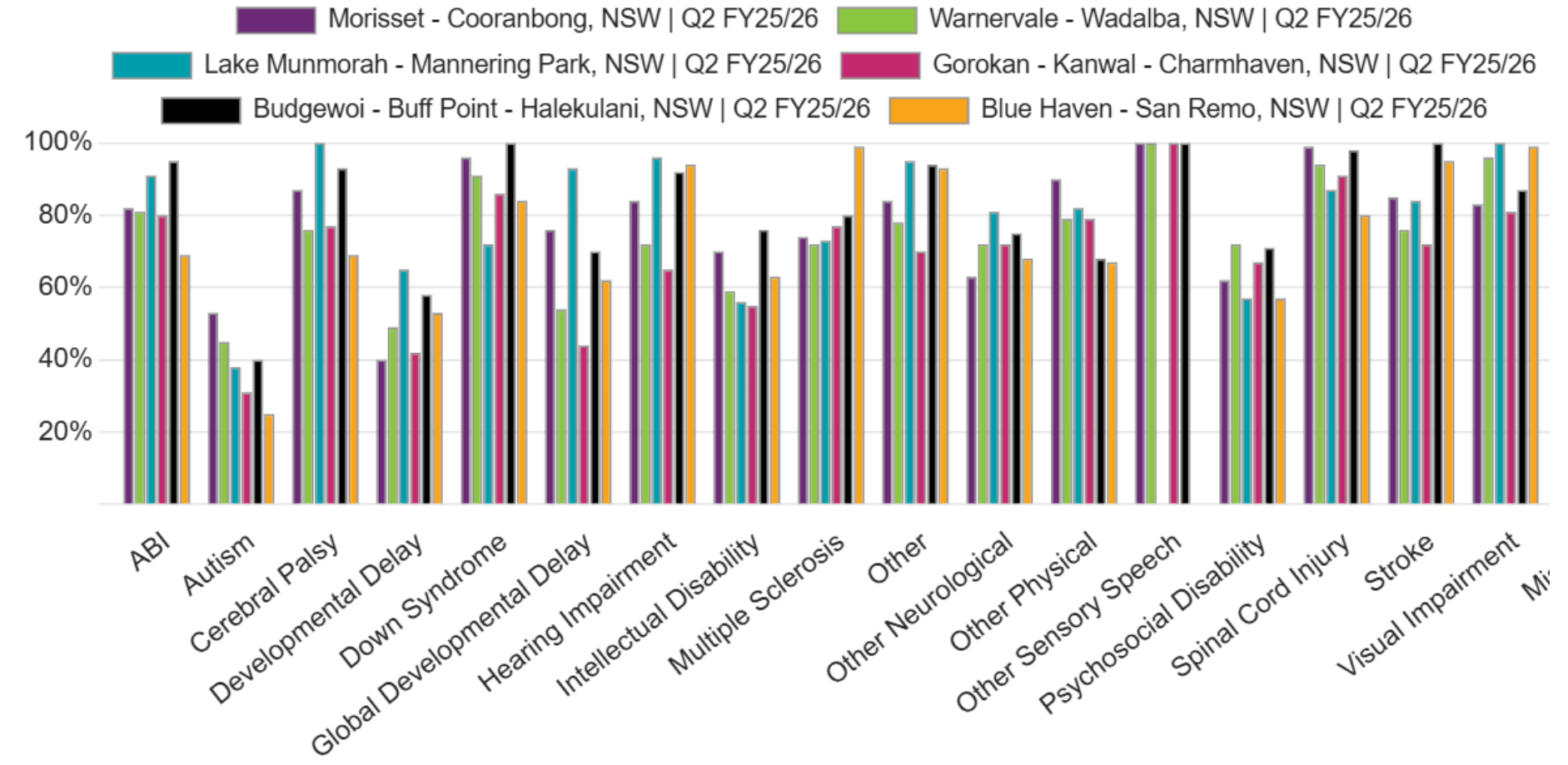
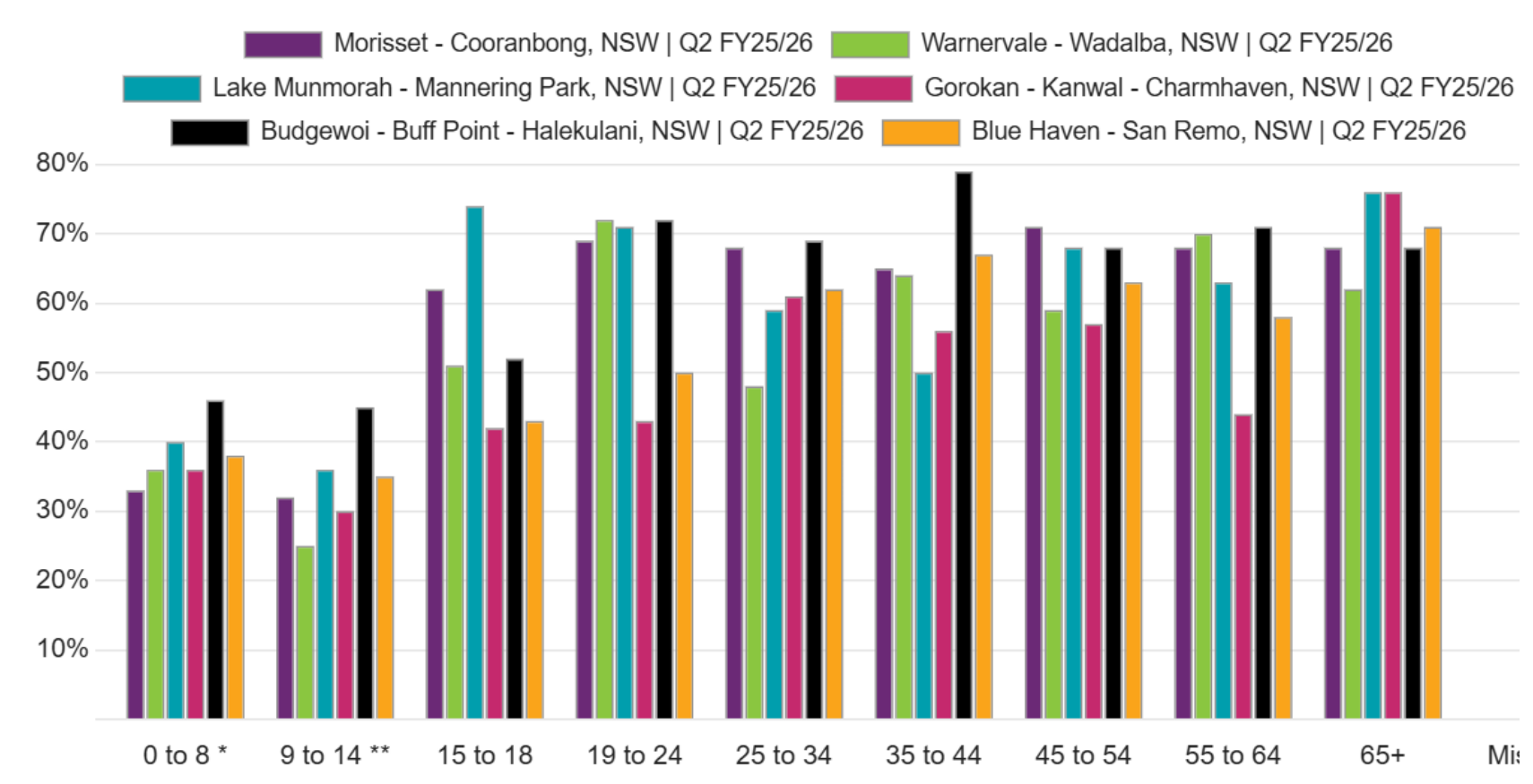
NDIS Participant Data - Average