

information memorandum



302-304
South Road
Hilton, South Australia

savills

302-304 SOUTH ROAD, HILTON

Introduction

Savills are privileged to offer these outstanding commercial properties situated at 302-304 South Road, Hilton for sale or lease.

These properties have the benefit of a high profile main road location and are presently being modernised and refurbished to provide first quality showroom accommodation.

The properties are available for sale individually by private treaty or alternatively are available for lease at \$69,920 per annum plus GST plus outgoings.

For an inspection of the property or further details please contact:



Geoff Shuttleworth 0403 477 631

gshuttleworth@savills.com.au



Steve Bobridge 0418 835 525

sbobridge@savills.com.au



Savills (SA) Pty Ltd
L2, 50 Hindmarsh Square
ADELAIDE SA 5000
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302-304 SOUTH ROAD, HILTON

legal description

The subject properties are presently contained in Certificate of Title Register Book Volume 5926 Folio 360.

The property is described as Development Lot 8 in Primary Community Plan 22411.

This Title is subject to and together with Rights of Way as delineated therein. Copies of the Certificate of Title and Community Plan are contained in the appendices to this report.

zoning

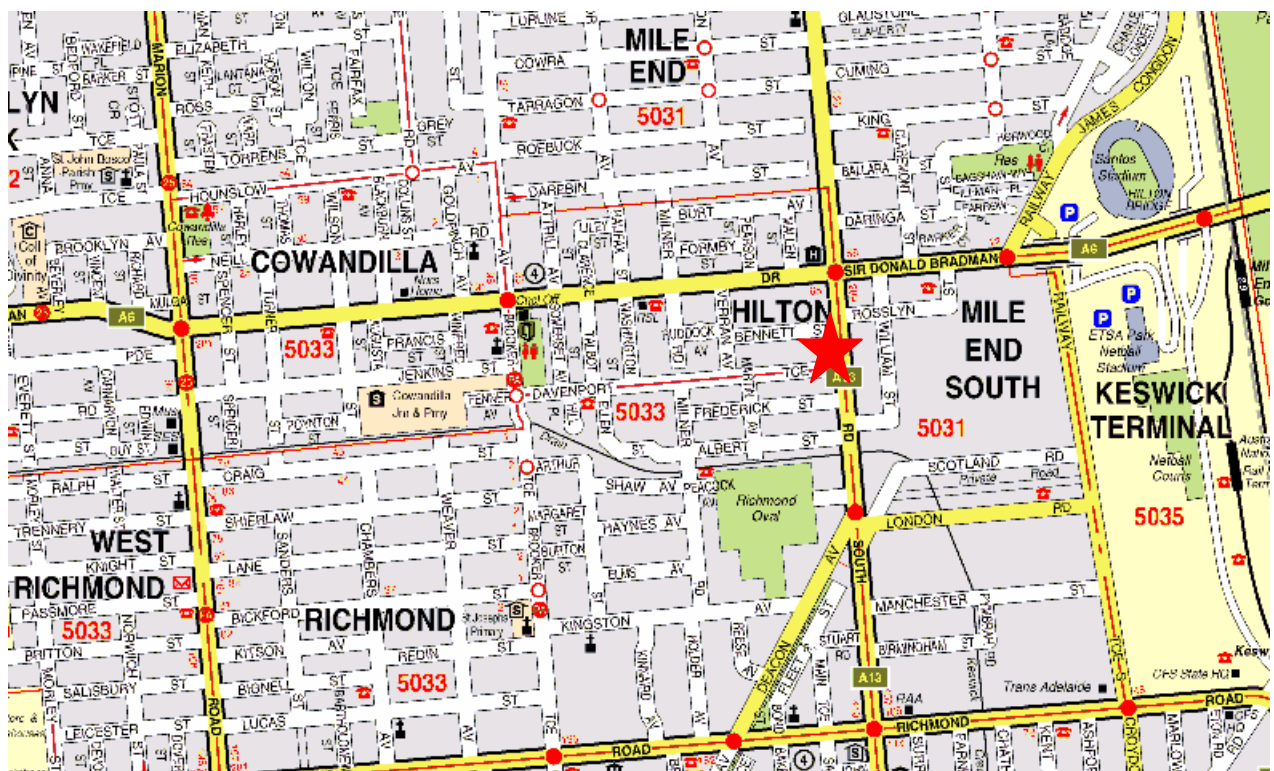
The subject property is zoned Commercial (Arterial Roads) Zone, *South Road (Mile End) Area*, by the Corporation of the City of West Torrens.

This is a zone intended to primarily accommodate light industry, warehouses, service trade premises and motor repair stations, general industry and builder's yards in certain locations. An extract of the Zoning Regulations is contained in the Appendices to this report.

302-304 SOUTH ROAD, HILTON

location

The property is situated on South Road, approximately 2 kilometres west of the Adelaide CBD. Transport SA has estimated some 45,800 cars passing daily (according to the latest 24 hour two-way traffic flow estimate – Transport SA).



