

Information Memorandum

24-26 Hely St, Wyong



Prepared by:

Ben Purdue
Raine&Horne Commercial
Central Coast

March 2018

Raine&Horne[®]
Commercial

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Executive Summary

Property	24-26 Hely St, Wyong
Legal Description	LOTS 1-2 DP133369 LOT 15 DP3136
General Description	Commercial – Heritage listed
Net Lettable Area	455m ² approx.
Gross Area	1,347m ² approx.
Parking Area	15 car spaces
Title	Freehold Torrens title
Tenancy Status	Tenanted
Zoning	B4 – Mixed Use
Floor space ratio	2.00
Maximum building height	16.0 metres
Method of Sale	Private treaty
Annual income	\$87,840.00
Yield	7.03%
Sale price	\$1,250,000 Ex GST

Introduction

On behalf of the vendors, Raine&Horne Commercial has the pleasure of offering 24-26 Hely St, Wyong for sale.

We trust you will recognise and acknowledge the benefits of this heritage listed offering, as sites with this history & character rarely come to market, and when offered for sale are hotly contested.

The Opportunity

24-26 Hely Street presents a unique opportunity to acquire a fantastic heritage listed property with tenant in place. The property represents an outstanding opportunity to acquire a large land parcel in the heart of Wyong.

The lettable area is comprised of approximately 455m² over two levels.

The property has both front access from the Hely St & rear access via Pauline Lane. The zoning is conducive to a myriad of uses subject to council approval. With proximity to the M1 Motorway & Wyong train Station, the property suits most government & community service-based office uses.



Property Overview

Location

The property is situated on Hely St, Wyong with proximity to major transport infrastructure being Wyong Train Station, growing residential catchments & retail precincts.

Benefiting from proximity to newly completed major infrastructure upgrade projects, the property is situated 5kms from the M1 motorway and 0.6kms to the Wyong train station.

The property is also in the immediate are to Wyong Police Station, Wyong Court house, The Art House, Centrelink, Wyong RSL club, Wyong Race course & 3km to Kooindah Waters Resort & Golf Course.



Surrounds

Wyong is an established suburb on the Central Coast of NSW, approximately 99km north of the Sydney CBD & 1hr 27mins drive. The suburb lies within the Local Government area administered by Central Coast Council.

Wyong has an efficient and compact town centre, housing the Wyong Shire's Council Chambers, Village Central Wyong Shopping Centre, Hunter Institute of TAFE Wyong Campus, Wyong Police Station, Wyong Local Court House, The Art House Wyong Performing Arts and Conference Centre, and banks, government offices, local businesses and community services. Wyong Public School is located on Cutler Drive, north of the town centre. Wyong High School is west of the town centre.

Wyong is the hub of transport services in the northern part of the Central Coast Council local government area. Wyong Railway Station is served by regional and intercity NSW Train Link services on the Central Coast & Newcastle, Main North, and North Coast lines. The Pacific Highway is the main street in the town. To the west is the Pacific Motorway (previously known as F3) providing road access to Newcastle and Sydney.

Wyong Racecourse is an important provincial track with weekly meetings. The town has extensive sport and leisure facilities.

The location suits both large & small enterprises with plenty of options for commercial, industrial & retail businesses in the local area.

Organisations located in the surrounding area include:

- The Art House
- Mercure Kooindah Waters Resort & Golf Course
- Wyong Court house
- Wyong Police Station
- Centrelink
- Westfield Tuggerah
- Wyong Rugby Leagues Club
- Wyong Race course
- Multiple McDonald's sites
- KFC, Burger King, Subway
- Wyong Hospital (\$200 million upgrade under construction)
- Bunnings warehouse Tuggerah

Property Features

- ✓ Prominent heritage listed property.
- ✓ Dual street access.
- ✓ Onsite parking for 15 cars.
- ✓ Surrounded by multiple government services.
- ✓ Growth area.
- ✓ Proximity to transport services.

Description of Improvements

24-26 Hely St, Wyong consists of one main building with heritage listing, the property presents with impeccable character & meticulous care. The improvements are constructed on 1,347m² approx. with multiple consulting suites, amenities & administration areas throughout.

The property has prominent street frontage to Hely Street with rear access via Pauline lane. The improvements rest on strip footings, with timber floors, Plaster ceilings & walls, with timber weatherboards to external walls & a metal deck roof.

Financial Analysis

Income

General description	Annual income
24-26 Hely St	\$ 87,840.00
Total	\$ 87,840.00

Statutory outgoings

General description	Annual outgoings
Council Rates & Water Rates	\$ 7,441.79
Insurance	\$ 2,445.28
Total	\$ 9,887.07

Synopsis of lease

Lease term	Three (3) years
Option period	Three (3) years + Three (3) years
Lease commencement date	1 January, 2016
Lease expiry date	31 December, 2018
Rent at commencement	\$80,600.00
Current rent	\$87,840.00
Rent increases	CPI
Rent review	Market rent review OR 105% of the immediately preceding 12-month period which ever the greater
Bank Guarantee	Equivalent to three (3) months' rent
Guarantor	Nil
Outgoings recovered	Yes (refer to lease)

Form: 07L
Revision: 4/4

LEASE
New South Wales
Real Property Act 1900

AM138381M

PRIVACY NOTICE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act register. Section 90B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY Office of State Revenue use only

(A) **TORRENS TITLE**
Property leased
AUTO CONSOL 6788-196 - PART, being Suite 2, Robley House, 24-26 Hely Street, Wyong in the state of New South Wales

(B) **LODGED BY**
Document Collection
Name, Address or D/O, Telephone, and Customer Account Number if any
FO BOX 415, Salamanda Bay 2317
Reference: Ph: 4984 2614
CODE
L

