



604 Mountain Highway, Bayswater VIC 3153

INFORMATION MEMORANDUM

FOR SALE VIA PUBLIC AUCTION

THURSDAY 18TH NOVEMBER 2021 AT 12PM



SALES OFFICE

03 8727 9555

20 Station Street, Bayswater VIC 3153

APPLEBY.COM.AU





Introduction

For Sale By Public Auction
Thursday 18th November at 12pm

Appleby Real Estate has great pleasure in offering this excellent entry level retail investment property for sale. Located in a fully occupied strip shopping complex the property is a retail/office building of 111m²* with land area of 181m²*. Front and rear parking accommodate customer access and private parking for employees.

The property has been leased to Logomonsta since 2014 with a current term of two years which is set to expire on 19/10/2022 and is currently returning \$17,473 net per annum.

Appleby Real Estate recommends all Investors, Owner Occupiers and Developers to seriously consider the opportunity this property has to offer.

Location

The property is located in the suburb of Bayswater, which is a large commercial/ industrial area located approximately 25 kilometres east of Melbourne CBD.

Situated on a service road with prime highway positioning offers high visibility and easy customer access. The property is located approximately 1km from the Bayswater Train Station and main shopping precinct with a bus stop at the front of the shopping strip.

Surrounded by long-standing, quality businesses, the shopping strip is a busy community service/retail hub offering a good mix of beauty, take-away food and mixed service businesses.

Anywhere 
Auctions Be there from anywhere

REGISTER TO BID or WATCH online:

<https://anywhereauctions.com.au/app/property?propertyId=18024>



Executive Summary

Excellent entry level retail investment opportunity.

Description

Retail/Office building in strip shopping complex.

Building Area

111 square metres*

Total Site Area

181 square metres*

Boundary Details

Frontage to Mountain Hwy:	6 metres*
Eastern boundary:	33 metres*
Southern boundary:	5.5 metres*
Western boundary:	32.8 metres*

Zoning

Commercial 1 Zone (C1Z) under the Knox City Council Planning Scheme

Title Particulars

Certificate of Title Volume 08521 Folio 283 being Lot 4 on Plan of Subdivision 050901.

Sale Process

Public Auction - Thursday 18th November 2021 At 12pm

Sale Terms

10% Deposit, Balance 60/90 Days

604 MOUNTAIN HIGHWAY
BAYSWATER 3153



Key Highlights Include

Opportunity to further develop the site (stca).

Development Opportunity (STCA)

The property offers opportunity to further develop.

Land Parcel

Flat allotment of 181 square metres with a frontage of 6 metres to Mountain Highway, the property has a site depth of 33 metres.

Building

The property comprises a well-maintained brick building of 111 square metres.

Major Arterials

The property is surrounded by major arterials, Canterbury Road, Scoresby Road and Boronia Road and is 3.5 kilometres from the Eastlink on/off ramp providing easy access to the M1 Freeway and Monash Freeway.