302-304 SOUTH ROAD, HILTON

property description

The properties comprise an older style showroom warehouse, currently in need of restoration. Council approval is presently being sought to divide into 2 showrooms each of 437 square metres, which includes provision of additional showroom windows, upgrading of exterior façade, modernising of amenities, provision of ceilings and air conditioning.

Situated on the corner of Davenport Terrace and with access also off Bennett Street, the showrooms have rear and side roller door access and plenty of off street parking.

Excellent vehicular access is available from South Road, Bennett Street and Davenport Terrace.

Depreciation benefits are available and a copy of the depreciation schedule will be available on completion of the renovations.

302-304 SOUTH ROAD, HILTON

Sales and Leasing Details

These properties are individually available for sale or for lease at \$69,920 per annum plus GST plus outgoings (which represent a net rental rate of \$160 per square metre).

summary

These properties feature:

- High profile location close to the city
- Opportunity for owner occupiers, investors and tenants
- Reasonable price range
- Modernised improvements

Savills recommend your serious consideration be given to these outstanding properties.

Further details are available from:

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gshuttleworth@savills.com.au

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disclaimer

This Information Memorandum has been prepared by Savills solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property. The information does not constitute all or any part of an offer or Contract of Sale and is intended as a guide only.

The information contained in the Memorandum has been prepared in good faith and with due care by Savills. Potential purchasers should take note however, that details contained in the Memorandum have been provided to Savills by outside sources and have not been independently verified by us.

Potential purchasers should not rely on any material contained in this Memorandum as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal and financial advisers see fit.

Matters relating to the impact of the Goods and Services Tax (GST) should be independently researched. The purchase price of the property shall be GST exclusive. The vendor shall in addition to the purchase price recover from the purchaser at settlement an additional amount payable for GST as applicable. Further details are available in the Contract documentation.

No liability of negligence or otherwise is assumed by Savills for the material contained in the Memorandum. Any liability on the part of Savills their servants or agents for damages for any claim arising out or in connection with this Report, other than liability, which is totally excluded by this Clause, shall not (whether or not such liability results from or involves negligence) exceed \$1,000.

This Memorandum is provided to the recipient on a confidential basis and is not to be re-supplied to any other person without the prior written consent of Savills.

302-304 SOUTH ROAD, HILTON

Certificate of Title



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5926 FOLIO 360 *

COST : \$15.50 (GST exempt)	PARENT TITLE : CT 5209/663
REGION : FAX 0882315011	AUTHORITY : ACT 10031846
AGENT : FPDS BOX NO : 053	DATE OF ISSUE : 06/10/2004
SEARCHED ON : 04/07/2005 AT : 11:03:37	EDITION : 1
CLIENT REF GEOFF	

REGISTERED PROPRIETOR IN FEE SIMPLE

JAYMAR INVESTMENTS PTY. LTD. OF 239 MAGILL ROAD MAYLANDS SA 5069

DESCRIPTION OF LAND

DEVELOPMENT LOT 8 PRIMARY COMMUNITY PLAN 22411
IN THE AREA NAMED HILTON
HUNDRED OF ADELAIDE

EASEMENTS

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A
ON CP 22411

SCHEDULE OF ENDORSEMENTS

9391540 MORTGAGE TO ST.GEORGE BANK LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

DOCUMENTS FILED/LODGED WITH PLAN

10031847	SCHEME DESCRIPTION	FILED
10031848	BY-LAWS	FILED
10031849	DEVELOPMENT CONTRACT	FILED

REGISTRAR-GENERAL'S NOTES

NIL

302-304 SOUTH ROAD, HILTON

Extract of Zoning Regulations

COMMERCIAL (ARTERIAL ROADS) ZONE

Introduction

The Commercial (Arterial Roads) Zone shown on Maps WeTo/6, 11, 12 and 17 is divided into Areas. The objectives and principles of development control for the zone and the relevant Area must be read in conjunction with the relevant objectives and principles of development control for the whole council area.

OBJECTIVES

- Objective 1:** A zone which provides for a wide range of commercial and light industrial uses.
- Objective 2:** A zone in which the appearance of commercial development along arterial roads is improved through the re-development and upgrading of existing development sites.

PRINCIPLES OF DEVELOPMENT CONTROL

Appropriate Development

- 1 The following uses or combinations thereof are appropriate in specific areas within the zone:
 - Community Facilities
 - Consulting Rooms
 - Light Industry
 - Offices (as described in principle of development control numbered 2 below)
 - Residential Flat Buildings
 - Row Dwellings
 - Service Industry
 - Service Trade Premises
 - Shops (as described in principle of development control numbered 4 below)
 - Warehouses
- 2 Consulting room or office development should not exceed 250 square metres gross leasable area unless ancillary to a commercial or industrial activity or occurring on a site specifically prescribed as suitable for a larger provision of consulting room or office floor space.
- 3 The consulting room or office component of a development should not exceed 30 percent of the gross leasable area of the development specified for the area unless occurring on a site specifically prescribed as suitable for a larger provision of consulting room or office floor space.
- 4 Shopping development in the zone should only comprise of:
 - (a) retail showrooms in the specified areas;
 - (b) delicatessens;
 - (c) restaurants and cafes; and
 - (d) small, retailing components of office, light industry, service industry or warehouse developments.

