

**RayWhite**

# INFORMATION MEMORANDUM

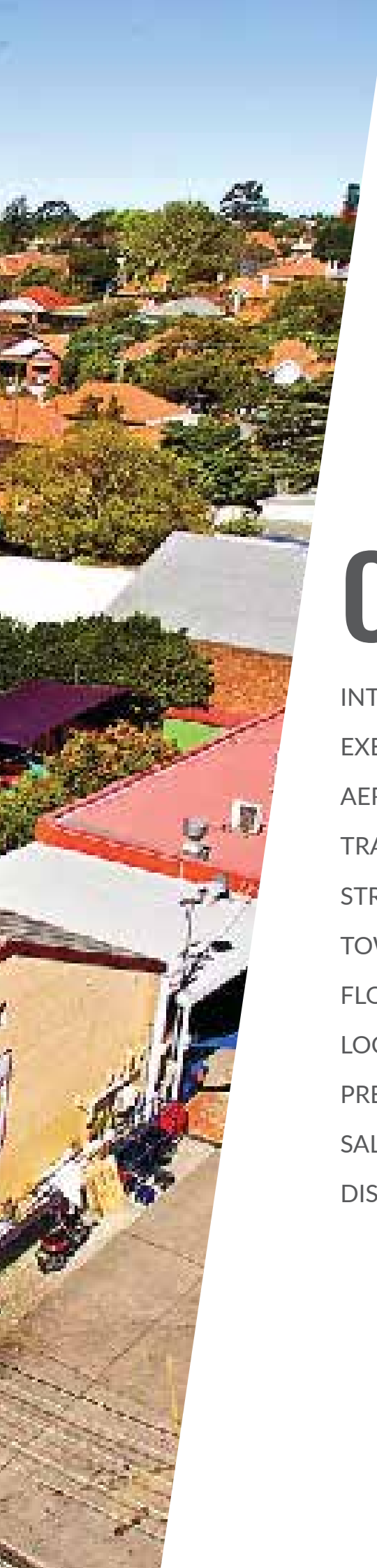
113 Dobroyd Parade, Haberfield NSW 2045



**PREPARED BY:**

Ray White Commercial NSW | Sydney City Fringe  
January 2020





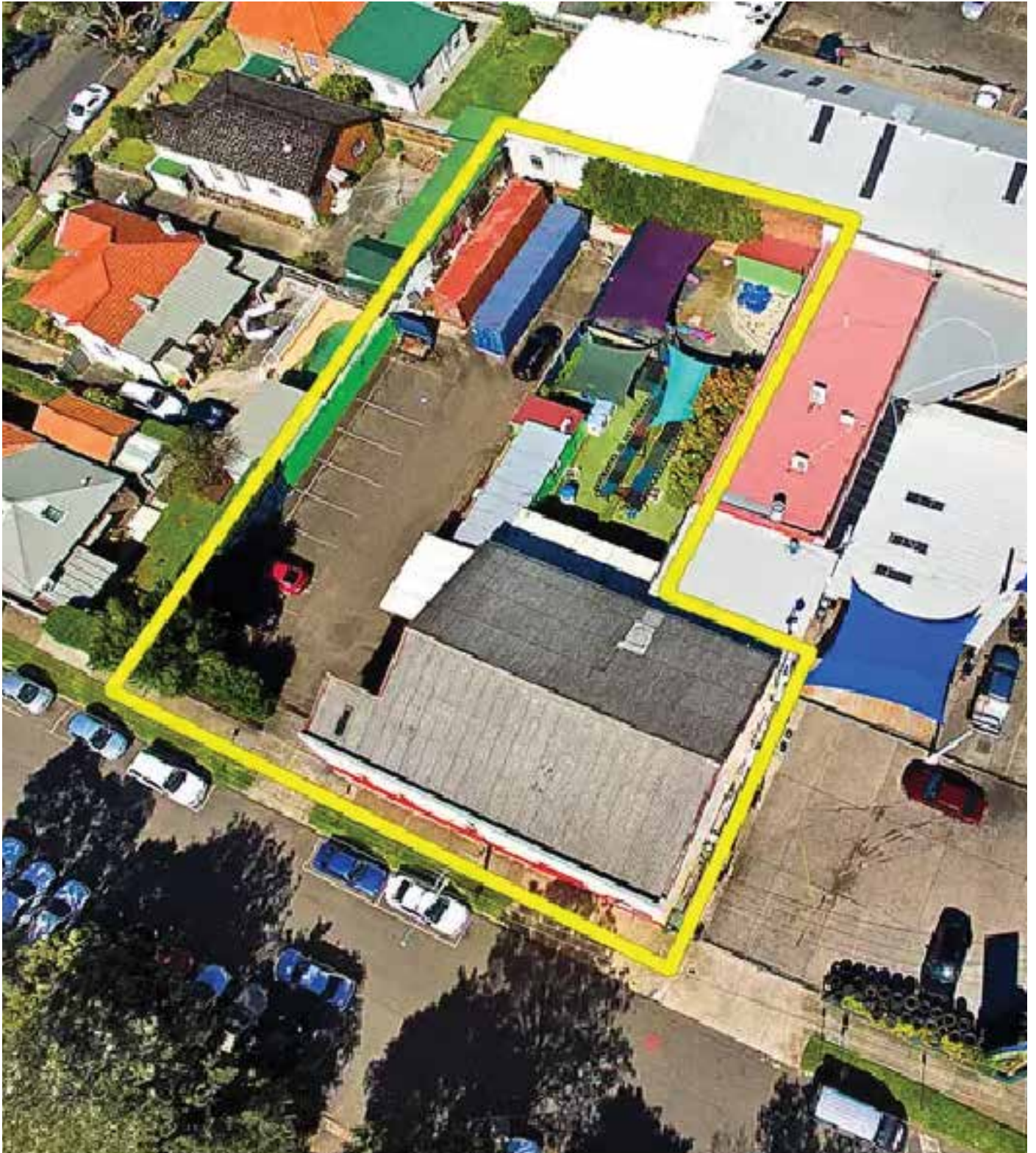
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# INTRODUCTION

