
◆BURWOOD◆

INFORMATION MEMORANDUM

POINT OF INTEREST:

101-109 BURWOOD HIGHWAY and
3 EDWARDS STREET, BURWOOD



HEAD OFFICE

03 9654 2311
18-20 RUSSELL ST,
MELBOURNE

EASTERN OFFICE

03 9560 6686
2 BRANDON PARK DR,
WHEELERS HILL

WWW.CVA.MELBOURNE



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POINT OF INTEREST

101-109 BURWOOD HIGHWAY
3 EDWARDS STREET

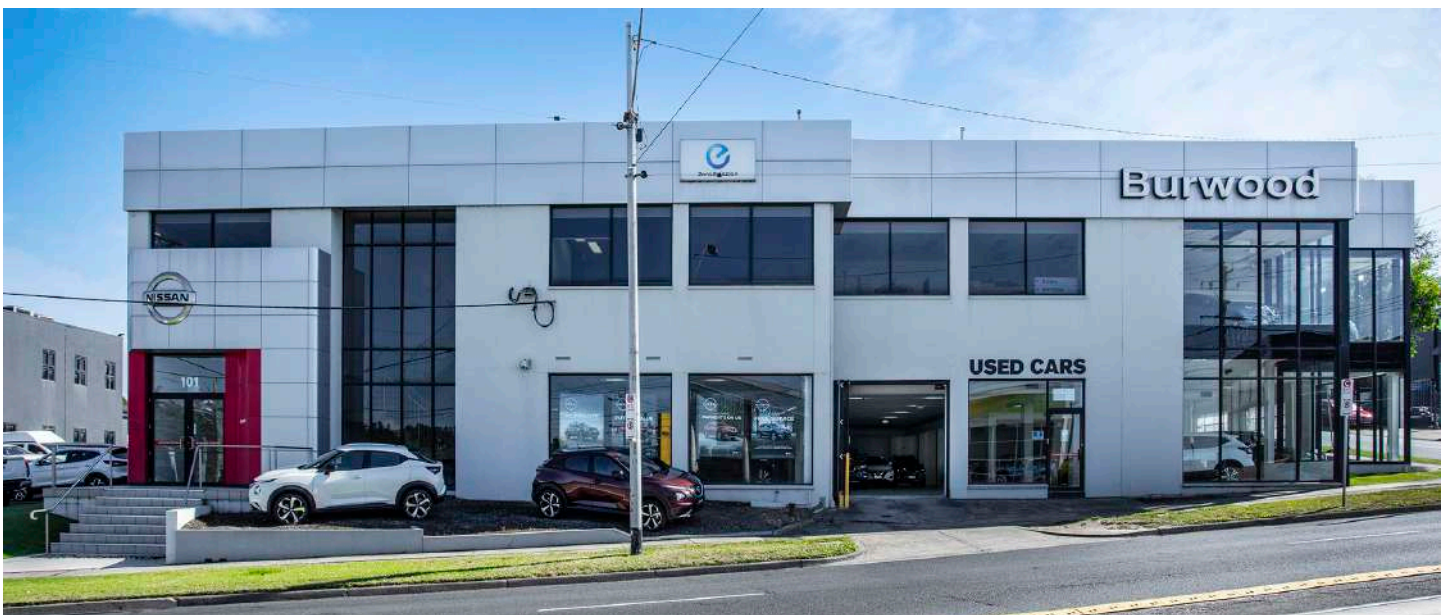
BUILDING AREA
2,639 SQM*.

LAND AREA
3,928 SQM*.

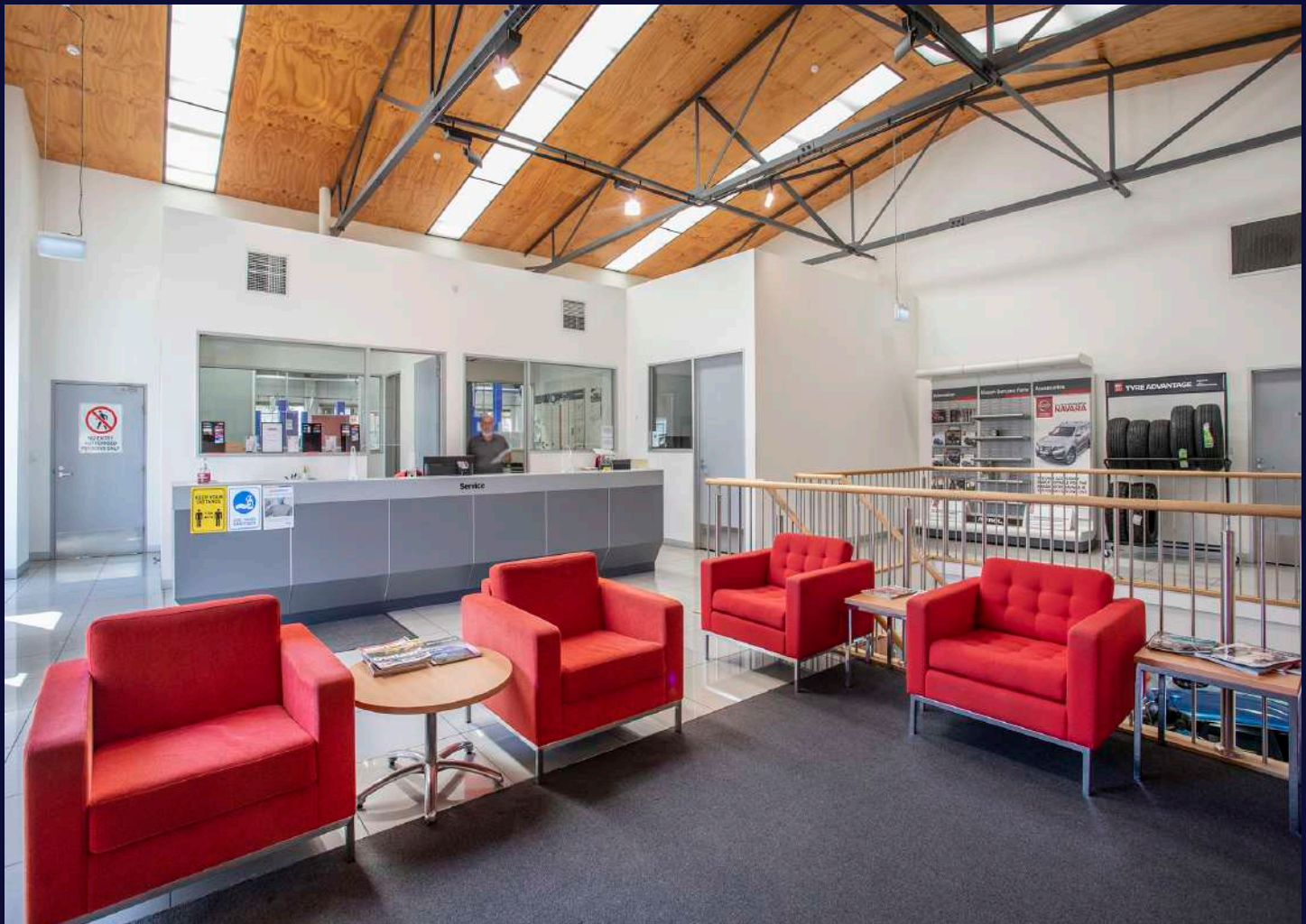
ZONING
MIXED-USE.

