

Rowan Village
Draft Site-Specific DCP
20 April 2022

7066 Holbrook Road
South Wagga Wagga



ROWAN

VILLAGE



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Carlos Frias
Associate Director	Adrian Villella
Associate Director	Vijay Prabhu
Senior Urban Designer	Neda Vandchali
Consultant	Harsha Yadav
Project Code	P0037645
Report Number	FINAL

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

1.	DRAFT SITE SPECIFIC DCP	1
1.1.	Preliminary	1
1.2.	Vision and Objectives	1
1.3.	Land Covered by this DCP	2
1.4.	Application	2
2.	Proposed Site-Specific Guidance.....	3
2.1.	Indicative Layout Plan	3
	Objectives	3
	Controls	3
2.2.	Land Uses	5
	Objectives	5
	Controls	5
2.3.	Density, Yield and Residential Typology	6
	Objectives	6
	Controls	6
2.4.	Road and Active Transport Network	7
	Objectives	7
	Controls	7
2.5.	Open Space and Recreation Network	11
	Objectives	11
	Controls	11
2.6.	Stormwater	13
	Objectives	13
	Controls	13
2.7.	Biodiversity and Riparian Corridors	14
	Objectives	14
	Controls	14
2.8.	Bushfire	16
	Objectives	16
	Controls	16
2.9.	Archaeology and Heritage	17
	Objectives	17
	Controls	17
2.10.	Landscaping	17
	Objectives	17
	Controls	17
2.11.	Village Centre	19
	Objectives	19
	Controls	19
2.12.	Sustainability	19
	Objectives	19
	Controls	19
	Disclaimer.....	20

FIGURES

Figure 1	– Land Application Map	2
Figure 2	– Indicative Layout Plan	4
Figure 3	– Indicative Land Use Plan.....	5
Figure 4	– Residential Typologies	6
Figure 5	– Road and Active Transport Network	8
Figure 6	– Collector Road - Section.....	9
Figure 7	– Primary Local Road – Section	9

Figure 8 – Local Road – Section 10

Figure 9 – Park Street – Section..... 10

Figure 10 – Emergency Road – Section..... 11

Figure 11 – Open Space and Recreation Network..... 12

Figure 12 – Stormwater Management 13

Figure 13 – Biodiversity and Riparian Corridors..... 14

Figure 14 – Riparian Corridors and Water Features 15

Figure 15 – Bushfire..... 16

Figure 16 – Street Trees 18

1. DRAFT SITE SPECIFIC DCP

1.1. PRELIMINARY

This Draft Site-Specific Development Control Plan (draft DCP) has been prepared by Urbis on behalf of DevCore Property Group Pty Ltd in support of a Planning Proposal to amend the planning controls that apply to land at 7066 Holbrook Road, Rowan (the site) to enable the creation of a new residential development called Rowan Village.

The draft DCP provides detailed site-specific controls and guidance to support the high level LEP development standards. It provides development controls for the future development of Rowan Village.

The draft DCP distils the principal design and development parameters of the masterplan that has been prepared to support the Planning Proposal to ensure future development achieves the urban design outcomes as set out in the Urban Design Report.

This site-specific draft DCP should be read in conjunction with the Urban Design Report (dated April 2022) prepared by Urbis, which sets out the site and context analysis, the vision and principles, and describes the key features of the master plan (otherwise referred to as an Indicative Layout Plan (**ILP**) for the purposes of this Planning Proposal) which represents the preferred future redevelopment for the site that would be enabled by the Planning Proposal.

1.2. VISION AND OBJECTIVES

The vision for Rowan Village is:

- To create the latest best practice example for new community development where both natural and built environments are seamlessly integrated with the socio-cultural values of the past and present.
- To create a new amenity-led neighbourhood that will provide an opportunity for a variety of housing options through a range of residential lot sizes, supported by sustainable infrastructure delivery in the southern part of Wagga Wagga in a highly accessible location close to various regional connecting roads such as Sturt Highway and Olympic Highway.
- To create a thriving community where residents live in healthy and walkable neighbourhoods served by well-maintained public spaces and facilities, such as parks, a village centre, childcare centre, medical facility and recreational spaces.
- To unlock the significant potential of a strategically located landholding within the southern part of Wagga Wagga and facilitate future high-quality residential accommodation, accompanied with necessary social and commercial facilities at a location identified for density uplift.

The objectives of the Draft DCP are to ensure future development at Rowan Village:

- Creates best practice in design and environmental outcomes in new communities.
- Enhances the distinctiveness of the place through the blue and green grids, whilst promoting a healthier, liveable, and sustainable environments for future communities.
- Enhances the site connectivity to its surrounding context through an integrated network of local roads and active transport routes, whilst creating a safe, permeable and walkable environment within the site.
- Creates a local centre that supports lifestyle convenience, leisure and entertainment, through a vibrant mix of land uses, services and facilities.
- Caters to a variety of household types and needs by providing housing diversity and choice

1.3. LAND COVERED BY THIS DCP

This draft DCP applies to land at 7066 Holbrook Road, South Wagga Wagga (Rowan Village, the site) with a site area of 225.02 hectares as identified in **Figure 1**.

Rowan Village comprises the following lots:

- Lot 18 in DP1054800
- Lots 24, 26, 43, 65 and 66 in DP757246
- Lot 23 in DP1063399
- Lots 1 and 2 in DP1171894.

Figure 1 – Land Application Map



Source: Urbis

1.4. APPLICATION

The purpose of this draft site-specific DCP is to provide further detailed controls that support the provisions of the Wagga Wagga LEP 2010 and inform preparation of future development applications.

In the event of any inconsistency with other controls in the Wagga Wagga LEP 2010, the controls in this section take precedence.