Ray White Commercial NSW | Sydney City Fringe are proud to offer this unique freehold building opportunity, in the heart of Haberfield. The property has quick access from the surrounding major arterials; Parramatta Road Victoria Road and The City West Link, 9km from the CBD.



# EXECUTIVE SUMMARY

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The site: 113 Dobroyd Parade, Haberfield

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Title details: DP601158

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Land area: 1324m<sup>2</sup> (approx)

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Gross floor area: 410m<sup>2</sup> (approx)

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Planning controls: Zone: B6 Enterprise Corridor  
LEP Ashfield Local Environmental Plan 2013  
HOB: 10m  
FRS 1.5:1

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Property particulars: Building has previous approval in place for child care

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DA particulars: DA 2003/303; SE-00008255 Please refer to included documents

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Location: Haberfield is 9km from Sydney CBD in Sydney's inner west, the property sits within 20m north east of Parramatta Road. 113 Dobroyd Parade is surrounded by parks in amongst commercial and residential properties.

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# OUTGOINGS

Council rates: \$7,916

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Water rates: \$1,414

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Land tax: \$29,167

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Total: \$38,497 per annum

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Burwood

Centennial Park

Bunnings Ashfield

Parramatta Road





Parramatta CBD

Parramatta River

Sydney Olympic Park

Great North Road

City West Link

ld

# TRANSPORT INFRASTRUCTURES

## SYDNEY METRO WEST & WESTCONNEX

NSW Government infrastructure projects will inevitably influence the general Leichhardt locality and also the specific Sale Property with substantial positive capital growth and future projections for development prospects. This current Sydney-Innerwest transformation is motivated by the urgent need to upgrade our urban infrastructure in order to provide for the expected high population growth over the next decade.

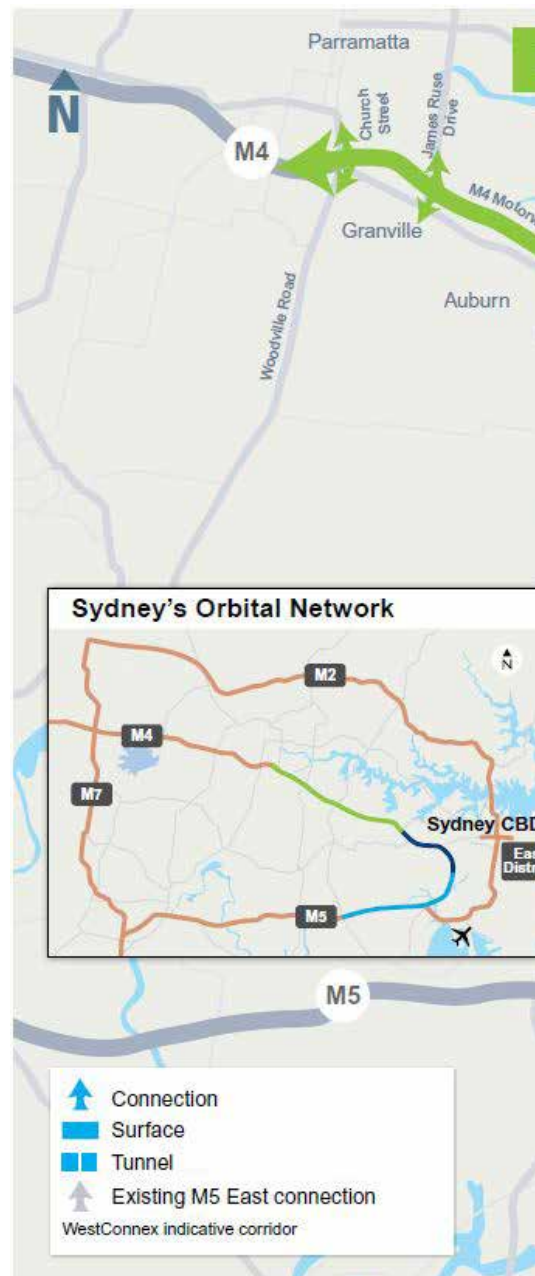
Located in Leichhardt, directly off City West Link Road, the property will benefit from proposed and forthcoming infrastructure upgrades within the precinct, namely via the Sydney Metro West and the ongoing WestConnex.

