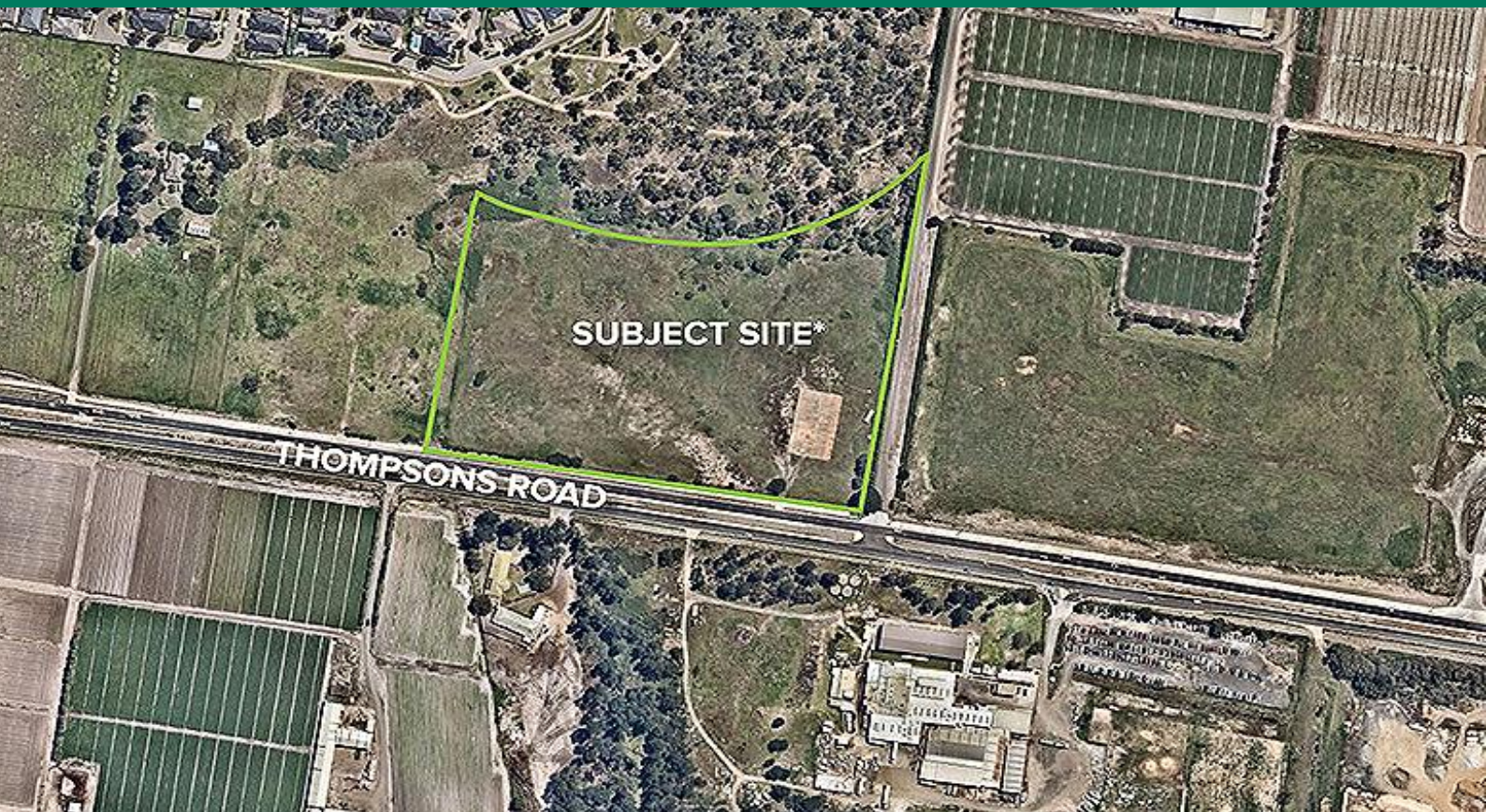


cameron.