2. PROPOSED SITE-SPECIFIC GUIDANCE

2.1. INDICATIVE LAYOUT PLAN

Objectives

- i. To provide key urban design principles to guide the future development at Rowan Village.
- ii. To protect the natural characteristics of Rowan Village.
- iii. To incorporate the existing green and blue structure into the primary urban structure.
- iv. To create a range of active and passive recreation facilities within and connected to the natural structure of the site.
- v. To create a connected network of local/pocket parks within Rowan Village.
- vi. To deliver an east-west road connection linking Holbrook Road to Plumpton Road.
- vii. To provide a series of local streets to connect the site to its surrounding context, in particular, including key connections where practicable to the north to link with Lloyd Road.
- viii. To create a network of active transport network and pedestrian friendly street to enhance the safety and activation within the site.
- ix. To create an active hub to enhance the activity/liveability within the site.
- x. To provide local amenity for the future residents of Rowan Village.
- xi. To support a variety of household types and needs by providing housing diversity and choice.
- xii. To accommodate density in the right location to take advantage of the site's amenity

Controls

- 1) Future development applications for subdivision and development shall be generally in accordance with the Indicative Layout Plan identified in **Figure 2**.

Figure 2 – Indicative Layout Plan



Source: Urbis

LEGEND

- Rowan Village (The site)**
The site has a total area of 225.02 Ha.
- Subject to Sunnyside Site Planning Proposal**
- 1 **Primary Watercourse**
The primary watercourse of the riparian corridor is categorised as Strahler stream order 2 and 3.
- Easements**
The existing electricity transmission line is located on the southern side of the site.
- 2 **Riparian Corridor**
The Riparian Corridor includes a high order water course and allows for a buffer of 20-30m from the top of bank on each side. It runs through the centre of the site and is integrated wholly into the open space network.
- 3 **Local Parks**
Parks are planned to deliver quality open space within a 400m radius. In combination with passive open spaces along the riparian corridor, they create a connected network of open spaces across the site.
- Village Centre**
The local Village Centre will support approximately 2700m² of retail floorspace by 2045. This will include c. 1500m² supermarket and 1200m² of retail specialties and additional non-retail convenience based facilities
The Village Centre also supports a 2300m² childcare centre and a 500m² Medical Centre
- 4 **Open space integrated with the riparian corridor**
This open space corridor is integrated with the riparian corridor and provides recreational amenity for the community. It also provides opportunities to accommodate active open spaces and playgrounds.

- 5 **Drainage Basin**
Five (5) drainage basins have been proposed to appropriately manage water flows. Three (3) of these are integrated with the riparian corridor, with two (2) others located at the north-east and east of the site.
These are designed with both inaccessible wet basins and dry basins with limited accessibility, including landscape buffer's and walking pathways.
- ← **Collector Road**
The East-West collector road is proposed at the central location of the site. It provides connection from Holbrook Road through the site and is intended to connect through to Plumptre Rd through the Sunnyside Project to the East. The major project connection creates a network with off-road active transport and public transport options included.
- ← **Collector Road - Potential extension towards Sunnyside site**
- ← **Primary Local Street**
Primary roads will provide the main access routes connecting from Lloyd Road and internally to the collector road. This will further support the active transport network.
- ← **Potential primary Local Street in Sunnyside Site**
- ← **Proposed road to wider street network**
An opportunity to extend the primary roads in future to the north and east to connect to Lloyd Road and the surrounding context.
- ← **Park Road**
Park Road is located at the interface with the riparian corridor. It is a green road with tree canopies and active transport routes and provides recreational purpose in addition to accessibility.

- Rural Transition Residential Area**
These residential lots will be located along the southern boundary of the site and will be the largest residential lot typology. This lot typology will importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.
- Neighbourhood Residential Area**
A range of suitable low density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village residential lots and the rural transition lots. A diversity of lot sizes will be delivered through the neighbourhood residential lot typology.
- Village Residential Area**
These residential lots will leverage off the close proximity to the local centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the low density residential housing charter that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.
- Seniors Living**
The senior living component is located adjacent to the collector road, the village centre and the local open space to take advantage of the high amenity and accessibility.
- Potential further investigation area**
The R5 Large Lot Residential zoned lands that adjoin the northern boundary of the site, and located along the southern side of Lloyd Road, present an opportunity for further investigation which this Planning Proposal understands is ongoing in relation to 'infill opportunity'. These lands in certain locations can enable the delivery of greater north-south connections linking both Rowan Village and Sunnyside Estate to the existing urban areas to the north

2.2. LAND USES

Objectives

- i. To locate new development in the most appropriate location within Rowan Village.

Controls

- 1) Future development applications for subdivision and development shall locate land uses generally in accordance with the Indicative Layout Plan identified in **Figure 3**.
- 2) The following principles are to be taken into consideration in the location of the key land uses within Rowan Village:
 - a) Encourage walkability by locating the village centre within 800m of a majority of the residential uses within Rowan Village as shown in **Figure 3**.
 - b) The village centre is to be located adjacent to the collector road and primary local road shown to ensure access to different modes of transport
 - c) The future seniors living is to be located with good access to green space, the collector road and the village centre.
 - d) Open spaces are to be located generally in accordance with **Figure 3** to ensure residents have quality open space within a 400 m walking radius.