## SYDNEY METRO WEST

Forming a critical part of the Sydney Metro West project, the Bays precinct is in the planning phase for its own Metro Station. It is a projected \$20b. investment within the next decade.

This project seeks to connect the Parramatta and the Sydney CBD via a subterranean train line – doubling public transport capacity between these two hubs, linking new communities to rail services and unblocking employment growth between the two CBDs. It will link The Bays precinct to the other key precincts of Greater Parramatta, Sydney Olympic Park and the Sydney CBD, providing a fast, safe and reliable service.

## WESTCONNEX UNDERGROUND MOTORWAY PLAN:

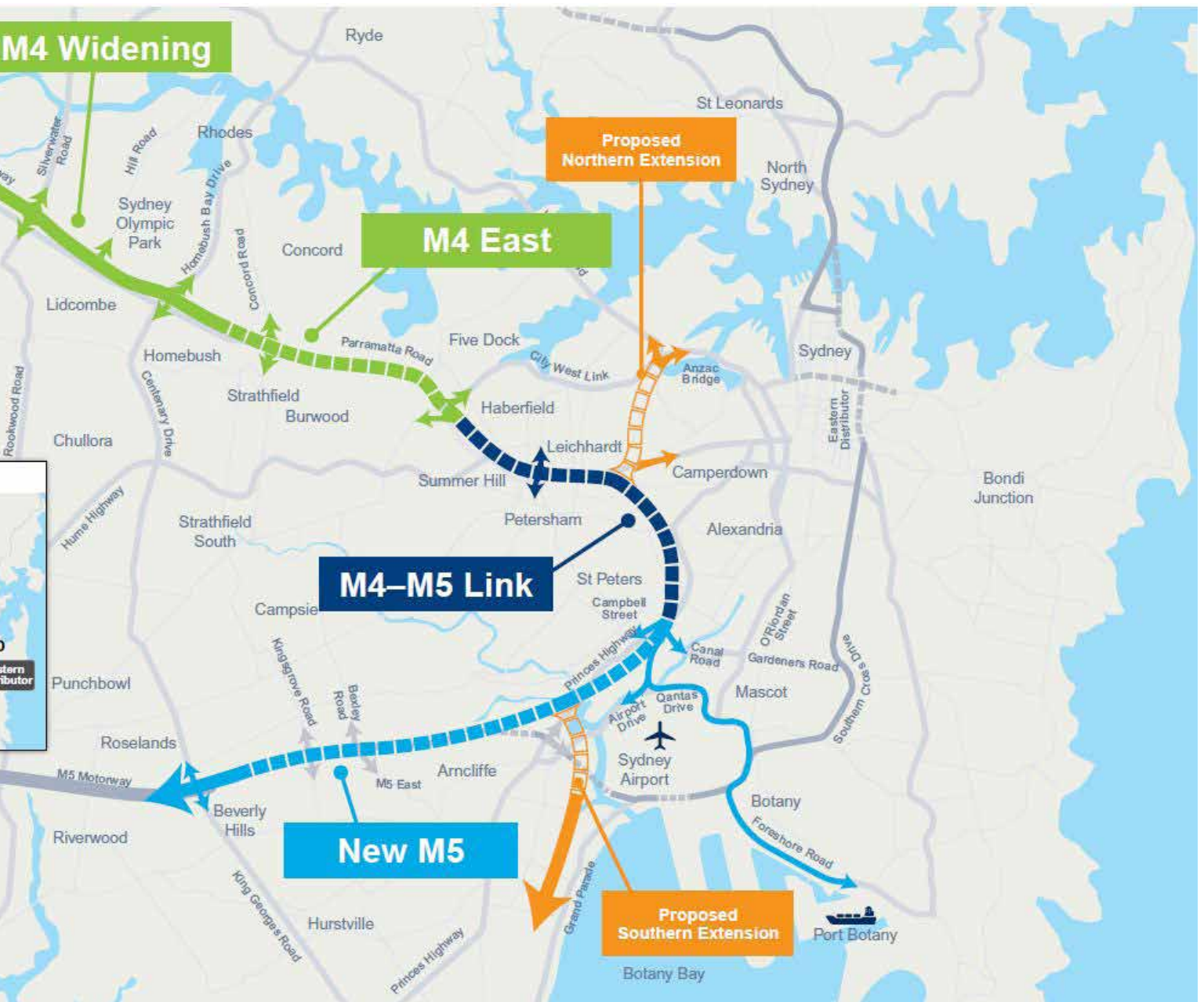




# WESTCONNEX & PROPOSED NORTHERN EXTENTION

A major component of the NSW Governments \$16.8 billion WestConnex project is the \$3.9 billion M4-M5 Rozelle Interchange, which will connect the extended M4 and the New M5 to the Anzac Bridge and Victoria Road and will connect to the proposed Western Harbour Tunnel and Beaches Link project. All of which will provide seamless underground travel for ten of thousands of vehicles every day.