METHOD OF SALE
FOR SALE VIA EOI CAMPAIGN
CLOSING THURSDAY 25TH MARCH AT 2PM.

SALE TERMS
10% DEPOSIT. 60/90 DAYS.



•BURWOOD•



POINT OF VIEW

“Burwood has been enhanced by recent developments in the area. From the new Brickworks Shopping Centre, the ever-expanding Deakin University, and many multi-level residential and student accommodations, there’s no slowing down.”

-IAN ANGELICO
MANAGING DIRECTOR - AGENCY

Situated on one of the busiest roads in the east of Melbourne, this automotive showroom is a prime investment opportunity. With a well-established tenant, plenty of parking and the opportunity to develop should you desire, it’s a no-brainer. With lots of key points along Burwood Highway, this one could prove to be most profitable.

BUILDING AREA OF 2,639 SQM*.

LAND AREA OF 3,928 SQM*.

CURRENT RENTAL INCOME
OF \$552,000 P.A. NET.

NATIONAL TENANT AUTOPACT GROUP
OPERATING AS BURWOOD NISSAN.

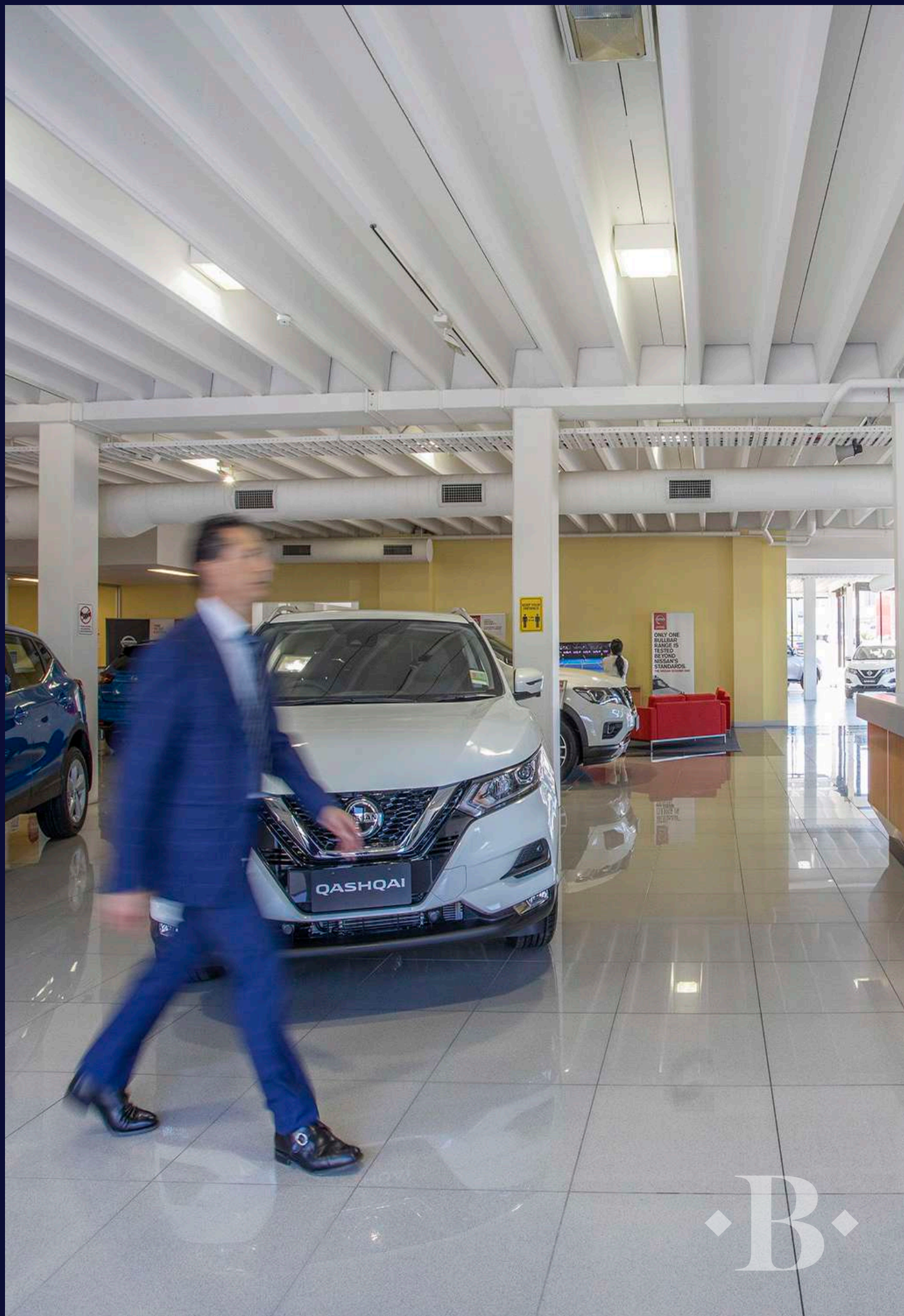
AMPLE PARKING/VEHICLE HOLDING AREA
AT THE REAR OF THE PROPERTY.

OVER 101 M OF COMBINED
STREET FRONTAGE.

MAIN ROAD, CORNER BLOCK EXPOSURE.

MIXED-USE ZONED LAND
WITH OPPORTUNITY TO DEVELOP
IN THE FUTURE.

·BURWOOD·



◆ B ◆

PROPERTY FEATURES

Home to an extremely strong national tenant, Autopact Group, this is a prime investment opportunity. Comprising of a fully refurbished two-level building that is utilised as a Nissan Motor Vehicle Dealership and Service Centre that trades as Burwood Nissan provides an automatic source of rental income of \$552,000 per annum net.

Spread across just under one acre of land, the building itself is approximately 2,639 sqm*, includes ample parking at the rear of the property and offers vast exposure on the corner of Burwood Highway and Edwards Street.

Lastly, it is mixed-use zoned land which provides the opportunity to be developed in the future.

IMPROVEMENTS

The improvements are constructed over two-levels, with the ground level incorporating an expansive motor vehicle showroom that includes a reception, customer lounge, and numerous sales offices. The first level is accessed via internal timber stairs, or externally along the northern section of the site via formal entry. This level comprises of the service department and includes a service reception and customer area, together with an adjoining workshop which includes multiple roller shutter doors.

The first level also includes additional office space and a small motor vehicle display area set to the corner of Burwood Highway and Edward Street.

The property is complemented by extensive on-site car parking, a motor vehicle holding area, Nissan signage panels and a large pylon sign positioned along Burwood Highway.

•BURWOOD•

LOCATION

ALL SIGNS POINT TO: BURWOOD

Located in Melbourne's Inner East, Burwood is a well-established suburb with a commercial and industrial influence.

The site benefits from main road corner block exposure and is situated along one of the busiest highways in the east: Burwood Highway — with 18,000 passing cars daily. In close proximity to McDonald's, Beacon Lighting and Reece Plumbing plus Wattle Park and Deakin University, you've got every opportunity on your doorstep.

Serviced by Hartwell railway station, tram route 75 and the Monash Freeway, you really are connected to all points of Melbourne. You'll also find Burwood railway station nearby — a key link in the first stage of the proposed Suburban Rail Loop, with building commencing in 2022*.



AND THE POINT?

It's inner east without the hustle and bustle of it, maintaining the feel of the suburbs. And that's just one of over half a million reasons why this point in Melbourne will be a key driver in your successful property acquisition.