Major Retail Amenities

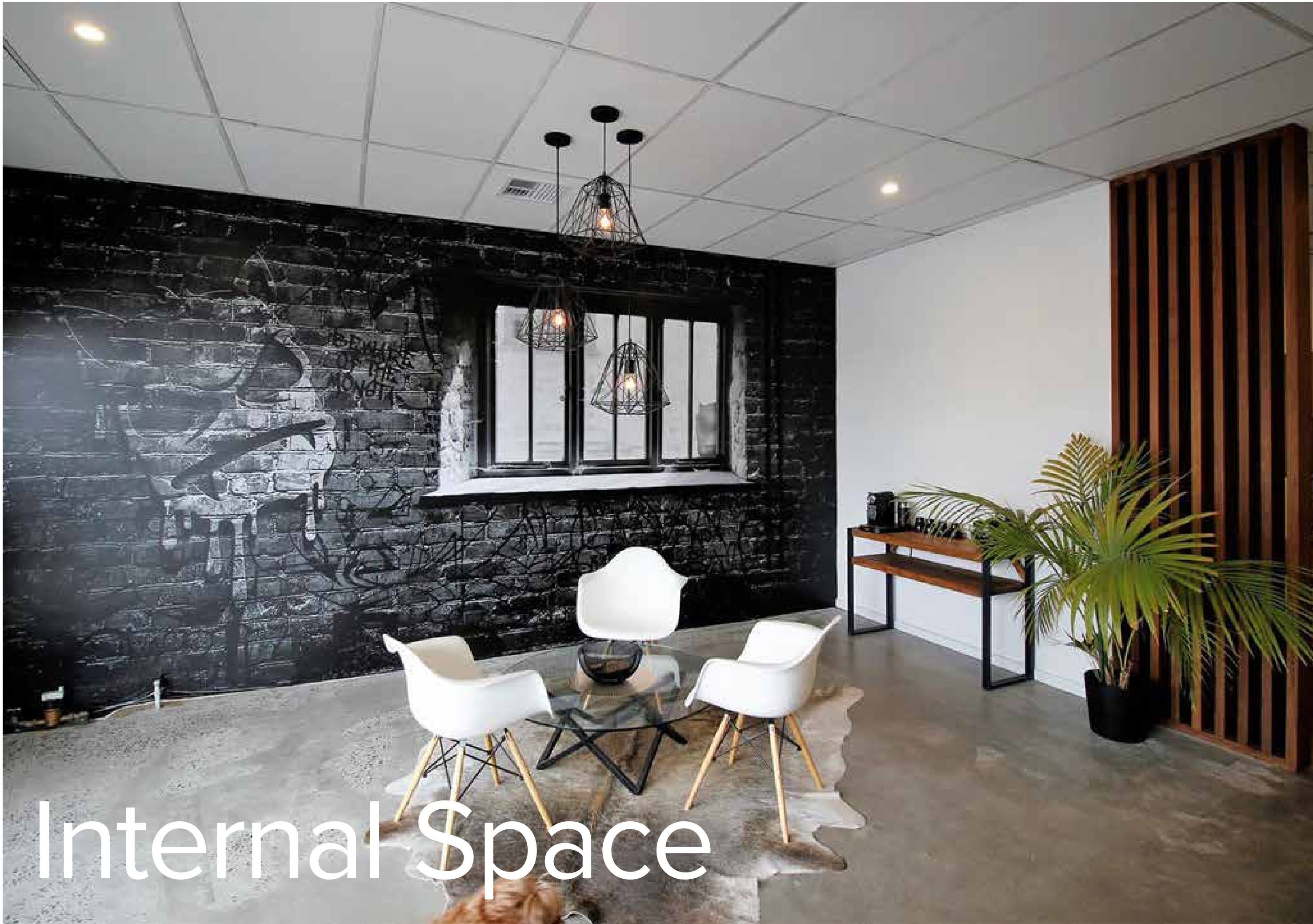
Retail amenities in close proximity include the Bayswater Mountain High Shopping Centre, Boronia Shopping Precinct and Westfield Knox.