It is currently the most expensive and longest tunnel motorway project in Australia and the innerwest is focal to this immense enterprise. The capital gain and development benefits onto the Sale Property will undoubtedly be inevitable.



# STRATEGIC URBANISM

## NSW GOVERNMENT DEVELOPMENT:

**MASTERPLAN:** Parramatta Road Corridor Urban Transformation Strategy NSW Government's 30-year plan to drive and inform land use planning and development decisions as well as long-term infrastructure delivery programs in the Parramatta Road Corridor.

REF: Planning and Design Guidelines, Nov.2016  
[www.urbangrowth.nsw.gov.au](http://www.urbangrowth.nsw.gov.au)

**High Density Development Zones Affecting Site Locality:**

1. SECTION 10: TAVERNERS HILL GUIDELINES, Pg 192
  2. SECTION 11: LEICHHARDT GUIDELINES, Pg 220
- \* The Sale Property is located in between the above referred development nodes.

**GENERAL OVERVIEW MAP FOR THE DEVELOPMENT OF THE PROPOSED PARRAMATTA ROAD CORRIDOR:**

<https://www.landcom.com.au/assets/Uploads/5ae1d8536a/parramatta-road-implementation-tool-kitplanning-and-design-guidelines-november-2016.pdf#page=7>

## INNER WEST COUNCIL: LOCAL STRATEGIC PLANNING STATEMENTS

The current planning guidelines are lagging behind the NSW Government's macro-planning initiatives. Nevertheless, the Innerwest Council has commenced a draft review process. Accordingly, the Leichhardt MarketPlace Precinct is defined as a specific zone for consideration by strategic planners and all concerned in order to provide definite resolution for the population growth determinations of state government. Given expressed interest by adjacent neighbours to land merge, a high-level resolution with the NSW Government planning authority can be feasible in the short to mid-term.

## PARRAMATTA ROAD CORRIDOR:



**The main reference document is:**

Local Strategic Planning Statement, which all the other reports feed into.

**Draft Local Strategic Planning Statement**

Our Place Inner West Council Draft Local Strategic Planning Statement 23 September 2019 – link below

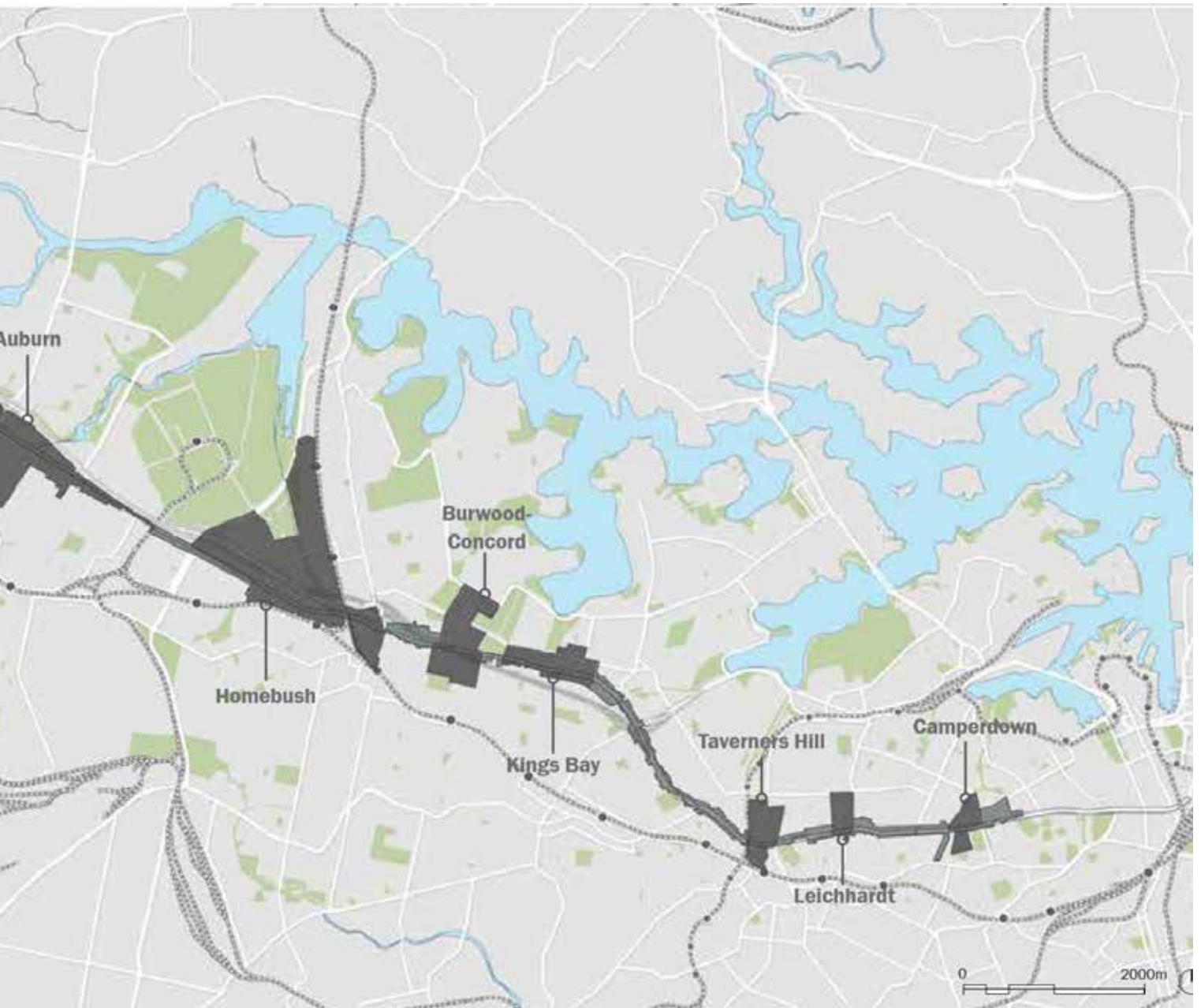
<https://yoursay.innerwest.nsw.gov.au/49192/documents/116253>