*HT TPS://BIGBUILD.VIC.GOV.AU/PROJECTS/SUBURBAN-RAIL-LOOP

·BURWOOD·

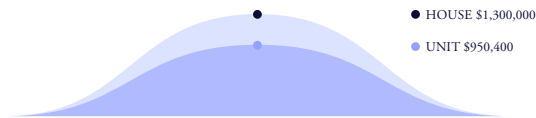
SUBURB PROFILE

ON THE MAP: BURWOOD

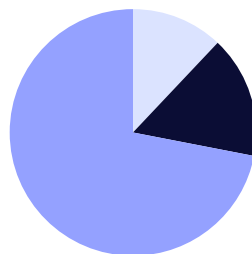


Located 14 km east of Melbourne's CBD, Burwood is serviced by main arterials including Burwood Highway and the Monash Freeway. The neighbourhood is mainly residential and features tracts of open space scattered throughout the suburb including Gardiners Creek Reserve, Bennettswood Sports Ground and Wattle Park. The suburb also features a number of retirement villages and nursing homes, as well as Deakin University – Burwood Campus.

MEDIAN RESIDENTIAL PRICES



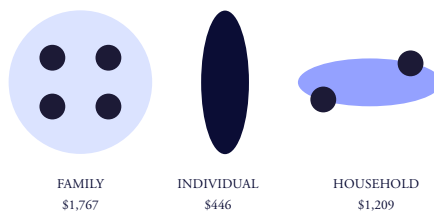
POPULATION



TOTAL: 15,019

● 15-65	● >15	● 65+
75%	13%	15.5%
10,744	1,951	2,337

WEEKLY INCOME



•BURWOOD•



PROPERTY PARTICULARS



PRINCIPLE OUTGOINGS

COUNCIL RATES:

101-109 BURWOOD HIGHWAY \$13,685.05.

LAND TAX: (SINGLE HOLDING).

101-109 BURWOOD HIGHWAY \$65,866.43.

3 EDWARDS STREET \$2,828.02

SITE DETAILS

BURWOOD HIGHWAY FRONTAGE: 48 M.

EDWARDS STREET FRONTAGE: 63 M.

OVER 110 M* OF COMBINED STREET FRONTAGE.

TITLE PARTICULARS

VOLUME 9700 FOLIO 877.

VOLUME 9938 FOLIO 821.

VOLUME 9307 FOLIO 125.

ZONING

MIXED-USE.



TENANCY DETAILS



Known as Bayford Group within Victoria, Autopact operate 28 dealerships across the eastern seaboard and represent 29 different makes of automobiles.

www.autopact.com.au

TENANT

AUTOPACT VICTORIA PTY LTD T/A BURWOOD NISSAN.

CURRENT RENTAL

\$552,000 P.A.NET.

LEASE TERM

THREE (3) YEARS, ONE (1) MONTH AND THREE (3) DAYS.

FURTHER TERM

FIVE (5) FURTHER TERMS OF THREE (3) YEARS.

COMMENCEMENT DATE

29TH JANUARY 2021.

RENTAL REVIEWS

ANNUAL INCREASES OF 3%, MARKET VALUE AT OPTION.

OUTGOINGS

PAYABLE BY TENANT EXCLUDING LAND TAX.

SECURITY DEPOSIT

EQUIVALENT TO THREE (3) MONTHS RENTAL PLUS GST.



CONTACT DETAILS



-IAN ANGELICO
MANAGING DIRECTOR - AGENCY
M: 0418 336 088
E: IAN.ANGELICO@CVA.MELBOURNE

POINT OF INTEREST.

In more than 30 years, Ian has witnessed the successful signing of more than two thousand commercial real estate transactions – which is more of a legacy, than a track record. And it's one that has been achieved by adopting a methodical approach amongst a myriad of changing variables. It's one that has been sharpened through his holistic exposure to commercial projects across all points of Melbourne. By focusing on maximising each property's profitability, Ian ensures that at the end of the day, it's the bottom line that determines his success. That, and the time it takes him to cross the Westgate amongst peak hour – time is money, after all.

POINT OF VIEW.

"Business, similar to commercial property, comes down to economics – the all-important dollar. And so, those in the market must recognise that when providing platforms for businesses to transition from ideas to implementation, the price must be right not just today but tomorrow, too."



-JARROD MORAN
DIRECTOR - AGENCY EASTERN/
NORTHERN REGIONS
M: 0413 251 621
E: JARROD.MORAN@CVA.MELBOURNE

POINT OF INTEREST.

The key word you're looking for is knowledge. It's Jarrod's established market understanding, extensive business experience and strong work ethic defined by motivation and dedication, that makes him a seasoned asset not just to CVA but to your day to day. And it's this energy that amplifies opportunity — in Melbourne, in the market and in the minds of his clients.

POINT OF VIEW.

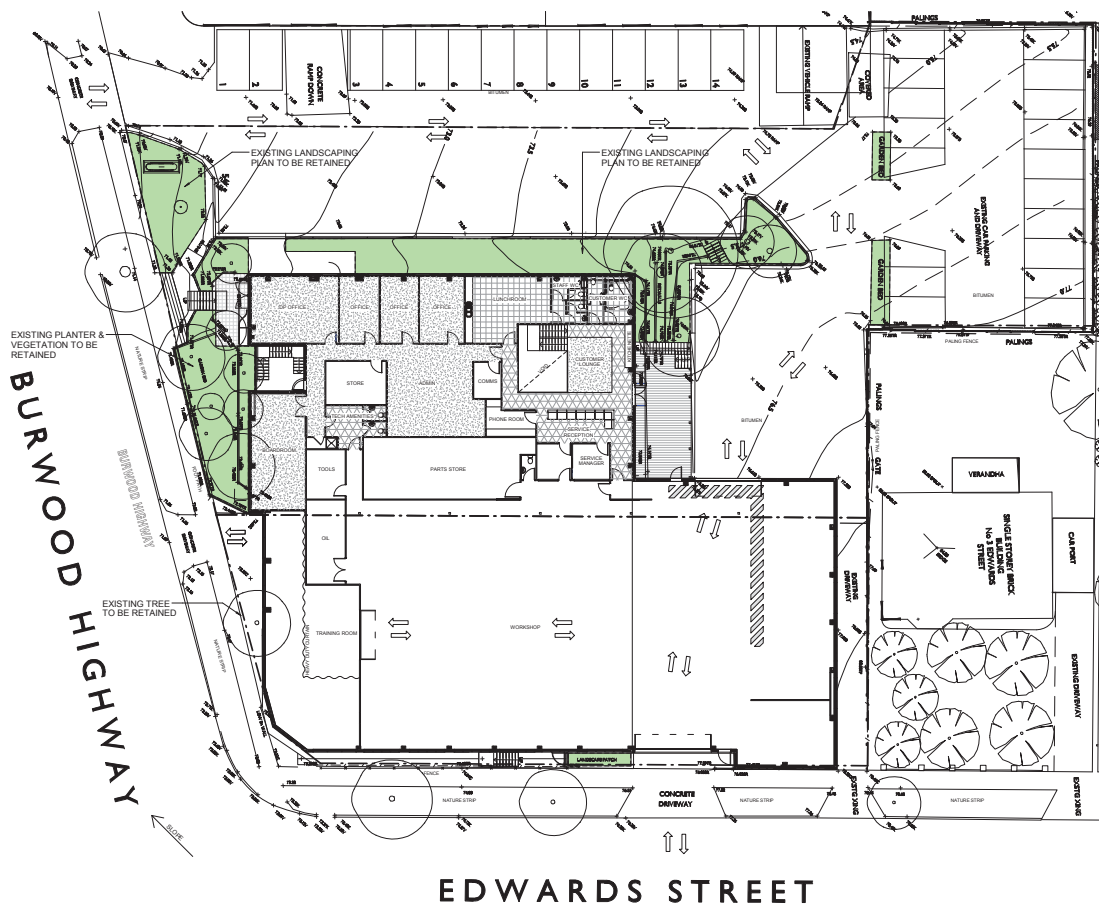
"Commercial property is the gatekeeper for unlocking personal wealth. And although that definition differs amongst every one of our clients, it's our purpose to act as the conduit in achieving key objectives that meet your individual aspirations."

