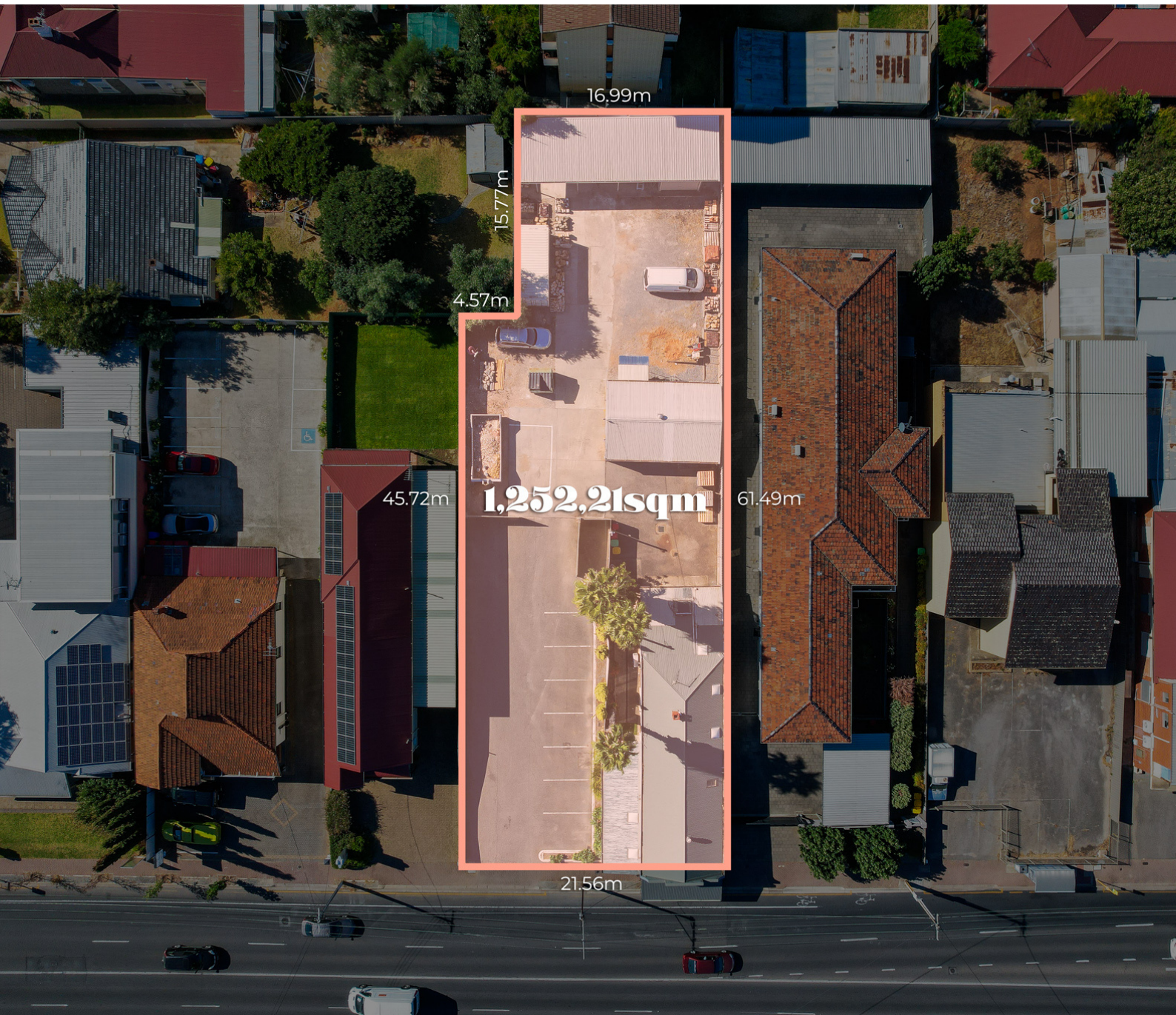


INFORMATION MEMORANDUM

244 - 246 Payneham Road, Payneham



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SUMMARY

Address -

244 -246 Payneham Road, Payneham

LGA -

City of Norwood, Payneham, St Peters

Zoning -

General Neighbourhood - GN

Sale Method -

By Public Auction – Onsite Tuesday 23rd April 2024 at 12:00pm

Legal Description -

244 Payneham Road, Payneham - CT 5334/611

ALLOTMENT 35 FILED PLAN 135286 IN THE AREA NAMED PAYNEHAM HUNDRED OF ADELAIDE

246 Payneham Road, Payneham - CT 5334/933

ALLOTMENT 37 FILED PLAN 135288 IN THE AREA NAMED PAYNEHAM HUNDRED OF ADELAIDE

Site Particulars -

The property comprises of two titles across 1252.21 sqm* of land area as per Plan Images. To be offered for sale as a whole.