In this LSPS document, Page 21 shows the LGA Structure Plan. Leichhardt marketplace has an orange circle identifying it as a pertinent 'Housing Investigation Area'. Leichhardt also has a blue star noting it as a Specific Site projected for the 2026 period.

**Draft Local Housing Strategy**

Our Inner West Draft Housing Strategy, Prepared for Inner West Council, 28 May 2019 – link below

<https://yoursay.innerwest.nsw.gov.au/46957/documents/108282>





# TOWN PLANNING



APARTMENT



TOWNHOUSE



DUPLEX



MIXED USE



## PERMITTED USES



Duplex, Mixed Use may be permissible in this zone.



Apartment, Townhouse is not permissible in this zone.

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### Permitted with consent

- Business identification signs
- Business premises
- Community facilities
- Garden centres
- Hardware and building supplies
- Hotel or motel accommodation
- Kiosks
- Landscaping material supplies
- Light industries
- Markets
- Oyster aquaculture
- Passenger transport facilities
- Plant nurseries
- Pubs
- Roads
- Shops
- Specialised retail premises
- Tank-based aquaculture
- Timber yards
- Vehicle sales or hire premises
- Warehouse or distribution centres
- Water recycling facilities

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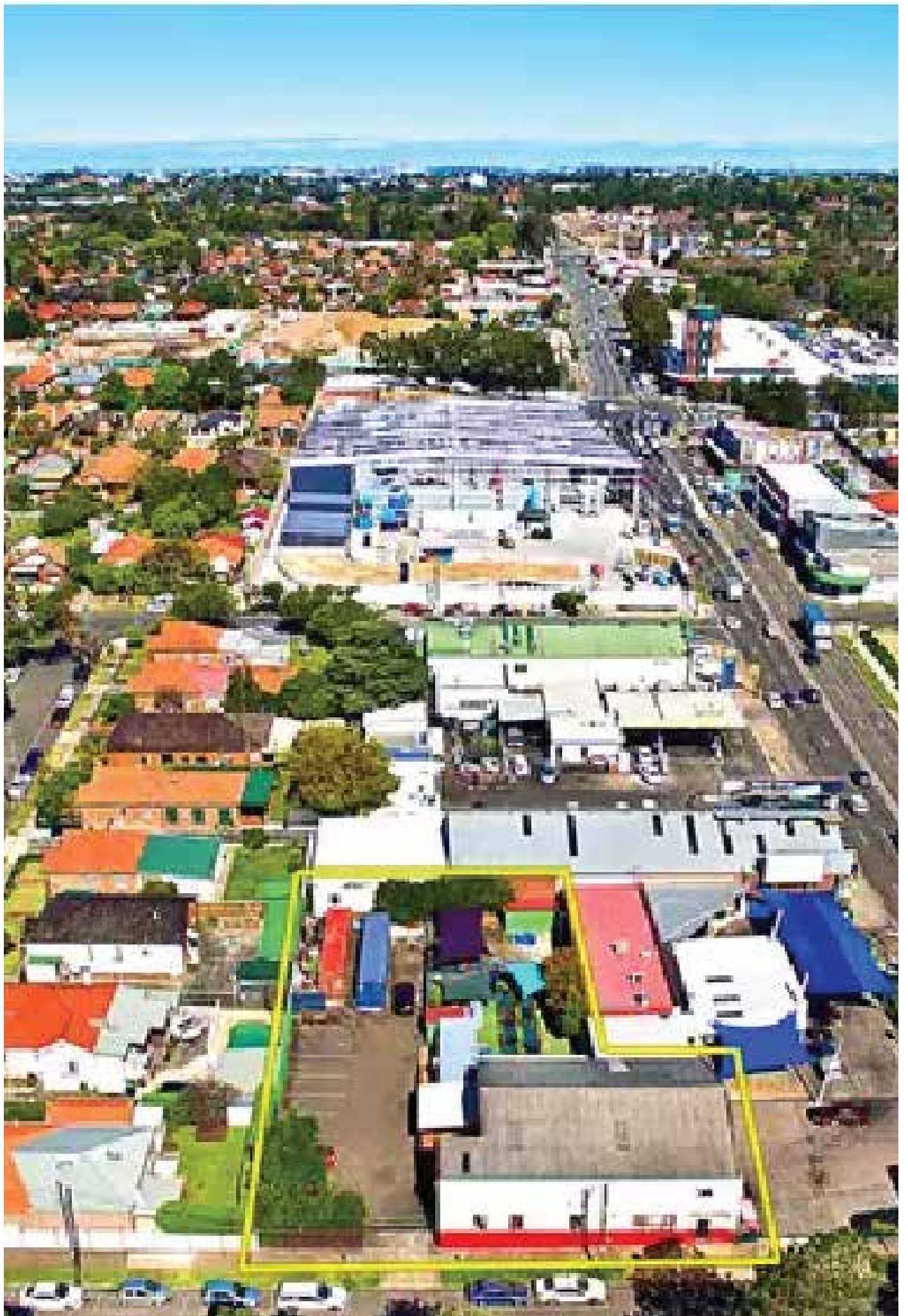
### Permitted without consent

