

INFORMATION MEMORANDUM

FOR SALE BY PRIVATE SALE

19-23 HEREFORD ROAD, MOUNT EVELYN VIC 3796

19-23
HEREFORD RD
MT EVELYN
3796



SALES OFFICE

03 8727 9555

20 Station Street, Bayswater VIC 3153

APPLEBY.COM.AU





Introduction

For Sale By Private Sale

19-23 Hereford Road, Mount Evelyn

Appleby Real Estate is pleased to offer to the market, this outstanding multi-functional facility of 4000 square metres. The property presents a lucrative investment or development opportunity (STCA) given the Neighbourhood Residential zoning.

Appleby Real Estate recommends all Investors and developers to seriously consider the scope of opportunity that this property has to offer.

Location

The property is situated in the suburb of Mount Evelyn which is 37 kilometres north-east of Melbourne's CBD. The local government area is the Shire of Yarra Ranges. Mount Evelyn holds a population of approx 9702.

Source: 2016 Census



19-23
HEREFORD RD
MT EVELYN
3796

Executive Summary

Large land holding located in prime position

Description

Well constructed clear span warehouse building of 4000 square metres housing 3 separate tenancies. The site includes a large open indoor sports centre, internal fitness studios, consulting rooms, kiosk/reception area, large spectator mezzanine viewing gallery, substantial male and female amenities and a self contained 2 bedroom residential apartment.

- Total Building Area: 4000 Square Metres*
- Land Size: 4891 Square Metres*

Zoning

Neighbourhood Residential Zone - Schedule 3 (NRZ3) under the Yarra Ranges City Council Planning Scheme.

Title Particulars

Certificate of Title Volume 09724 Folio 683.

Major Arterials

The property is situated on Hereford Road which is the main thoroughfare through Mount Evelyn servicing connection to Lilydale and York Road back towards Montrose and Canterbury Road.

Retail Amenities

Located minutes from the Mount Evelyn town centre and large commercial hub and industrial estate.

Public Transport

Bus services run along Hereford Road connecting directly to Lilydale Train Station which is approximately 5.5kms.

Sale Terms

10% Deposit, Balance 60 Days





19-23
HEREFORD
MT EVELYN
3796

Executive Summary

Investment details three separate tenancies

Tenant 1

- Yarra Valley Sporting Company Pty Ltd
- Rental: \$100,000 per annum plus GST, plus outgoings
- Lease Commencement: 01/04/2021
- Lease Term: 3 Years
- Lease Option: 1 further option of 3 years
- Increases: Fixed annual increases

Tenant 2

- Form & Practice Mt Evelyn Pty Ltd
- Rental: \$21,000 per annum plus GST
- Lease Commencement: 01/06/21
- Lease Term: 2 years, 10 months
- Lease Option: 1 further option of 3 years
- Increases: Fixed annual increases

Tenant 3

- Adriana Pitrelli
- Rental: \$19,812 per annum
- Lease Commencement: 21/05/2021
- Lease Term: 12 Months