Residential Development

- 5 Residential development should predominantly take the form of two and three-storey residential flat buildings and row dwellings; or dwellings above consulting rooms, offices, retail showrooms and community uses. Detached, semi-detached and row dwellings on allotments with a minimum area of 200 square metres may be appropriate in portions of the zone.
- 6 The minimum site area per dwelling for row dwellings and residential flat buildings should be 180 square metres and 150 square metres respectively unless otherwise stated.

- 7 Dwellings should be designed to provide effective traffic noise attenuation to an acceptable level for normal domestic activities, with particular respect to positioning of bedrooms, positioning and construction of windows and vents, and use of masonry walling and insulation.

Form of Development

- 8 Industrial developments should only be located in the zone where the arterial road frontage of the development comprises the office and/or showroom component of the industry.
- 9 Buildings should be set-back a minimum of three metres from all road boundaries after road widening unless other requirements apply in specific areas. The following intrusions within the set-back area may be appropriate:
- (a) porticos defining main entrances to buildings which may be located up to the road boundary; and
 - (b) sun hoods and balconies, which may be located up to two metres from the road boundary.
- 10 Structures for plant and equipment which are located on the roofs of buildings should form an integral part of the building design, in terms of external finishes, shape, and colour.
- 11 Buildings on the 'Prominent Development Sites', shown on Map WeTo/1 (Overlay 1), should define the corners of the arterial road intersections by:
- (a) having a primary orientation towards the arterial roads;
 - (b) being located close to the arterial road boundaries taking into account any planned road widening; and
 - (c) generally following the alignment of the arterial road boundaries around the corner.
- 12 Direct pedestrian access should be provided from rear or side parking areas to the main buildings in a development through:
- (a) rear door access to the building; or
 - (b) a defined footpath around the side of the building to an appropriate entrance point.

Complying Development

- 13 Those kinds of development listed in Table WeTo/2 are **complying** in the Commercial (Arterial Roads) Zone.

Non-complying Development

- 14 The following kinds of development are **non-complying** in the Commercial (Arterial Roads) Zone, except for additions or alterations to lawfully existing buildings or land uses within the existing site of the building or land use, provided that such alterations or additions do not increase the total floor area of the building or land use by more than 10 percent after 9 February 1995:

Builder's Yard, except on the east side of South Road (Mile End South)
 Cemetery
 General Industry, except in the South Road (Mile End South) Area
 Fuel Depot
 Intensive Animal Keeping
 Junk Yard
 Motor Repair Station, except in the South Road (Mile End South) Area and the Intersection Area
 Nursing Home, except in the Anzac Highway Area
 Offices greater than 250 square metres except in mixed use developments and in the Anzac Highway Area
 Pre-school, except in the Anzac Highway Area

Public Service Depot
 Road Transport Terminal
 Service Trade Premises except in the South Road (Mile End South) Area

Shop, except for a:

- (a) retail showroom;
- (b) restaurant or cafe; and
- (c) shop or group of shops with a gross leasable area of 250 square metres or less

Special Industry
 Timber Yard

Public Notification

- 15 Those kinds of development listed in Principle 13, in Table WeTo/3, and listed below, are assigned as Category 1 Development in the Commercial (Arterial Roads) Zone, except where the site of the proposed development is adjacent to a residential zone boundary, in which case it is assigned Category 2 Development.

Bank
 Consulting Room
 Office
 Petrol Filling Station

Anzac Highway Area

OBJECTIVES

Objective 1: An area for the Ashford Hospital and consulting rooms, retail showrooms and small-scale offices.

Objective 2: A desired character distinguished by:

- (a) high quality development facing onto Anzac Highway;
- (b) extensive landscaping in front of buildings facing onto Anzac Highway which complements the street tree-planting on Anzac Highway; and
- (c) development of a lesser scale facing onto lower order commercial and residential streets along the north-western boundary of the area.

Objective 3: Provision for a major consulting room, and office development servicing Ashford Hospital on the south-western corner of Reid Avenue and Anzac Highway.

PRINCIPLES OF DEVELOPMENT CONTROL

Appropriate Development

- 1 Consulting rooms, and offices of greater than 250 square metres gross leasable floor area are appropriate in the policy area on the site marked "Y" on Fig C(AR)/1, if ancillary to or servicing the Ashford Hospital land use within the policy area.
- 2 Offices in mixed use developments not within the site marked "Y" should not exceed 30 percent of the gross leasable area of the development.
- 3 Residential development in the form of residential flat buildings up to three storeys in height, or dwellings above consulting rooms, offices, retail showrooms and hospital or other community uses, is appropriate in the area.

Traffic

- 6 Car parking spaces should not be located between buildings and South Road.

Landscaping

- 7 A landscaped area with a minimum width of three metres should be established between the development and South Road.

South Road (Mile End South) Area**OBJECTIVES**

Objective 1: An area for light industry, service industry, warehouses, service trade premises and motor repair stations, general industry and builder's yards in certain locations.