•BURWOOD•



APPENDICES

SITE PLAN



1 LANDSCAPE PLAN
210 1:150

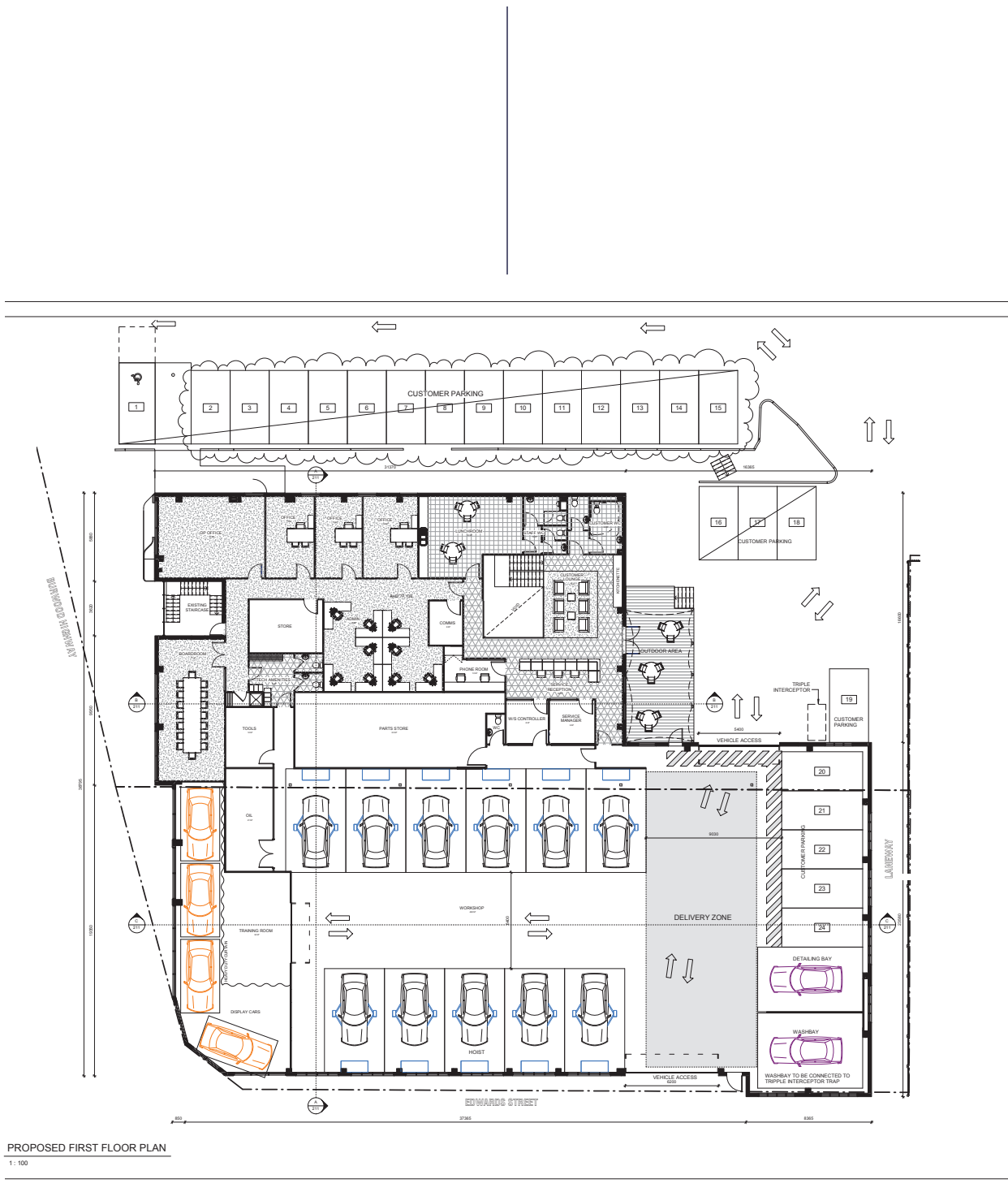
•BURWOOD•

SITE PLAN



APPENDICES

SITE PLAN

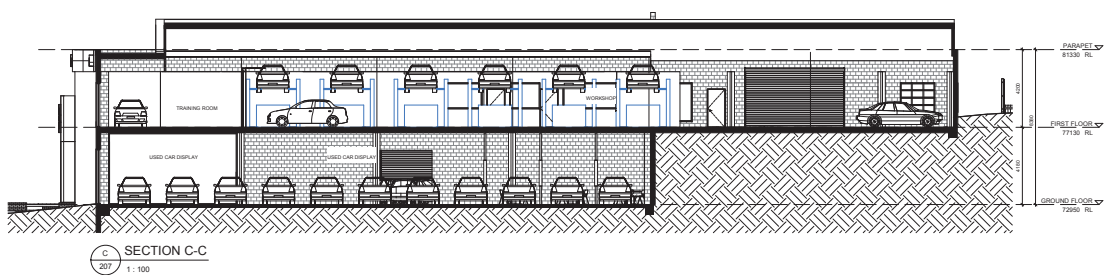
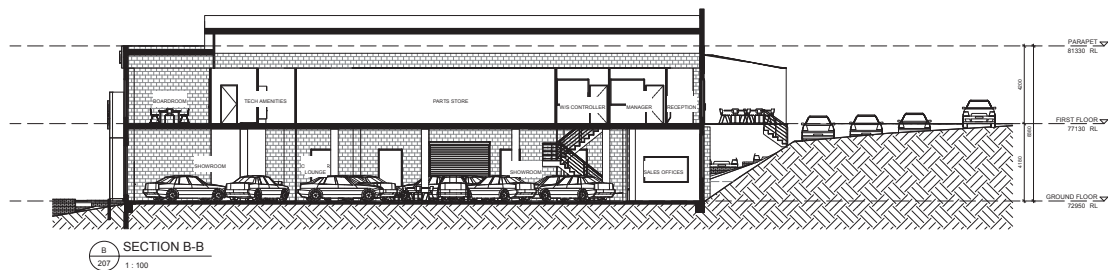
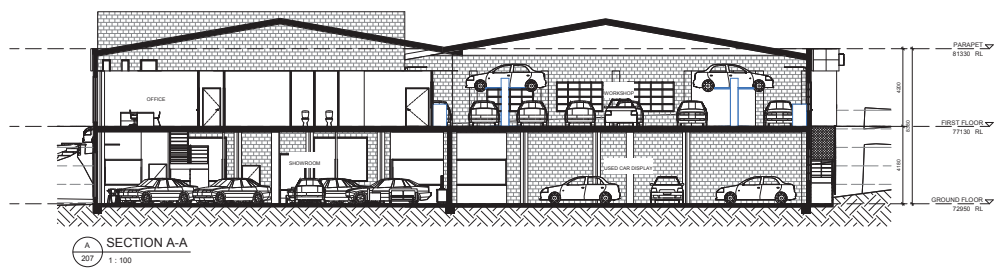