Figure 3 – Indicative Land Use Plan



2.3. DENSITY, YIELD AND RESIDENTIAL TYPOLOGY

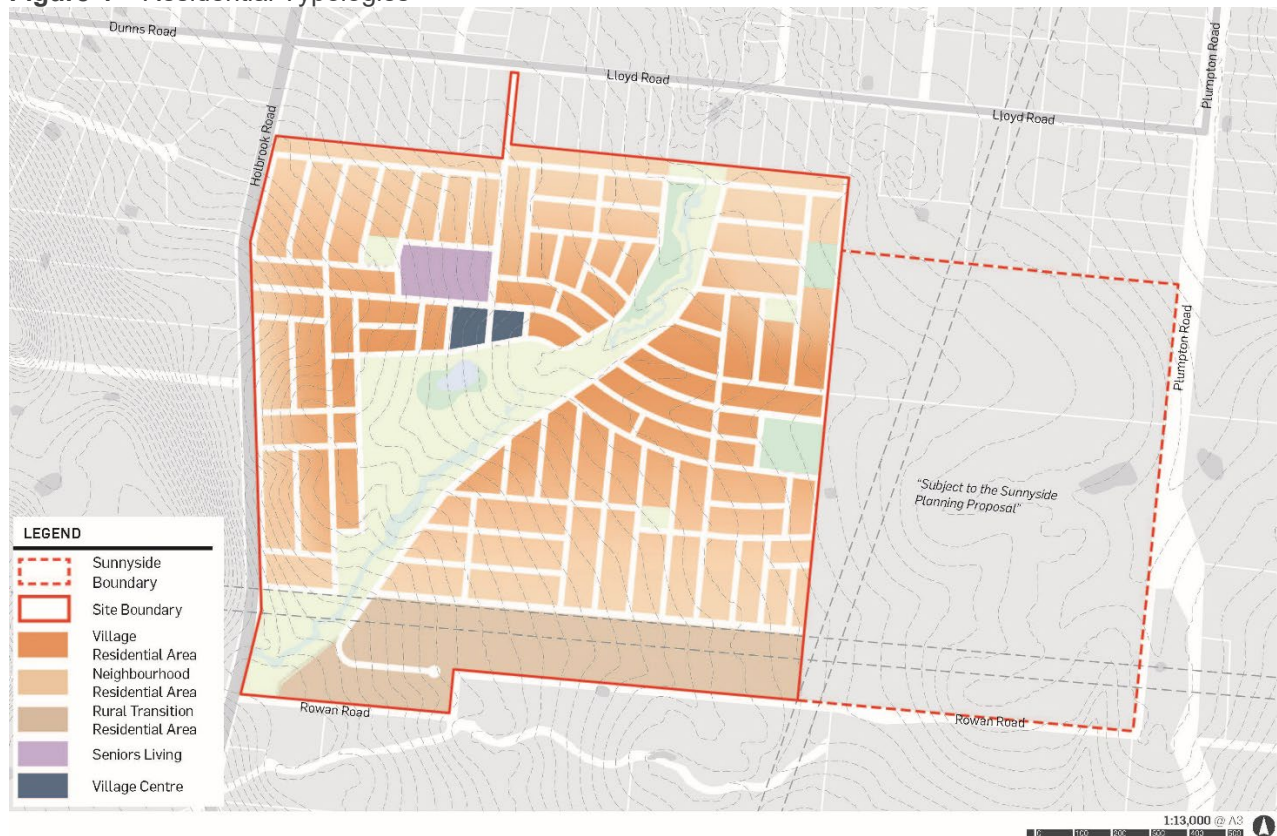
Objectives

- i. To set the overall average dwelling density target for Rowan Village that provides appropriate flexibility and guidance for the delivery of future residential development across the site.
- ii. To provide a range of housing typologies in Rowan Village
- iii. To provide guidance on the location of the different housing typologies within Rowan Village

Controls

- 1) Future development applications for subdivision and development shall locate housing typologies generally in accordance with the Residential Lot Typologies illustrated in **Figure 4**.

Figure 4 – Residential Typologies



- 2) The following principles are to be taken into consideration in the location of the different housing typologies within Rowan Village:
 - a) **Village Residential Area** - These residential lots will leverage off the close proximity to the local centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the low-density residential housing charter that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.
 - b) **Neighbourhood Residential Area** - A range of suitable low density residential lots will be accommodated within close-proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village residential lots and the rural transition lots. A diversity of lot sizes will be delivered through the neighbourhood residential lot typology.
 - c) **Rural Transition Residential Area** - These residential lots will be located along the southern boundary of the site and will be the largest residential lot typology. This lot typology will

importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.

- d) **Seniors Living** - The senior living component is located adjacent to the collector road, the village centre and the local open space to take advantage of the high amenity and accessibility.

2.4. ROAD AND ACTIVE TRANSPORT NETWORK

Objectives

- i. To connect the site to its surrounding context and provide legible and permeable road network within Rowan Village.
- ii. To provide a clear road hierarchy and well-defined streets to support the different land uses.
- iii. To create a safe and permeable road network that caters for pedestrians, cyclists and vehicles.
- iv. To contribute to the amenity of the place and integrate with surrounding land uses and adjoining built form.
- v. To reflect the important and varied role streets play in urban environments; as public spaces, places for social interaction, service provision, movement connections, water and flood management, biodiversity and environmental functions.
- vi. Prioritise healthy living, including design to mitigate and adapt to heat, and design for active transport.

Controls

- 1) Future development applications for subdivision and development shall provide road and active transport layouts generally in accordance with the Road and Active Transport Network identified in **Figure 5**.
- 2) The road and active transport network in Rowan Village shall be designed generally in accordance with the following principles:
 - a) **Collector Road** – provide an East-West Collector Road through the core of the site to connect the site to Holbrook Road and provide opportunities to establish a public transport route to connect the site to its broader context. As shown in the Indicative Layout Plan at Figure 2, the East-West Collector Road provides the opportunity to connect Rowan Village to the Sunnyside site to the east, and further to Plumpton Road. The east-west collector road connection between Holbrook Road and Plumpton Road should be coordinated between Rowan Village and Sunnyside Estate.
 - b) **Primary Local Road** – provide Primary Local Streets as the main access routes to connect the site to Lloyd Road and provide key connections to the East-West Collector Road and further east to Sunnyside.
 - c) **Local Road** – provide a Local Street network connecting the different neighbourhoods and designed to create a safe environment for pedestrian through traffic calming principles.
 - d) **Park Street** – provide a Park Street at the interface with the residential area and the central open space/riparian corridor, including active transport routes along the edge of the riparian corridor.
 - e) **Emergency Road** – provide an Emergency Road to service the residential lots on the south-western corner of the site in fire events.
 - f) **Active Transport Network** – Incorporate a connected network of dedicated off-street active transport paths along the East-West Collector Road, Primary Local Streets and Park Street and both edges of the riparian corridor.