Committed Support



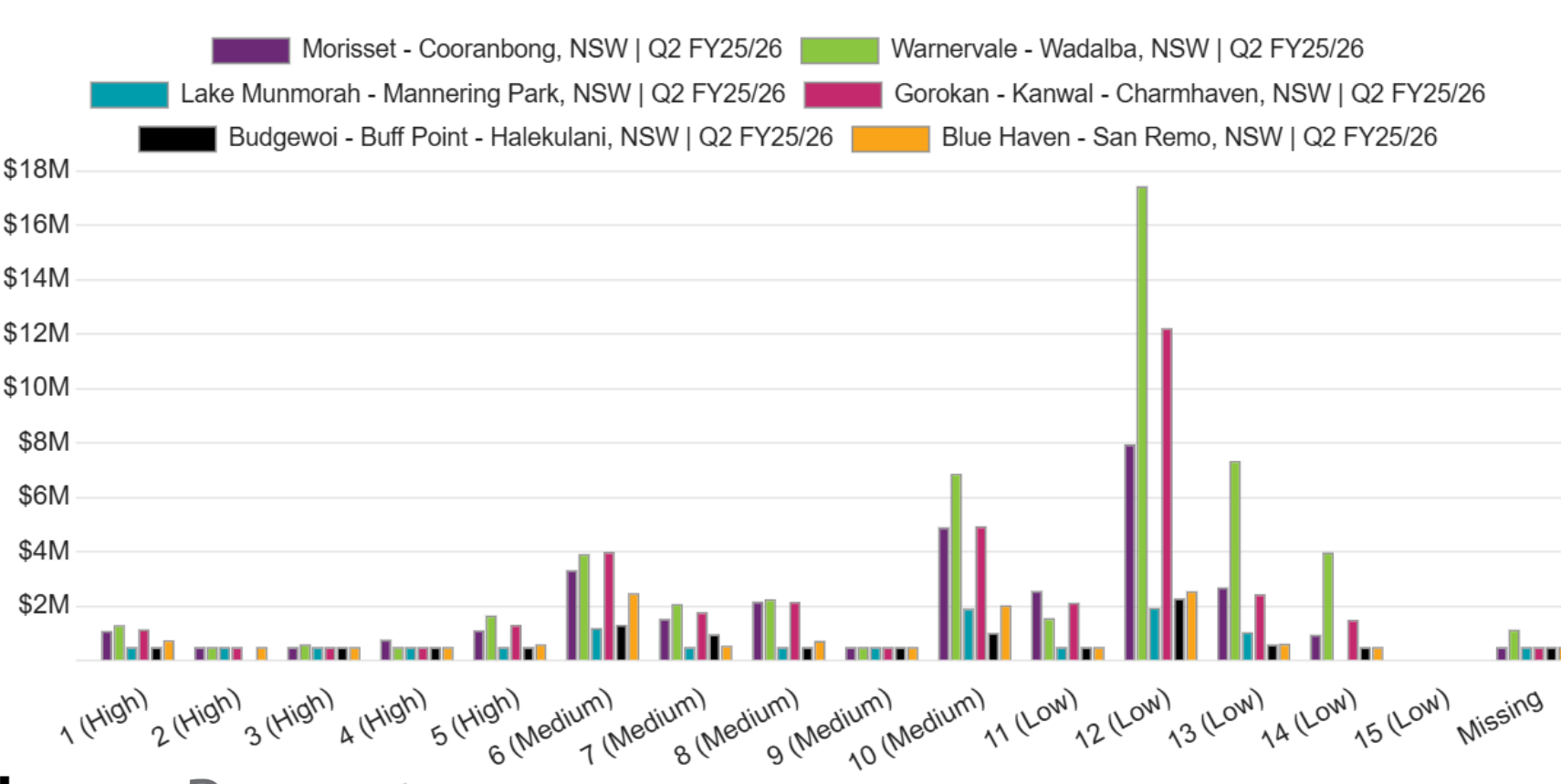
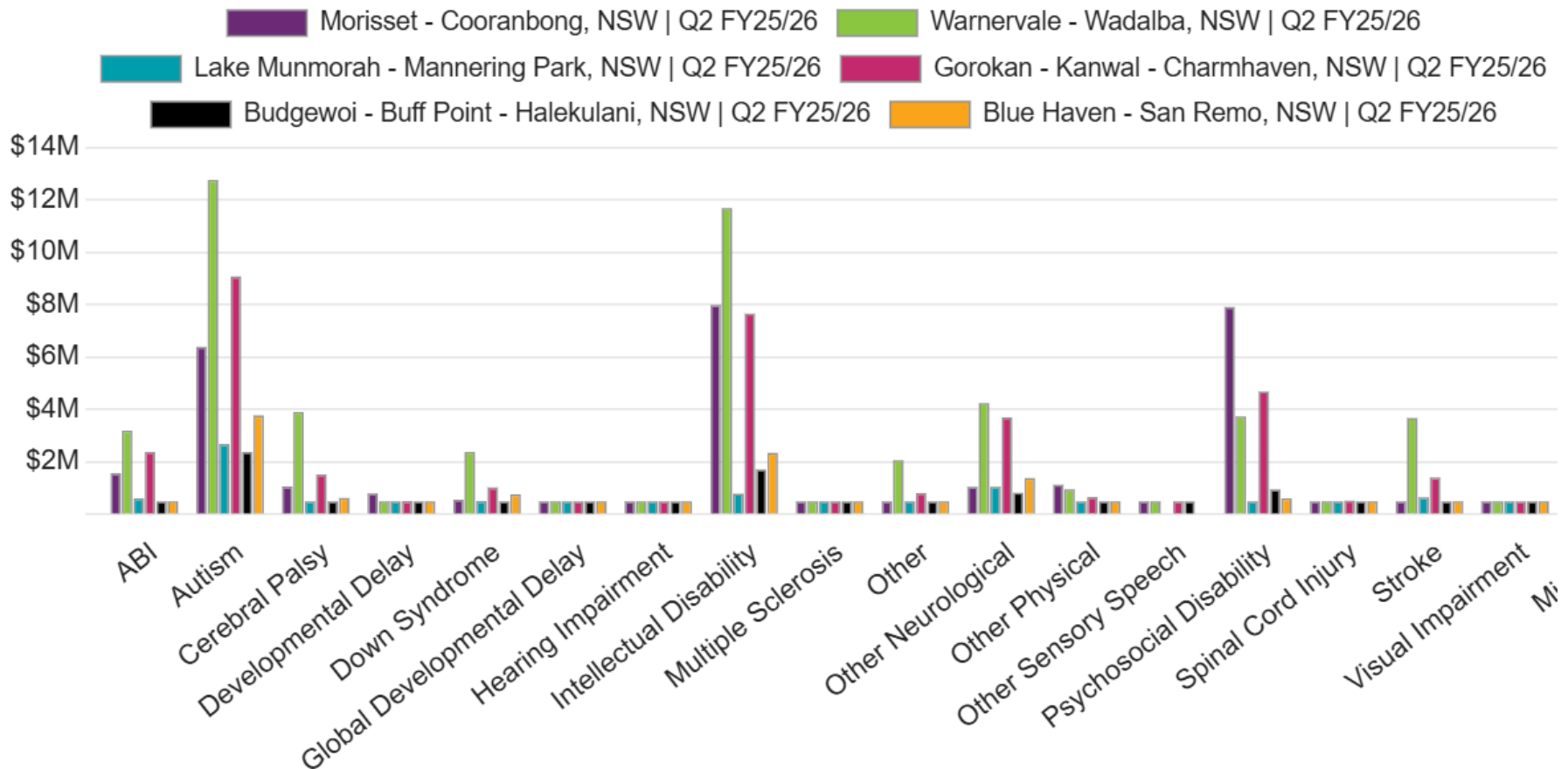
