

Information Memorandum



**For Sale by Public Auction
25th September 2014 @ 12.00 p.m. (onsite)**

100 Kingsway, Glen Waverley

cameron
Industrial Commercial

100 Kingsway, Glen Waverley



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Introduction

Cameron Industrial Commercial is proud to present for sale by Auction on Thursday 25 September 2014 @ 12.00 p.m., this outstanding retail investment opportunity, situated in the thriving retail strip of Kingsway, Glen Waverley.

A super prime retail property ideally positioned within the thriving Glen Waverley shopping, dining and entertainment precinct adjoining Century City Walk, Novotel Hotel and Glen Waverley railway station.

This highly regarded WAYA Japanese Restaurant is also only a short walk from The Glen shopping centre, village multiplex cinemas, civic centre, IKON Apartments, numerous retails, tavern and eateries.

We welcome your participation for the purchase of this investment opportunity by contacting Cameron Industrial Commercial.

Executive Summary

Key Features of Investment

- Current Rent - \$75,971.84 per annum, plus GST plus outgoings.

Key Features of Building/Site

- Land Size: 186 sq.m.
 - Building Size: 161 sq.m.
 - Zoned – Commercial 1.
-

Tenancy Details

- Lease Term – Five (5) year lease with executed option of five (5) years completed. With options of three (3) terms of five (5) years each.
 - Rental: \$75,971.84 per annum plus GST plus outgoings.
 - Commencement Date – 18th June 2010.
 - Rental Reviews – Fixed 3%.
 - Security Deposit – \$6,187.50.
-

Method of Sale

Auction – 25th September 2014 @ 12.00 p.m.

Property Details

Description

Currently occupied by WAYA Japanese Restaurant this property is always very well presented and is highly regarded in the immediate area.

The property also offers front and rear access along with access to public car parking on Kingsway, Bogong Avenue multi-level, Glen Waverley Station and central parking at Colemans Road/Kingsway.

Currently returning only \$75,971.84 per annum plus GST plus all outgoings with current lease term of nine (9) months remaining and exercised new five (5) year term with three (3) further terms of five (5) years.

Property Details

Single level building offering 161 sq.m on a land parcel of 186 sq.m (approximately). The current tenant also added a 30 sq.m building extension (Council approved) at their own expense.

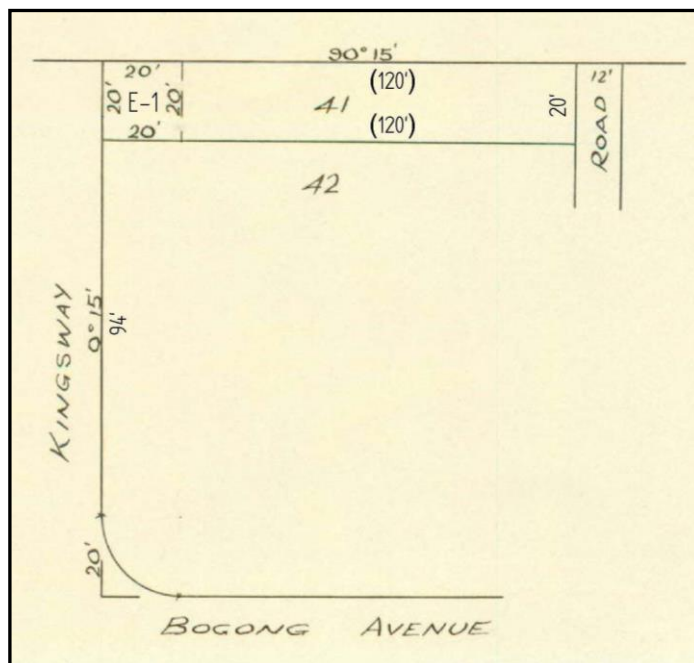
This is the first time this property has been offered in over 50 years.

Title Details

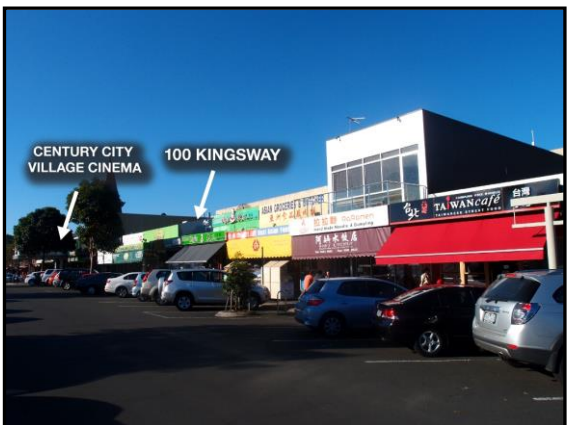
The property is more particularly described within Certificate of Title Volume 8483 Folio 232 as being Lot 41 on Plan of Subdivision 026006.