- 3) The roads within Rowan Village are to be designed in generally in accordance with the following street typologies sections:
- Collector Road – **Figure 6**
 - Primary Local Road – **Figure 7**
 - Local Road – **Figure 8**
 - Park Street – **Figure 9**
 - Emergency Road – **Figure 10**

Figure 5 – Road and Active Transport Network



Figure 6 – Collector Road - Section

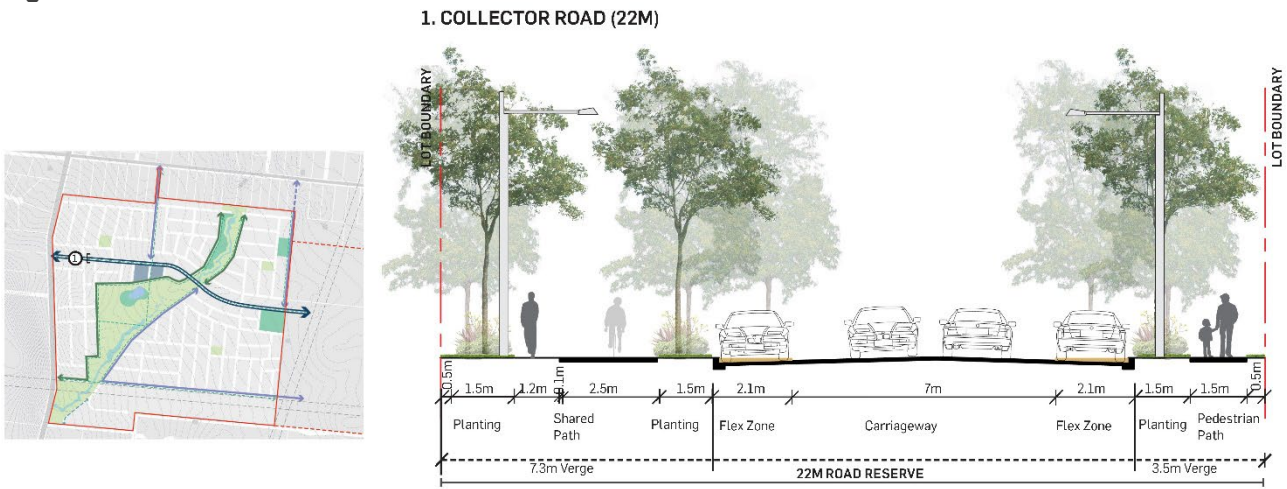


Figure 7 – Primary Local Road – Section

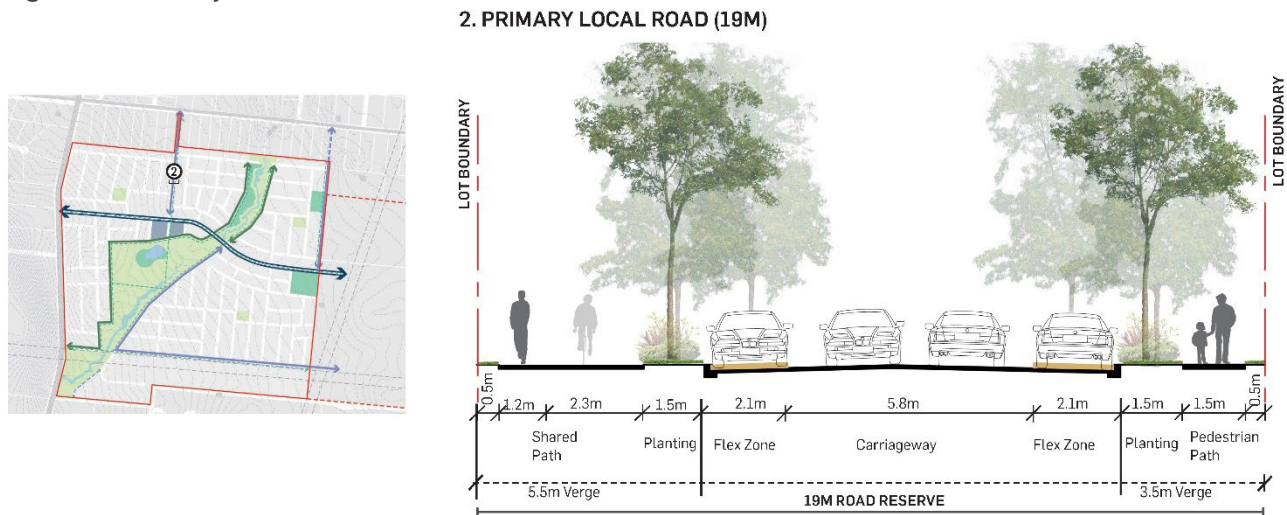


Figure 8 – Local Road – Section

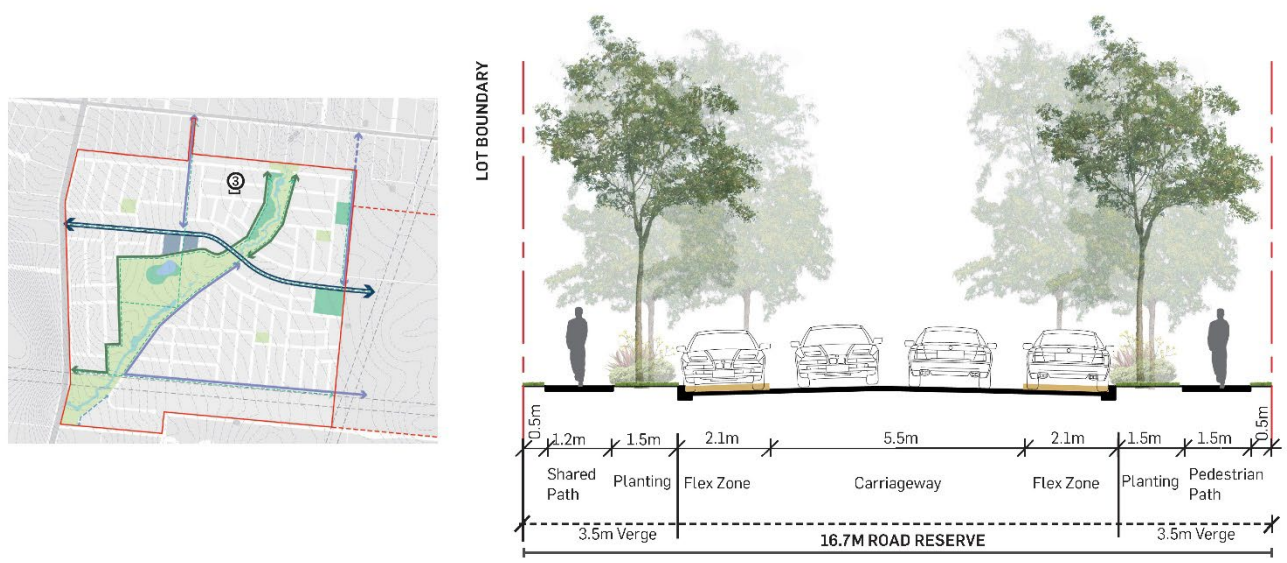


Figure 9 – Park Street – Section

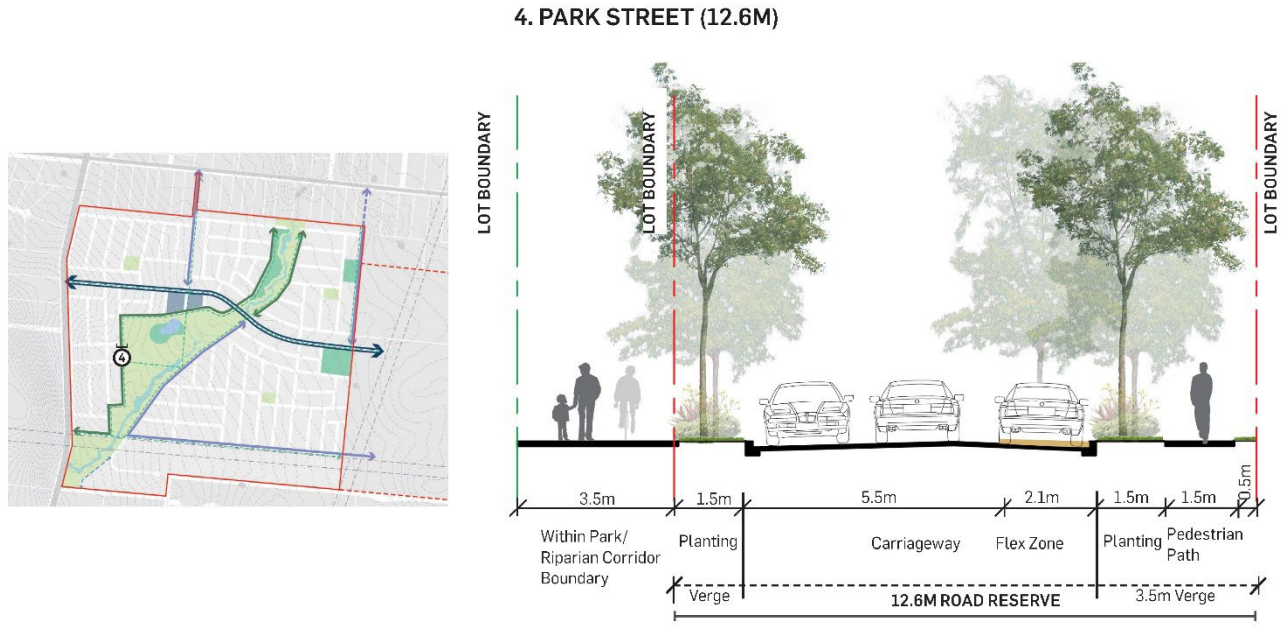


Figure 10 – Emergency Road – Section

5. EMERGENCY ROAD (6M)



2.5. OPEN SPACE AND RECREATION NETWORK

Objectives

- i. To provide quality open spaces that builds upon the unique landscape experience offered by the riparian corridor.
- ii. Promote liveable neighbourhoods that are walking distance to a series of interconnected open spaces to create an enriching leisure and recreational experience.
- iii. To encourage the use of the riparian corridor and drainage land for passive recreation purposes consistent with environmental objectives.

Controls

- 1) Future development applications for subdivision and development shall incorporate quality usable open space for leisure and recreational purposes generally in accordance with the Open Space and Recreation Network identified in **Figure 11**, comprising:
 - a) Riparian Corridor
 - b) Passive open space (including Local Parks)
 - c) Drainage basins