Outgoings

- 90% of outgoings are paid by Tenant 1
- 10% of outgoings are paid by Tenant 2



Tenancy 1

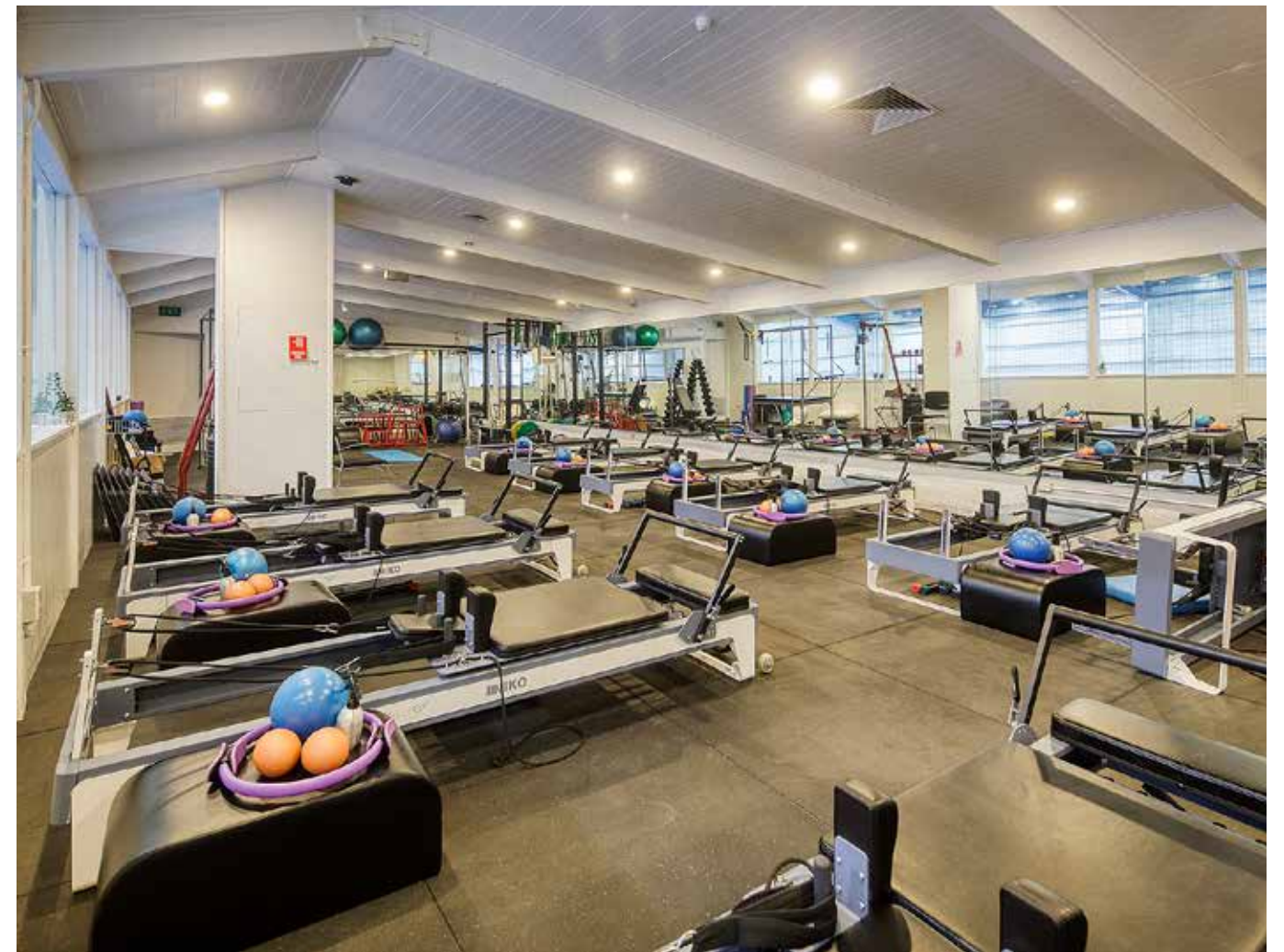


Tenancy 1



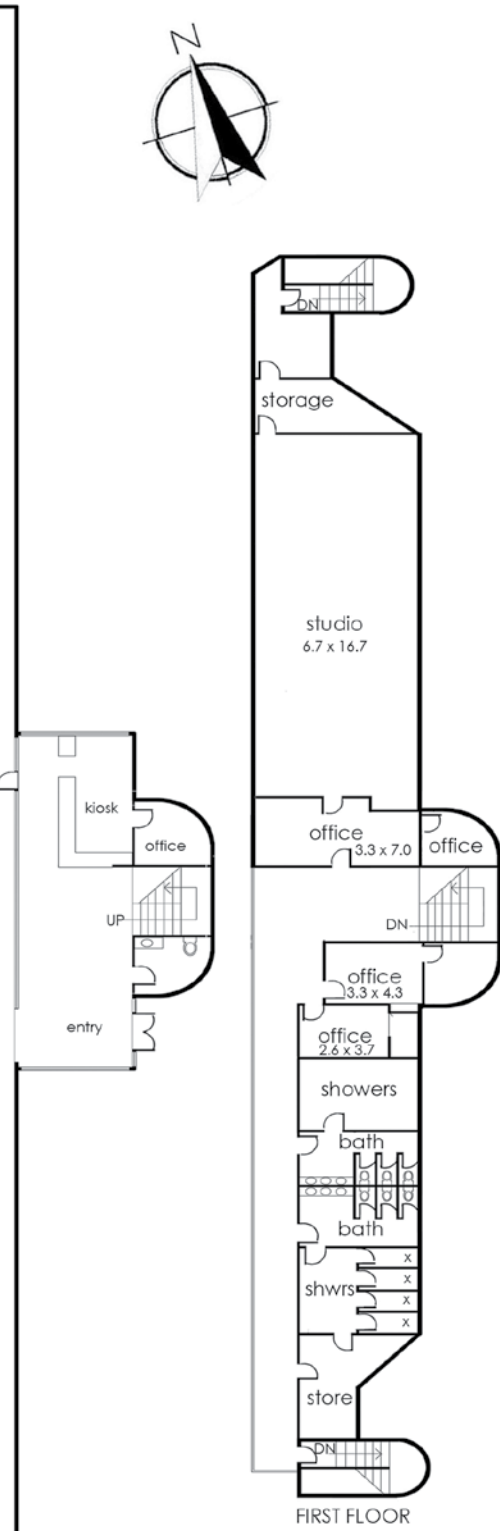
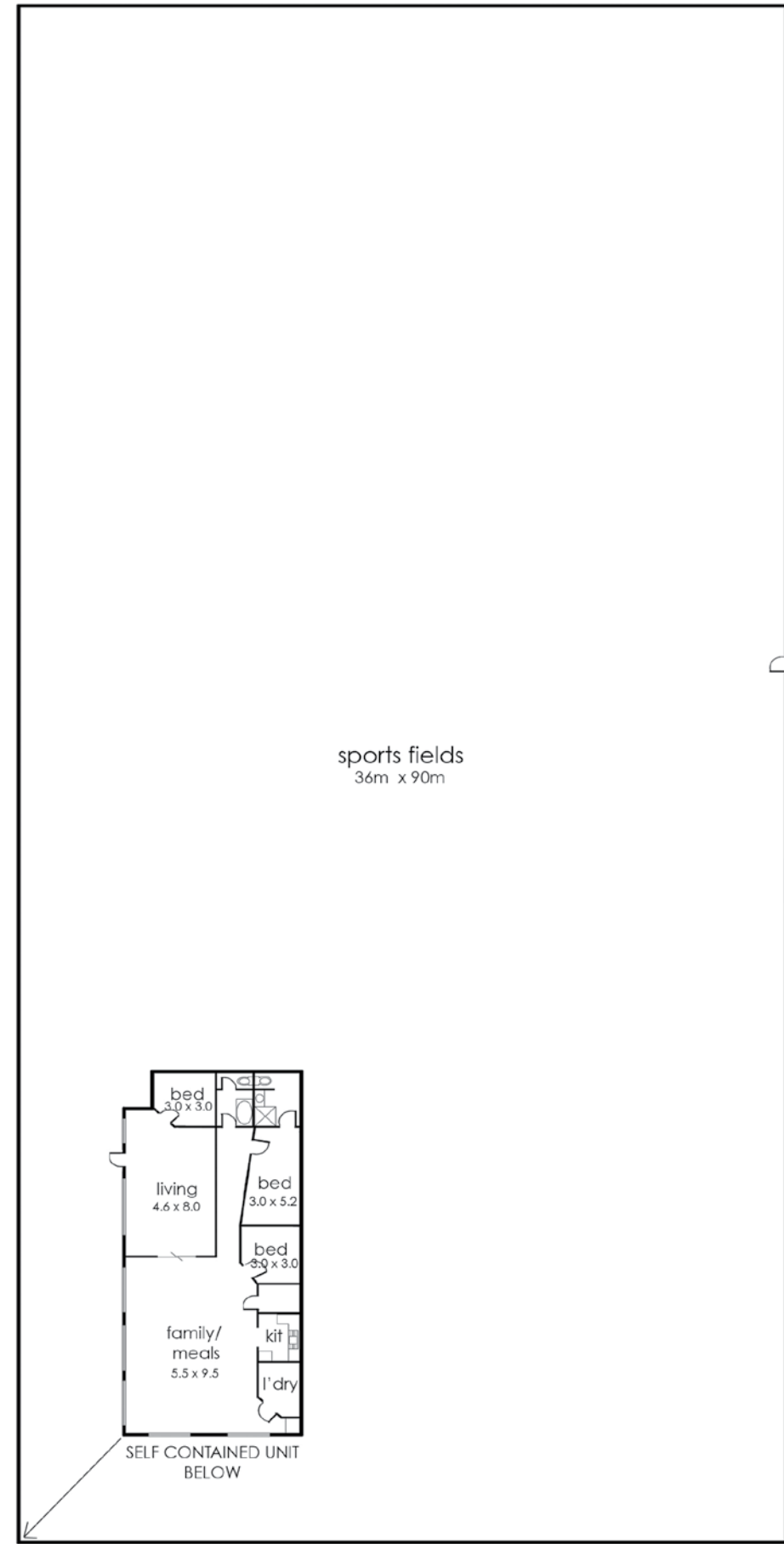