Objective 2: A desired character distinguished by a variety of building forms and site layouts within which the unifying element is a prominent and characteristic style of landscaping both within the road reserve and on development sites.

PRINCIPLES OF DEVELOPMENT CONTROL**Appropriate Development**

- 1 Light industry, service industry, warehouses and service trade premises and the office components of these uses are appropriate in the area.
- 2 Builder's yards, general industry and motor repair stations are appropriate in the area provided they are developed on the east side of South Road.

Form of Development

- 3 Development should be undertaken in accordance with Concept Plan, Fig C(AR)/4.

Set-backs

- 4 Development should be set-back from South Road a minimum of three metres after road widening.

Height

- 5 Development should not exceed three storeys (12.5 metres) in height.

Car Parking

- 6 Car parking spaces should not be located between buildings and South Road.

Landscaping

- 7 A landscaped area with a minimum width of three metres should be established between the development and South Road.
- 8 Trees which will grow to at least ten metres in height should be planted in clusters in the road reserve in consultation with the Department of Road Transport and on development sites to add substantially to the tree cover in the area.

South Road (Keswick) Area

OBJECTIVES

Objective 1: An area for light industry, service industry, warehousing, service trade premises and a range of recreational and community uses.

Objective 2: A desired character distinguished by:

- (a) well landscaped high quality development facing South Road;
- (b) a prominent and characteristic style of street landscaping; and
- (c) a variety of one and two-storey developments which are designed to complement the residential character of the adjoining suburbs.

PRINCIPLES OF DEVELOPMENT CONTROL

Appropriate Development

- 1 Light industry, service industry, warehousing and service trade premises and the office components of these uses are appropriate in the area, provided the office component of any mixed use development does not exceed 30 percent of the gross leasable area of the development.
- 2 Development orientated towards community activities, particularly community centres, educational establishments, indoor recreation centres and places of worship are appropriate in the area.

Form of Development

- 3 Development should be undertaken in accordance with Concept Plan, Fig C(AR)/4.

Materials

- 4 Facades of buildings facing onto South Road should generally have stone, brick or rendered finishes, or finishes which complement the predominant brick and rendering building finishes in the area and the locality, with smooth, highly reflective finishes being avoided.

Set-backs

- 5 Development should be set-back a minimum of three metres from South Road after road widening.

Height

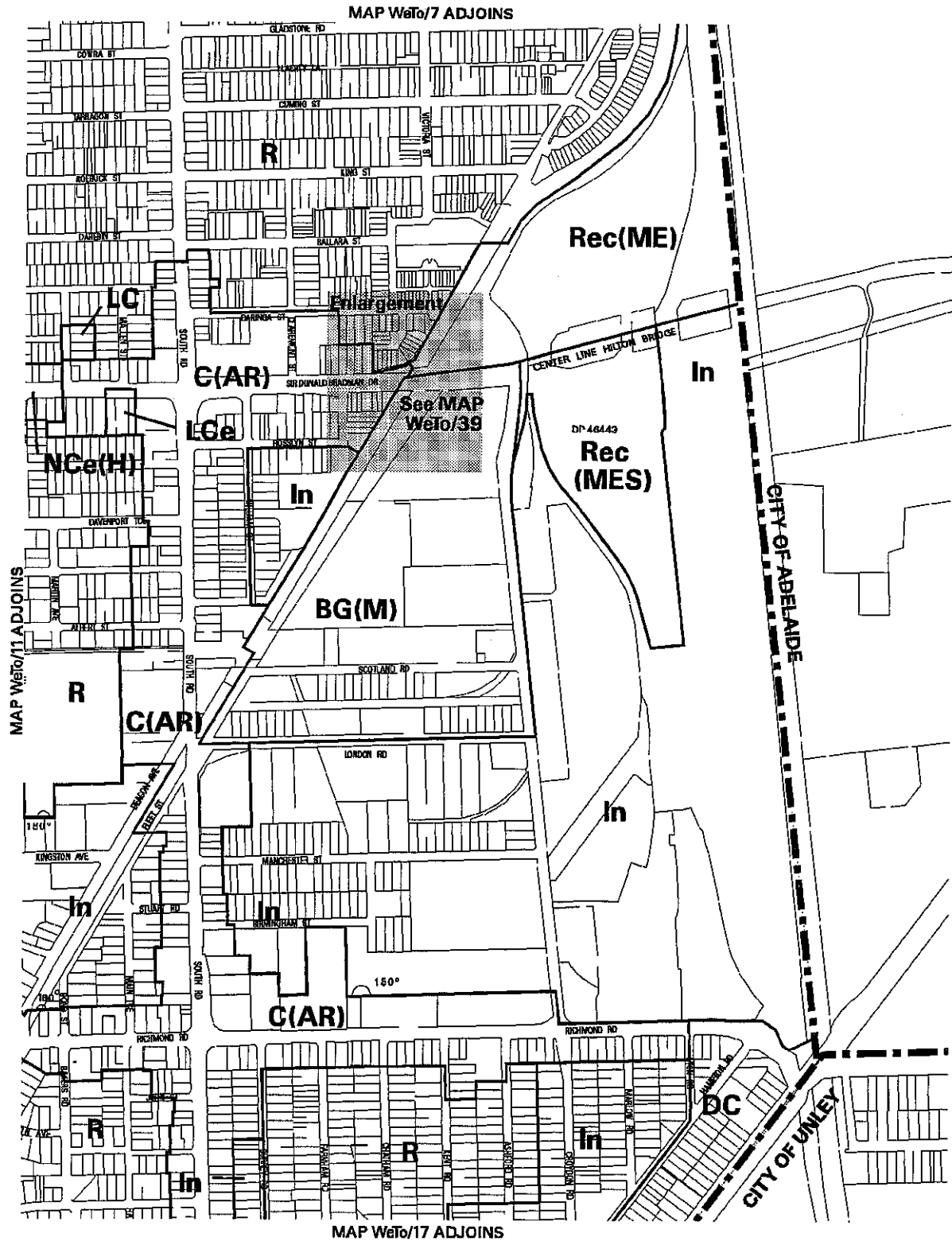
- 6 Development should not exceed two storeys (8.5 metres) in height.