Dimensions

The subject property has a regular shaped site with street frontage to Kingsway of approximately 6 metres and a depth of approximately 31 metres thereby yielding a total site area of approximately 186 sq.m.

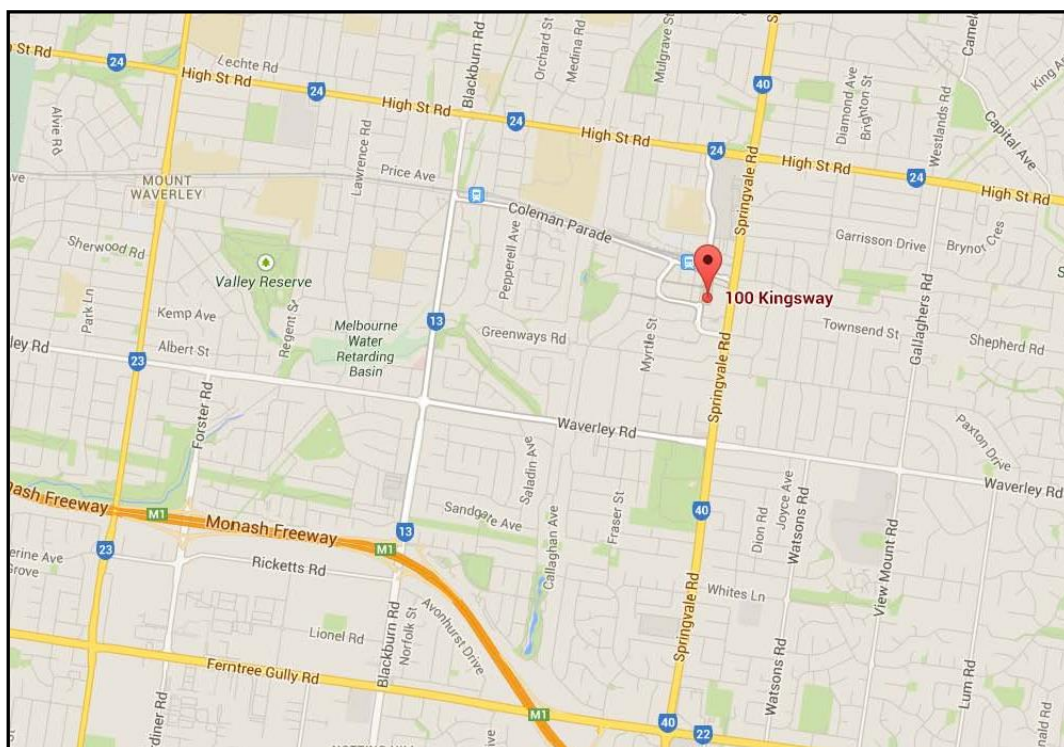


Additional Photos



Location Details

The subject property is located on Kingsway, Glen Waverley between Springvale Road and Blackburn Road. The location is approximately 25 kilometres from the Melbourne CBD.



The property is within the immediate surroundings include mainly retail, dining and entertainment businesses including Ibis Hotel, Village Cinemas, Shine, Mocha Jo's, Novotel Hotel, Waverley International, Century City Walk Complex, Village Walk and Centro The Glen.

Access to public transport is via a bus service operating along Springvale Road and Glen Waverley bus depot whilst the Glen Waverley Railway Station is a short walk located 250 metres from the Waya Japanese Restaurant.

Further Details

Documentation is available through the Sales and Leasing team.

Cameron Industrial Commercial

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Disclaimer

This investment memorandum has been prepared by Cameron Industrial Commercial.

It is intended only as a guide and is an aid to further investigation by potential investors.

Potential investors accept this document on the condition that they will make their own enquiries and obtain their own independent advice.

Cameron Industrial Commercial provides this document on the condition that, subject to any statutory limitations on its ability to do so, Cameron Industrial Commercial disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Cameron Industrial Commercial and is not to be resupplied to any other person without the prior written consent of Cameron Industrial Commercial.

GST Disclaimer

Cameron Industrial Commercial advises that the financial information in this report, relating to income, outgoings and the like is provided with out reference to the possible reference of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the return derived there from after obtaining expert professional advice.