Tenancy 2





Tenancy 3



Ground floor area
approx: 3337sqm

First floor area
approx: 324.8sqm

Self contain unit area
approx: 165.7sqm

Total area
approx: 3827.5 sqm

© Produced by DND Floor Plans.

19-23 Hereford Road, Mount Evelyn

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.



Contact Details

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



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0421 904 271



Nick Draffin
Managing Director
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0407 058 223

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.*



Property Report

Appendix 1

PROPERTY REPORT



From www.planning.vic.gov.au at 25 November 2021 03:53 PM

PROPERTY DETAILS

Address: **19-23 HEREFORD ROAD MOUNT EVELYN 3796**
Lot and Plan Number: **Plan CP163690**
Standard Parcel Identifier (SPI): **CP163690**
Local Government Area (Council): **YARRA RANGES** www.yarraranges.vic.gov.au
Council Property Number: **243885**
Directory Reference: **Melway 118 B12**

This property is in a designated bushfire prone area. 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 on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **EVELYN**

PLANNING INFORMATION

Planning Zone: [NEIGHBOURHOOD RESIDENTIAL ZONE \(NR7\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 \(NR73\)](#)
Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 \(BMO2\)](#)
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 \(DDO5\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 \(SLO22\)](#)

PROPERTY REPORT



Planning scheme data last updated on 24 November 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>