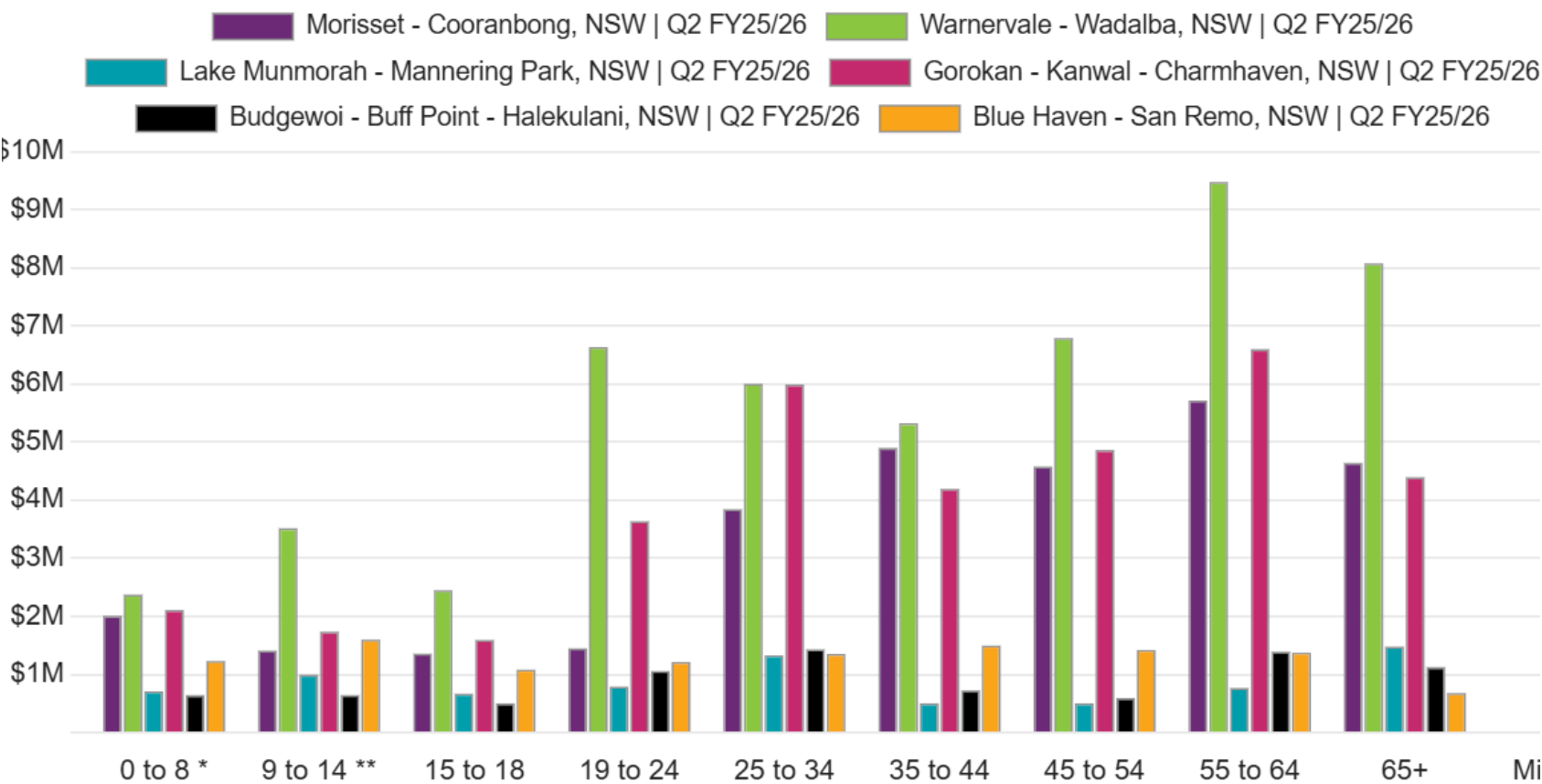
NDIS Participant Data - Average Payments



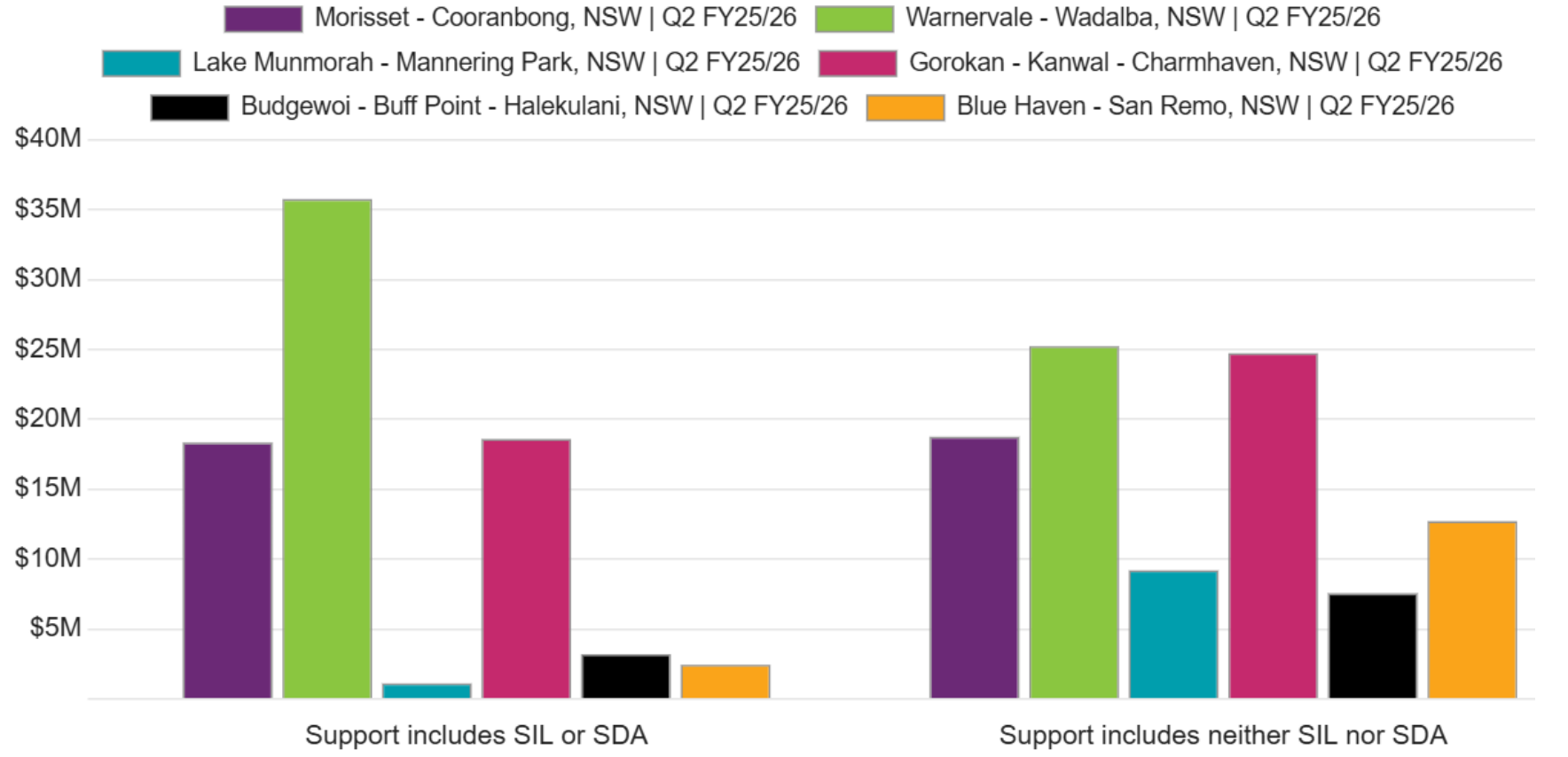