Surrounded by National Businesses

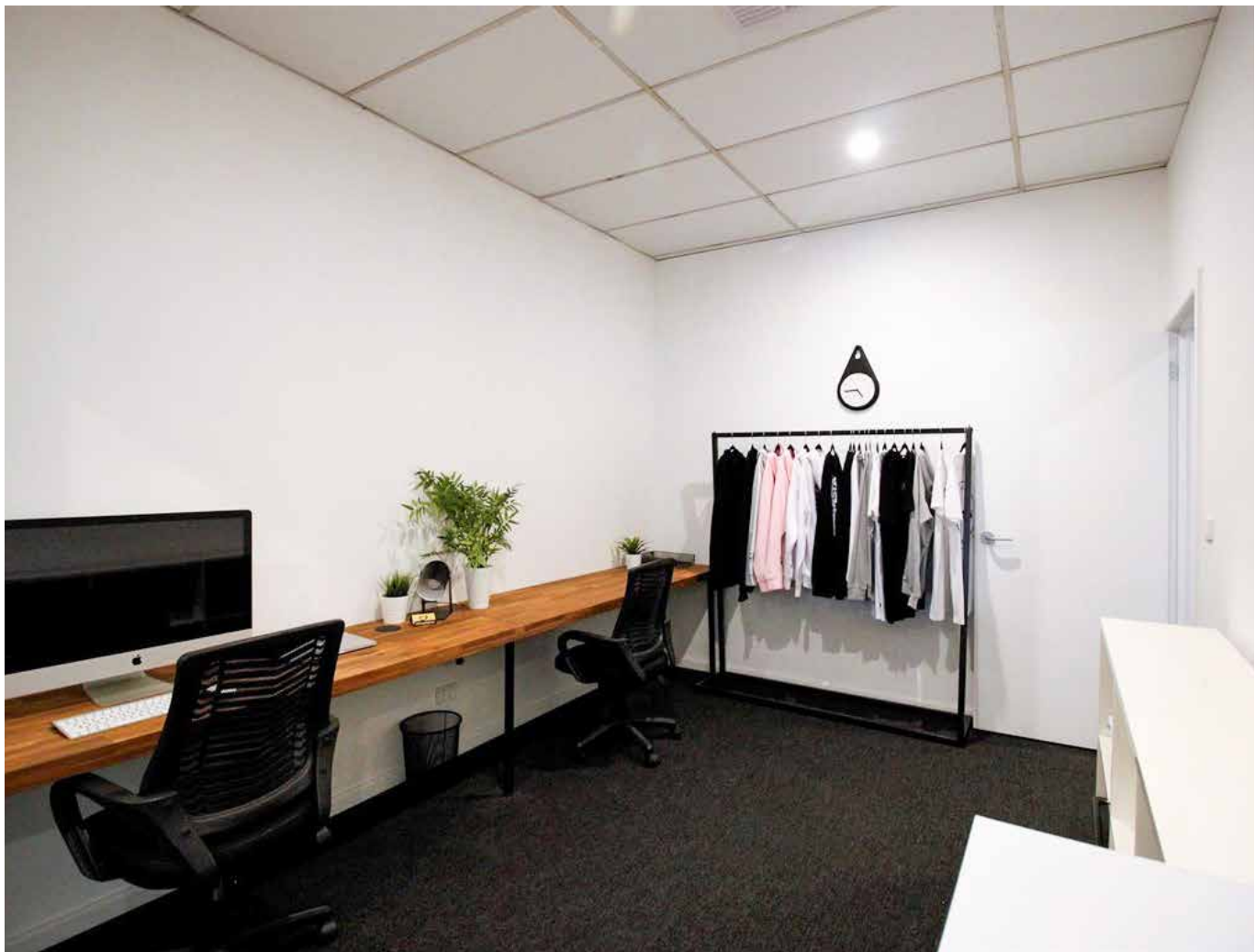
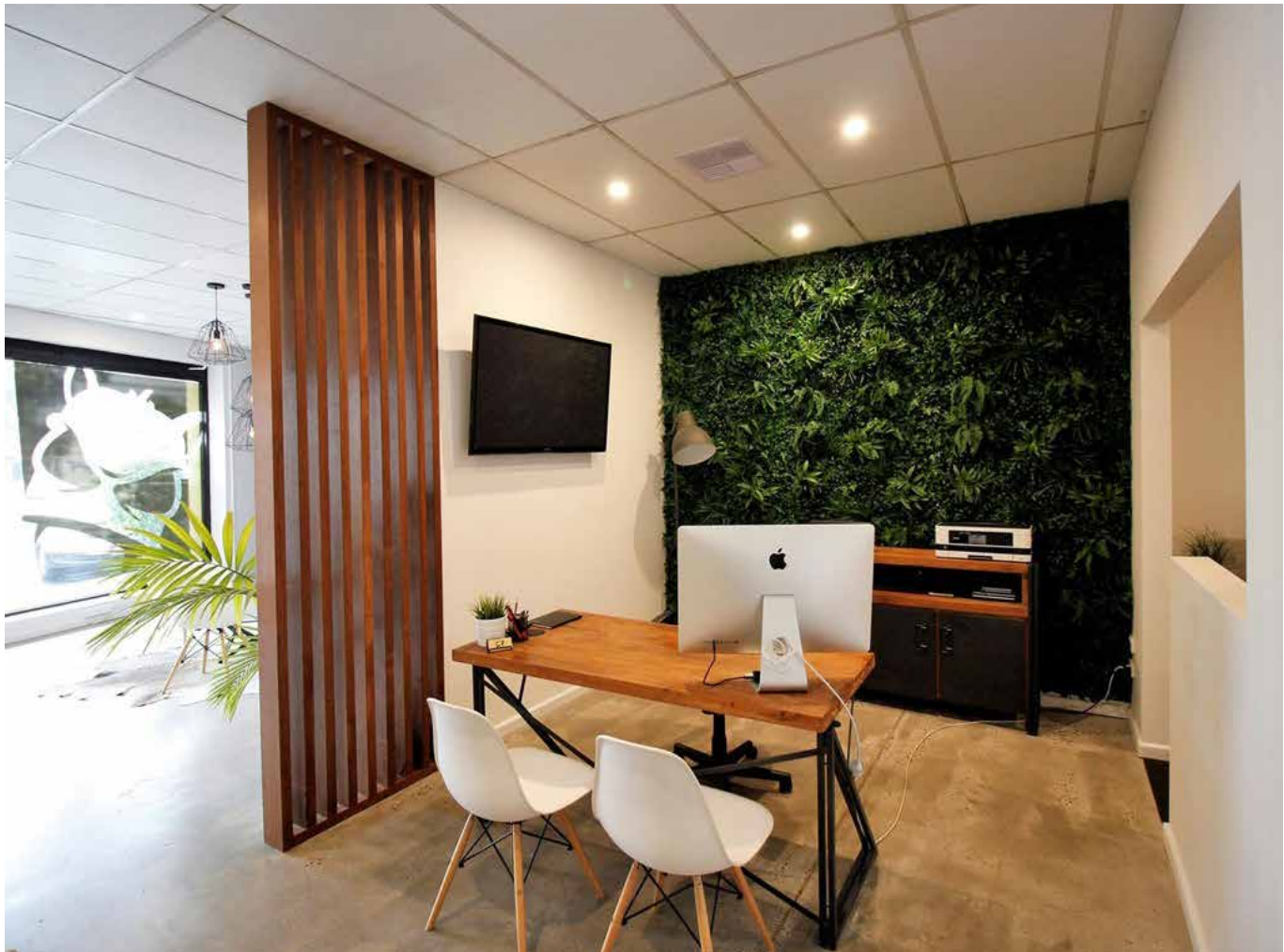
The property is surrounded by major traders including Cameron Transport Group, Plumbers Choice, Emerson Automation Solutions and Confoil Pty Ltd.