Traffic

- 7 Car parking spaces should not be located between buildings and South Road.

Landscaping

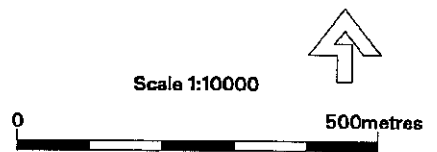
- 8 A landscaped area with a minimum width of three metres should be established between the development and South Road.



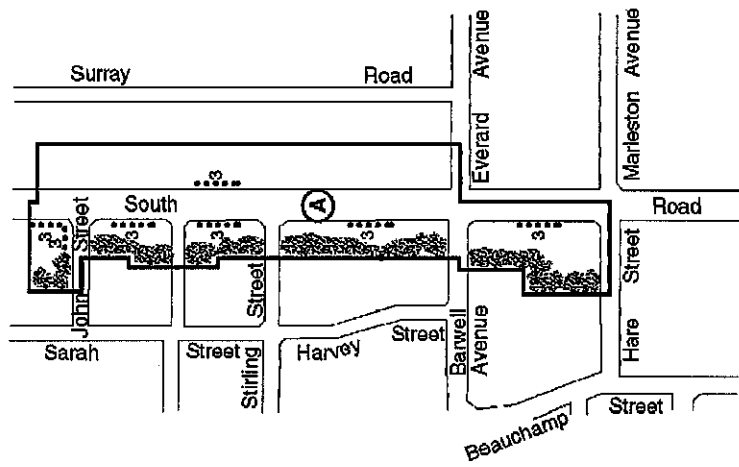
Note: For Policy Areas See MAP WeTo/30

- | | |
|-----------------|-------------------------------|
| BG(M) | Bulky Goods (Metropolitan) |
| C(AR) | Commercial (Arterial Roads) |
| DC | District Commercial |
| In | Industry |
| LC | Local Commercial |
| LCe | Local Centre |
| NCe(H) | Neighbourhood Centre (Hilton) |
| R | Residential |
| Rec(ME) | Recreation (Mile End) |
| Rec(MES) | Recreation (Mile End South) |

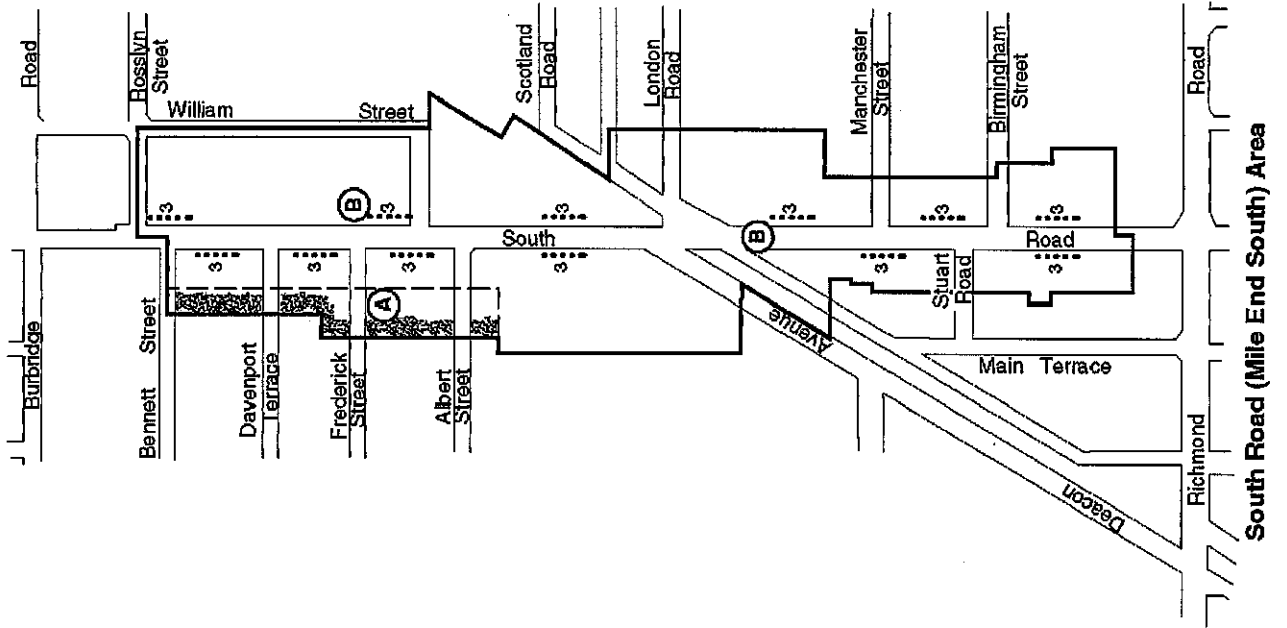
- | | |
|--|---------------------------|
| | Zone Boundary |
| | Development Plan Boundary |