SITE PLAN



APPENDICES

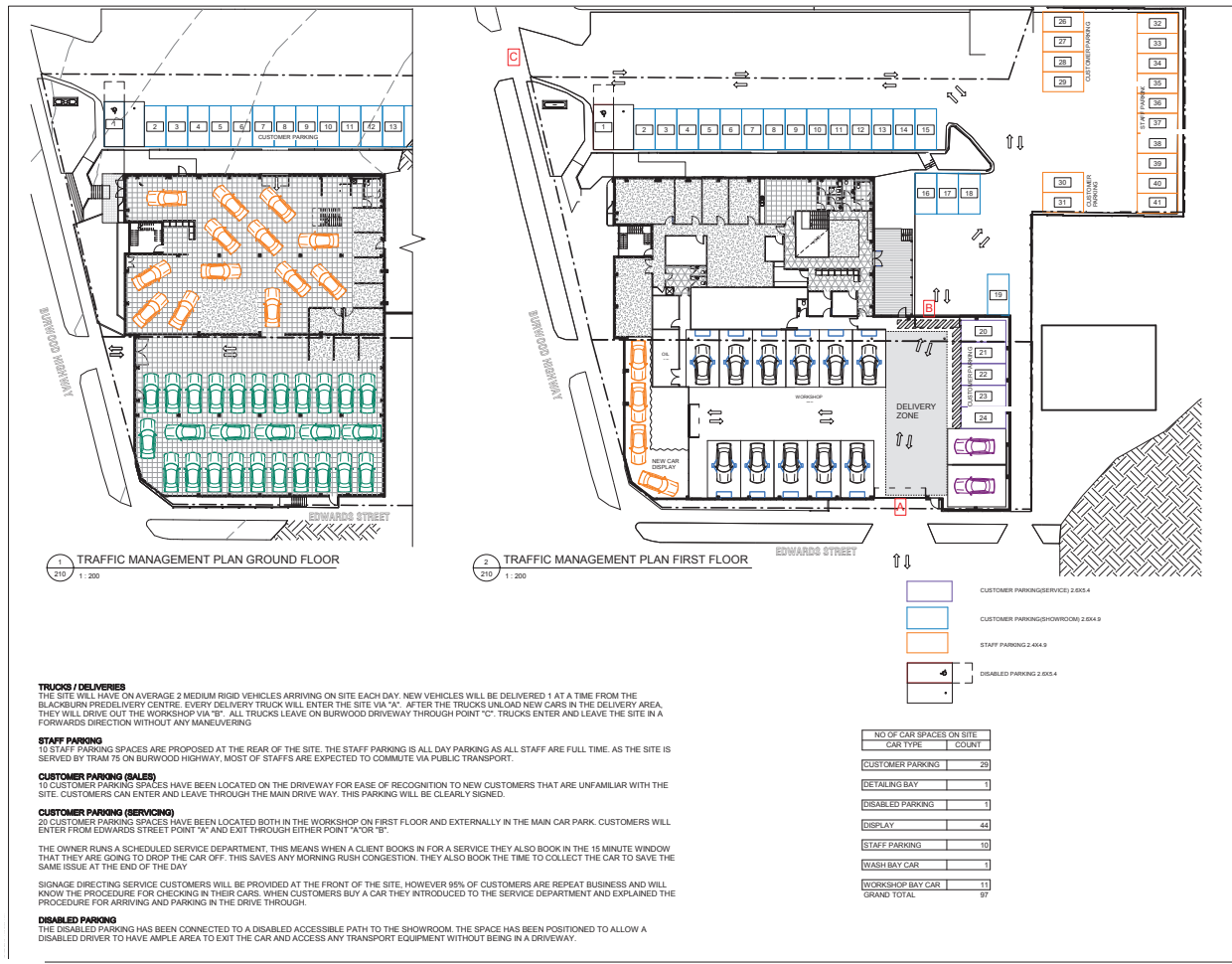
SITE PLAN



•BURWOOD•

APPENDICES

SITE PLAN



·BURWOOD·

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

32.04
31/07/2018
VC148

MIXED USE ZONE

Shown on the planning scheme map as **MUZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

32.04-1
15/07/2013
VC100

Objectives

A schedule to this zone may contain objectives to be achieved for the area.

32.04-2
26/05/2020
VC175

Table of uses

Section 1 – Permit not required

Use	Condition
Art gallery	
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals.
Dwelling (other than Bed and breakfast)	
Food and drink premises	The leasable floor area must not exceed 150 square metres.
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area must not exceed 250 square metres.
Museum	
Office (other than Medical centre)	The leasable floor area must not exceed 250 square metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.

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ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

Use	Condition
Racing dog husbandry	Must be no more than 2 animals.
Railway	
Residential aged care facility	
Rooming house	Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex product shop)	The leasable floor area must not exceed 150 square metres.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)	
Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)	
Domestic animal boarding	
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Grazing animal production	
Industry (other than Materials recycling and Transfer station)	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation (other than Informal outdoor recreation)	
Place of assembly (other than Art gallery, Carnival, Circus, Museum and Place of worship)	
Retail premises (other than Food and drink premises and Shop)	
Utility installation (other than Minor utility installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10.
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal production (other than Grazing animal production)
Brothel

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

Use																	
Extractive industry																	
Materials recycling																	
Transfer station																	
<hr/>																	
32.04-3 31/07/2018 VC148	<p>Use for industry, service station and warehouse</p> <p>Amenity of the neighbourhood</p> <p>The use of land for an industry, service station or warehouse must not adversely affect the amenity of the neighbourhood, including through:</p> <ul style="list-style-type: none"> ▪ The transport of materials or goods to or from the land. ▪ The appearance of any stored materials or goods. ▪ Traffic generated by the use. ▪ Emissions from the land. 																
32.04-4 31/07/2018 VC148	<p>Subdivision</p> <p>Permit requirement</p> <p>A permit is required to subdivide land.</p> <p>An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:</p> <ul style="list-style-type: none"> ▪ Must meet all of the objectives included in the clauses specified in the following table. ▪ Should meet all of the standards included in the clauses specified in the following table. <table> <tr> <th>Class of subdivision</th><th>Objectives and standards to be met</th></tr> <tr> <td>60 or more lots</td><td>All except Clause 56.03-5.</td></tr> <tr> <td>16 – 59 lots</td><td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td></tr> <tr> <td>3 – 15 lots</td><td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td></tr> <tr> <td>2 lots</td><td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td></tr> </table> <p>VicSmart applications</p> <p>Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.</p> <table> <tr> <th>Class of application</th><th>Information requirements and decision guidelines</th></tr> <tr> <td>Subdivide land to realign the common boundary between 2 lots where:</td><td>Clause 59.01</td></tr> <tr> <td> <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. </td><td></td></tr> </table>	Class of subdivision	Objectives and standards to be met	60 or more lots	All except Clause 56.03-5.	16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.	3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.	2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.	Class of application	Information requirements and decision guidelines	Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01	<ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	
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60 or more lots	All except Clause 56.03-5.																
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3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.																
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.																
Class of application	Information requirements and decision guidelines																
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01																
<ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 																	

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

Class of application	Information requirements and decision guidelines
Subdivide land into lots each containing an existing building or car parking space where:	Clause 59.02
<ul style="list-style-type: none"> The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	
Subdivide land into 2 lots if:	Clause 59.02
<ul style="list-style-type: none"> The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. Has started lawfully. The subdivision does not create a vacant lot. 	