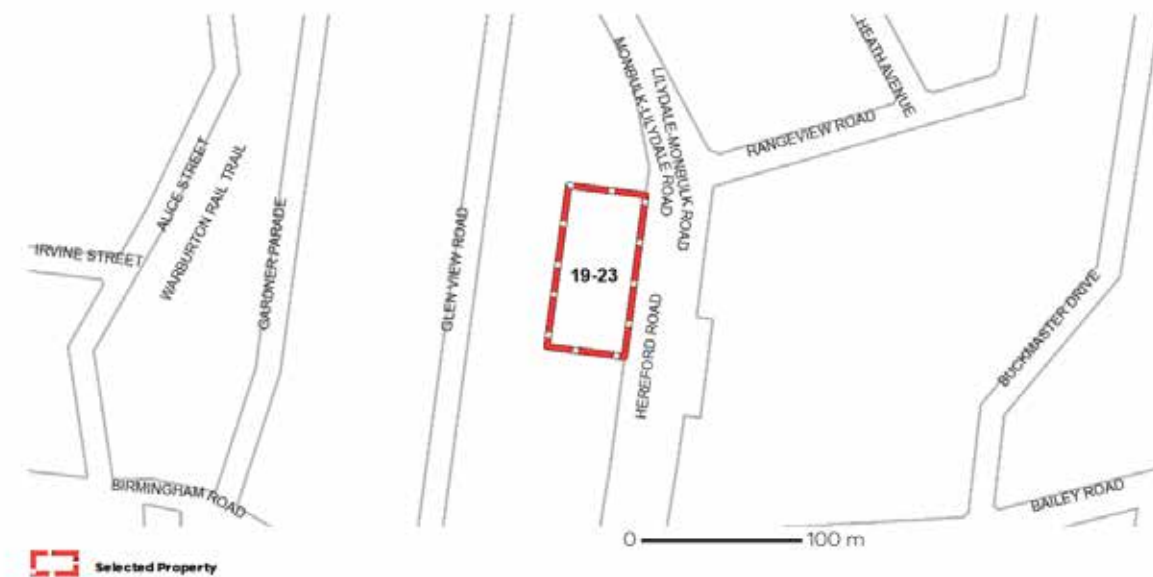
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates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

Area Map



Planning Report

Appendix 2

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 25 November 2021 04:16 PM

PROPERTY DETAILS

Address: **19-23 HEREFORD ROAD MOUNT EVELYN 3796**
 Lot and Plan Number: **Plan CP163690**
 Standard Parcel Identifier (SPI): **CP163690**
 Local Government Area (Council): **YARRA RANGES** www.yarraranges.vic.gov.au
 Council Property Number: **243885**
 Planning Scheme: **Yarra Ranges** [Planning Scheme - Yarra Ranges](#)
 Directory Reference: **Melway 118 B12**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **EVELYN**

OTHER

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

View location in VicPlan

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 \(NRZ3\)](#)



GRZ - General Residential
 NRZ - Neighbourhood Residential
 PPRZ - Public Park and Recreation
 RDZ1 - Road - Category 1

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: 19-23 HEREFORD ROAD MOUNT EVELYN 3796