Public Transport

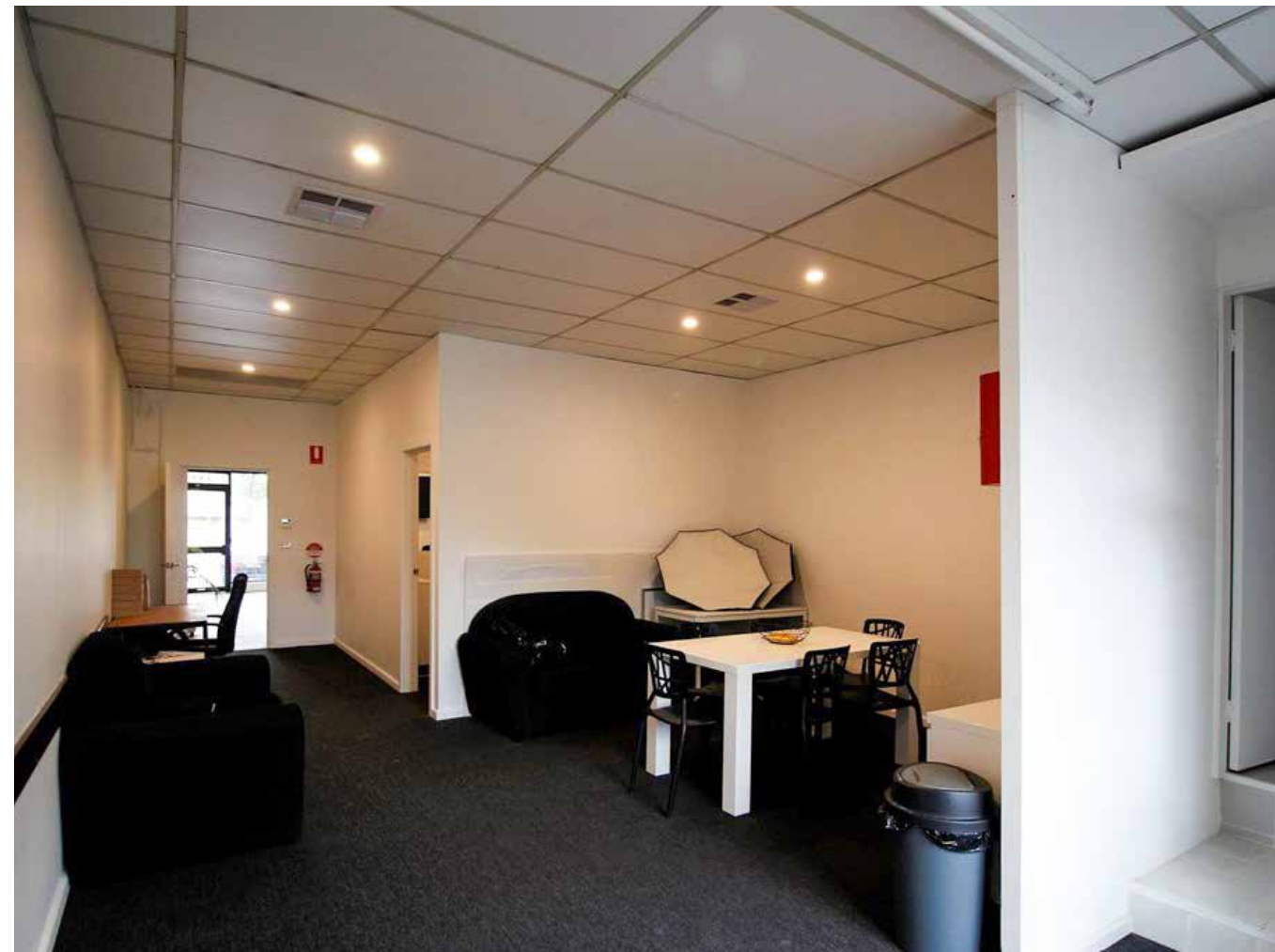
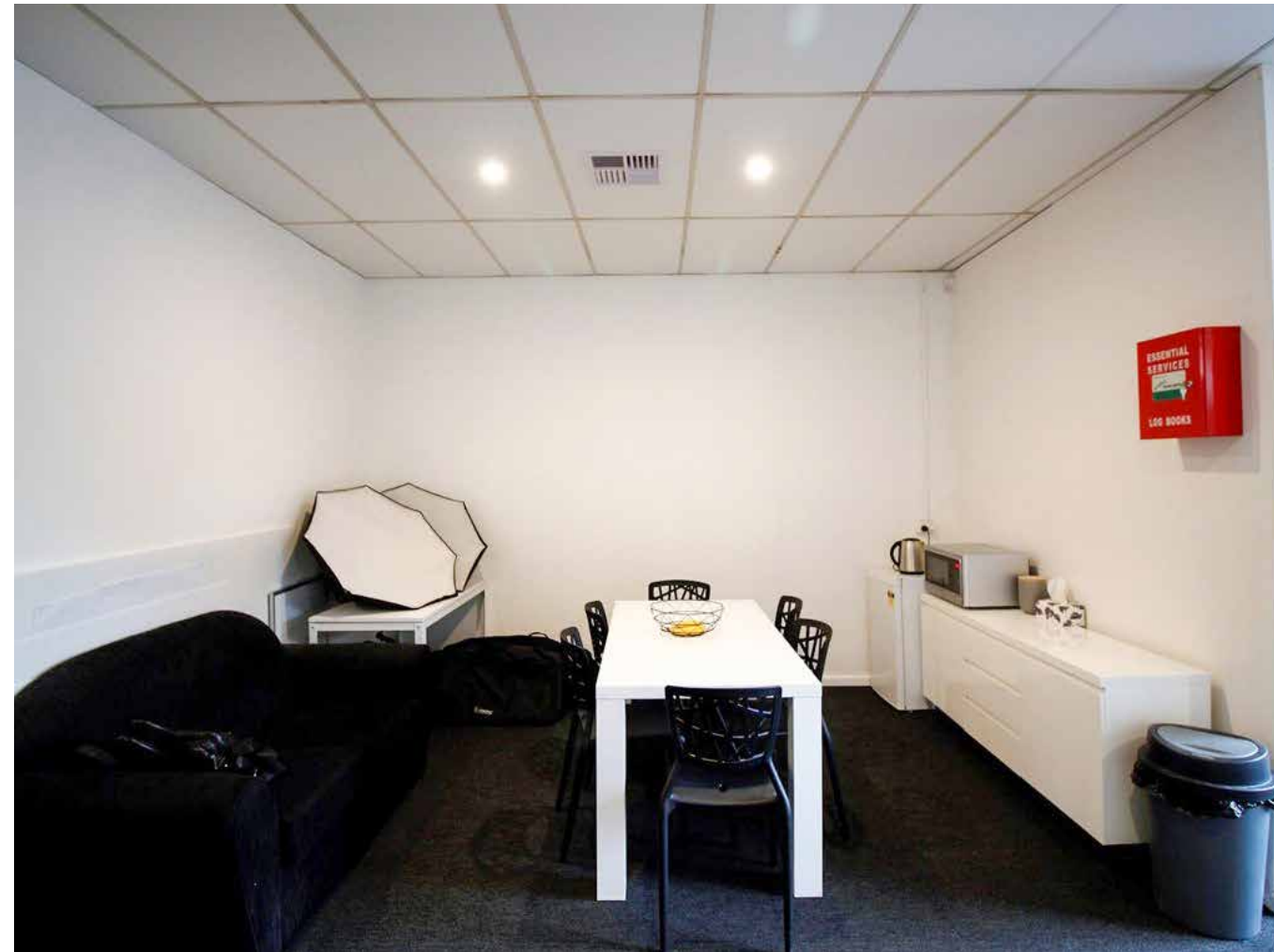
Bus services run on Mountain Highway and with a bus stop servicing the retail strip and Bayswater Train Station is within easy walking distance (approx 1km).