(C) **LESSOR**
Phillip Anthony HAYES and Lynne Margaret HAYES

(D) **LESSEE**
Central Coast Ophthalmic Surgeons Pty Ltd ACN 077 047 066

(E) **REMARKS**
OFF(L) RA 478244

(F) **1. TERM** 3 years
2. COMMENCING DATE 1 January 2016
3. TERMINATING DATE 31 December 2018
4. With an OPTION TO RENEW for a period of 2 x 3 years set out in clause 4 of Annexure B
5. With an OPTION TO PURCHASE set out in clause N.A. of N.A.
6. Together with and reserving the RIGHTS set out in clause N.A. of N.A.
7. Incorporates the provisions or additional material set out in ANNEXURE(S) A and B hereto.
8. Incorporates the provisions set out in N.A. of N.A.
9. The RENT is set out in Item No. 13 of Annexure A

ALL HANDWRITING MUST BE IN BLOCK CAPITALS. Page 1 of 23 1309

DEED OF VARIATION OF LEASE

DEED made 24 May 2017

BETWEEN: PHILIP ANTHONY HAYES AND LYNNE MARGARET HAYES as Trustees for Philip Hayes Family Superannuation Fund
ABN 71 459 589 214
280 Matcham Road
MATCHAM, NSW, 2250
(Lessor)

AND: CENTRAL COAST OPHTHALMIC SURGEONS PTY LTD ACN 077047 066 as Trustee for Central Coast Ophthalmic Surgeons Unit Trust
ABN 68 676 600 327
Suite 2, Robley House
24-26 Hely Street
WYONG, NSW, 2259
(Lessee)

RECITALS:

A. The Lessor is the lessor and the Lessee is the lessee under a Lease dated 22 May 2016 (registered number AM138381) relating to the property being Suite 2, Robley House, 24-26 Hely Street, Wyong in the State of New South Wales (and being part of the land in Certificate of Title AUTO CONSOL 6788-196), for a term of three (3) years commencing 1 January 2016 (the Lease).

B. The Lessor and the Lessee agreed to vary the terms of the Lease with effect from 1 May 2016 and wish to enter into this Deed to record those agreements.

OPERATIVE PROVISIONS:

THIS DEED WITNESSES and the parties mutually covenant and agree as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Expressions which are defined in the Lease have the same meaning when used in this Deed, unless otherwise expressly provided.

2. VARIATION OF THE LEASE

2.1 With effect from 1 May 2016, the Lease is varied as follows:

(a) ~~PROPERTY LEASED~~: the property leased is expanded to Suite 1 and Suite 2, Robley House, 24-26 Hely Street, Wyong in the State of New South Wales (being part of the land in Certificate of Title AUTO CONSOL 6788-196);

(b) **Rent** - Item 13 A Annexure A: the rent payable to the first review date is increased from \$80,600.00 per year payable by monthly instalments of \$6,716.67 to \$87,840.00 per month payable by monthly instalments of \$7,320.00; and

(c) **Outgoings** - Item 14 A in Annexure A: the Lessee's share of outgoings is increased from 72.77% to 100%.

1

Tenant Profile



COASTWIDE EYE SURGERY

(02) 4365-9444 - Erina
(02) 4355-5600 - Wyong

[Appointment Request](#)

HOME

ABOUT US

SERVICES

PATIENT RESOURCES

REFERRAL FORM

FAQ'S

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The medical and surgical treatment of
eye and **vision-related** conditions

[Learn More →](#)

Central Coast Ophthalmic Surgeons Pty Ltd (trading as Coastwide Eye Surgery – Erina and Wyong) provides specialist medical and surgical eye care for the entire Central Coast region.

Coastwide Eye Surgery – Erina and Wyong, have a team of dedicated and caring doctors. They provide ophthalmic services ranging from management of oculoplastic, cataract, cornea, glaucoma and paediatric conditions, to comprehensive diagnosis and treatment of medical retinal diseases including macular degeneration and diabetic retinopathy.

Their doctors are supported by a team of highly trained, skilled and experienced medical personnel consisting of orthoptists and registered nurses.

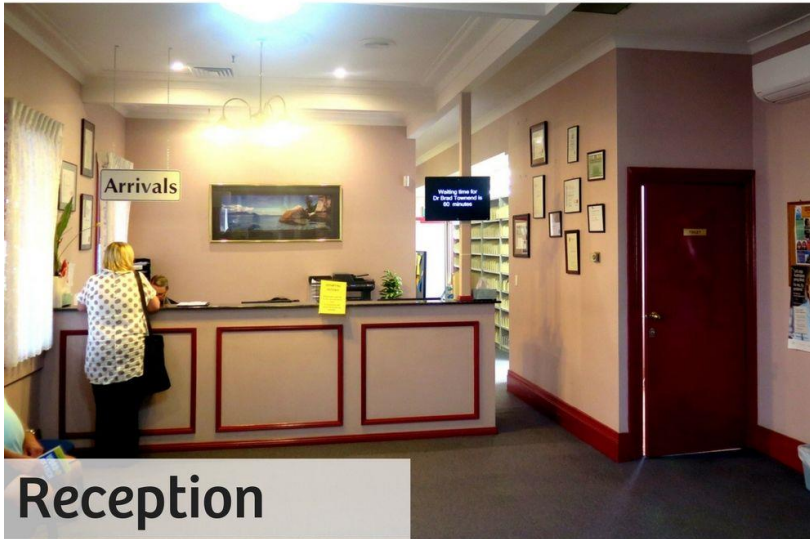
Their administrative personnel are also highly trained and experienced and will guide you through your journey when visiting our clinics.

