



Information

Memorandum

73 Evans Street,

Sunbury, VIC 3429



Introduction

Rare Commercial Investment Opportunity in the very heart of Sunbury's shopping centre!

A rare offering, this freehold shop (formerly a pizza outlet) on a land size of 250 sq metres approx. sits proudly between the CBA bank and the ANZ bank, is Zoned Commercial 1 and presents a marvellous opportunity for the astute buyer. The property is surrounded by a range of popular retail outlets and is being sold "as is".

- Excellent rear access (4 cars, perhaps more)
- Shop floor area is 90 sq metres approx. Kitchen is 21.5 sq metres approx.
- Offered with vacant possession.
- NBN connected. Gas is connected. Freshly painted. Heating and cooling. 3 phase power.
- New lighting system.
- The property is being sold "plus GST".
- Recently refurbished with new flooring, but with scope for further enhancement.
- Previous rental return (pre Covid) of \$7173.04 per month.
- Rental return April 2021 \$6893.04 per month

For more information, to obtain a copy of the contract or to arrange an inspection, please contact the exclusive selling agent:

Ray Cashmore

0448 271 688

rcashmore@rtedgarmr.com.au

OR

Paul Bohan

0439 132 102

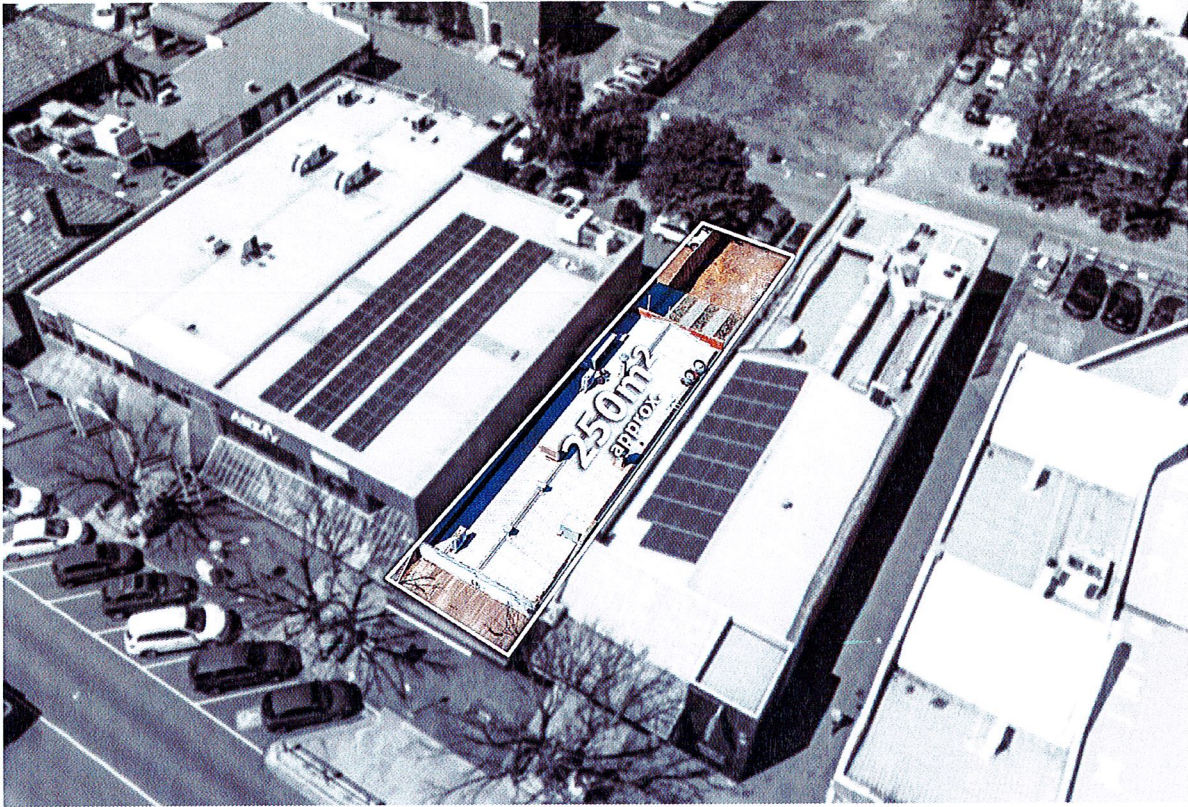
pbohan@rtedgarmr.com.au



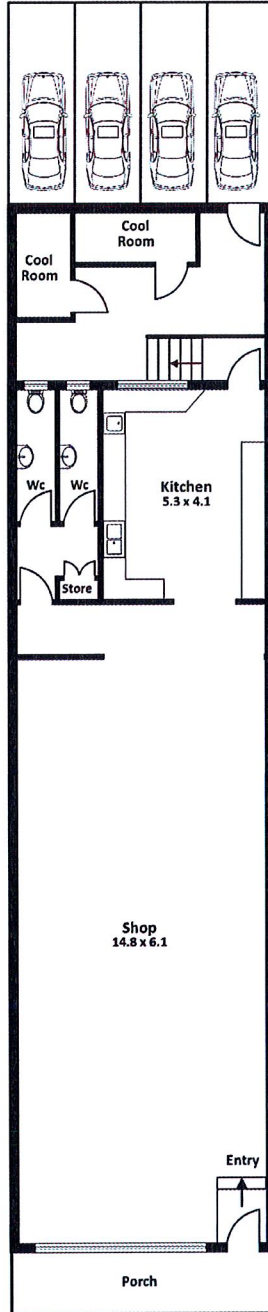








73 Evans Street Sunbury



Disclaimer. Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers view the property in person.

PROPERTY REPORT

From www.planning.vic.gov.au at 24 October 2023 10:25 AM

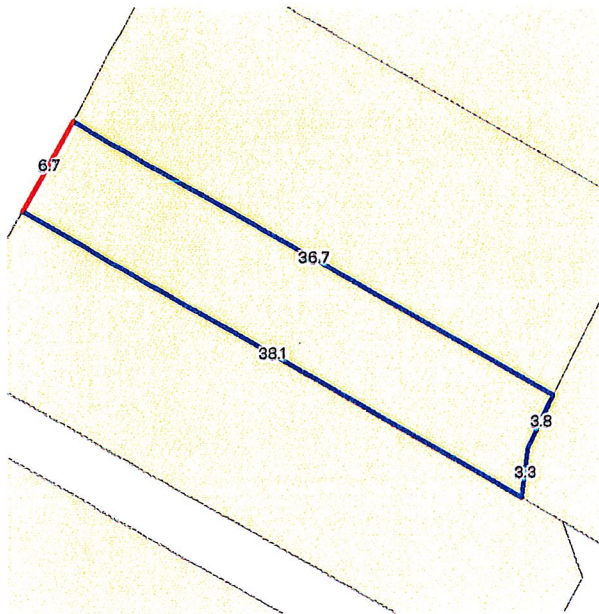
PROPERTY DETAILS

Address: **73 EVANS STREET SUNBURY 3429**
Lot and Plan Number: **Lot 2 PS303032**
Standard Parcel Identifier (SPI): **2\PS303032**
Local Government Area (Council): **HUME**
Council Property Number: **201171**
Directory Reference: **Melway 382 E4**

www.hume.vic.gov.au

SITE DIMENSIONS

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



Area: 252 sq. m

Perimeter: 89 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
Legislative Assembly: **SUNBURY**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



 Selected Property

From www.planning.vic.gov.au at 24 October 2023 10:28 AM

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Standard Parcel Identifier (SPI): **2\PS303032**

Local Government Area (Council): **HUME** www.hume.vic.gov.au

Council Property Number: **201171**

Planning Scheme: **Hume** [Planning Scheme - Hume](#)