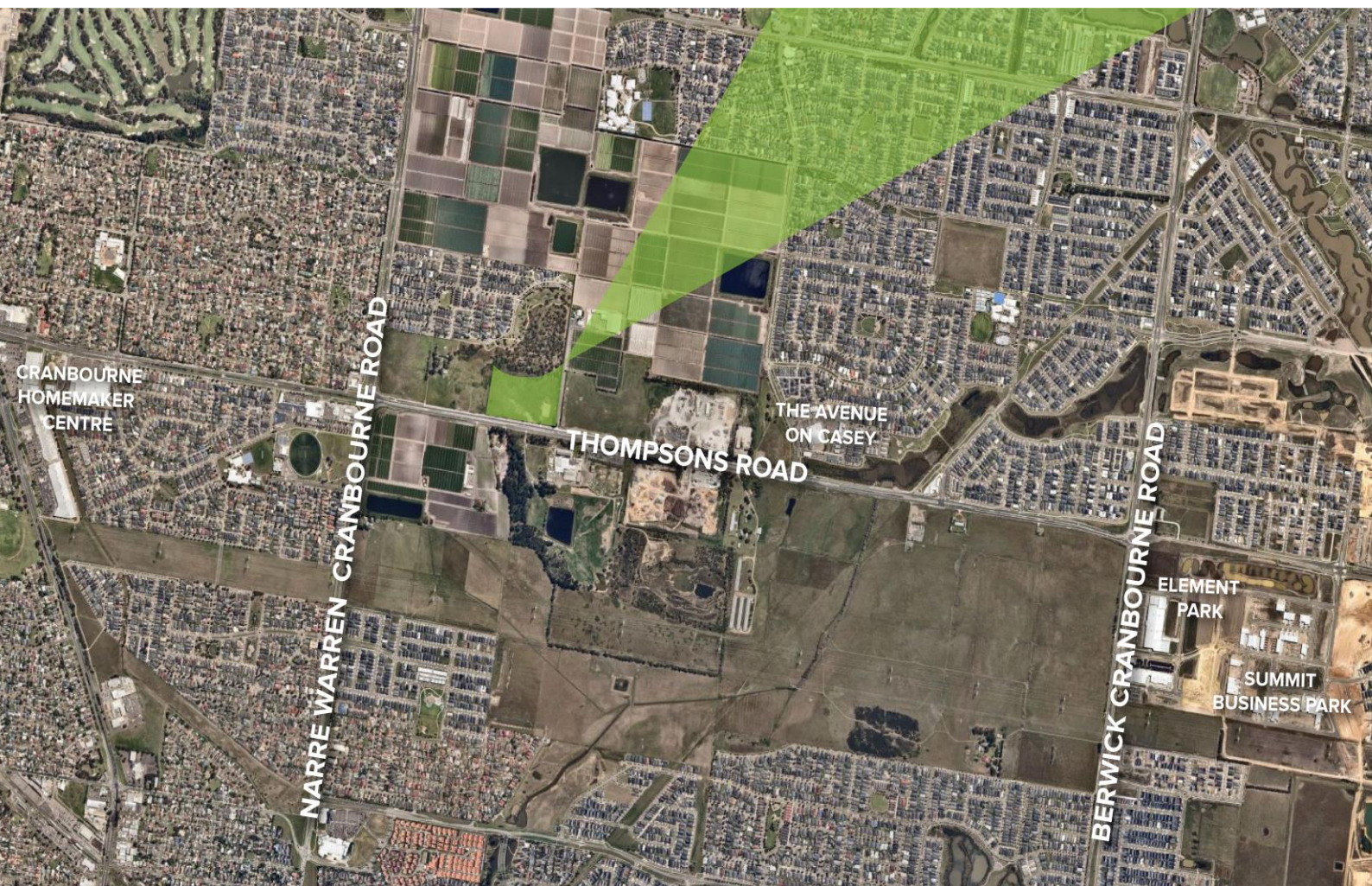
1475 THOMPSONS ROAD CRANBOURNE NORTH

INFORMATION MEMORANDUM



EXPRESSION OF INTEREST

CLOSING THURSDAY 11TH JUNE, 2020 AT 4PM



CONTENTS.