Their clinics use the latest in technology and equipment

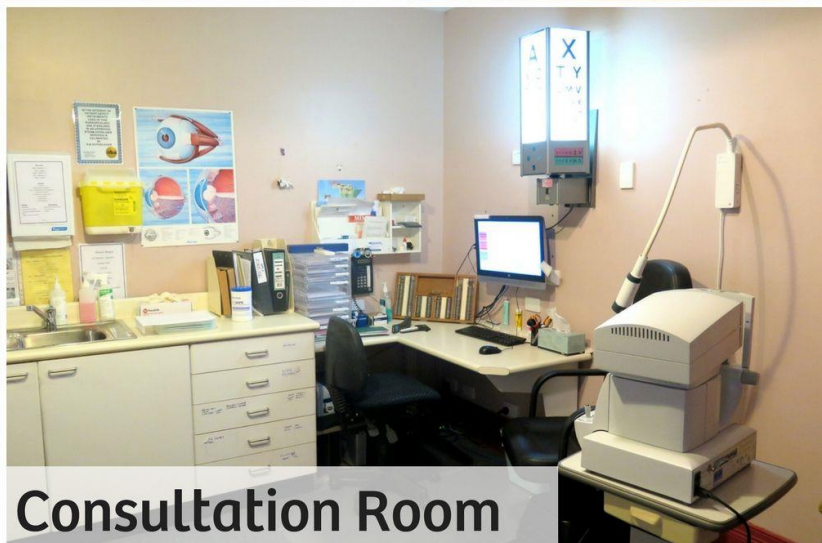
Image gallery



Staff Room



Reception



Consultation Room

The Local Market

Central Coast Council has adopted a forward-thinking approach with the recent amalgamation of the Wyong & Gosford Councils. At the forefront of the Council's plans is the revitalisation of the Central Coast through upgrading infrastructure, creating jobs and attracting tourists.

Wyong & surrounding areas is a competitive market with a mixture of retail, commercial & industrial properties across the area.

Wyong has a cross section of residential properties & small retail strip shops, Larger commercial office with Central Coast Council occupying a large premise in Hely St. Ownership patterns for Wyong range from owner occupiers to tenants with growing families. Levels of commercial vacancies have remained contracted over the past few months; some notable sales have been recorded in the area recently although predominately, properties are tightly held which ensures good interest when suitable premises are offered for sale.



RBA Statement

Statement by Philip Lowe, Governor:

Monetary Policy Decision

Number 2018-05

Date 6 March 2018

At its meeting today, the Board decided to leave the cash rate unchanged at 1.50 per cent.

The global economy has strengthened over the past year. A number of advanced economies are growing at an above-trend rate and unemployment rates are low. Growth picked up in the Asian economies in 2017, partly supported by increased international trade. The Chinese economy continues to grow solidly, with the authorities paying increased attention to the risks in the financial sector and the sustainability of growth.

The pick-up in the global economy has contributed to a rise in oil and other commodity prices over the past year. Even so, Australia's terms of trade are expected to decline over the next few years but remain at a relatively high level.

Globally, inflation remains low, although higher commodity prices and tight labour markets are likely to see inflation increase over the next couple of years. Long-term bond yields have risen but are still low. Market volatility has increased from the very low levels of last year. As conditions have improved in the global economy, a number of central banks have withdrawn some monetary stimulus. Financial conditions remain expansionary, with credit spreads narrow.

The Bank's central forecast is for the Australian economy to grow faster in 2018 than it did in 2017. Business conditions are positive and non-mining business investment is increasing. Higher levels of public infrastructure investment are also supporting the economy. Further growth in exports is expected after temporary weakness at the end of 2017. One continuing source of uncertainty is the outlook for household consumption. Household incomes are growing slowly, and debt levels are high.

Employment grew strongly over the past year and the unemployment rate declined. Employment has been rising in all states and has been accompanied by a significant rise in labour force participation. The various forward-looking indicators continue to point to solid growth in employment over the period ahead, with a further gradual reduction in the unemployment rate expected. Notwithstanding the improving labour market, wage growth remains low. This is likely to continue for a while yet, although the stronger economy should see some lift in wage growth over time. Consistent with this, the rate of wage growth appears to have troughed and there are reports that some employers are finding it more difficult to hire workers with the necessary skills.

Inflation remains low, with both CPI and underlying inflation running a little below 2 per cent. Inflation is likely to remain low for some time, reflecting low growth in labour costs and strong competition in retailing. A gradual pick-up in inflation is, however, expected as the economy strengthens. The central forecast is for CPI inflation to be a bit above 2 per cent in 2018.

On a trade-weighted basis, the Australian dollar remains within the range that it has been in over the past two years. An appreciating exchange rate would be expected to result in a slower pick-up in economic activity and inflation than currently forecast.

The housing markets in Sydney and Melbourne have slowed. Nationwide measures of housing prices are little changed over the past six months, with prices having recorded falls in some areas. In the eastern capital cities, a considerable additional supply of apartments is scheduled to come on stream over the next couple of years. APRA's supervisory measures and tighter credit standards have been helpful in containing the build-up of risk in household balance sheets, although the level of household debt remains high.

The low level of interest rates is continuing to support the Australian economy. Further progress in reducing unemployment and having inflation return to target is expected, although this progress is likely to be gradual. Taking account of the available information, the Board judged that holding the stance of monetary policy unchanged at this meeting would be consistent with sustainable growth in the economy and achieving the inflation target over time.