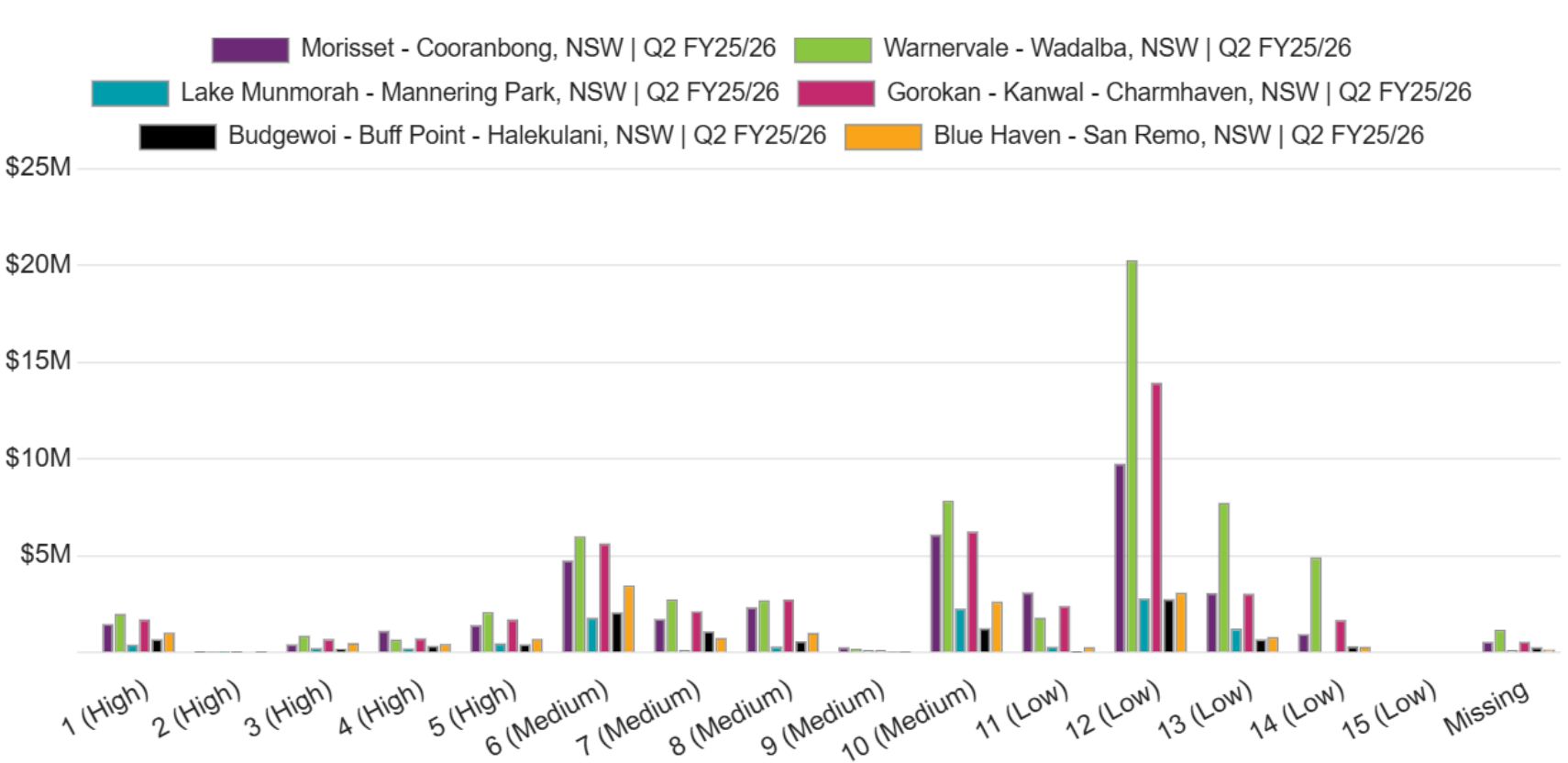
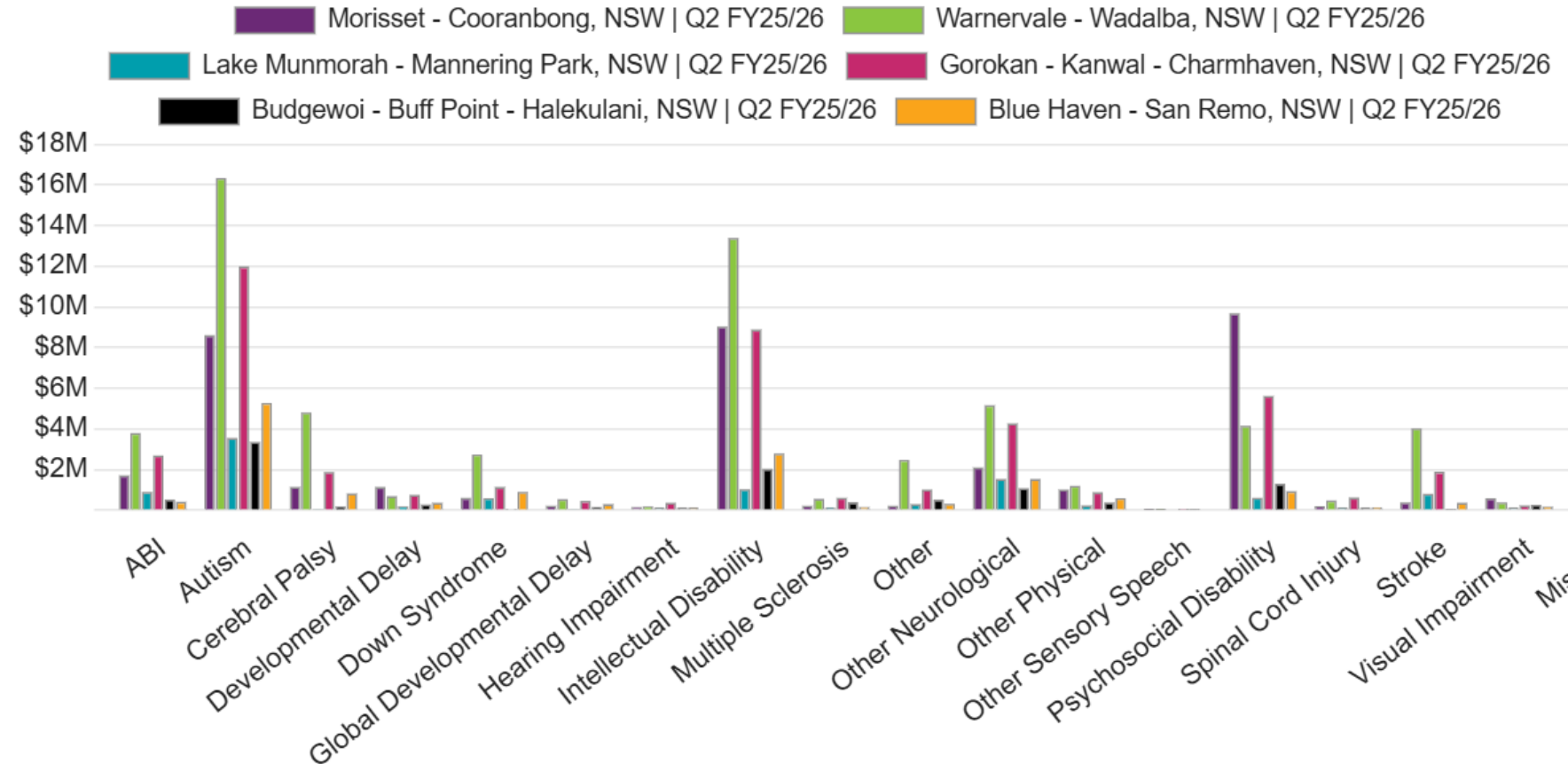
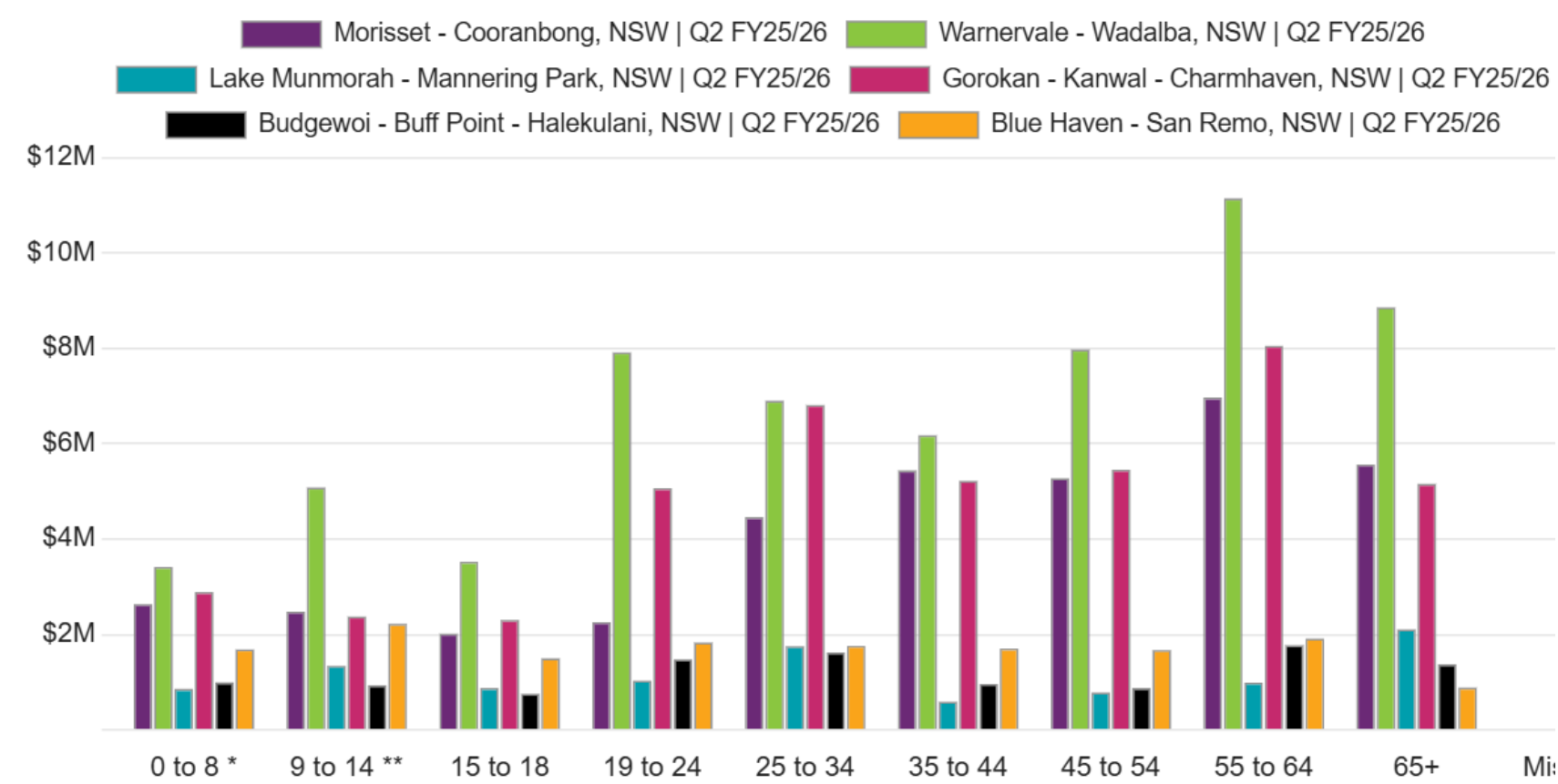