INTRODUCTION.	3
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INTRODUCTION.

Cameron is pleased to offer for sale 1475 Thompsons Road, Cranbourne North

By Expression Of Interest

Closing Thursday 11th June, 2020 at 4.00pm

The subject site is located on Thompsons Road, the main arterial road connecting the City of Casey through to the City of Greater Dandenong.

Located within the Cranbourne North Service Business Precinct, the total land parcel of 55,370m² allows for various development opportunities due to its' Commercial 2 zoning.

A generous frontage to Thompsons Road allows the astute developer opportunity to create a visual impact to the changing landscape along this major south eastern arterial.

The immediate surroundings have seen extensive redevelopment, with the likes of the Springhill and Avenue Shopping Centres emerging as activity centres within their respective residential developments.

With planning approval in place to subdivide and develop the site, all that is needed now is the developer to put the wheels in motion.

LOCATION.

The subject site is in the booming growth corridor between Cranbourne West and Clyde North, within the City of Casey.

The City of Casey is situated in Melbourne's south eastern suburb, between 28 and 60 kilometres of the CBD. The municipality of Casey has been one of Australia's fastest growing areas, accounting for a large proportion of Melbourne's fringe development.

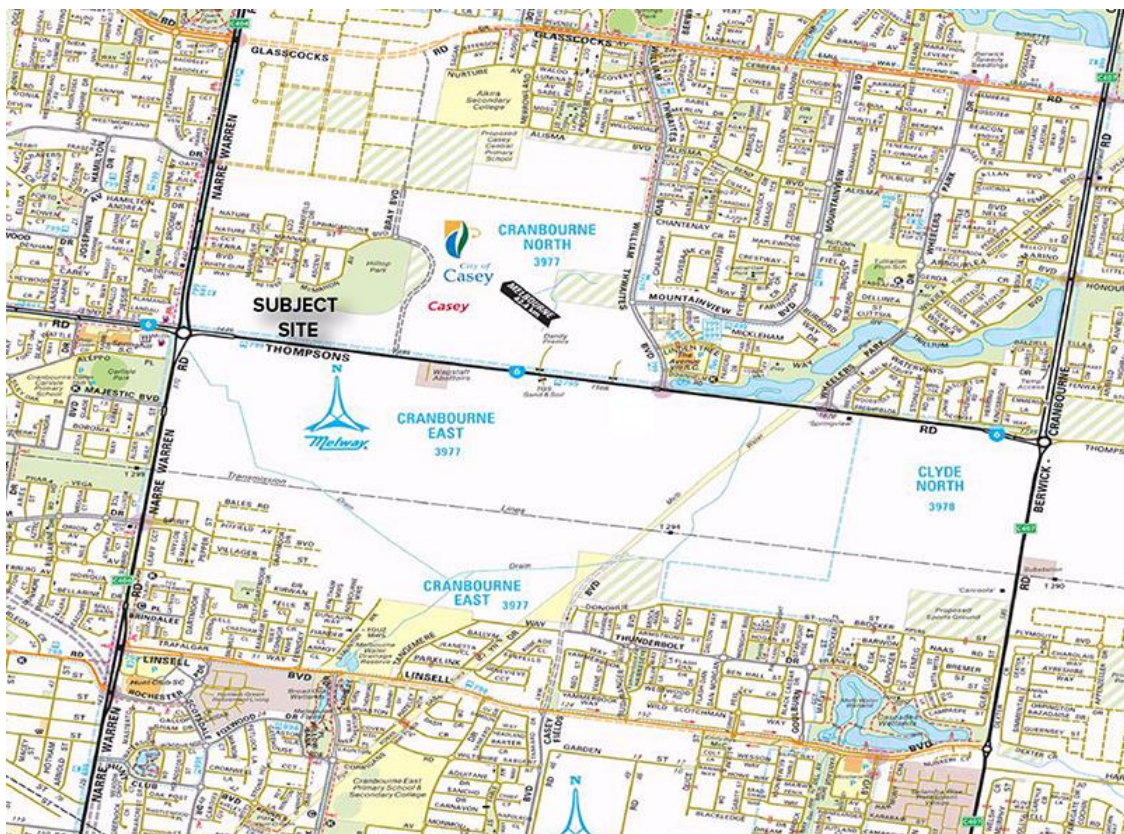
Thompsons Road itself has seen a remarkable amount of redevelopment, especially in Commercial and Industrial property. The road has undergone extensive redevelopment to duplicate the road from Frankston Dandenong Road through to Berwick Clyde Road, to allow for the current and expected growth in this area.