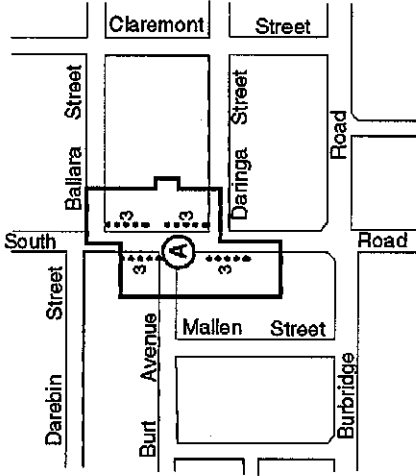
WEST TORRENS (CITY) ZONES MAP WeTo/12







South Road (Keswick) Area

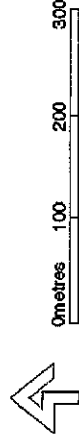


South Road (Mile End South) Area



South Road (Mile End) Area

-  Screen Landscaping
 -  Road Setback (metres)
 -  Concept Plan Boundary
 -  Height Limitation Area Boundary
- HEIGHT LIMITATIONS (STOREYS)**
- (A)** 2
 - (B)** 3



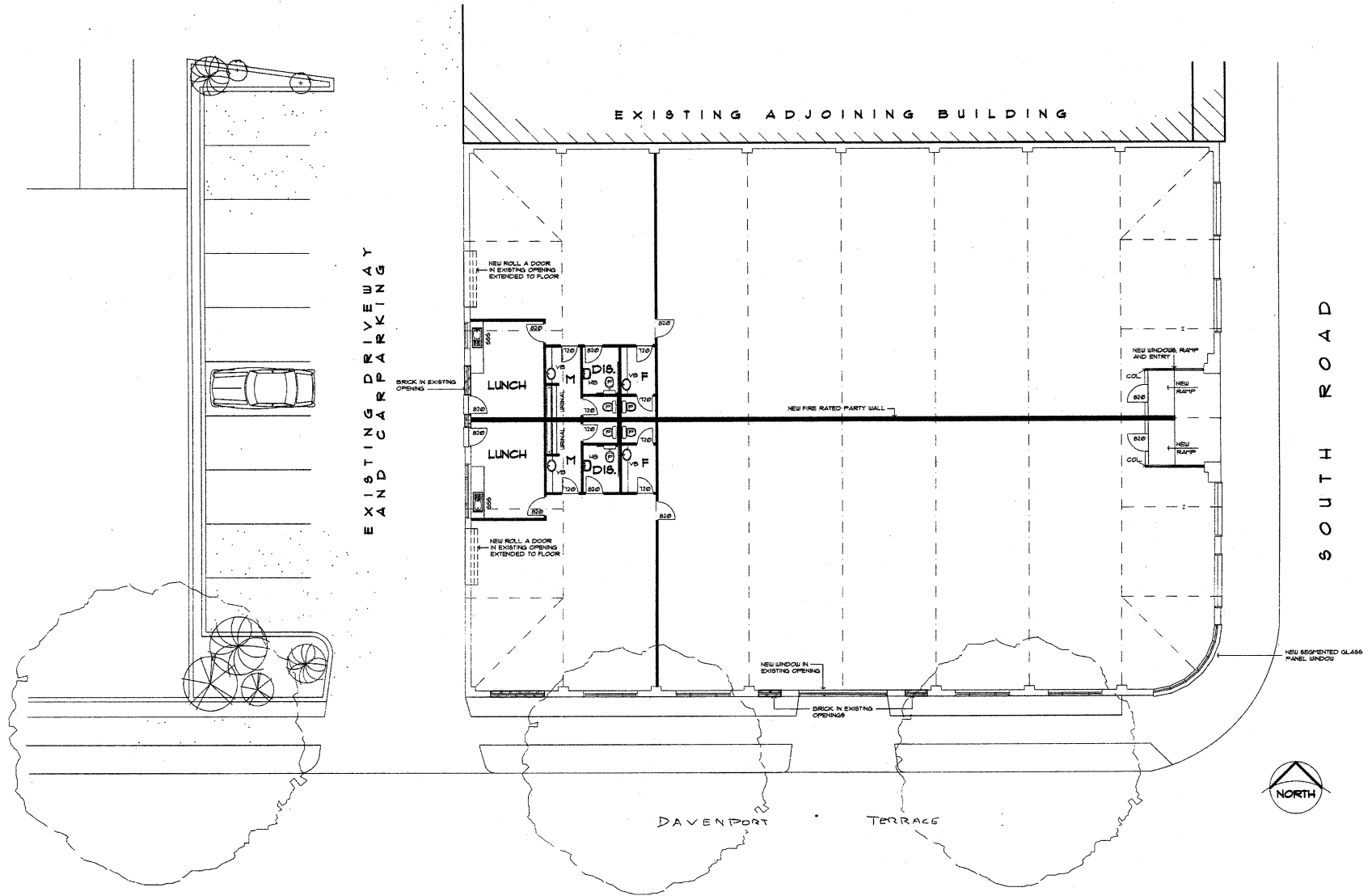
WEST TORRENS (CITY) CONCEPT PLANS Fig C(AR)/4