32.04-5
31/07/2018
VC148

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres. A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct an outbuilding or extend a dwelling if the development:	Clause 59.14
<ul style="list-style-type: none"> Does not exceed a building height of 5 metres. Is not visible from the street (other than a lane) or a public park. 	

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none">Meets the requirements in the following standards of Clause 54:<ul style="list-style-type: none">A10 Side and rear setbacks.A11 Walls on boundaries.A12 Daylight to existing windows.A13 North-facing windows.A14 Overshadowing open space.A15 Overlooking. <p>For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.</p> <p>If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.</p>	

32.04-6
31/07/2018
VC148

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.	Clause 59.03

32.04-7
15/07/2013
VC100

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.04-8
26/10/2018
VC152

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.04-9
04/12/2020
VC180

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works where: <ul style="list-style-type: none">▪ The building or works are not associated with a dwelling, primary school or secondary school and have an estimated cost of up to \$100,000; or	Clause 59.04

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none">▪ The building or works are associated with a primary school or secondary school and have an estimated cost of up to \$500,000; and▪ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:<ul style="list-style-type: none">– A10 Side and rear setbacks.– A11 Walls on boundaries.– A12 Daylight to existing windows.– A13 North-facing windows.– A14 Overshadowing open space.– A15 Overlooking. <p>For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.</p> <p>If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.</p>	

32.04-10
26/10/2018
VC152

Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

This does not apply to a building or works for a residential aged care facility.

32.04-11
26/10/2018
VC152

Maximum building height requirement

A building must not be constructed that exceeds the maximum building height specified in a schedule to this zone.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.
- It is a residential aged care facility and the maximum building height in the schedule to the zone is less than 16 metres.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in this zone or a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.04-12

26/10/2018
VC152

Application requirements

General

Any application requirements specified in a schedule to this zone.

Use for industry and warehouse

Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Buildings and works associated with a Section 2 use

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
 - The layout of proposed buildings and works.
 - An elevation of the building design and height.
 - Setbacks to property boundaries.
 - All proposed access and pedestrian areas.
 - All proposed driveway, car parking and loading areas.
 - Existing vegetation and proposed landscape areas.
 - The location of easements and services.

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

32.04-13

26/10/2018
VC152

Exemption from notice and review

Subdivision

An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Other applications

A schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

32.04-14

24/01/2020
VC160

Decision guidelines

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth Zone.

Use for industry, service station and warehouse

- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- Whether the use is compatible with adjoining and nearby land uses.
- For non-residential uses, the proposed hours of operation, noise and any other likely off-site amenity impacts.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Construction and extension of one dwelling on a lot

- The objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

APPENDICES

ZONING AND PLANNING OVERLAYS

VICTORIA PLANNING PROVISIONS

32.04-15
26/10/2018
VC152

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.

APPENDICES

ZONING AND PLANNING OVERLAYS

WHITEHORSE PLANNING SCHEME

15/07/2013
VC100

SCHEDULE TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ**.

WHITEHORSE MIXED USE AREAS

1.0

15/07/2013
VC100

Objectives

None specified.

2.0

15/07/2013
VC100

Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0

15/07/2013
VC100

Maximum building height requirement

None specified.

4.0

15/07/2013
VC100

Exemption from notice and review

None specified.

5.0

15/07/2013
VC100

Application requirements

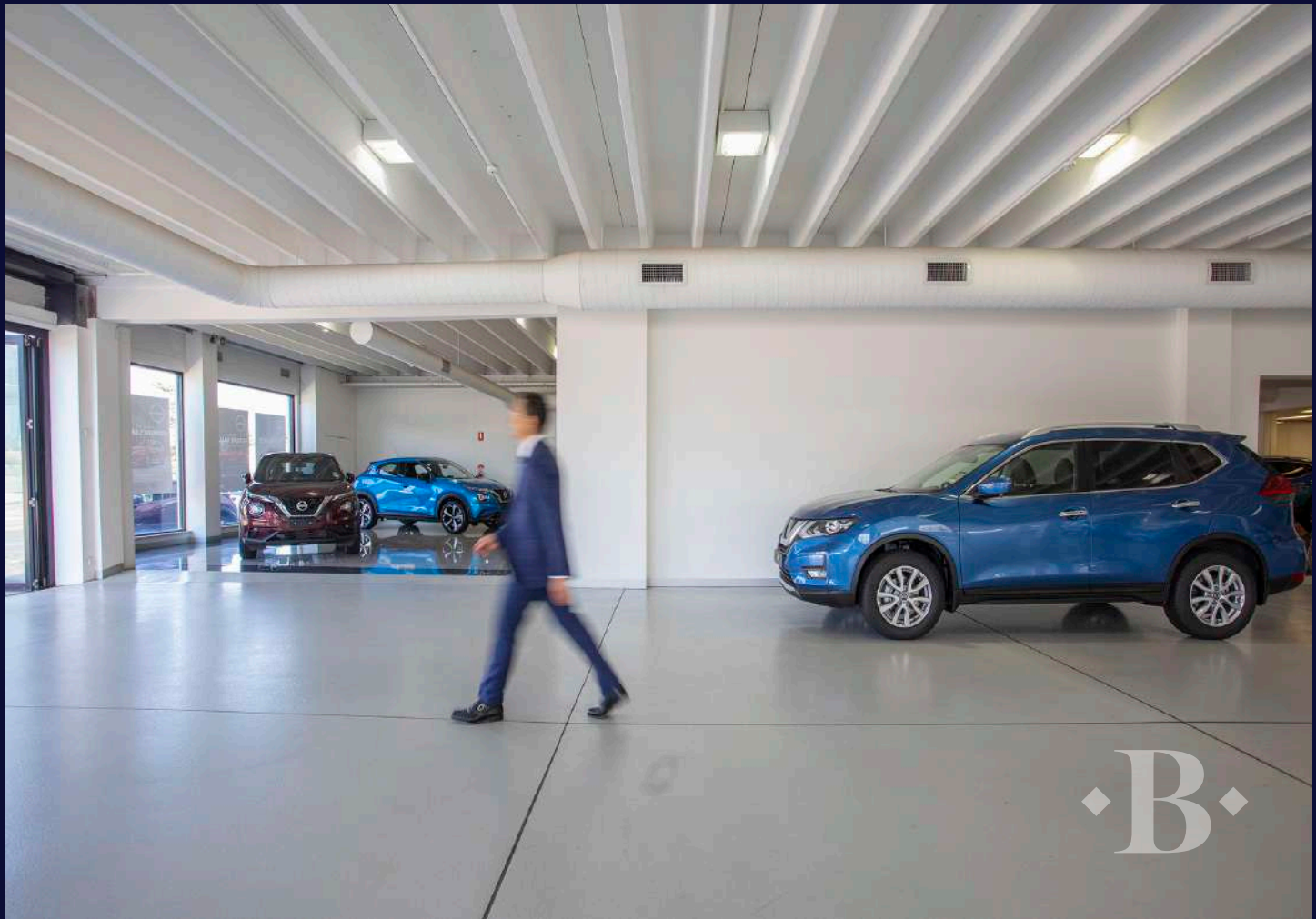
None specified.