Property -

The property comprises of Commercial premises, shedding totalling 327 sqm* built area.

LOCATION

Address -

Payneham stands out as one of Adelaide's premier inner-metropolitan suburbs, nestled just 5 kilometres east of the Adelaide GPO. Payneham Road, the suburb's heartbeat, boasts a range of small-scale retail shops, essential community facilities, and residential properties, creating a vibrant and welcoming atmosphere.

According to the Department of Planning, Transport, and Infrastructure (DPTI) 2023 traffic volume figures, the area enjoys remarkable visibility with around 34,500 vehicles passing daily. This level of exposure not only highlights Payneham's appeal but also cements its status as a prime location for commercial endeavours. Payneham is distinguished not only by its commercial vitality but also by its easy public transportation network, ensuring seamless connectivity to the city for residents and visitors alike.



Property Overview

Main Building Type - Commercial

Current Use - Tenanted

Street Appeal - Good

Year Built - Circa 1910

Additions - Office extensions, external shedding

Building Area - 327.10 sqm* total

Legal Description -

244 Payneham Road, Payneham - CT 5334/611

ALLOTMENT 35 FILED PLAN 135286 IN THE AREA NAMED PAYNEHAM HUNDRED OF ADELAIDE

246 Payneham Road, Payneham - CT 5334/933

ALLOTMENT 37 FILED PLAN 135288 IN THE AREA NAMED PAYNEHAM HUNDRED OF ADELAIDE

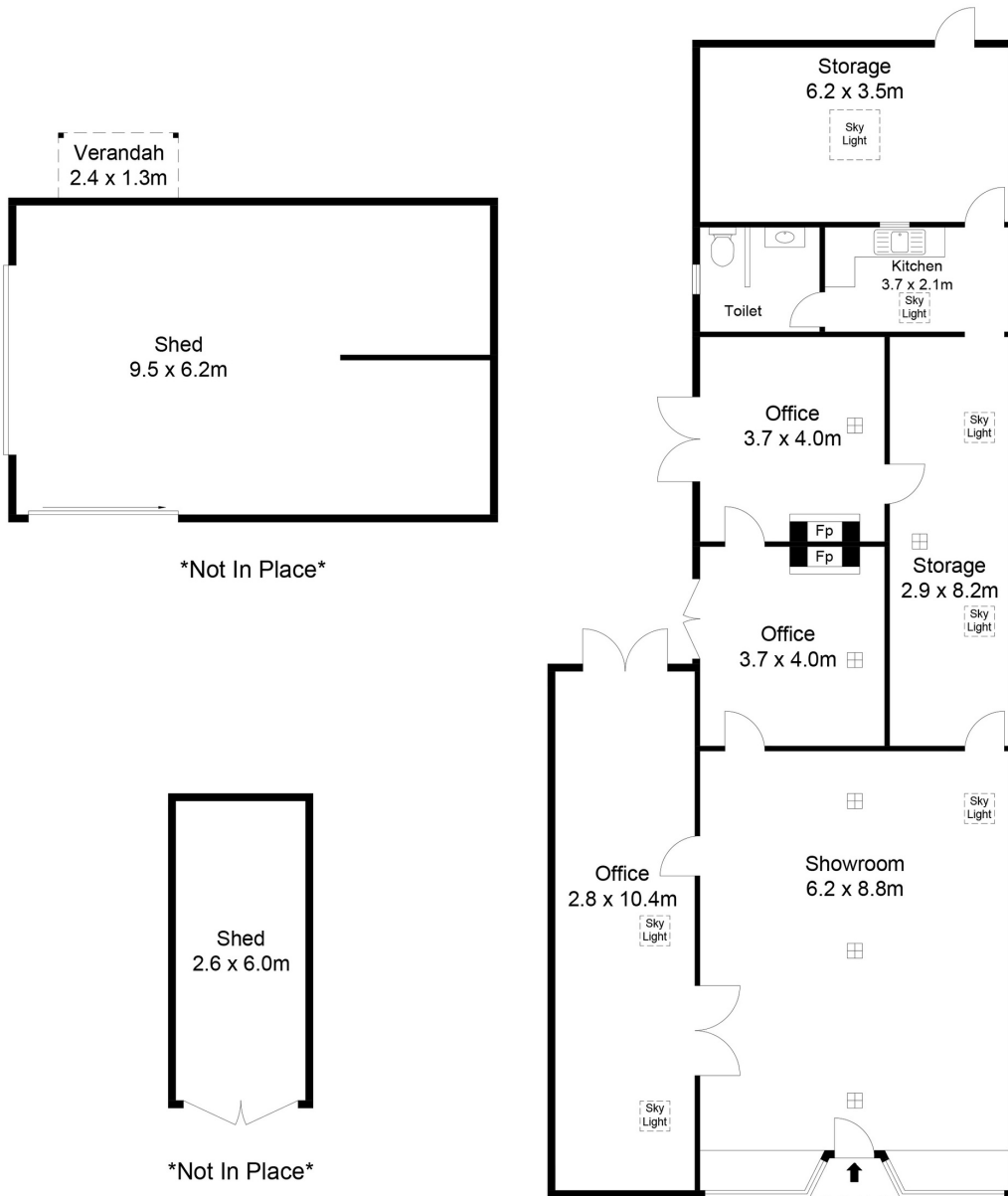
Land Area - The property comprises of two titles across 1252.21 sqm* of land area.