- Home occupations

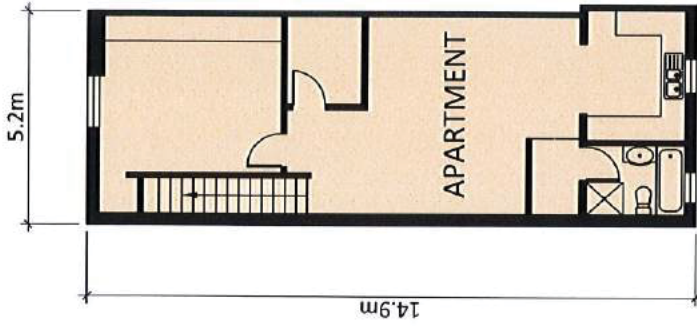
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### Prohibited

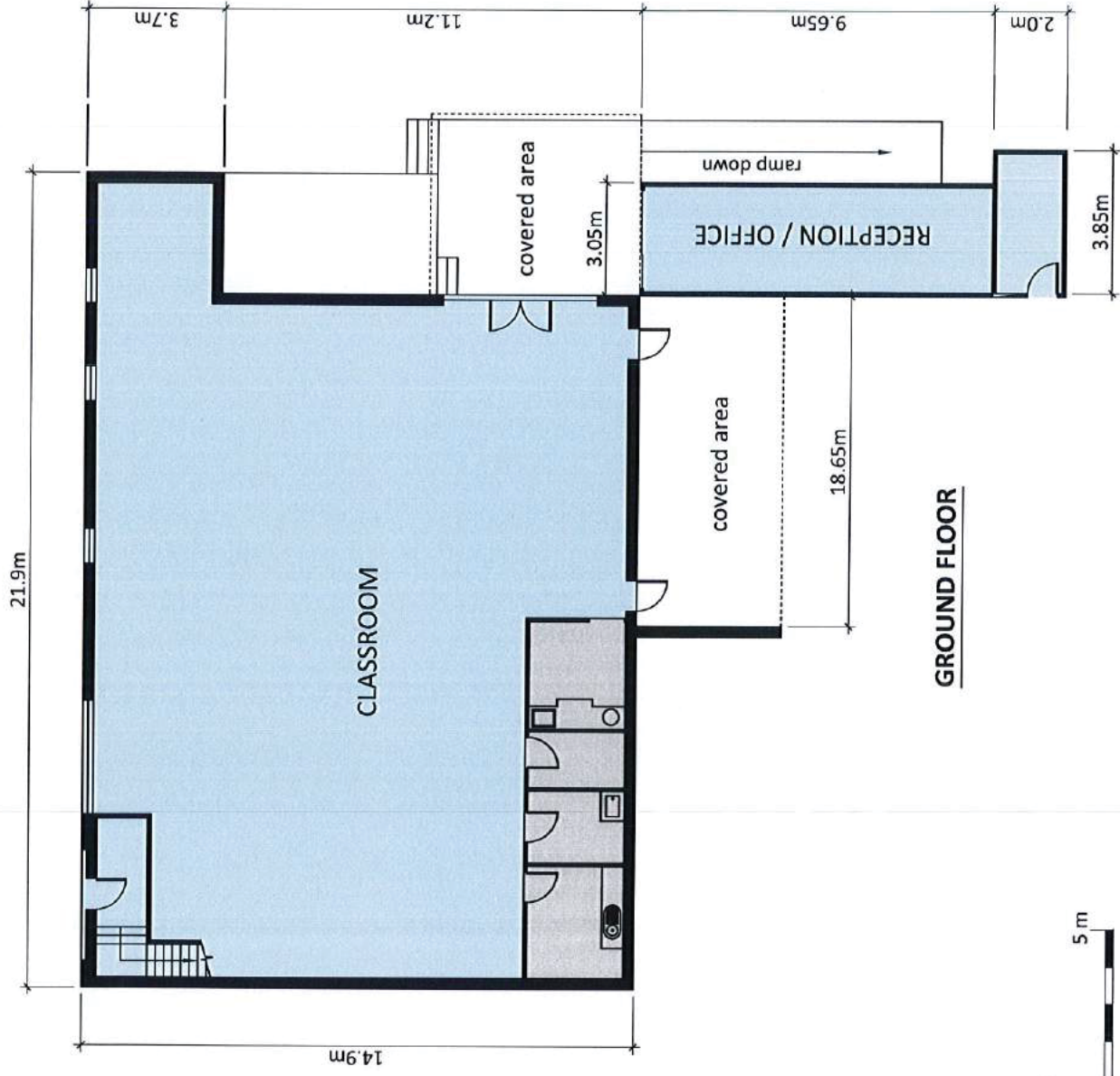
- Agriculture
- Air transport facilities
- Airstrips
- Animal boarding or training establishments