Directory Reference: **Melway 382 E4**

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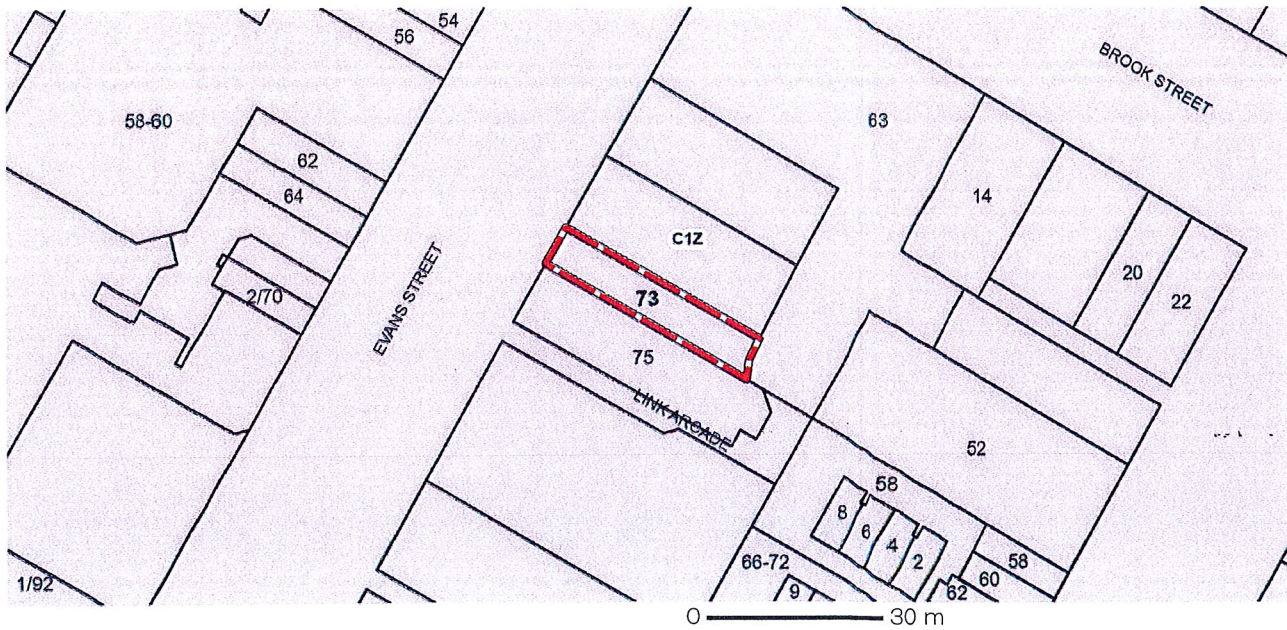
OTHER


Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 1 ZONE (C1Z)
SCHEDULE TO THE COMMERCIAL 1 ZONE (C1Z)



 C1Z - Commercial 1

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)



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 19 October 2023.

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>

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 at Landata - <https://www.landata.vic.gov.au>

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 <https://mapshare.maps.vic.gov.au/vicplan>

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

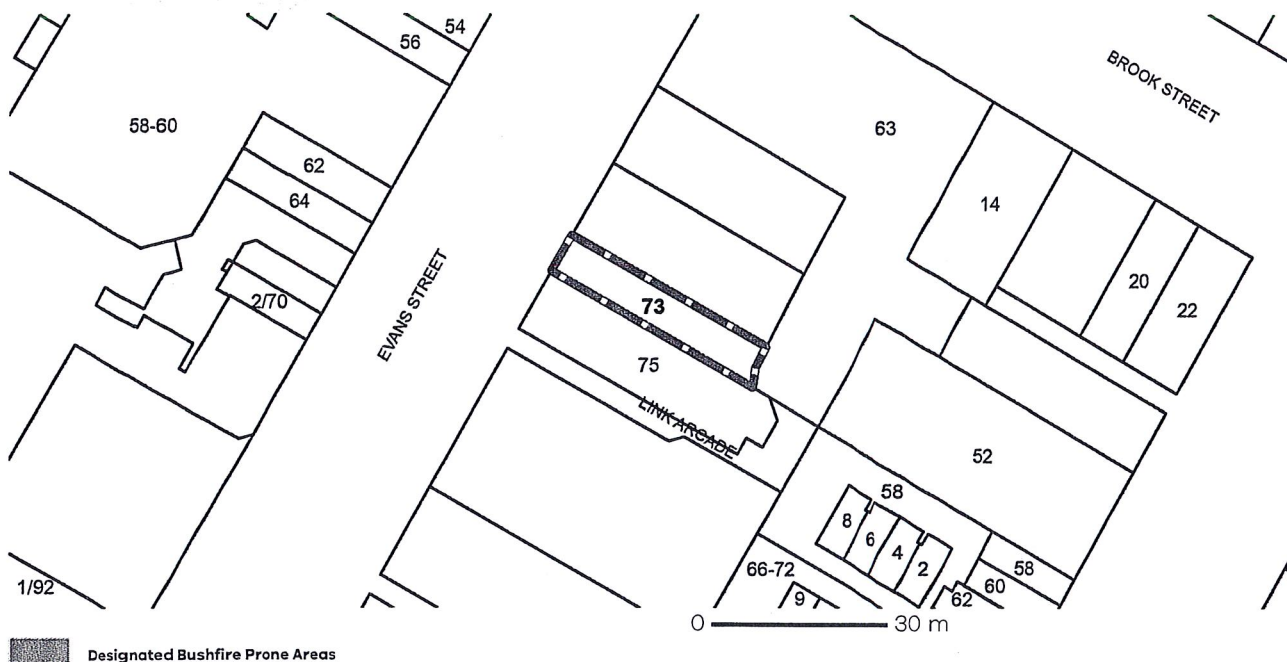
Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)