Enquiries

Media and Communications

Secretary's Department

Reserve Bank of Australia

SYDNEY

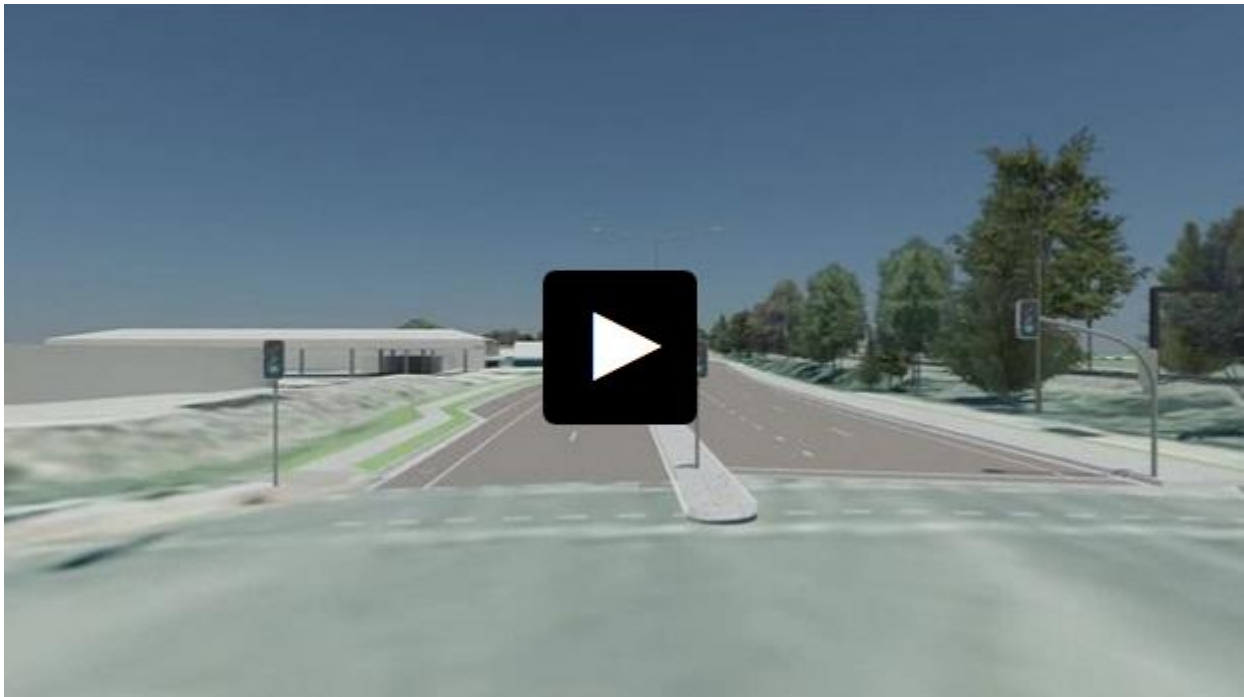
Infrastructure upgrades & benefits



The \$12.7 Million Wyong Art House is complete. Source: Wyong Art House website



Wyong Hospital \$200 Million upgrade



Wyong town centre road upgrades video



The \$84 Million Pacific Hwy & Wyong Rd Tuggerah intersection upgrade is complete.

Central Coast Regional Plan 2036.

The Central Coast has outstanding natural assets, enjoys close proximity to the Hunter and Sydney and has an enviable lifestyle. It continues to be a very attractive region to live and work. The Central Coast is expected to have a population of 415,000 in 2036. Managing the growth and change in the region over the next 20 years so it remains a great place to live is the impetus behind the Central Coast Regional Plan 2036 – a 20-year blueprint for the future.

The Plan responds to wide-ranging community and stakeholder consultation with a plan to deliver more local jobs, greater housing diversity, livelier urban centres with more varied retail, cafes and entertainment, efficient public transport and a protected natural environment.

It promotes the renewal of Gosford, Wyong and other local centres, investment in the growth corridors between Somersby and Erina and Tuggerah and Warnervale. The Plan supports the strong agricultural sector and resource lands to help build economic opportunity and increase local jobs.

More housing and a greater variety of housing are proposed in Gosford City Centre, the growth corridors, local centres across the region and in the new Warnervale-Wadalba land release areas. A vibrant new town centre is planned for Warnervale, as well as the revitalisation of the Wyong, Tuggerah and Erina centres. Protecting and connecting important natural areas will safeguard the environment and the important connections that residents have to it.

Improvements to public transport are foreshadowed to make it easier for residents, business and visitors to connect with jobs, centres and natural areas within the region and between the Central Coast and other regions. Cycling and walking paths will also be enhanced.

The Central Coast Regional Plan 2036 encompasses a vision for the future of a healthy natural environment, a flourishing economy and well-connected communities and it outlines the actions, the timeframe and the accountabilities for achieving it. I urge everyone who cares about the Central Coast to get behind it. We recognise the Darkinjung and the Kuring-gai are the original owners of the land. They are important partners in protecting the Aboriginal heritage, environment and economic opportunities on their lands.