Internal Space







Contact Details

For more information or to organise an inspection time please contact:



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Disclaimer

This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not permissible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur.

Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement.

The sole purpose and basis of the provision of this report is for persons to decide if they wish to proceed with the inquiries in connection with the property. The Vendor/Landlord, its Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

**All areas listed are approximate.*





BAYSWATER
TRAIN STATION - 1KM

BAYSWATER SHOPPING
PRECINCT - 1KM

604
MOUNTAIN HWY

MOUNTAIN HIGHWAY

STUD ROAD

Aerial View

Property Report

Appendix 1



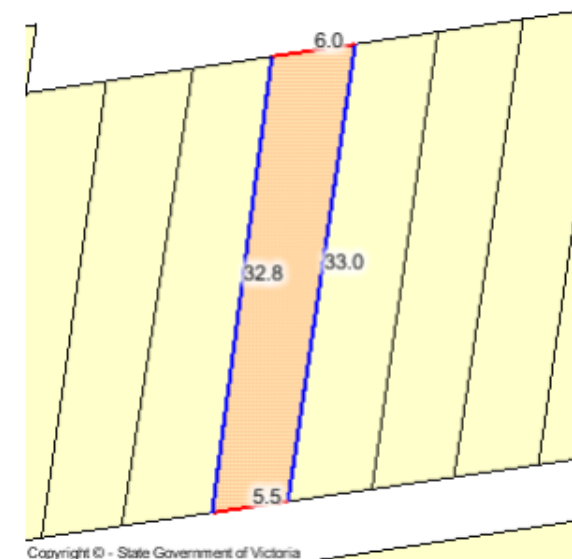
Property Report from www.land.vic.gov.au on 13 September 2021 10:08 AM

Address: 604 MOUNTAIN HIGHWAY BAYSWATER 3153
Lot and Plan Number: Lot 4 LP50901
Standard Parcel Identifier (SPI): 4\LP50901
Local Government (Council): KNOX **Council Property Number:** 110657
Directory Reference: Melway 64 D4

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 180 sq. m
Perimeter: 77 m

For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

1 dimension shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: EASTERN METROPOLITAN
Legislative Assembly: BAYSWATER

Utilities

Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: South East Water
Melbourne Water: inside drainage boundary
Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: [COMMERCIAL 1 ZONE \(C1Z\)](#)
[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)

Planning Overlay: None

Planning scheme data last updated on 8 September 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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Planning Report

Appendix 2

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au on 13 September 2021 11:23 AM

PROPERTY DETAILS

Address: **604 MOUNTAIN HIGHWAY BAYSWATER 3153**
Lot and Plan Number: **Lot 4 LP50901**
Standard Parcel Identifier (SPI): **4\LP50901**
Local Government Area (Council): **KNOX** www.knox.vic.gov.au
Council Property Number: **110657**
Planning Scheme: **Knox** planning-schemes.delwp.vic.gov.au/schemes/knox
Directory Reference: **Melway 64 D4**