KEY LOCATION FEATURES

- Located directly on main arterial road, Thompsons Road
- Booming South Eastern growth corridor
- Located within Cranbourne North Service Business Development Precinct

CITY OF CASEY

- 350,000 + residents
- 409km² land area
- 59.5% of residents live and work in the City of Casey



PROPERTY SUMMARY.

ADDRESS	1475 Thompsons Road, Cranbourne North
----------------	---------------------------------------

ARTERIAL LINKS	The property is located on between Narre Warren-Cranbourne Road, and Berwick-Cranbourne Road. Both roads provide access to the M1 Monash freeway. South Gippsland Highway is also located within 5 minutes to the west. Thompsons Road has recently been duplicated, increasing its capacity and standing as main arterial road through the City of Casey
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SITE DETAILS	Total land area: 55,370m ² (5.537 hectares)
---------------------	--------------------------------------------------------

ZONING	Commercial 2 Zone
---------------	-------------------

OVERLAYS	<ul style="list-style-type: none">• Development Contributions Plan Overlay – Schedule 11• Development Plan Overlay – Schedule 19, also known as the Cranbourne North Service Business Precinct to provide guidance on land use and development
-----------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LOCAL AUTHORITY	City of Casey
------------------------	---------------

OCCUPANCY	To be sold as vacant possession.
------------------	----------------------------------

TITLE DETAILS	Lot 2 on Plan of Subdivision 618602B Volume 11156 Folio 776
----------------------	----------------------------------------------------------------