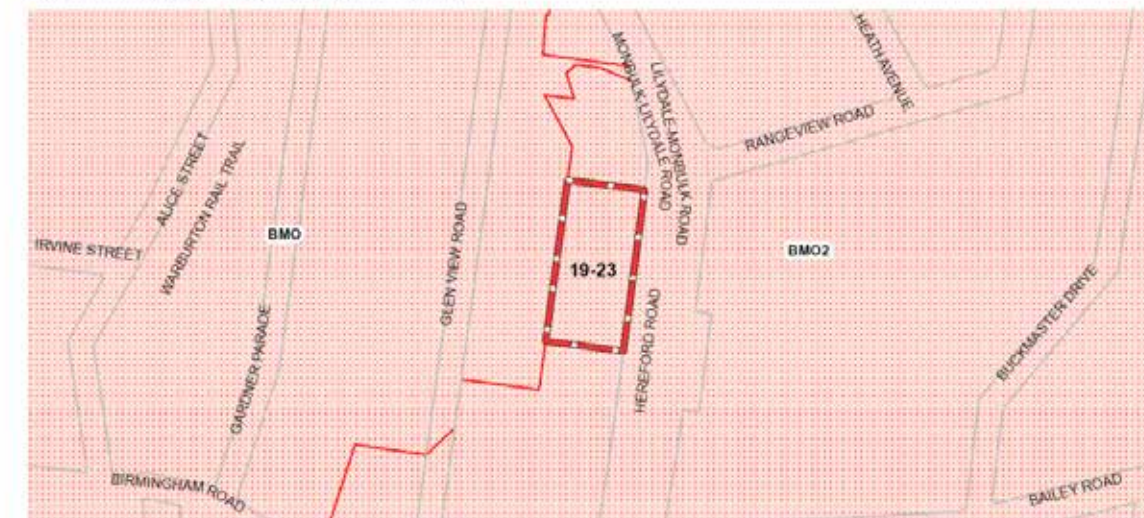
Page 1 of 5

PLANNING PROPERTY REPORT



Planning Overlays

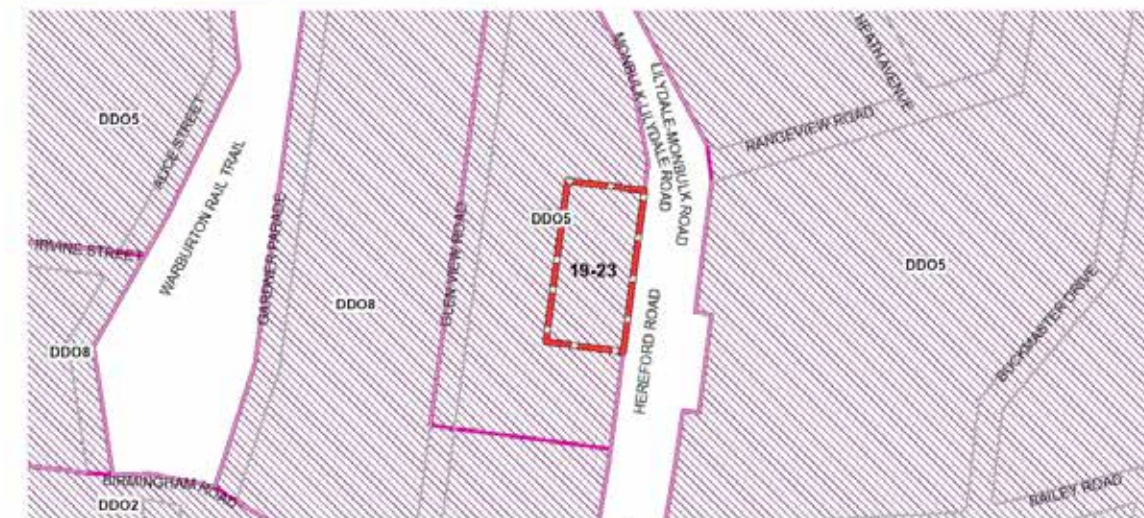
[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 \(BMO2\)](#)



BMO - Bushfire Management

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 \(DDO5\)](#)



DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT: 19-23 HEREFORD ROAD MOUNT EVELYN 3796

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PLANNING PROPERTY REPORT



Planning Overlays

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 \(SLO22\)](#)



SLO - Significant Landscape

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
[HERITAGE OVERLAY \(HO\)](#)



ESO - Environmental Significance

HO - Heritage

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT: 19-23 HEREFORD ROAD MOUNT EVELYN 3796

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Planning Report

Appendix 2

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 16 November 2021.

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PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Areas

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 <https://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 <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 his 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 \(environment.vic.gov.au\)](#)

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PLANNING PROPERTY REPORT: 19-23 HEREFORD ROAD, MOUNT EVELYN, VIC 3796

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Property Title

Appendix 3

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 09724 FOLIO 683 Security no : 124089765279X
Produced 07/05/2021 03:49 PM

LAND DESCRIPTION

Land in Plan of Consolidation 163690M.
PARENT TITLES :
Volume 09522 Folio 363 Volume 09715 Folio 489
Created by instrument CP163690M 02/02/1987