UTILITIES

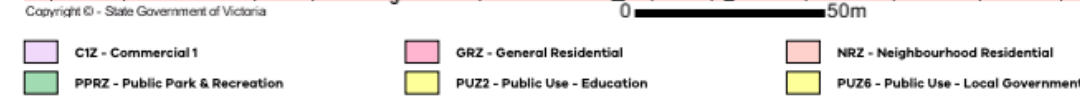
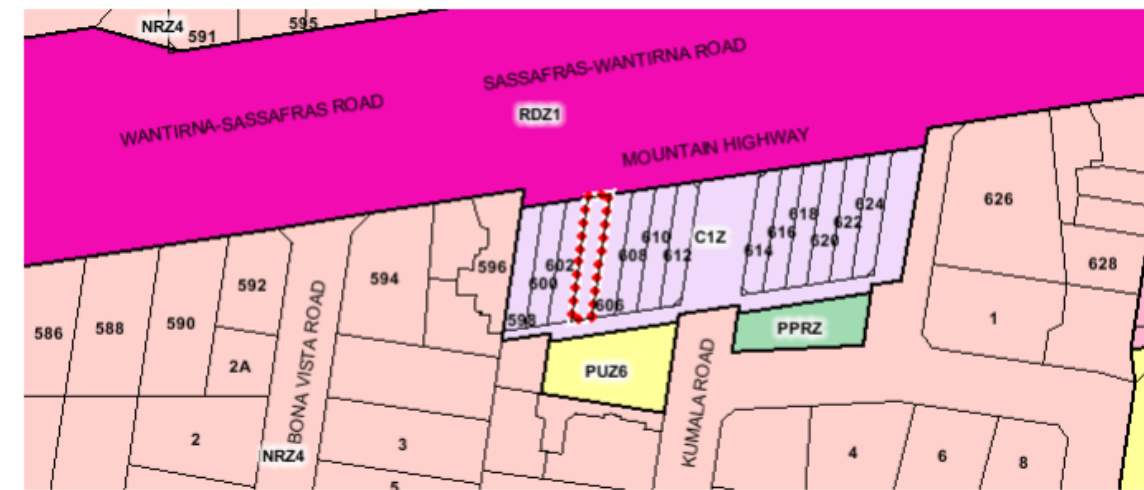
Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)
[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 604 MOUNTAIN HIGHWAY BAYSWATER 3153