Figure 11 – Open Space and Recreation Network



2.6. STORMWATER

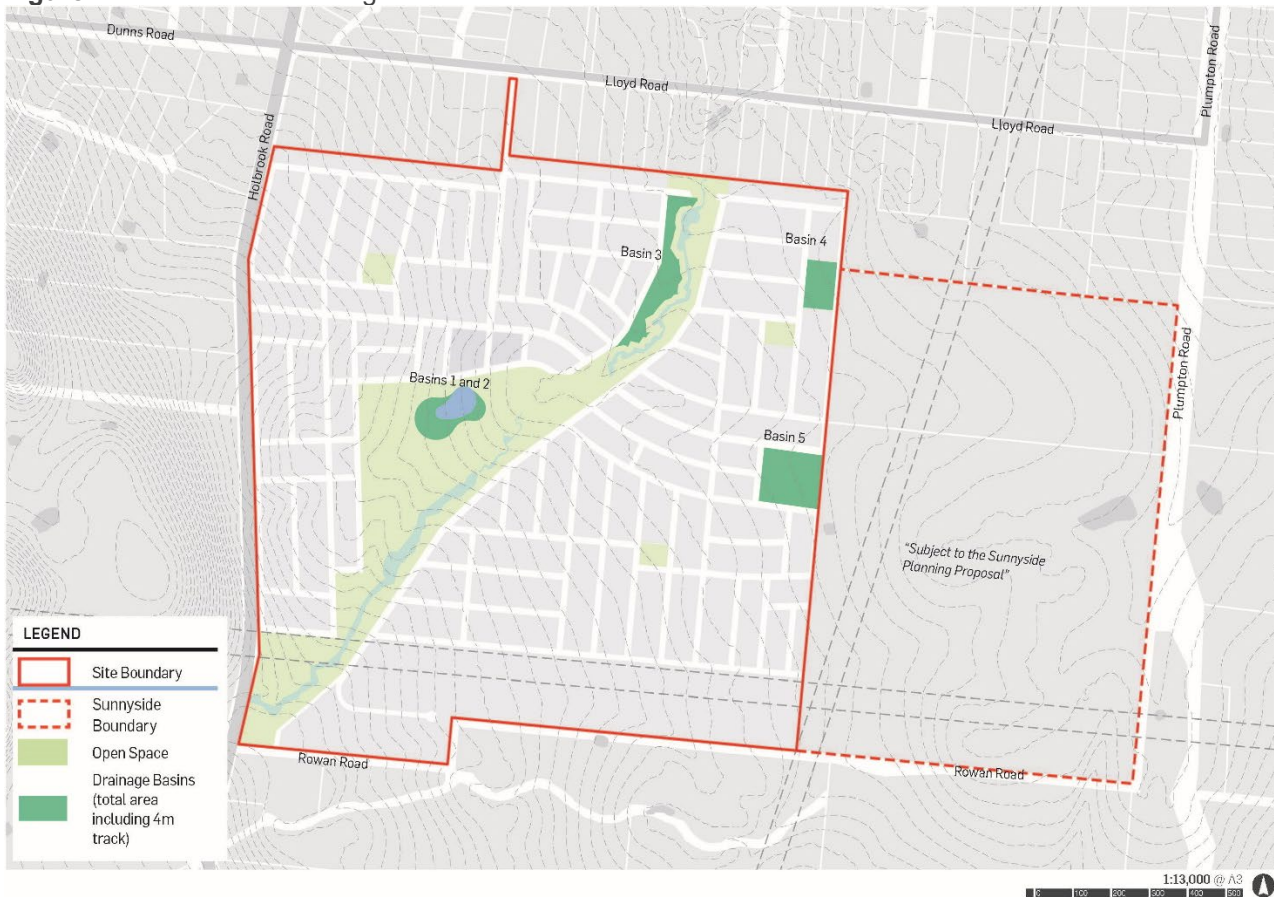
Objectives

- i. To integrate stormwater management into the overall design of the site to mitigate onsite flooding and adverse impacts on neighbouring properties.

Controls

- 1) Future development applications for subdivision and development shall incorporate drainage basins generally in accordance with the Stormwater Management plan identified in **Figure 12**.

Figure 12 – Stormwater Management



2.7. BIODIVERSITY AND RIPARIAN CORRIDORS

Objectives

- i. To protect Threatened Ecological Communities present on the site.

Controls

- 1) Any future development applications for subdivision and development within the areas highlighted in the Biodiversity and Riparian Corridors Plan at **Figure 13** will need to address impacts to threatened species and threatened ecological communities listed under the *Biodiversity Conservation Act 2016*, assessed in accordance with the test(s) of significance under Section 7.3 of the Act.
- 2) The 2nd and 3rd order watercourse which transects the site from south-west to north-east as shown in **Figure 14** is considered likely to meet the definition of a 'river' under the WM Act. As such, a controlled activity approval (CAA) will be required at the DA stage for any development within waterfront land (40m from the top of bank), unless exempt. The CAA will likely require the revegetation of the riparian zone in accordance with *NRAR's Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018)
- 3) In accordance with the *NRAR's Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018), a vegetated riparian zone (VRZ) should be provided. As shown in **Figure 14**, any future development applications for subdivision and development should provide a VRZ of 20m from the top of both banks of the watercourse for the 2nd order watercourse and 30m for the 3rd order watercourse. **Note:** the Guidelines allow for encroachments into the outer 50% of the VRZ (i.e. the outer 10m or 15 m either side) however, the area of encroachment into the VRZ must be offset through additional planting in a contiguous area connected to the VRZ.
- 4) Any future development applications on the site will need to address potential impacts on any threatened species that have potential habitat in the study area.