NDIS Market Data – Market Concentration



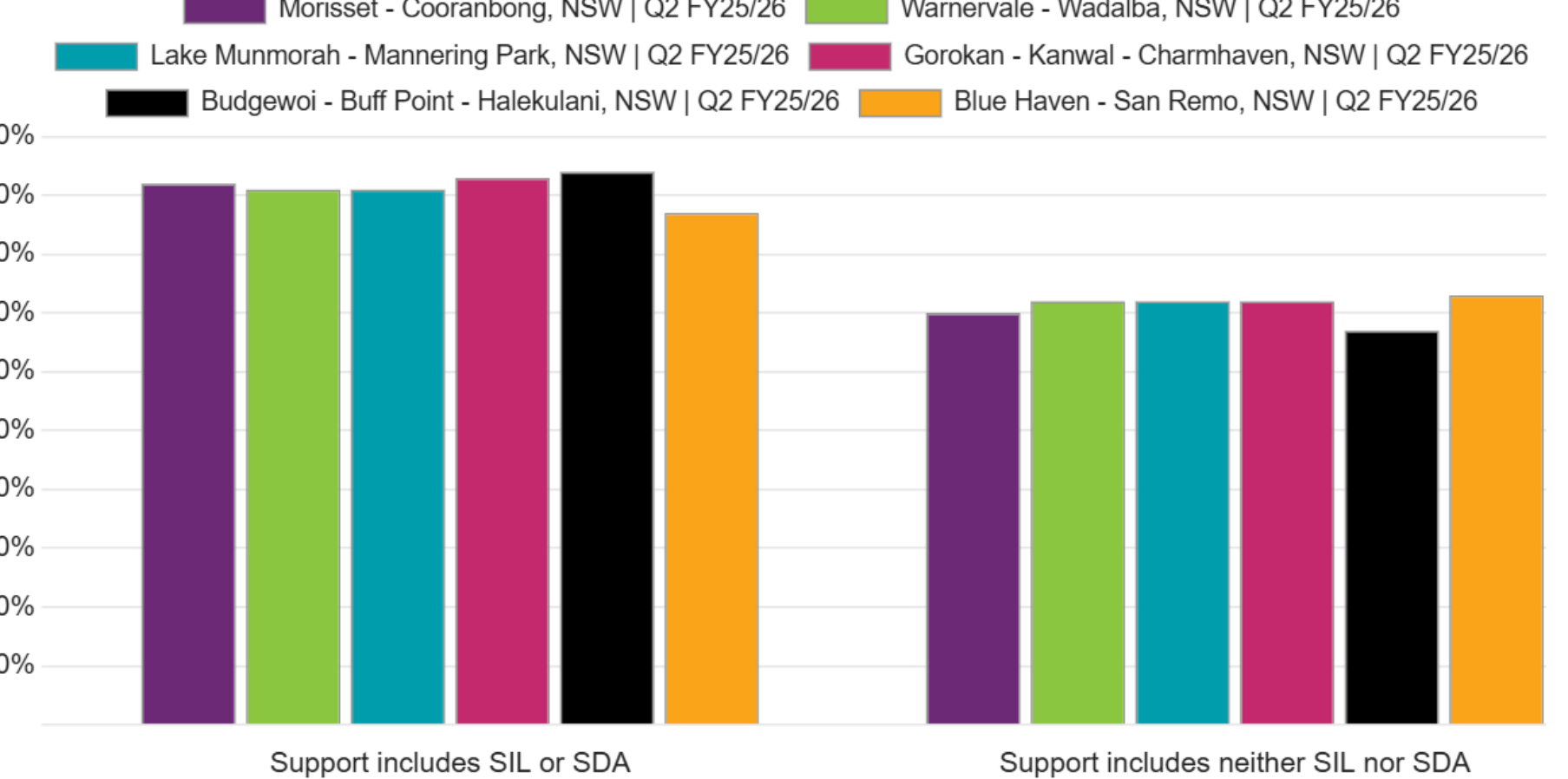