Planning Property Report

Planning Property Report

from www.dtpli.vic.gov.au/planning on 29 August 2014 09:44 AM

Address: 100 KINGSWAY GLEN WAVERLEY 3150

Lot and Plan Number: Lot 41 LP26006

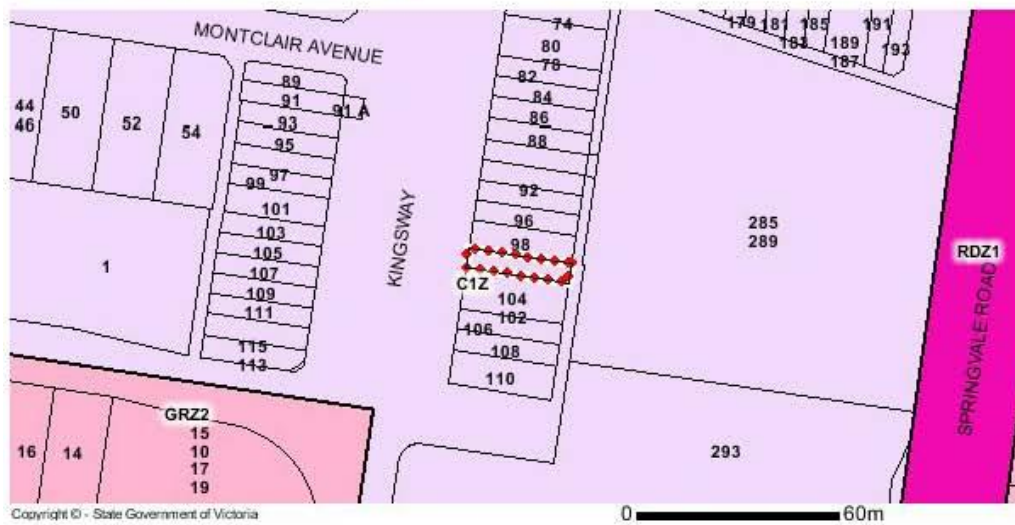
Local Government (Council): MONASH Council **Property Number:** 192612

Directory Reference: Melway 71 C2

Planning Zone

COMMERCIAL 1 ZONE (C1Z)

SCHEDULE TO THE COMMERCIAL 1 ZONE



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

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge		Urban Growth Boundary

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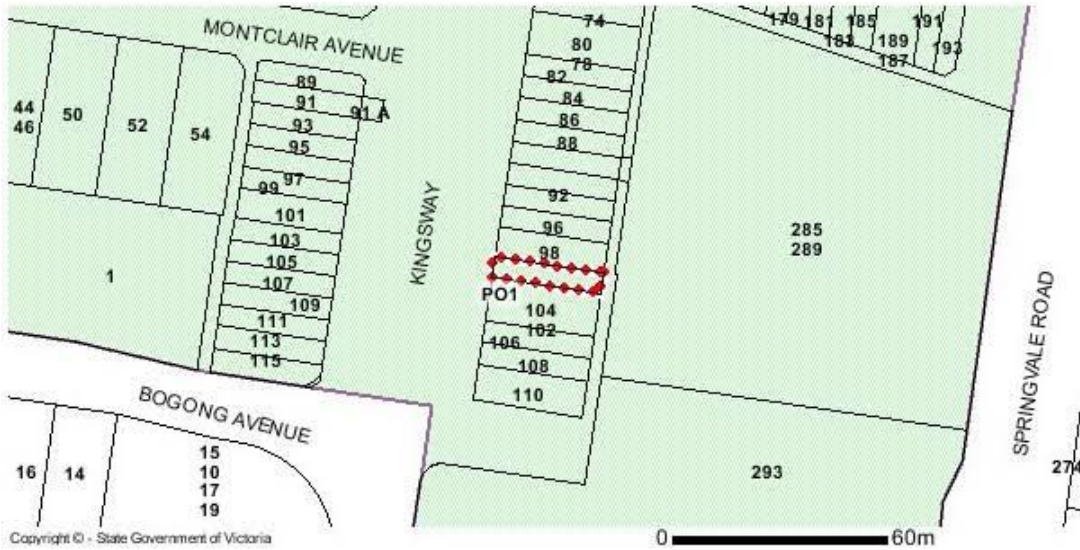
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Planning Overlay