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Joint Proprietors
HENDRIKUS LAMBERTUS PAAS
HEIKA ALBERTA PAAS both of 13 ABERDEEN DRIVE LILYDALE VIC 3140
AF221926U 23/07/2007
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
POREIL PTY LTD of 225 MAROONDAH HIGHWAY RINGWOOD VIC 3134
AM599122Q 01/03/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP296812Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

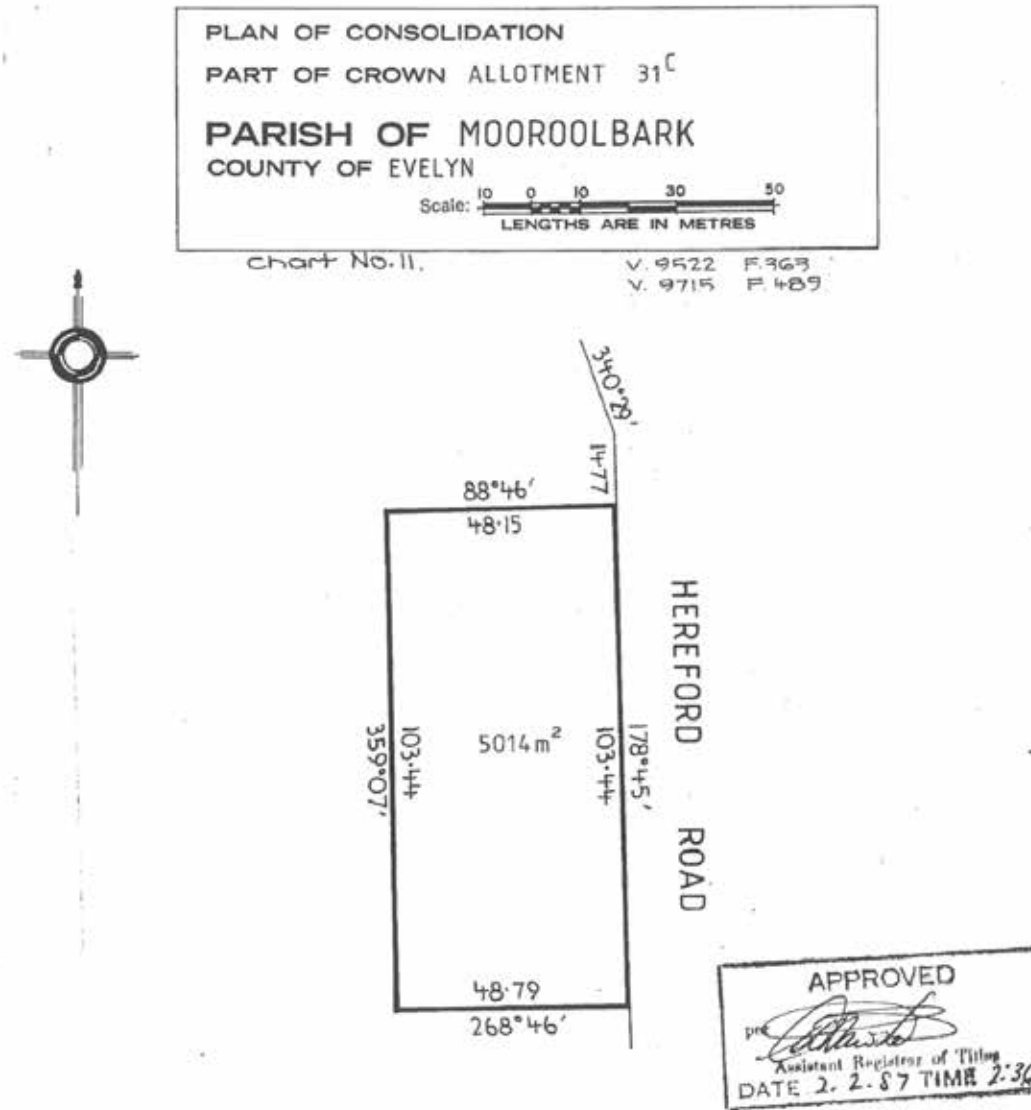
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 19-23 HEREFORD ROAD MOUNT EVELYN VIC 3796