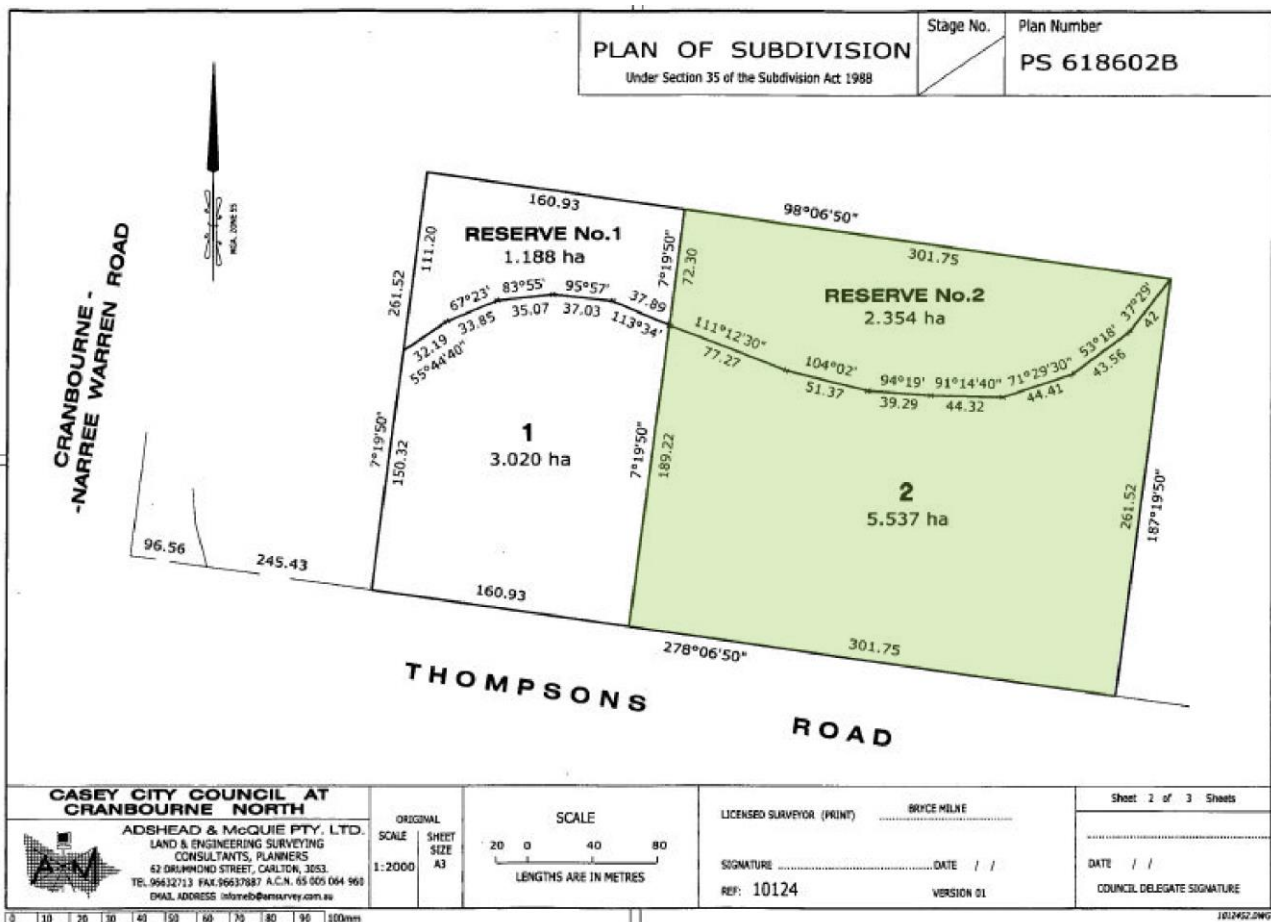
TERMS	10% deposit with the balance payable on settlement
--------------	----------------------------------------------------

SITE DETAILS.

The site area is approximately 55,370m² with the following dimensions:

Southern Boundary:	301.75 metres of frontage to Thompsons Road
Western Boundary:	189.22 metres
Northern (Rear) Boundary:	Various
Eastern Boundary:	261.52 metres