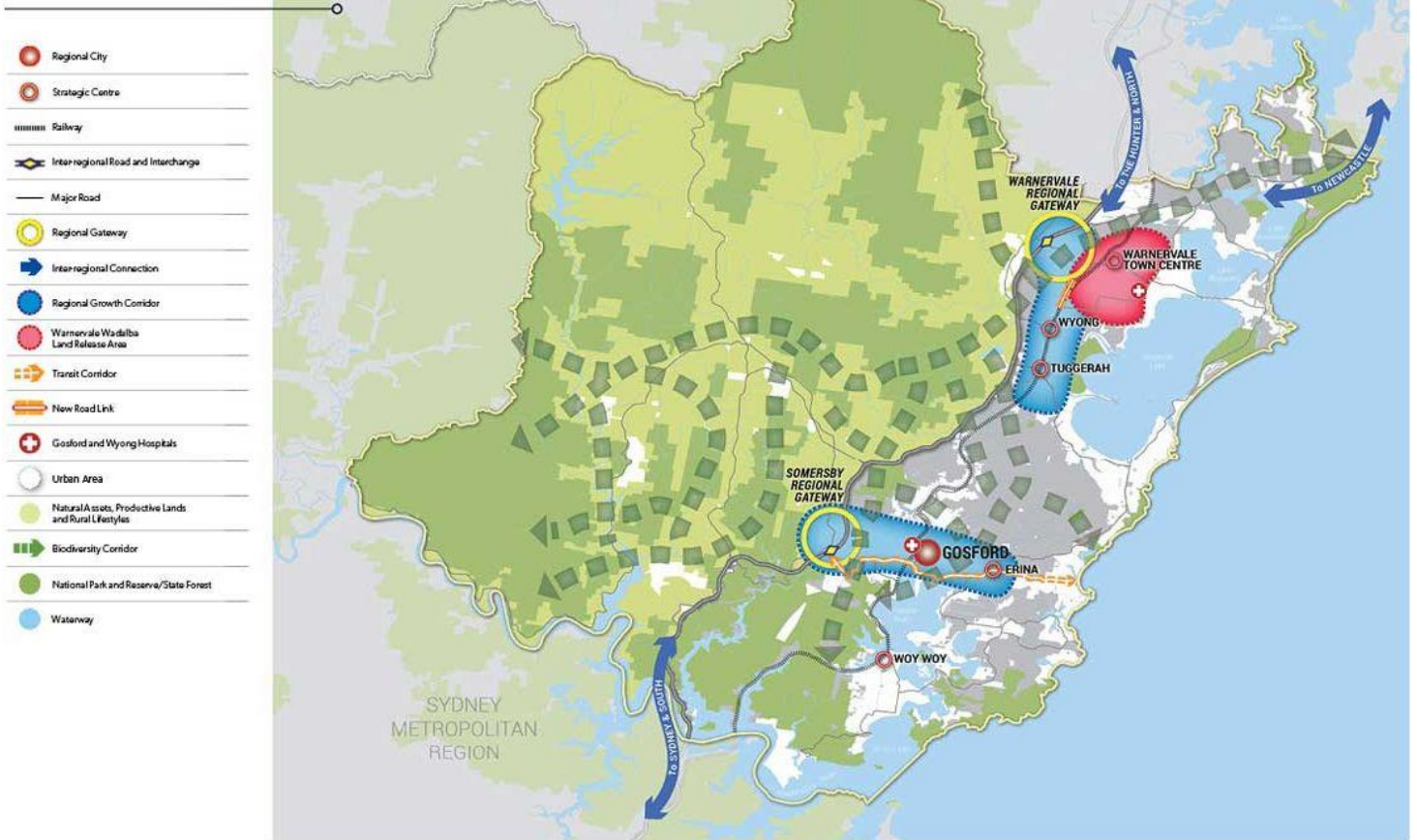
Scot MacDonald MLC

Parliamentary Secretary for the Central Coast

Source: Planning & Environment NSW Government website

<http://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Central-Coast/Central-Coast-regional-plan/Vision>

Figure 3: Central Coast 2036



Tuggerah Regional Sports Complex



artist's impression of the state-of-the-art sporting facility



Tuggerah Regional Sporting and Recreation Complex



JUNE/JULY UPDATE

Background

Central Coast Council is building Stage 1 of the Tuggerah Regional Sporting and Recreation Complex at Lake Road, Tuggerah. This project has been made possible by support of a \$10 million grant from the Australian Government through its National Stronger Regions Fund and \$13.71 million committed by Council.

Stage 1 will consist of nine playing fields, including a premier field, public amenities such as change rooms, canteen, toilets and store rooms. There will also be public car and bus parking and a shared path within the site.

The complex will not be limited to organised sporting events; it will also allow for other recreational activities or social and leisure events such as markets, expos and festivals.

Further information can be obtained at wyong.nsw.gov.au/tuggerahsportscomplex

Current Status

Works are continuing to progress well with some delay in June due to wet weather and souring fill, but still on track to meet construction program.

The installation of the irrigation tanks, and underground services has commenced. Fields 1 to 4 and 9 have been shaped and the floodlights on fields 1 to 4 have been installed.

The landscaping phase has begun with the importation of the topsoil stocked on fields 3 and 4. Viewing mounds and stormwater swales have been shaped on fields 1 to 4.

Construction is still on schedule for the complex to be operational by spring 2018.

Project Management: Katherine Simmons 4350 5335
Katherine.Simmons@centralcoast.nsw.gov.au
Sports Development: Karen Lightfoot 4350 5352
Karen.Lightfoot@centralcoast.nsw.gov.au



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | P 4350 5555
Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250 | P 4325 8222

E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au

Central
Coast
Council

Stage 1 PLAN



Construction photos - June/July 2017



Looking North West towards Field 1



Looking South East towards Lake Road



Source: Central Coast Council website

Source: Central Coast Council website

Central Coast Snapshot

POPULATION GROWTH



POPULATION GROWTH



OF GROWTH WILL BE PEOPLE
AGED **65** AND OLDER

TOTAL JOBS



NUMBER OF DWELLINGS



AVERAGE HOUSEHOLD SIZE



EMPLOYMENT SELF CONTAINMENT 2015




of employed residents
travel outside the region
for work

EMPLOYED RESIDENTS 2015



Population & Economic Profile



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Population and Economic Profile

The Central Coast Council area is located on the coast of New South Wales, between 60 and 90 kilometres north of the Sydney CBD, and about 80 kilometres south of the Newcastle CBD.