# FLOOR PLANS



**FIRST FLOOR**



**GROUND FLOOR**

**INFORMATION SCHEDULE**

Ground Floor.....	331 m <sup>2</sup>
Classroom.....	262 m <sup>2</sup>
Amenities.....	31 m <sup>2</sup>
Reception/Office.....	38 m <sup>2</sup>
First Floor.....	79 m <sup>2</sup>
Apartment.....	79 m <sup>2</sup>
<b>TOTAL BUILDING AREA.....</b>	<b>410 m<sup>2</sup></b>

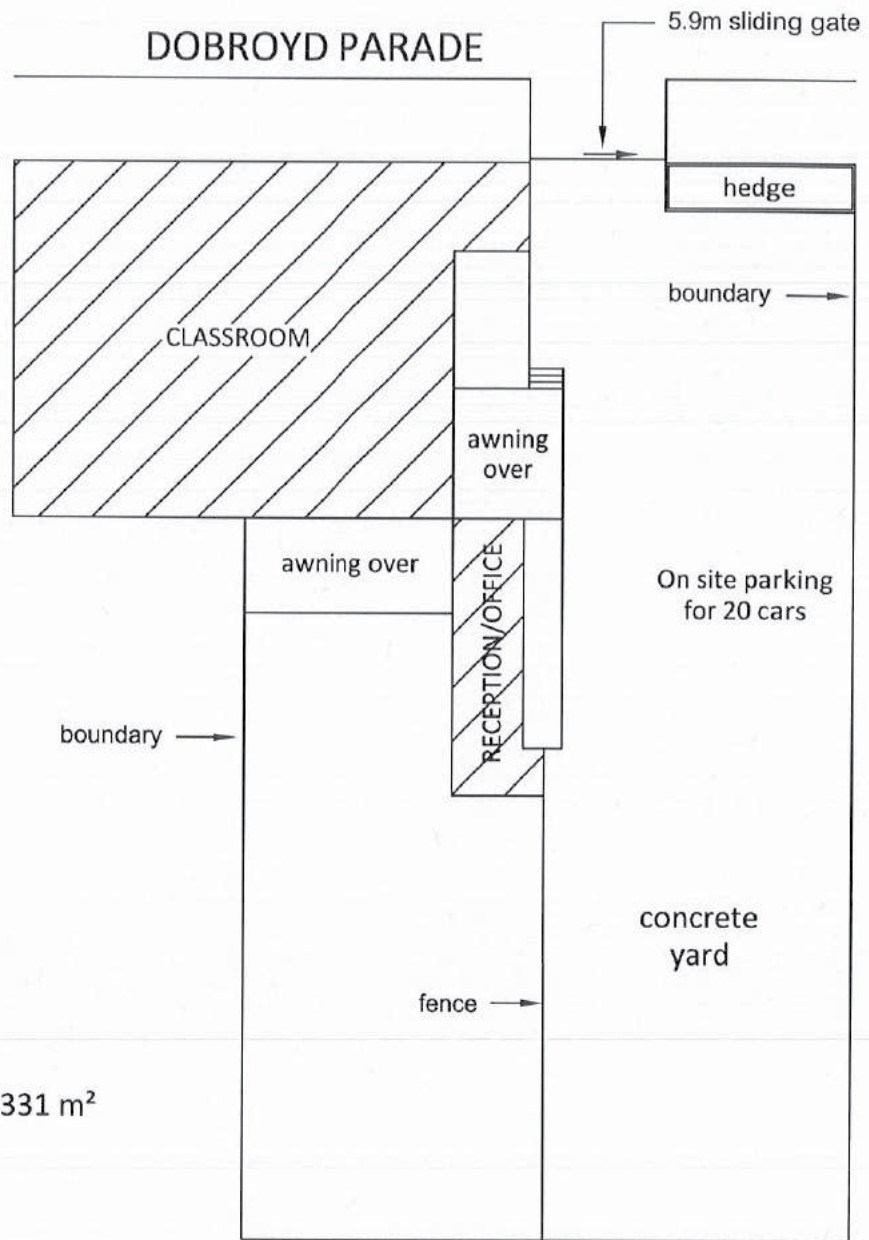


Disclaimer: This plan has been prepared for marketing and presentation purposes only and is not part of any legal document. All measurements and figures are approximate and all interested parties should undertake their own enquiries as to the accuracy of the information.

**Norman Bortz - Drafting Service**  
 P O BOX 1631 Macquarie Centre, North Ryde, 2113, NSW  
 Mobile 0405052181 Email norman.bortz@gmail.com  
 plans.bortz.com.au

**GROUND & FIRST FLOORS**  
 113 DOBROYD PARADE  
 HABERFIELD, NSW 2045





**INFORMATION SCHEDULE**

Ground Floor.....331 m<sup>2</sup>  
 Classroom.....262 m<sup>2</sup>  
 Amenities.....31 m<sup>2</sup>  
 Reception/Office....38 m<sup>2</sup>

First Floor.....79 m<sup>2</sup>  
 Apartment.....79 m<sup>2</sup>

TOTAL BUILDING AREA.....410 m<sup>2</sup>

LAND AREA = 1324 m<sup>2</sup> (approx.)

**SITE PLAN**

**SITE PLAN**

DWG No.	REV
J3070/02	0
DATE	
23/09/2016	
SCALE	
1:300 at A4	

**113 DOBROYD PARADE, HABERFIELD, NSW 2045**

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# LOCATION

Haberfield is located 6.5km west of the Sydney central business district in the local government area of the Inner West Council.

Haberfield is conveniently located near key transport corridors, which provide excellent road and rail access. There has and will continue to be significant Government investments in transport infrastructure, which will immediately benefit Haberfield and support future growth.

The site is easily accessible through Pacific Highway, the City West Link, whilst receiving the benefits West connex, which is the largest transport infrastructure in Australia. This will improve the congestion and provide connections to the Western Harbour Tunnel, Beaches Link and Sydney Airport via Sydney Gateway.

113 Dobroyd Parade is 2km from Ashfield Train Station, which is on the T2 Inner West and South Line and provides access to the Sydney CBD, Wynyard, Town Hall and Circular Quay.