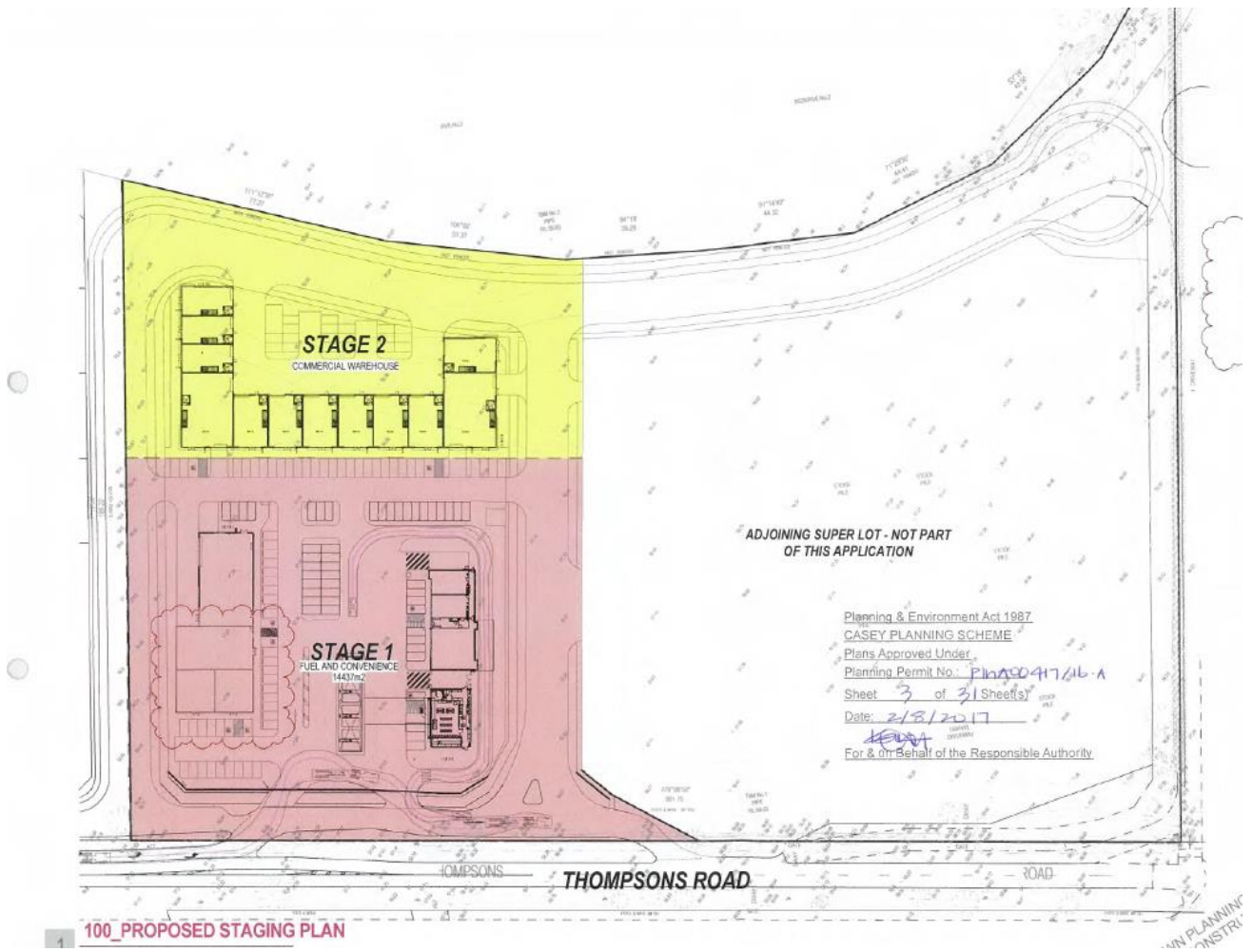
The Property is known as Lot 2 on Plan of Subdivision 618602B Volume 11156 Folio 776



SITE DEVELOPMENT.