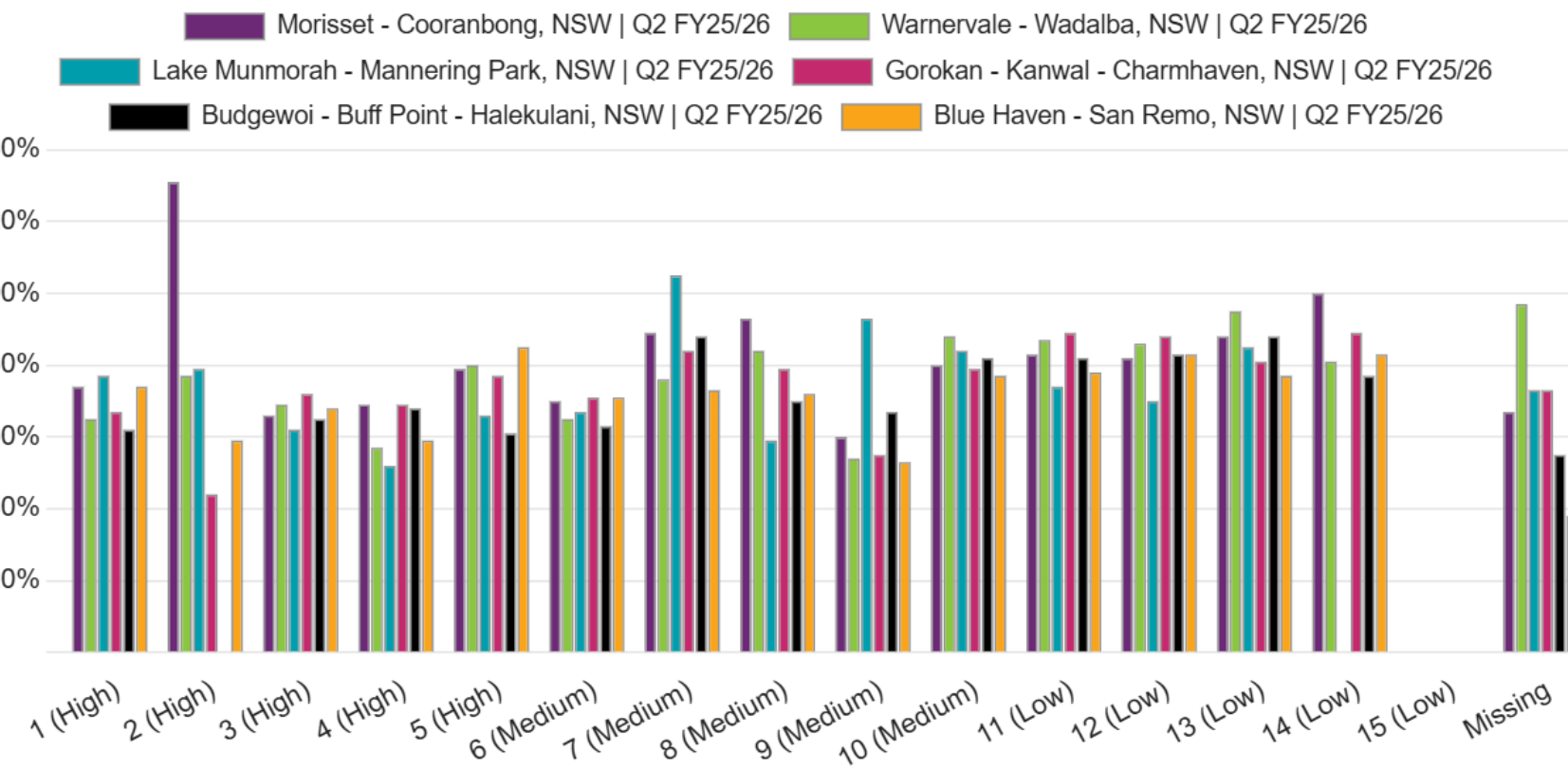
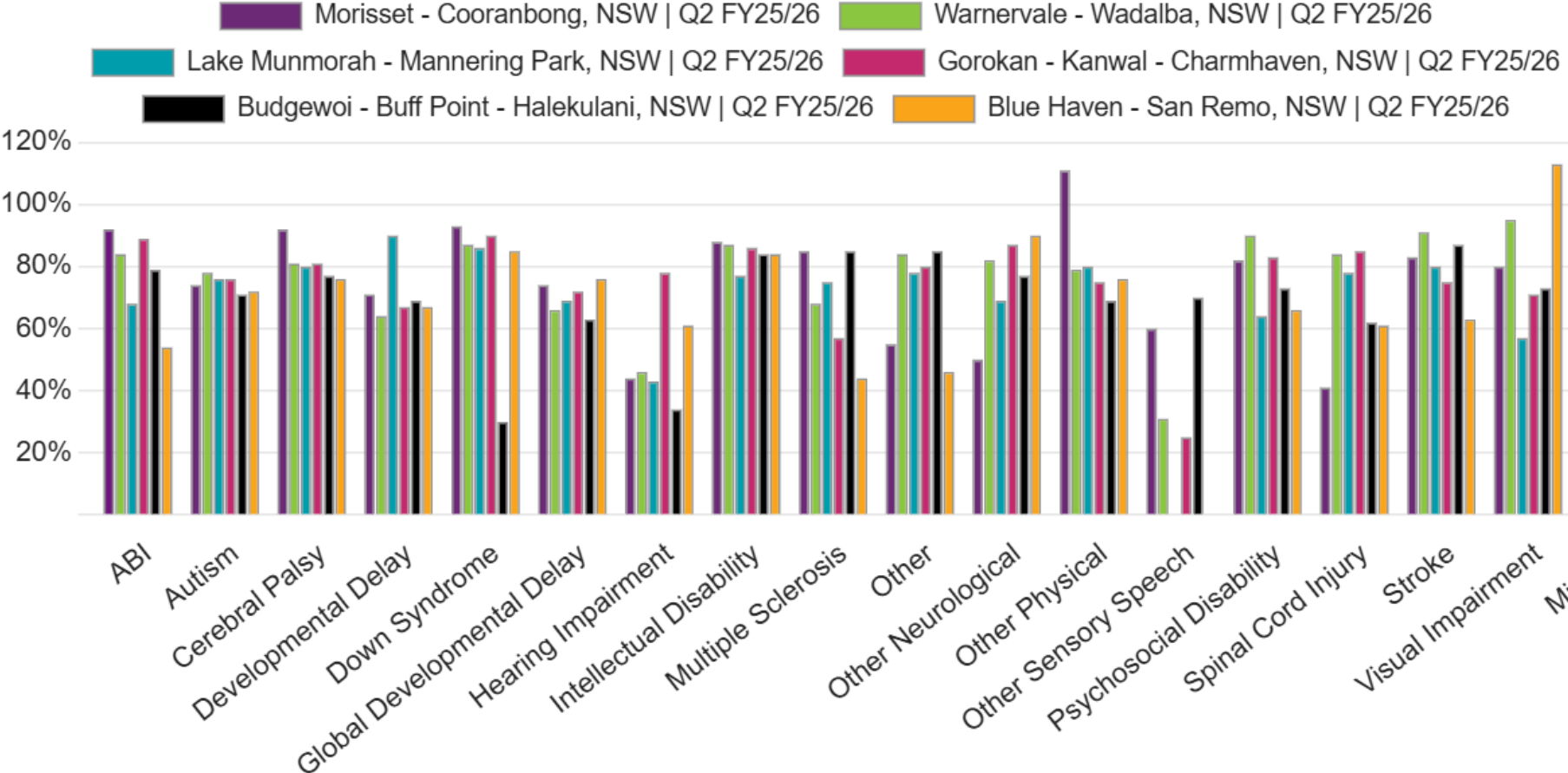
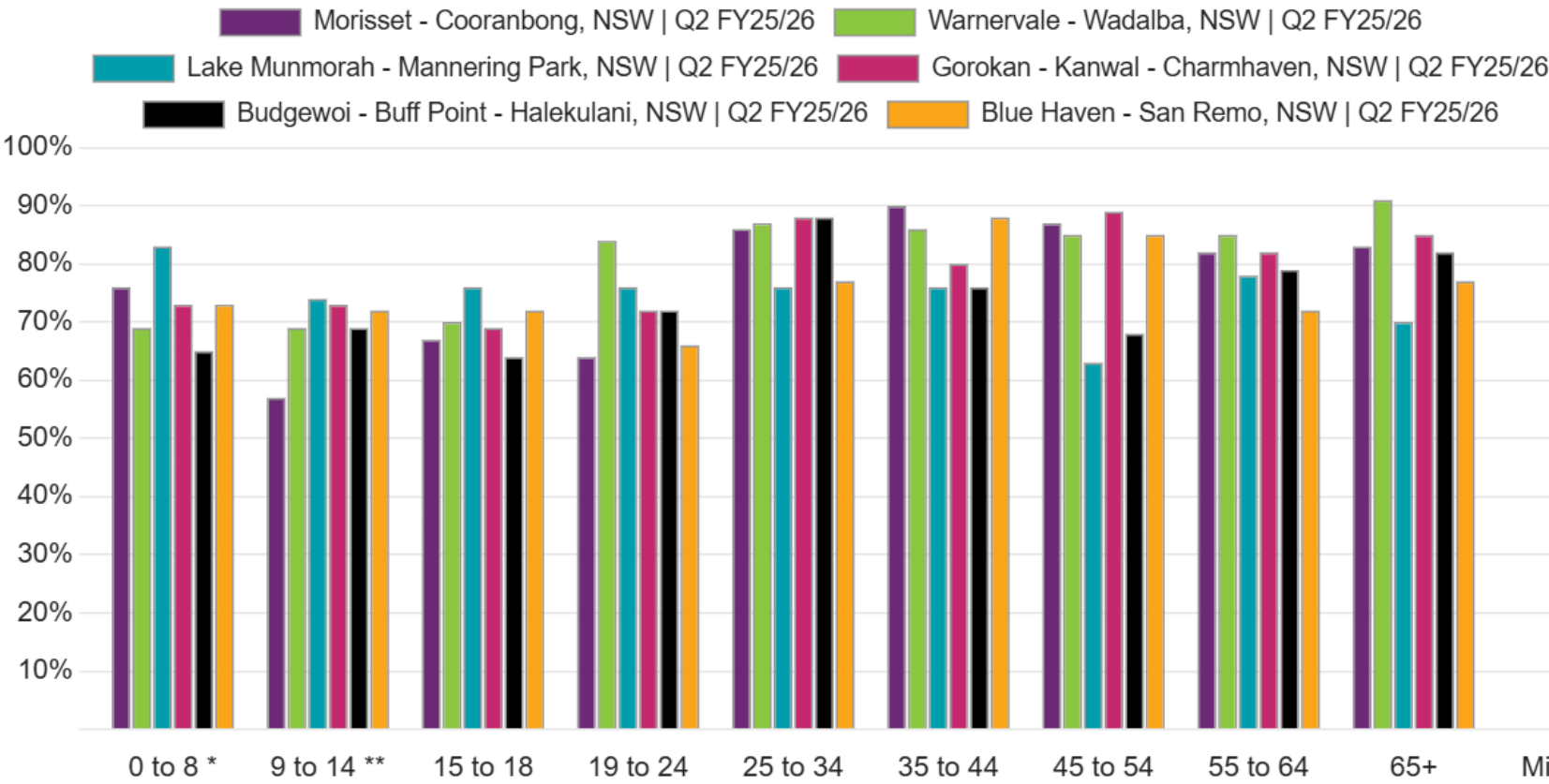
NDIS Market Data - Payments



NDIS Market Data – Committed Support



NDIS Market Data - Utilization



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Contact

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