The Central Coast Community Profile provides demographic information derived from the ABS Census of Population and Housing for the census periods 2011, 2006, 2001 and the National Institute of Economic and Industry Research.



[Central Coast Community Profile](#)

An easy to use, interactive website featuring data on population growth, demography, household composition, health, housing, education, employment and travel.



[Central Coast Economic Profile](#)

Provides economic and workforce information for the Central Coast LGA. Allows each industry sector to be compared with the LGA, region, the Sydney Statistical Division and state.



[Central Coast Social Atlas](#)

Key socio-demographic characteristics as interactive maps. Based on data from the 2011 Census, each map is prepared using SA1s, to help identify patterns and trends.



[Wyong and Gosford Population Forecasts](#)

Provides population forecasts for the former [Wyong LGA](#) and the [Gosford LGA](#). An updated Central Coast forecast will be available soon.

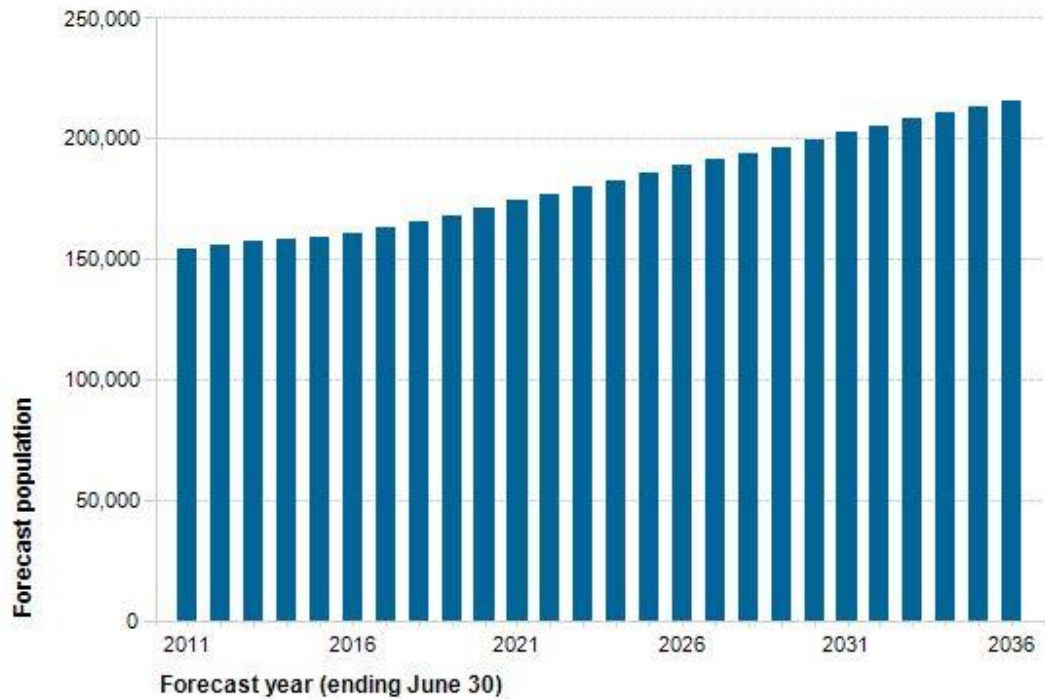
Click the image to view

Forecast population

export



Wyong Shire



Population and household forecasts, 2011 to 2036, prepared by .id, March 2015.



Wyong LGA population forecast

NorthConnex



Construction Updates Environment & Sustainability Community Industry News Map

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Building for the future

NorthConnex is a nine kilometre tunnel that will link the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills, removing around 5,000 trucks off Pennant Hills Road each day. NorthConnex will be the longest road tunnel project in Australia.