information memorandum

302-304 SOUTH ROAD, HILTON

Building Plan

© Copyright
 client: p. micklem
 proposed: addition & alteration
 site: unit 5 & 6
 No. 296-306
 south road
 hilton s.a.
 date: dec 2004
 drawn: cd
 scale: 1:100
 master:
 amendments:
 22/8/2005 m.s
 20/10/05 p.h.
 job no: 639604
 page: 2 of 3



PROPOSED FLOOR PLAN, SITE & LANDSCAPE LAYOUT

SCALE 1:100

NOTE: ALL STORMWATER IS EXISTING NEW CANOPY GUTTERS TO BE CONNECTED INTO EXISTING DRAINPIPES.

NOTE: DOUBLE GLAZING TO ALL WINDOWS EXCEPT HIGHLIGHT WINDOWS.

information memorandum

302-304 SOUTH ROAD, HILTON

Community Plan

LOCATION AND COMMON PROPERTY PLAN

BENNETT STREET

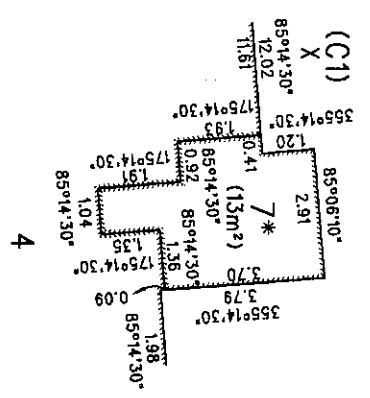
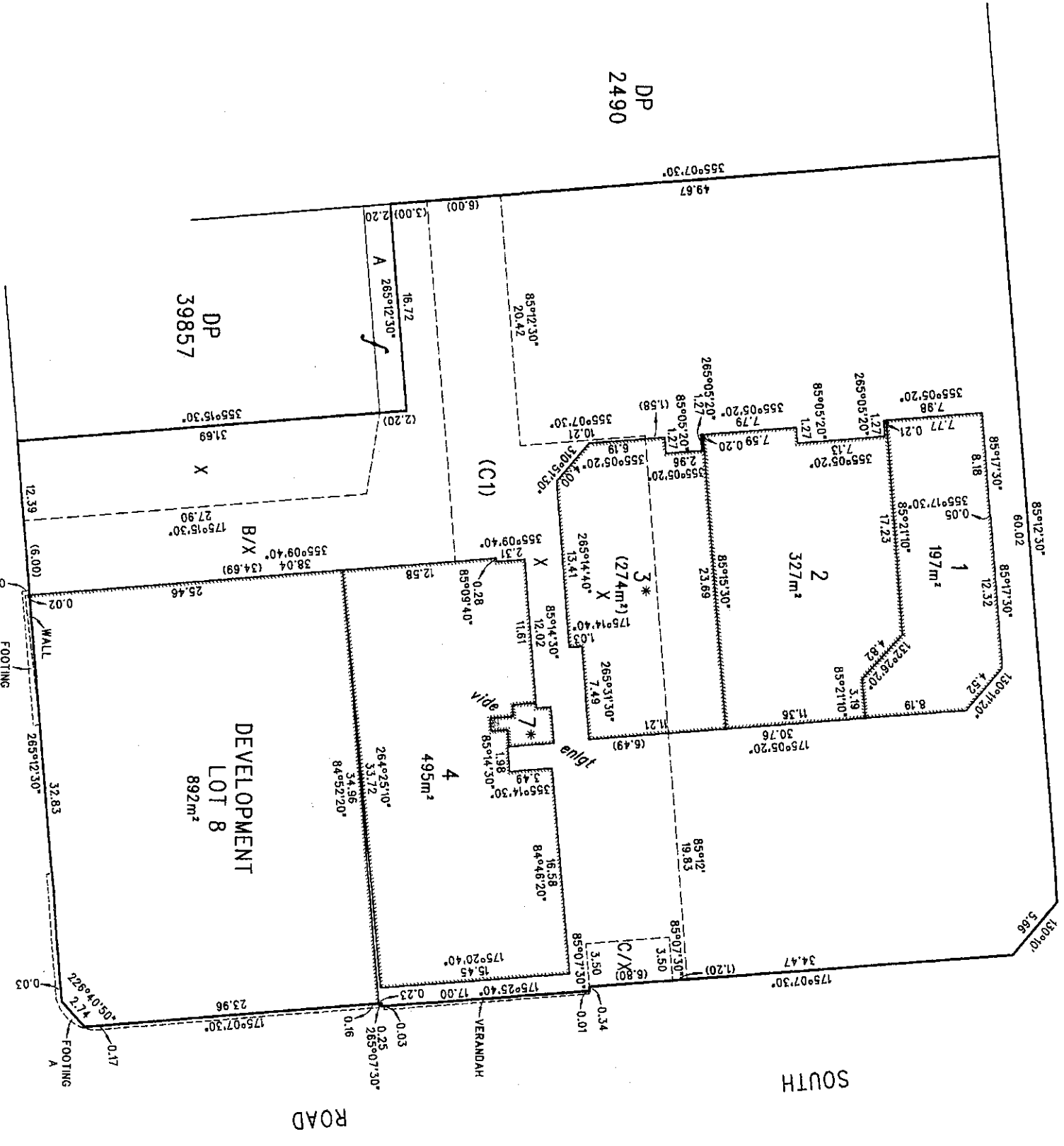
DAVENPORT TERRACE