DOCUMENT END

CP 163690 M



SEAL & ENDORSEMENT OF MUNICIPALITY	SURVEYORS CERTIFICATION
<p>Sealed Pursuant to the provisions of Sec. 569 A & B of the Local Gov. Act</p> <p>The Common Seal of the Council of the Shire of Lilydale was hereunto attached this 16 day of December 1985 in the presence of</p> <p><i>Geoffrey H. Bailey</i> Councillor <i>Stuart Park</i> Councillor <i>D. J. O'H</i> Shire Secretary</p>	<p>I certify that this plan has been made by me or under my immediate supervision and accords with title.</p> <p><i>M. J. Sumner</i> LICENSED SURVEYOR DATED 31-8-84 REF 4495 C</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">CP163690 3834A</p>

Property Title

Appendix 3

Delivered by LANDATA6, timestamp 22/12/2020 10:56 Page 1 of 1
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TITLE PLAN	EDITION 1	TP 296812Q
Location of Land		Notations
Parish: MOOROOLBARK Township: Section: Crown Allotment: 31C(PT) Crown Portion: Last Plan Reference: CP 193690M Derived From: VOL 9724 FOL 683 Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN.
ENCUMBRANCES AS TO THE LAND SHOWN MARKED E-1 THE DRAINAGE EASEMENTS EXISTING OVER THE SAME BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT SEE PLAN OF SUBDIVISION NO. 8150 - THE DRAINAGE EASEMENTS RESERVED BY TRANSFER 1022269 1022270 1075811 and 1075812 - AS TO THE LAND SHOWN MARKED E-2 AND E-3 ANY EASEMENTS AFFECTING THE SAME - AS TO THE LAND SHOWN MARKED E-3 AND E-4 THE RESERVATION CONTAINED IN TRANSFER M536209B -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 20/06/2002 VERIFIED: AP
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

Delivered by LANDATA6, timestamp 16/09/2021 12:29 Page 1 of 1

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

LP 8150
EDITION 3
PLAN MAY BE LODGED 18/01/21

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 31^C PARISH OF MOOROOLBARK COUNTY OF EVELYN VOL.2838 FOL.596

Measurements are in Feet & Inches
Conversion Factor FEET x 0.3048 = METRES

COLOUR CODE
E-1 = BLUE
R1 = BROWN

ROADS COLOURED BROWN

ENCUMBRANCES
AS TO THE LAND MARKED R1 ANY EASEMENTS AFFECTING THE SAME

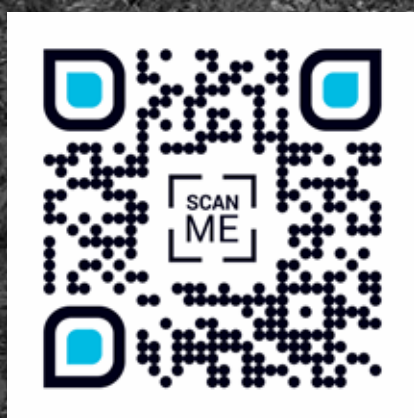
STREET NAME AMENDED FROM: RAILWAY PARADE TO: GARDNER PARADE VIDE CORR. 76/11793

LAND	S.L.	MODIFICATION	DEALING NUMBER	SECTION	PLAN/STAMP NUMBER OF DEED
ROAD	R1	EASEMENTS ENHANCED		2	A.B.
LOT 27		REMOVAL OF EASEMENT (PART)	PS13827	3	GV



Appleby Real Estate

20 Station Street, Bayswater VIC 3153
(03) 8727 9555



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