Floorplan



Not In Place



Office	170.9m ²
Shed	94.1m ²
Verandah	62.1m ²
Total	327.1m ²

Tenancy

Reference Schedule

No.	Item	Content		
Item 1	Parties	<p>Landlord: D & C SCHADLICH SUPERANNUATION FUND PTY LTD ACN 629 442 520</p> <p>Address: ODV Accountants, Level 1 61 Henley Beach Road Mile End South Australia 5031.</p> <p>Email:</p> <p>Tenant: Ace Waterproofing Pty Ltd (ACN 008 295 547) ATF Schadlich Family Trust</p> <p>Address: ODV Accountants, Level 1 61 Henley Beach Road Mile End South Australia 5031.</p> <p>Email:</p>		
Item 2	Land:	Volume 5334 Folio 611		
	Premises:	244 Payneham Road, Payneham SA 5070		
	Strata Scheme	No		
Item 3	Commencement Date:	1 May 2022		
Item 4	Expiry Date:	means the date the Lease is terminated in accordance with clause 16		
Item 5	Term:	means the period commencing on the Commencement Date and ending on the Expiry Date		
Item 6	Rent:	\$99,000 per annum (inclusive of GST)		
Item 7	Rent Day:	The Commencement Date and the first day of each subsequent month		
Item 8	Rent Review:	<p style="text-align: center;">Date</p> <p style="text-align: center;">Each anniversary of the Commencement Date throughout the Term, excluding any date a Market Review is conducted</p>	Type	Market Rent Review
		<p style="text-align: center;">At commencement of an Option Term</p>		Not applicable
Item 9	Outgoings Year:	30 June		
Item 10	Tenant's Contribution To Outgoings:	100%		
Item 11	Interest Rate:	10%		
Item 12	Public Liability Insurance:	\$20,000,000.00		
Item 13	Permitted Use:	Office		
Item 14	Security Deposit:	Not applicable		
Item 15	Option Term	Not applicable		
Item 16	Guarantor	Not applicable		
Item 17	The Act	Applies: No		

Zoning

In the Planning Development and infrastructure Act, the property is zoned -
General Neighbourhood - GN

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)

Advertising Near Signalised Intersections

Affordable Housing

Future Road Widening

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Transport Routes

Urban Tree Canopy

Zoning

Desired Outcome (DO)

Desired Outcome	
DO 1	<u>Low-rise ()</u> , low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) <u>Ancillary accommodation ()</u> (b) <u>Child care facility ()</u> (c) <u>Community facility ()</u> (d) <u>Consulting room ()</u> (e) <u>Dwelling ()</u> (f) <u>Educational facility ()</u> (g) <u>Office ()</u> (h) <u>Place of Worship ()</u> (i) <u>Recreation area ()</u> (j) <u>Residential flat building ()</u> (k) <u>Retirement facility ()</u> (l) <u>Shop ()</u> (m) <u>Student accommodation ()</u> (n) <u>Supported accommodation ()</u>
<p>PO 1.2</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Zoning