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



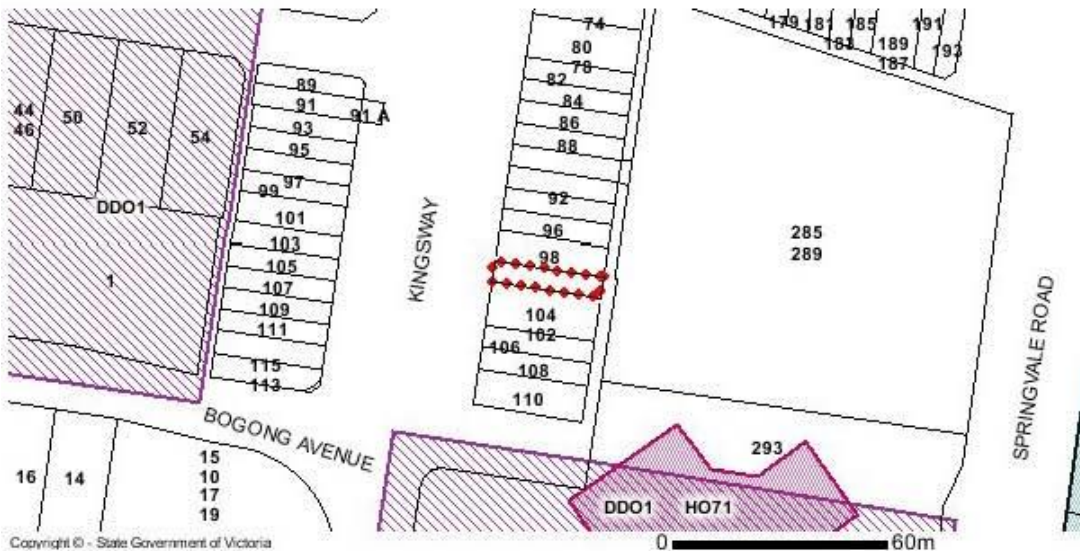
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

VEGETATION PROTECTION OVERLAY (VPO)



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










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Planning Overlays Legend

Overlays Legend

 AEO - Airport Environs	 LSIO - Land Subject to Inundation
 BMO - Bushfire Management (also WMO)	 MAEO1 - Melbourne Airport Environs 1
 CLPO - City Link Project	 MAEO2 - Melbourne Airport Environs 2
 DCPO - Development Contributions Plan	 NCD - Neighbourhood Character
 DDO - Design & Development	 PO - Parking
 DDOPT - Design & Development Part	 PAO - Public Acquisition
 DPD - Development Plan	 RO - Restructure
 EAD - Environmental Audit	 RCO - Road Closure
 EMO - Erosion Management	 SBO - Special Building
 ESO - Environmental Significance	 SLD - Significant Landscape
 FO - Floodway	 SMO - Salinity Management
 HO - Heritage	 SRO - State Resource
 IPO - Incorporated Plan	 VPO - Vegetation Protection

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 28 August 2014.

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, local, particular and general 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 & 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](#)

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.dpcd.vic.gov.au/planning

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Commercial Zone 1 Uses

34.01

22/08/2013
VC104

COMMERCIAL 1 ZONE

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

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

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

15/07/2013
VC100

Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Corrective institution)	Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).
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	
Education centre	
Exhibition centre	
Home occupation	
Informal outdoor recreation	
Minor utility installation	
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	
Retail premises (other than Shop)	
Shop (other than Adult sex bookshop)	The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.

Use	Condition
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex bookshop	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 Apiculture and Intensive animal husbandry)	
Industry	Must not be a purpose listed in the table to Clause 52.10.
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, Circus, Exhibition centre and Place of worship)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Corrective institution
Intensive animal husbandry
Major sports and recreation facility
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.

34.01-315/07/2013
VC100**Subdivision**

A permit is required to subdivide land.

34.01-415/07/2013
VC100**Buildings and works**

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

This does not apply to:

- 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.

Maintenance

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

34.01-522/08/2013
VC104**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.

Satisfactory neighbourhood and site description before notice and decision

The responsible authority must inform the applicant in writing:

- Before notice of an application is given, or
- If notice of an application is not required to be given, before deciding the application,

that the neighbourhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory or does not meet the requirements of Clause 54.01 or 55.01 and is not satisfactory.

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.

34.01-6

16/07/2013
VC100

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 Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 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 2000 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.
- 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.

34.01-7 Exemption from notice and review

15/07/2013
VC100

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.

34.01-8 Decision guidelines

15/07/2013
VC100

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

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.
 - 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 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 a development of five or more storeys, excluding a basement.

34.01-9 Advertising signs

15/07/2013
VC100

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

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.