Figure 13 – Biodiversity and Riparian Corridors

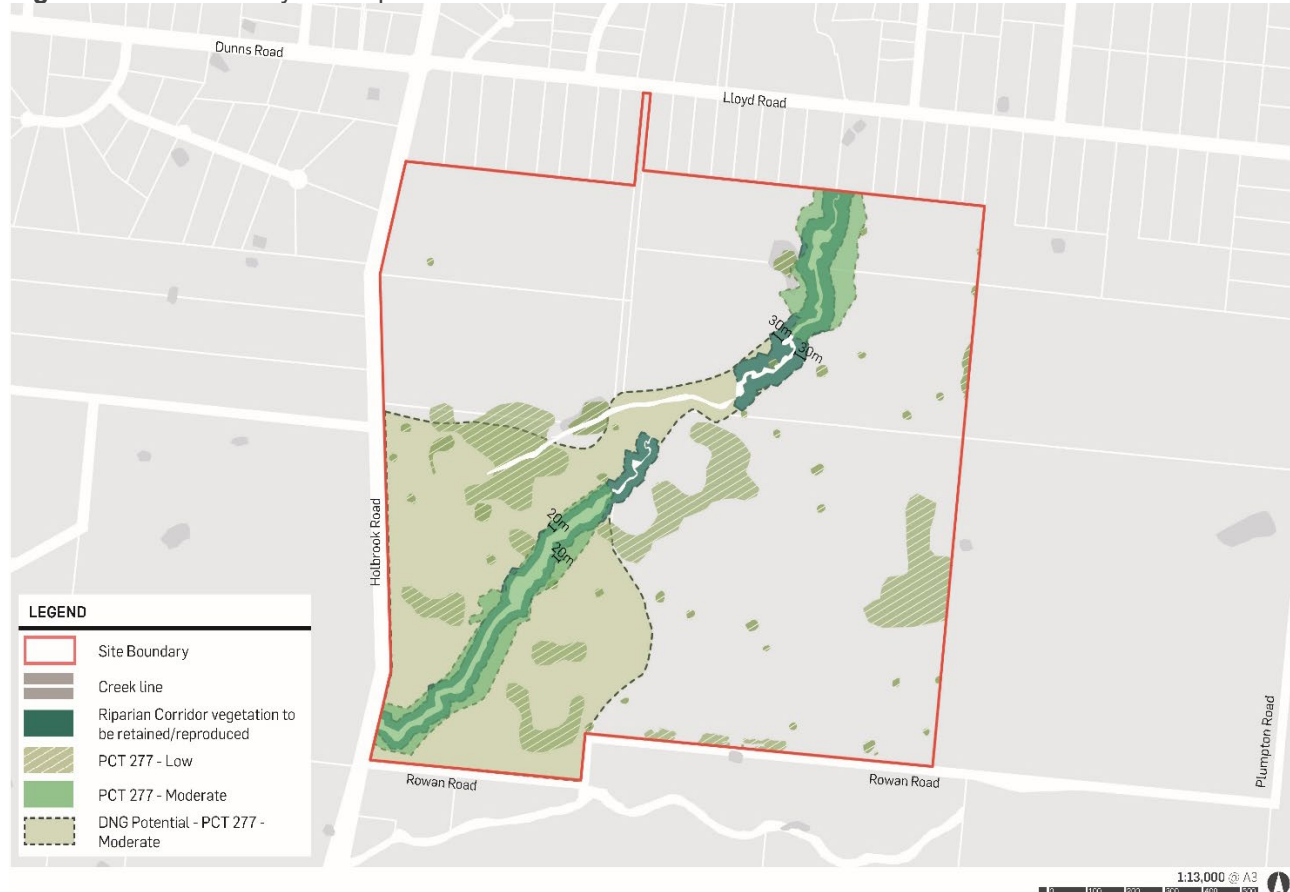


Figure 14 – Riparian Corridors and Water Features



2.8. BUSHFIRE

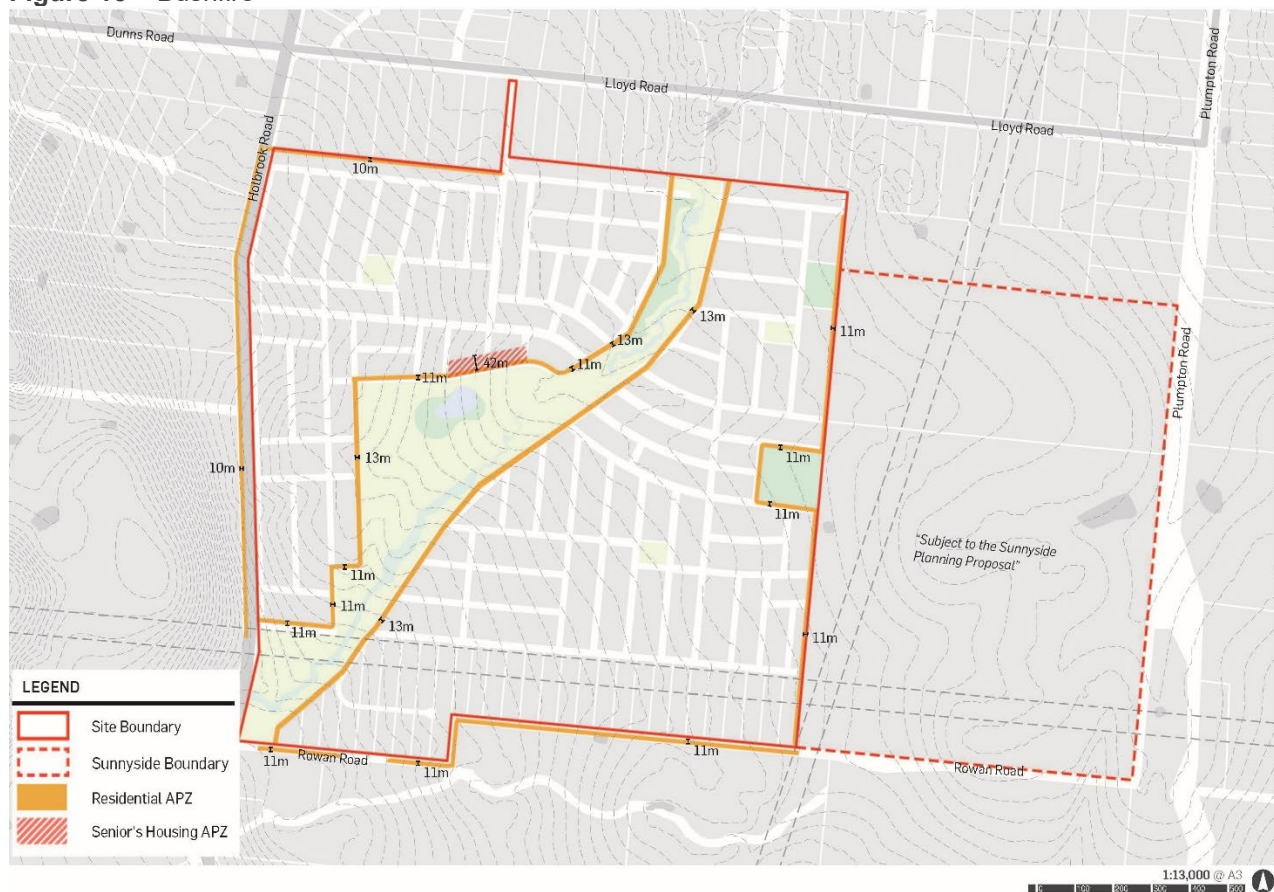
Objectives

- i. To mitigate and manage bushfire hazard risk within Rowan Village and on adjacent lands.