# PREVIOUS SITE APPROVAL



Education  
& Communities

## SERVICE APPROVAL

Section 48, *Children (Education and Care Services) National Law (NSW)*

Name of education and care service  
**Little V.I.P's Child Care Centre**

Location of education and care service  
**113 Dobroyd Parade, HABERFIELD, NSW, 2045**

Service approval number  
**SE-00008255**

Date approval granted  
**21/12/2010**

Name of approved provider  
**Mrs Sharon Tadros**

Maximum number of children  
This service is approved to provide education and care to a maximum of 40 children.

Waivers  
**There are no waivers on this approval.**

Conditions  
This approval is subject to:  
The conditions set out or referred to in Section 51 of the *Children (Education and Care Services) National Law (NSW)* which include conditions prescribed in the *Education and Care Services National Regulations*.

**There are no other conditions on this approval.**

**Granted under delegation by:**

A handwritten signature in cursive script, appearing to read 'C Strange'.

Carolyn Strange  
Director, Quality Assessment & Regulation  
NSW Department of Education & Communities

Issue date: 29/06/2012



# SALES PROCESS

## **Property Inspection**

Open inspections will be conducted during the marketing period. For more details, please contact the representative selling agents at Ray White Commercial

## **Communication**

All communication and inquiries should be addressed to Ray White Team listed below, as representatives of the vendor.

## **Contract of Sale and Due Diligence Information**

To assist in the assessment of this offering, due diligence documentation has been compiled by the vendor. To receive access to the due diligence documentation or to receive a copy of the contract, interested parties should first register their interest with the exclusive agents.

For further information on this landmark opportunity, please contact the exclusive selling agents below:



## **KRISTIAN MORRIS**

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**RayWhite®**

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GREATER SOUTH SYDNEY  
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Sutherland NSW 2232

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