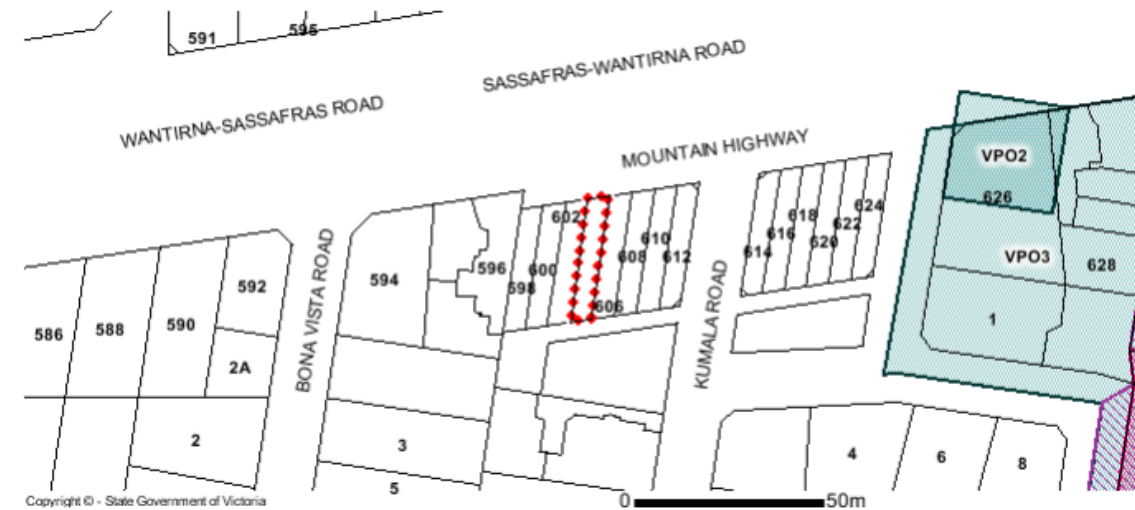
Page 1 of 3

PLANNING PROPERTY REPORT



Planning Overlay

None affecting this land - there are overlays in the vicinity
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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DDO - Design and Development HO - Heritage VPO - Vegetation Protection
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 8 September 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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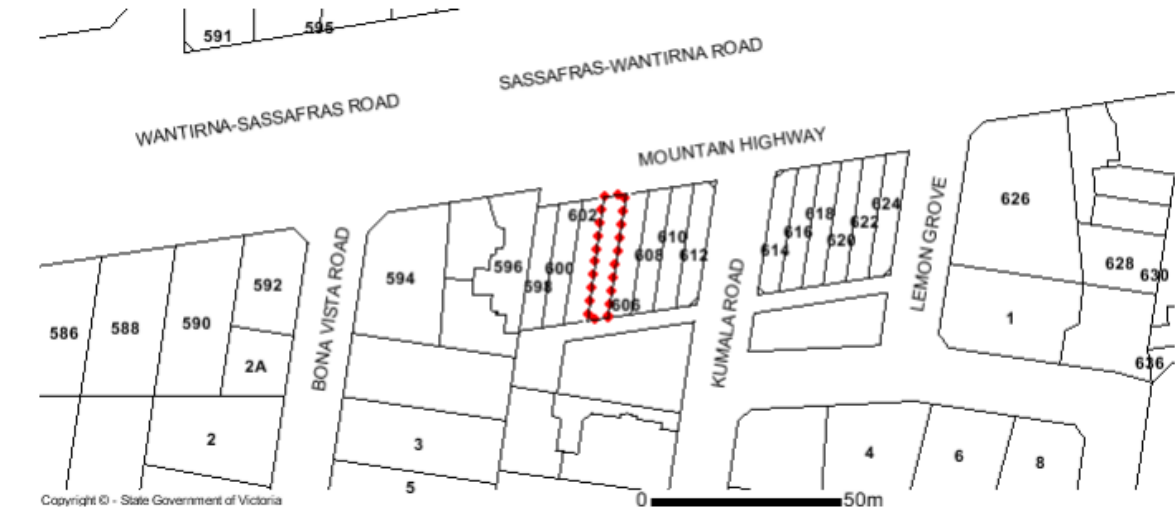
Page 2 of 3

PLANNING PROPERTY REPORT



Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



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Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 604 MOUNTAIN HIGHWAY BAYSWATER 3153

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Commercial 1 Zone

Appendix 3

VICTORIA PLANNING PROVISIONS

34.01
31/07/2018
VC148

COMMERCIAL 1 ZONE

Shown on the planning scheme map as **B1Z, B2Z, B5Z or C1Z.**

Purpose

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

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Operation

A schedule may apply under this zone to a planning scheme outside of metropolitan Melbourne. That schedule may:

- specify the maximum leasable floor area for office
- specify the maximum leasable floor area for shop (other than restricted retail premises).

34.01-1
26/05/2020
VC176

Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Community care accommodation, Corrective institution and Rooming house)	Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).
Art and craft centre	
Child care centre	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
Cinema	
Cinema based entertainment facility	
Community care accommodation	Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.22-2.
Education centre (other than Child care centre)	
Exhibition centre	
Home based business	
Informal outdoor recreation	
Office	The leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
Railway	

Page 1 of 7

VICTORIA PLANNING PROVISIONS

Use	Condition
Retail premises (other than Shop)	
Rooming house	Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex product shop)	The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Animal production and Apiculture)	
Grazing animal production	
Industry	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Place of assembly (other than Carnival, Cinema, Cinema based entertainment facility, Circus, Exhibition centre and Place of worship)	
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
Animal production (other than Grazing animal production)
Corrective institution
Major sports and recreation facility

Page 2 of 7

VICTORIA PLANNING PROVISIONS

Use
Motor racing track

34.01-2
15/07/2013
VC100

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

34.01-3
31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

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
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. 	
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. 	

34.01-4
31/07/2018
VC148

Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

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Commercial 1 Zone

Appendix 3

VICTORIA PLANNING PROVISIONS

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

An apartment development must meet the requirements of Clause 58.

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 with an estimated cost of up to \$500,000 where the land is not:	Clause 59.04
<ul style="list-style-type: none">▪ Within 30 metres of land (not a road) which is in a residential zone.▪ Used for a purpose listed in the table to Clause 53.10.▪ Used for a Brothel or Adult sex product shop.	

Transitional provisions

Clause 58 does not apply to:

- 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.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Neighbourhood and site description and design response

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or 55.01, as appropriate:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

Clause 34.01-5 does not apply to an apartment development.

VICTORIA PLANNING PROVISIONS

Satisfactory neighbourhood and site description before notice and decision

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

Application requirements

Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Development Licence, Operating Licence, Permit or Registration 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.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Buildings and works

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.

VICTORIA PLANNING PROVISIONS

- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

Exemption from notice and review

An application to subdivide land or construct a building or construct or carry out works 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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

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

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

Subdivision

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

Commercial 1 Zone

Appendix 3

VICTORIA PLANNING PROVISIONS

- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.

Transitional provisions

The objectives, standards and decision guidelines of 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.

34.01-9
31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.



Appleby Real Estate

20 Station Street, Bayswater VIC 3153

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