<p>facilities and other health and welfare services</p> <p>(c) services and facilities ancillary to the function or operation of <u>supported accommodation ()</u> or retirement facilities</p> <p>(d) open space and recreation facilities.</p>	
<p>PO 1.3</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.4</p> <p>A <u>shop ()</u>, <u>consulting room ()</u> or <u>office ()</u> (or any combination thereof) satisfies any one of the following:</p> <p>(a) it is located on the same allotment and in conjunction with a <u>dwelling ()</u> where all the following are satisfied:</p> <ul style="list-style-type: none"> (i) does not exceed 50m² <u>gross leasable floor area ()</u> (ii) does not involve the display of goods in a window or about the <u>dwelling ()</u> or its curtilage <p>(b) it reinstates a former <u>shop ()</u>, <u>consulting room ()</u> or <u>office ()</u> in an existing building (or portion of a building) and satisfies one of the following:</p> <ul style="list-style-type: none"> (i) the building is a State or Local Heritage Place (ii) is in conjunction with a <u>dwelling ()</u> and there is no increase in the <u>gross leasable floor area ()</u> previously used for non-residential purposes <p>(c) is located more than 500m from an <u>Activity Centre ()</u> and satisfies one of the following:</p> <ul style="list-style-type: none"> (i) does not exceed 100m² <u>gross leasable floor area ()</u> (individually or combined, in a single building) where the <u>site ()</u> does not have a frontage to a State Maintained Road (ii) does not exceed 200m² <u>gross leasable floor area ()</u> (individually or combined, in a single building) where the <u>site ()</u> has a frontage to a State Maintained Road <p>(d) the development <u>site ()</u> abuts an <u>Activity Centre ()</u> and all the following are satisfied:</p> <ul style="list-style-type: none"> (i) it does not exceed 200m² <u>gross leasable floor area ()</u> (individually or combined, in a single building) (ii) the proposed development will not result in a combined <u>gross leasable floor area ()</u> (existing and proposed) of all shops, consulting rooms and offices that abut the <u>Activity Centre ()</u> in this zone exceeding the lesser of the following: <ul style="list-style-type: none"> A. 50% of the existing <u>gross leasable floor area ()</u> within the <u>Activity Centre ()</u> B. 1000m².

Zoning

PO 1.5

Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.

DTS/DPF 1.5

Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:

- (a) set back at least 3m from any boundary shared with a residential land use
- (b) building height () not exceeding 1 building level ()
- (c) the total floor area () of the building not exceeding 150% of the total floor area () prior to the addition/alteration
- (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Table 2 – Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Sale & Settlement

Under instructions from the vendor we are pleased to offer the Certificates of Title for 244 - 246 Payneham Road, Payneham in one line with the sales campaign being finalised by way of a:

Public Auction – Onsite Tuesday 23rd April 2024 at 12:00pm

Settlement Terms: Thirty (30) days

Deposit: 10% payable

Variations will need to be negotiated prior to the auction as outlined above

We welcome any further questions you may have in relation to the sale of the property and look forward to your prospective enquires.

Form 1

Form 1 located here -

<https://eclipse realestatesa.sharepoint.com/:f/g/EjFZoaecnchDtvCZ0r8BCDABSii4qIh0H-VEjSZ2C59tyw?e=OGDQK1>

Photos

Images located here -

<https://eclipse realestatesa.sharepoint.com/:f/g/EjPmsVx3Kq5FrMk7BZTs3hUBF1tByFOMrPBumCekgJ-RGA?e=21SC8d>



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DISCLAIMER

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

Confidentiality

By accepting the information contained in this Information Memorandum ("IM"), information appended to this IM or information subsequently provided to the recipient ("Recipient") of this IM ("Information"), whether orally or in writing by or on behalf of Business name trading as Eclipse Real Estate, or any person named in or involved in the preparation of the Information or any of their respective directors, officers, shareholders, partners, affiliates, employees or agents (collectively the "Discloser"), the Recipient agrees to keep the Information confidential.



244 - 246 Payneham Road, Payneham

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