SOUTH ROAD

DP 2490

DP 39857

DEVELOPMENT LOT 8 892m²



ENLARGEMENT
SCALE - METRES

SCHEDULE OF PIECES COMPRISED IN ONE LOT	
PIECES COMPRISED IN ONE LOT	TOTAL AREA
3 & 7	287m ²

*ASTERISK DENOTES PIECE IDENTIFIER ONLY THE REMAINING PARCELS ARE EACH A LOT

COMMUNITY PLAN NUMBER CP 222411
PLAN TYPE PRIMARY
THIS IS SHEET 1 OF 2 SHEETS
DEPOSITED 30/9/2004
CLOSURE CHECKED 2/1/04
PLAN EXAMINED 2/1/04
PLAN APPROVED 2/1/04
P.L.S. APPROVED
TITLE REFERENCE CT 5121/898 CT 5209/663 CT 5458/508
LAND DESCRIPTION ALLOTMENT 24 IN DP 2490 ALLOTMENTS 120 & 121 IN DP 32544 ALLOTMENT 102 IN DP 39857 OF PART SECTION 49
IRRIGATION AREA ADELAIDE HILTON CITY OF WEST TORRENS
MAP REFERENCE 6628-41-L
O.B. FP 45940 TOTAL AREA 4675m ²
DEV. No. 211:CS92:03
SCALE 0 5 10 15 20 METRES

ANNOTATIONS
THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.
THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS.
PORTION OF THE COMMON PROPERTY MARKED B IS SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY.
PORTION OF THE COMMON PROPERTY MARKED C IS SUBJECT TO AN EASEMENT TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 77158821).
PORTION OF PIECE 3 AND THE COMMON PROPERTY MARKED X AND LOT 4, DEVELOPMENT LOT 8 & PIECE 7 ARE TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A.
ENCROACHMENT OF FOOTING AND VERANDAH OCCUR OVER SOUTH (PUBLIC) ROAD.
ENCROACHMENT OF FOOTINGS AND WALL OCCUR OVER DAVENPORT TERRACE (PRIVATE ROAD).

ALL DISTANCES ARE GROUND DISTANCES
COMBINED SCALE FACTOR 1.000220 ZONE 54 MGA 94
BEARING DATE: 85°23'30" DISTANCE 405.00
DERIVED FROM: PM 6528/13434 - PM 6628/7433

CERTIFICATE OF LICENSED SURVEYOR
I, GARY WILLIAM NICHOLS, certify that:
I am a Licensed Surveyor under the Survey Act 1992, and the provisions of the Survey Act 1992 apply to this plan.
I have personally examined the site and the points marked thereon and the information shown thereon is true and correct.
This Community Plan has been correctly prepared in accordance with the Community Titles Act 1996, to a scale prescribed by regulation.

Dated the 4 day of MAY 2004
Licensed Surveyor

JOHN C BESTED & ASSOC PTY LTD
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
email bessur@bested.com.au

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 22411

THIS IS SHEET 2 OF 2 SHEETS

APPROVED <i>[Signature]</i> 23/7/04	DEPOSITED 30 / 9 / 2004 <i>[Signature]</i>
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APPLICATION 10031846

PRO REGISTRAR GENERAL

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	920	
2	1,500	
COMPRISING PIECES		
3 & 7	1,280	
4	2,250	
AGGREGATE	5,950	

CERTIFICATE OF LAND VALUER

I.....Paul William PARSONS.....being a Land Valuer within the meaning of the Land Valuers Act 1994, Certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the18thDay of ...May.....2004

[Signature]
Signature of Land Valuer.