6.0

15/07/2013
VC100

Decision guidelines

None specified.



APPENDICES

TITLE PLAN

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TITLE PLAN		EDITION 1	TP 192898F						
Location of Land Parish: NUNAWADING Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 7118 Derived From: VOL 9307 FOL 125 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 20/10/1999 VERIFIED: PLJ							
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 7 (PT) ON LP 7118</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 7 (PT) ON LP 7118	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 7 (PT) ON LP 7118									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201166 x Links	Sheet 1 of 1 sheets							

•BURWOOD•

APPENDICES

TITLE PLAN

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TITLE PLAN		EDITION 1	TP 457822S
Location of Land Parish: NUNAWADING Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: CP 169684Y Derived From: VOL 9938 FOL 821 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information ALL THAT PIECE OF LAND IN THE PARISH OF NUNAWADING BEING THE LAND IN PLAN OF CONSOLIDATION NO.169684Y WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON AS TO THE LAND SHOWN MARKED "X" AND "E-4" TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE LAND SHOWN MARKED "A-1" AND TOGETHER WITH A RIGHT TO USE THE LAND COLOURED YELLOW AND PURPLE ON THE MAP ON CERTIFICATE OF TITLE VOL.4334 FOL.617 FOR DRAINAGE PURPOSES-		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 22/08/2002 VERIFIED: LW	
ENCUMBRANCES AS TO THE LAND SHOWN MARKED "E-1" "E-2" AND "E-3" THE EASEMENTS EXISTING OVER THE SAME BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT SEE PLAN OF SUBDIVISION NO.200331C AS TO THE LAND SHOWN MARKED "E-2" AND "E-3" THE DRAINAGE EASEMENT CREATED BY TRANSFERS 906450 AND 942855 AS TO THE LAND SHOWN MARKED "E-4" THE CARRIAGE WAY EASEMENT RESERVED BY TRANSFER N983813V			
LENGTHS ARE IN METRES Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets	

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83/28/4

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 47A	LP 200331C EDITION 1 CHART 18
PARISH: NUNAWADING	APPROPRIATIONS GREEN - DRAINAGE & SEWERAGE GREEN HATCHED - SEWERAGE BLUE HATCHED - DRAINAGE & SEWERAGE
COUNTY: BOULDER	ENCUMBRANCES BLUE & BLUE HATCHED - DRAINAGE VIDE LP 7118 & TRANSFERS 906450 & 942855.

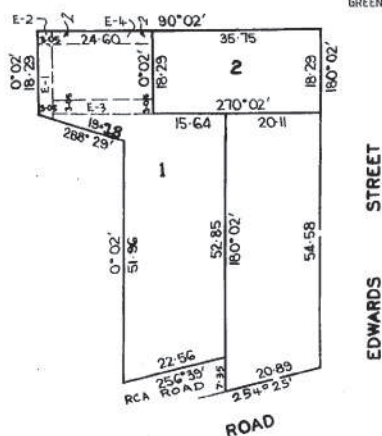
APPROVED 2/12/85

V4929 F746
V9462 F303
V9640 F044

COLOUR CONVERSION

BLUE	=	E 1
BLUE HATCHED	=	E 2
GREEN	=	E 3
GREEN HATCHED	=	E 4

LP2003910



RESOLVED, That the Council of the
Municipality of Burwood do hereby
authorize the Mayor to execute the
necessary documents for the purpose
of obtaining a license for the
Municipality of Burwood to operate
a public library in the year 1908.
A copy of such resolution
may be obtained by any person
without fee at the
office of the Council.

APPROVED
 [Signature]
 Assistant Registrar of Titles
 DATE 2/2/85 TIME 5:00

200331

CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
<p>I hereby certify that on the _____ day of _____ A.D. 19____ at _____ the Board of Health of the City of New York, after reading the application of _____ and after hearing the same, have approved the same and have caused this certificate to be signed by me as President of said Board.</p> <p><i>[Signature]</i></p> <p>President</p>	<p>I CERTIFY THAT THIS PLAN HAS BEEN MADE BY DIMMICK & GATES PTY. LTD. AND ACCORDS WITH TITLE AND IS MATHEMATICALLY CORRECT AND IS BASED ON SURVEY.</p> <p style="text-align: right;"><i>N. Gates</i></p> <p>LICENSED SURVEYOR DATE: 1-9-83</p>

•BURWOOD•

APPENDICES
DEPRECIATION SCHEDULE ESTIMATES



4. Diminishing Value Depreciation Schedule

**Capital Expenditure Incurred on Depreciating Assets Upon
Refurbishment of
101 Burwood Highway, Burwood VIC**

Prepared for
Blackburn Motor Group Pty Ltd

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278
Level 13
90 Collins Street
MELBOURNE VIC 3000
Tel: 03 9915 6300 Fax: 03 9915 6399

101 Burwood Highway, Burwood VIC
File Ref 3125066394
30 November 2015

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APPENDICES

DEPRECIATION SCHEDULE ESTIMATES



Refurbishment of 101 Burwood Highway, Burwood VIC

Capital Expenditure Incurred Upon Depreciating Assets	Total Cost 30-Jun-15	Diminishing Value Rate	Depreciation For First 366 Days	WDV 30-Jun-16
	\$	%	\$	\$
Air-conditioning				
1. Room units	3,495	20.00	699	2,796
2. Package units (Air conditioning)	120,069	13.34	16,017	104,052
Car Parking				
1. Hydraulic elevated platforms and hoists	48,677	20.00	9,735	38,941
Carpets				
1. Commercial Building	41,645	25.00	10,411	31,233
2. Artificial grass and matting	11,264	40.00	4,505	6,758
Compressed Air Plant and Reticulation	5,540	28.58	1,583	3,957
Electrical Machinery and Equipment				
1. Distribution gear	61,529	10.00	6,153	55,376
2. Motors	3,120	10.00	312	2,808
Fire Control and Alarm Systems				
1. Detection and alarm systems, fire indicator panel	10,609	16.66	1,767	8,842
2. Detection and alarm systems, heat, manual call point, multi type and smoke detectors	64,091	10.00	6,409	57,682
3. Emergency warning and intercommunication system	13,942	16.66	2,323	11,619
Furniture and Fittings				
1. Furniture	18,381	15.00	2,757	15,624
Garden Watering Systems	1,074	20.00	215	859
Hot Water Installation	4,244	13.34	566	3,678
Linoleum, Vinyl and Similar Floor Coverings	4,749	20.00	950	3,799
Carried forward	412,427		64,404	348,024

101 Burwood Highway, Burwood VIC
File Ref 3125066394
30 November 2015

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APPENDICES

DEPRECIATION SCHEDULE ESTIMATES



Refurbishment of 101 Burwood Highway, Burwood VIC

Capital Expenditure Incurred Upon Depreciating Assets	Total Cost 30-Jun-15 \$	Diminishing Value Rate %	Depreciation For First 366 Days \$	WDV 30-Jun-16 \$
Brought forward	412,427		64,404	348,024
Pump sets incorporating switch boards, starters, motors, pumps and pressure reducing valves	1,872	8.00	150	1,722
Security Systems and Equipment				
1. Access control systems, code pad, door controllers, detectors and noise makers	14,988	40.00	5,995	8,993
Sewerage and Trade Effluent Plant	16,850	10.00	1,685	15,165
Ventilation Fans				
1. Ventilation Fans	3,120	10.00	312	2,808
Office Furniture				
Furniture, Freestanding				
1. Reception furniture	9,863	20.00	1,973	7,891
Subtotal	459,121		74,518	384,603
Environmental Protection Activities	73,962	100.00	73,962	
Project Pool [note 1]				
1. Site preparation costs	124,954	5.00	6,248	118,706
2. Ornamental trees and shrubs	1,875	5.00	94	1,781
Total	659,911		154,821	505,090

[Note1] The project pool is always depreciated using the diminishing value method.
The effective life is based on the effective life of the building.