Controls

- 1) As shown in **Figure 15**, all development adjoining bushfire prone vegetation must include adequate setbacks to accommodate asset protection zones (APZs). Any amendments to the ILP should ensure the provision of:
 - a) asset protection zones (APZs) as set out in **Table 6** of the Strategic Bushfire Study (dated April 2022) submitted as part of the planning proposal.
 - b) an Emergency Road to service the residential lots on the south-western corner of the site in fire events.
- 2) The design specifications set out in the New South Wales Rural Fire Service's *Planning for Bushfire Protection* (2019) are to be applied to future development, including the construction of access roads, the provision of water, electricity, and gas services, and special fire protection purpose development.

Figure 15 – Bushfire



2.9. ARCHAEOLOGY AND HERITAGE

Objectives

- i. To facilitate the conservation of Indigenous heritage items and areas of cultural heritage significance.
- ii. To protect areas of high cultural value and ensure development is designed to care for and connect to Country.

Controls

- 1) Results from the Aboriginal Cultural Heritage Assessment (ACHA) and Cultural Values Assessment (CVA) should be incorporated into the design to ensure areas of cultural sensitivity are avoided where possible and risk of impact is mitigated through design.

2.10. LANDSCAPING

Objectives

- i. To provide an indicative layout of street trees and landscaping which helps to provide shade, comfort and amenity, particularly for pedestrians and to create visual order for the street scapes.
- ii. To encourage the use appropriately scaled native species which can grow within the constraints imposed by an urban environment and respond to ESD Principles consistent with the level of maintenance.
- iii. To encourage the provision of water sensitive urban design (WSUD) within the road network

Controls

- 1) Species selection for street trees and open space planting is to take into account the following:
 - a) Species that complement remnant native vegetation
 - b) Level of on-going maintenance
 - c) Potential impact on road and footpath pavements
 - d) Focus on hardy drought tolerant easily maintained species
 - e) Scale in relation to the function of the area
 - f) Contribution to the character of the local centre
- 2) Future development applications for subdivision shall incorporate street trees generally in accordance with the Street Tree Masterplan identified in **Figure 16** and include:
 - a) East-West Collector Road – species selection to respond to the east / west orientation of the street and its corresponding usage by:
 - I. limiting shade and maximising sun penetration for trees on the northern side of the street;
 - II. providing medium to large trees on the southern side, capable of delivering appropriate scale to Main Street and at the same time allowing a dappled shade effect throughout the year.
 - b) North-South Street, major pedestrian and cycle paths - tree species should: reflect local character in species selection; provide a scale appropriate to a wide avenue; provide a density of canopy which is capable of significantly modifying hot conditions.
 - c) Village Centre - the plan indicates the following performance requirements for the village centre:
 - I. a dense tree stand of medium to large deciduous trees whose purpose is to provide seasonal amenity for pedestrians in the vicinity of the Village centre;

- II. large scale trees on the northern and southern perimeters capable of providing primary enclosure.
- d) North / South oriented streets - use wide close canopy evergreen species in order to modify the effects of the western sun.
- e) East / West oriented streets - medium open canopied species which will allow partial sun penetration throughout the year.
- 3) Future development applications for subdivision shall explore options to incorporate WSUD measures within the road corridors including the following opportunities:
 - a) Retention, rather than rapid conveyance, of stormwater
 - b) Capture and use of rainwater and stormwater as an alternative or supplementary source of water to minimise reliance on centralised supplies drawn from remote catchments
 - c) Use of vegetation for filtering purposes
 - d) Utilisation of water efficient landscaping
 - e) Protection of water related environmental, recreation and cultural values
 - f) Decentralised water harvesting for various applications
 - g) Decentralised wastewater treatment and reuse.

Figure 16 – Street Trees



2.11. VILLAGE CENTRE

Objectives

- i. To provide a cluster of services incorporating new opportunities for retail, commercial and community uses to service the needs of the people who live and work.
- ii. To provide facilities for the local community commensurate with the site's role in the local and regional retail hierarchy and not undermine the established hierarchy of other centres.

Controls

- 1) Future development in the centre is to have a maximum height of three storeys or 13 metres.
- 2) Future development should maximise opportunities for active uses, preferably shops, and cafés including outdoor dining on the street level, that meet the daily convenience needs of the local community.
- 3) Future development should contribute to the creation of a coherent streetscape with a consistent street wall and parapet line.
- 4) The Main Street (north-south street between village blocks) should be activated with outdoor dining and seating areas.
- 5) The Main Street should be design as a low-speed environment with traffic calming devices such as raised thresholds and cobblestones to encourage a safe pedestrian environment.
- 6) Vehicular access is to be limited off the Main Street and should be avoided from the streets fronting the Open Space.
- 7) Future development must contribute to advanced street tree planting to enhance the shades and pedestrian comfort.
- 8) Ground level uses must have a continuous awning.
- 9) Ground level uses to provide a floor to ceiling height of 4.5m

2.12. SUSTAINABILITY

Objectives

- i. To promote the principles of ecologically sustainable development for the design of Rowan Village.

Controls

- 1) Development applications are required to incorporate measures consistent with ecologically sustainable development principles, including:
 - a) waste reduction,
 - b) water and energy conservation measures such as onsite water tanks and water recycling,
 - c) solar panels, and
 - d) utilisation of recycled and renewable construction materials.

DISCLAIMER

This report is dated 20 April 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of DevCore Property Group (**Instructing Party**) for the purpose of Rowan Village Draft Site Specific DCP (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