Read More >>

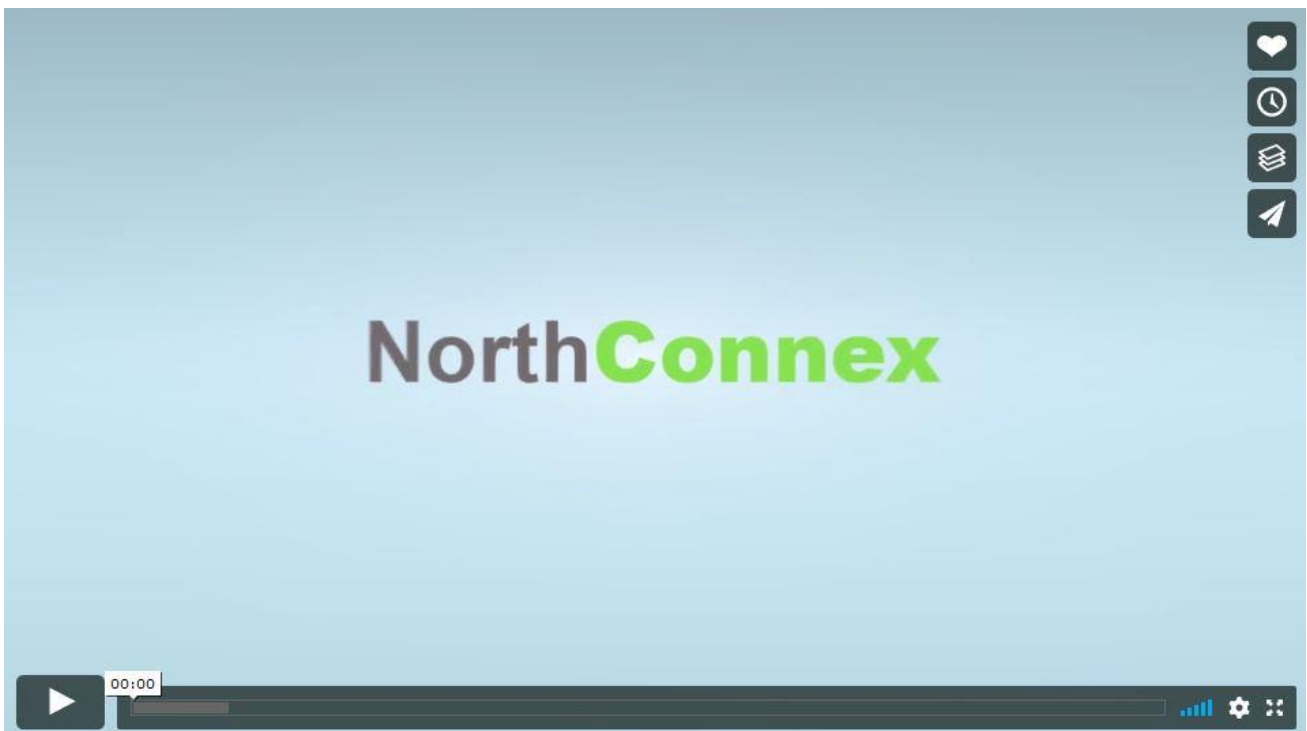


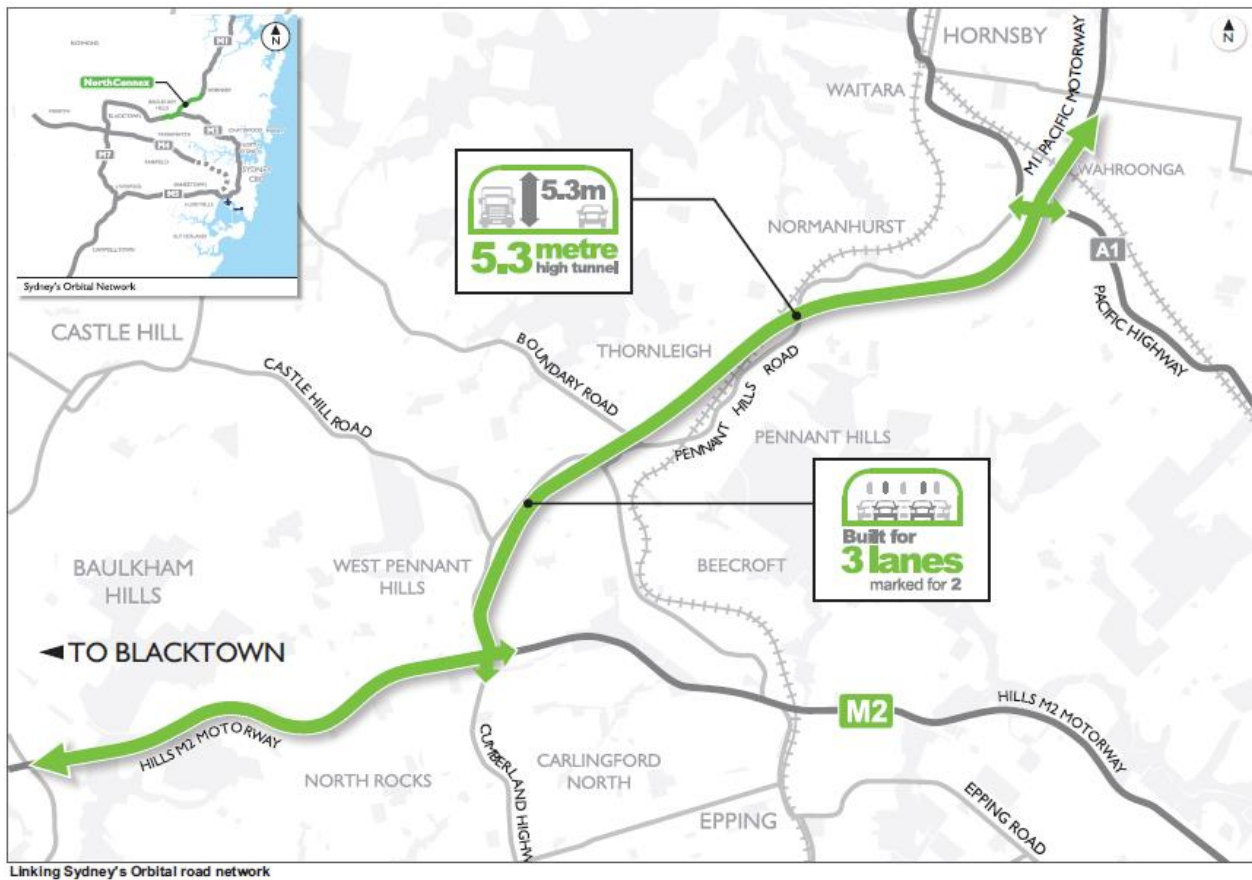
NorthConnex



Completion 2019

Source: RMS website





NorthConnex Map - Source: Transurban

It is expected that the tunnel would cost \$3 Billion.

NorthConnex is scheduled to open to traffic as a two-lane underground motorway in 2019.