APPENDICES
DEPRECIATION SCHEDULE ESTIMATES



5. Prime Cost Depreciation Schedule

**Capital Expenditure Incurred on Depreciating Assets Upon
Refurbishment of
101 Burwood Highway, Burwood VIC**

Prepared for
Blackburn Motor Group Pty Ltd

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278
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MELBOURNE VIC 3000
Tel: 03 9915 6300 Fax: 03 9915 6399

101 Burwood Highway, Burwood VIC
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APPENDICES

DEPRECIATION SCHEDULE ESTIMATES



Refurbishment of 101 Burwood Highway, Burwood VIC

Capital Expenditure Incurred Upon Depreciating Assets	Total Cost 30-Jun-15	Prime Cost Rate	Depreciation For First 366 Days	WDV 30-Jun-16
	\$	%	\$	\$
Air-conditioning				
1. Room units	3,495	10.00	349	3,145
2. Package units (Air conditioning)	120,069	6.67	8,009	112,061
Car Parking				
1. Hydraulic elevated platforms and hoists	48,677	10.00	4,868	43,809
Carpets				
1. Commercial Building	41,645	12.50	5,206	36,439
2. Artificial grass and matting	11,264	20.00	2,253	9,011
Compressed Air Plant and Reticulation	5,540	14.29	792	4,749
Electrical Machinery and Equipment				
1. Distribution gear	61,529	5.00	3,076	58,453
2. Motors	3,120	5.00	156	2,964
Fire Control and Alarm Systems				
1. Detection and alarm systems, fire indicator panel	10,609	8.33	884	9,725
2. Detection and alarm systems, heat, manual call point, multi type and smoke detectors	64,091	5.00	3,205	60,886
3. Emergency warning and intercommunication system	13,942	8.33	1,161	12,780
Furniture and Fittings				
1. Furniture	18,381	7.50	1,379	17,002
Garden Watering Systems	1,074	10.00	107	966
Hot Water Installation	4,244	6.67	283	3,961
Linoleum, Vinyl and Similar Floor Coverings	4,749	10.00	475	4,274
Carried forward	412,427		32,202	380,226

101 Burwood Highway, Burwood VIC
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APPENDICES

DEPRECIATION SCHEDULE ESTIMATES



Refurbishment of 101 Burwood Highway, Burwood VIC

Capital Expenditure Incurred Upon Depreciating Assets	Total Cost 30-Jun-15 \$	Prime Cost Rate %	Depreciation For First 366 Days \$	WDV 30-Jun-16 \$
Brought forward	412,427		32,202	380,226
Pump sets incorporating switch boards, starters, motors, pumps and pressure reducing valves	1,872	4.00	75	1,797
Security Systems and Equipment				
1. Access control systems, code pad, door controllers, detectors and noise makers	14,988	20.00	2,998	11,990
Sewerage and Trade Effluent Plant	16,850	5.00	842	16,007
Ventilation Fans				
1. Ventilation Fans	3,120	5.00	156	2,964
Office Furniture				
Furniture, Freestanding				
1. Reception furniture	9,863	10.00	986	8,877
Subtotal	459,121		37,259	421,862
Environmental Protection Activities	73,962	100.00	73,962	
Project Pool [note 1]				
1. Site preparation costs	124,954	5.00	6,248	118,706
2. Ornamental trees and shrubs	1,875	5.00	94	1,781
Total	659,911		117,562	542,349

[Note1] The project pool is always depreciated using the diminishing value method.
The effective life is based on the effective life of the building.

APPENDICES
DEPRECIATION SCHEDULE ESTIMATES



6. Low-Value Pool Schedule

**Capital Expenditure Incurred on Depreciating Assets Upon
Refurbishment of
101 Burwood Highway, Burwood VIC**

Prepared for
Blackburn Motor Group Pty Ltd

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278
Level 13
90 Collins Street
MELBOURNE VIC 3000
Tel: 03 9915 6300 Fax: 03 9915 6399

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APPENDICES

DEPRECIATION SCHEDULE ESTIMATES



Refurbishment of 101 Burwood Highway, Burwood VIC

Capital Expenditure Incurred Upon Depreciating Assets - Low Value Pool	Total Cost 30-Jun-15	Diminishing Value Rate	Depreciation For First Year	WDV 30-Jun-16
	\$	%	\$	\$
Automatic Entry System and Mechanical Door Closers	7,002	18.75	1,313	5,689
Blinds	2,043	18.75	383	1,660
Electrical Machinery and Equipment				
1. Emergency lighting installation	6,815	18.75	1,278	5,537
2. Lighting units	96,037	18.75	18,007	78,030
Fire Control and Alarm Systems				
1. Fire crowd control equipment	9,735	18.75	1,825	7,910
2. Fire extinguishers	2,557	18.75	479	2,078
Furniture and Fittings				
1. Door mats	1,461	18.75	274	1,187
2. Furniture	3,781	18.75	709	3,072
3. Trade and information signs	871	18.75	163	707
Hand Dryers	4,056	18.75	761	3,296
Vehicle Control Equipment				
1. Non-electronic	670	18.75	126	544
Total	135,027		25,318	109,710

101 Burwood Highway, Burwood VIC
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APPENDICES

EXPRESSIONS OF INTEREST



Expressions of Interest Form

101-109 Burwood Highway, Burwood

Parties interested in the purchase of 101-109 Burwood Highway, Burwood are invited to complete this form and return to our office via email, post or facsimile no later than Thursday 25th March 2021 at 2pm.

ADDRESS TO: CVA Property Consultants
Attention: Ian Angelico
POST or HAND DELIVER 18-20 Russell Street, Melbourne VIC 3000
E-MAIL ian.angelico@cva.melbourne
FAX (03) 9654 4264

Purchasing Entity

Entity/Individual:

Address:

Attention:

Telephone:

ABN:

Email:

Proposed Purchase Terms

Purchase Price:

Deposit (%):

Settlement Period:

Conditions:

Solicitor

Company:

Attention:

Address:

Telephone:

Email:

Additional information or special conditions, which supports or clarifies a Registrant's submission, may be annexed to this 'Expressions of Interest Form'. The Contract of Sale, Vendor's Statement and any other available information has been provided to interested parties upon request.

Signed for and on behalf of the Purchasing Entity

Date

Name of Signatory (PLEASE PRINT)

NOTE: The Vendor has the right, at its sole discretion, to vary the sales process, to postpone or cancel the sale of the property and to modify or add any terms and conditions to any proposed contract of sale or Vendor's Statement which may be made available to a potential purchaser.

•BURWOOD•