Key Benefits of the NorthConnex Project:

- 9km of Tunnel linking the M1 Pacific Motorway & the M2 Hills Motorway
- No traffic lights between Newcastle & Melbourne
- Bypass up to 21 sets of traffic lights
- Deliver improved air quality to local residents
- Tunnel height of 5.3m
- Returning local streets to local communities
- Providing opportunities for improved public transport
- 8,700 Jobs for NSW
- Built for 3 lanes but marked for 2 lanes upon opening
- Improve the efficient movement of state & national freight
- Better & more reliable trips for people, businesses & freight
- Avoid 40 sets of traffic lights on Pacific Highway to Sydney CBD
- Up to 5,000 trucks off Pennant Hills Road
- A time saving of up to 15 minutes



Ray Williams MP

Member for Hawkesbury
Parliamentary Secretary for Transport and Roads

MEDIA RELEASE

9 February 2015

CENTRAL COAST JOBS TO BE SUPPORTED BY NORTHCONNEX

Parliamentary Secretary for Transport and Roads Ray Williams MP today described the start of work on the \$3 billion NorthConnex project as a historic day for the Central Coast.

NorthConnex will link the M1 Pacific Motorway at Wahroonga to the M2 Motorway at West Pennant Hills.

"NorthConnex will transform travel between the Central Coast and Sydney and will come with economic benefits for communities of the Central Coast," Mr Williams said.

"Central Coast businesses are amongst those expected to benefit from the 8,700 jobs to be created directly and indirectly by the project.

"A local business register will be established so those businesses interested in engaging with the project can identify their interest as the project progresses.

"I'm delighted that work has begun on the project, with the NSW and Federal Governments marking the first sod turning with the proponents Transurban and the Westlink M7 shareholders yesterday.

"The NSW Liberals & Nationals are a government of their word. Before we came into office, during the 2011 election campaign we promised to start one of Sydney's missing links.

"Well here are two started and we're not done yet, NorthConnex is the second missing link to be started by this government, the M5 West widening was the first.

"NorthConnex will operate in line with world's best practice and comes with unprecedented air quality safeguards for any tunnel project in NSW."

"A dedicated environmental management plan will be in place for when major tunnelling work is ready to begin later this year however construction will happen under strict conditions on hours of operation and noise.

The twin nine kilometre tunnels running under Pennant Hills Road will save motorists 15 minutes of travel time compared to Pennant Hills Road, bypassing 21 sets of traffic lights and providing an alternative route to the Pacific Highway.

For more information visit NorthConnex.com.au

Media contact Marie Scoutas 0467 739 976



Sale Process

Raine&Horne Commercial have been appointed selling agents to offer 24-26 Hely St, Wyong. All enquiries, requests for inspections in relation to the property are to be directed to myself, Ben Purdue of Raine&Horne Commercial.

Yours sincerely

Ben Purdue

Commercial Sales & Leasing

Business Broker

ben@rhcoastal.com

D+ 61 (02) 4365 0645

M 0450 719 600



Disclaimer

Raine and Horne Commercial for themselves and the proprietors of this property, give notice that:

- i. The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract;
- ii. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and any intending occupiers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. No Person in the employ of Raine and Horne Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.
- iv. Prior to making any decisions in relation to the purchase of anything set out in this information memorandum, all persons reading this information memorandum should undertake proper enquiries and conduct due diligence. It is important that those persons who are not experienced in the practice of due diligence engage professional persons such as accountants, legal representatives or financial advisors to undertake this task.

The information contained in this submission has been based on information provided by vendors or their representatives, and what has been obtained from independent sources. Raine and Horne Commercial does not guarantee the accuracy or substantiate the claims made by these sources.

- i. Raine and Horne Commercial disclaims responsibility for any information set out in this submission that is provided by any vendor or any third party and the reader shall indemnify Raine and Horne Commercial against any loss or damages caused by the information contained in this publication.

Raine and Horne Commercial and the proprietors and each of their associates and every person involved in the preparation of this submission expressly disclaim any liability on any grounds whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in this submission notwithstanding any negligence, default or lack of care.

ZONING

Zone B4 - Mixed Use

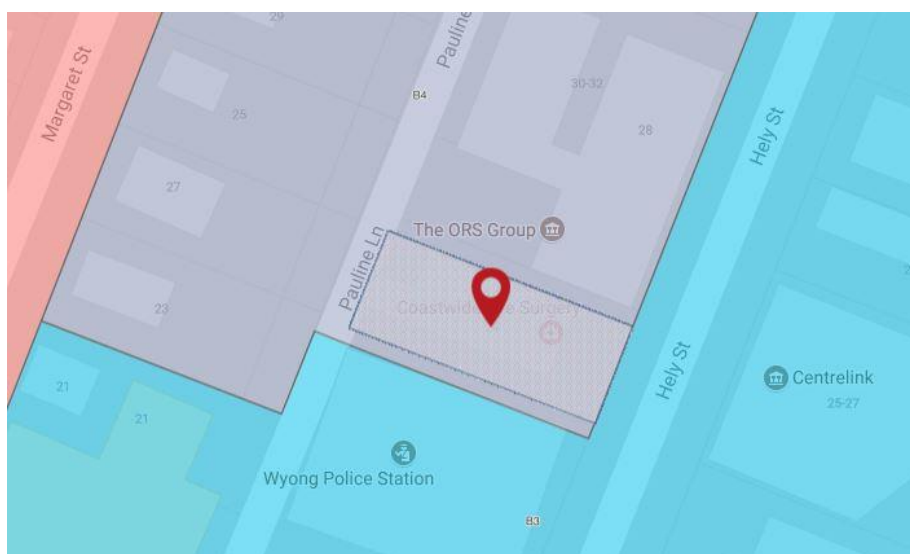
1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To permit residential accommodation while maintaining active retail, business and other non-residential uses at street level.
- To encourage development that supports or complements the primary office and retail functions of the zone.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent Nil

3 Permitted with consent Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Roads; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Sewage reticulation systems; Shop top housing; Water reticulation systems; Water storage facilities; Any other development not specified in item 2 or 4

4 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies



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