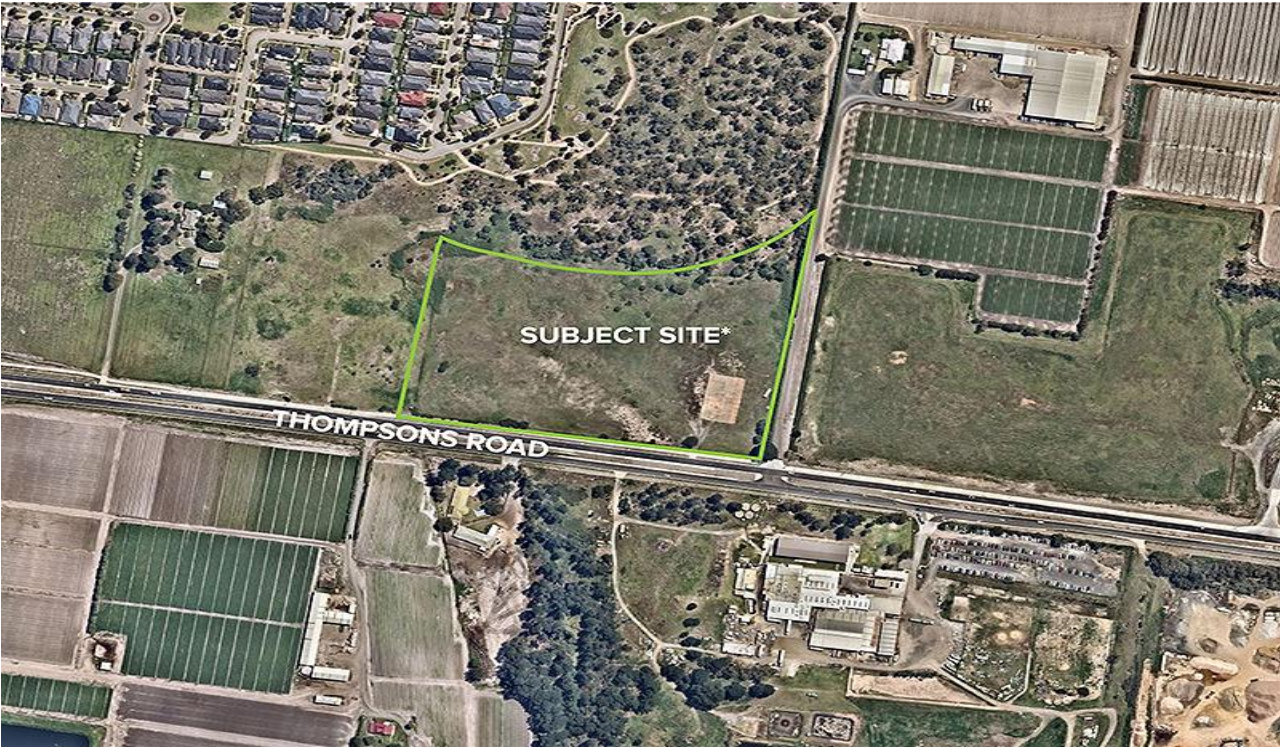
The site comes with planning approval, namely Planning Permit PInA00417/16.B, allowing:

- Seven lot subdivision as a two stage development to:
 - (1) Development of a Service Station, Convenience Shop and Convenience Restaurant
 - (2) Develop 12 commercial warehouses



Further details of the development and approvals can be found contained within the Section 32 Vendors Statement.

SITE PHOTOS.



KEY AGENTS.

KEY AGENTS

Your key agents appointed to manage and negotiate all transactions including attending all meetings are:



Ian Robertson
Senior Associate.

0419 000 534
ir@cameron.com.au



David Johnson
Director.

0404 005 809
dj@cameron.com.au

SUPPORT STRUCTURE

Key agents will liaise with Cameron sales staff in relation to the collection and follow up of relevant leads including the formulation and presentation of reports.

David Cooper

Ben Cooper

Angus Clark

Ian Robertson

Will Cooper

Matthew French

John Guastella

David Johnson

Michael Brennan

Ben Murphy

Ed Cooper

Al Armstrong

Ivo Redmond

Nic Sal

James Johnson

Jake Beckwith

Peter Blake

Cheryl Yates

James Roux

Nicole Robertson

COMPANY PROFILE.

cameron.

MELBOURNE 'S SOUTH EAST COMMERCIAL & INDUSTRIAL PROPERTY SPECIALISTS

Cameron is a market leading specialist agency that has built a comprehensive knowledge through commitment to the South East Industrial Commercial region for over 40 years. Our team of sales, leasing and administration staff are dedicated to producing outstanding results across all aspects of Property Investment, Development and Management.

SALES AND LEASING

With twenty dedicated sales and leasing staff, we have completed over 24,000 property transactions within the region over the past 40 years (in excess of one every day). We pride ourselves on our former and current business relationships which include Places Victoria, Australand, Mirvac, Goodman, CBUS, Pellicano Group, Leighton Properties, Bayport, Elite Property Group and Lettieri Construction along with a host of other property developers and investors. Our repeat business and ability to service owner occupiers, tenants and investors is second to none.

40

YEARS IN MELBOURNE'S
SOUTH EAST CORRIDOR

56

EXPERIENCED
DEDICATED STAFF

24K

PROPERTY
TRANSACTIONS

2.5K

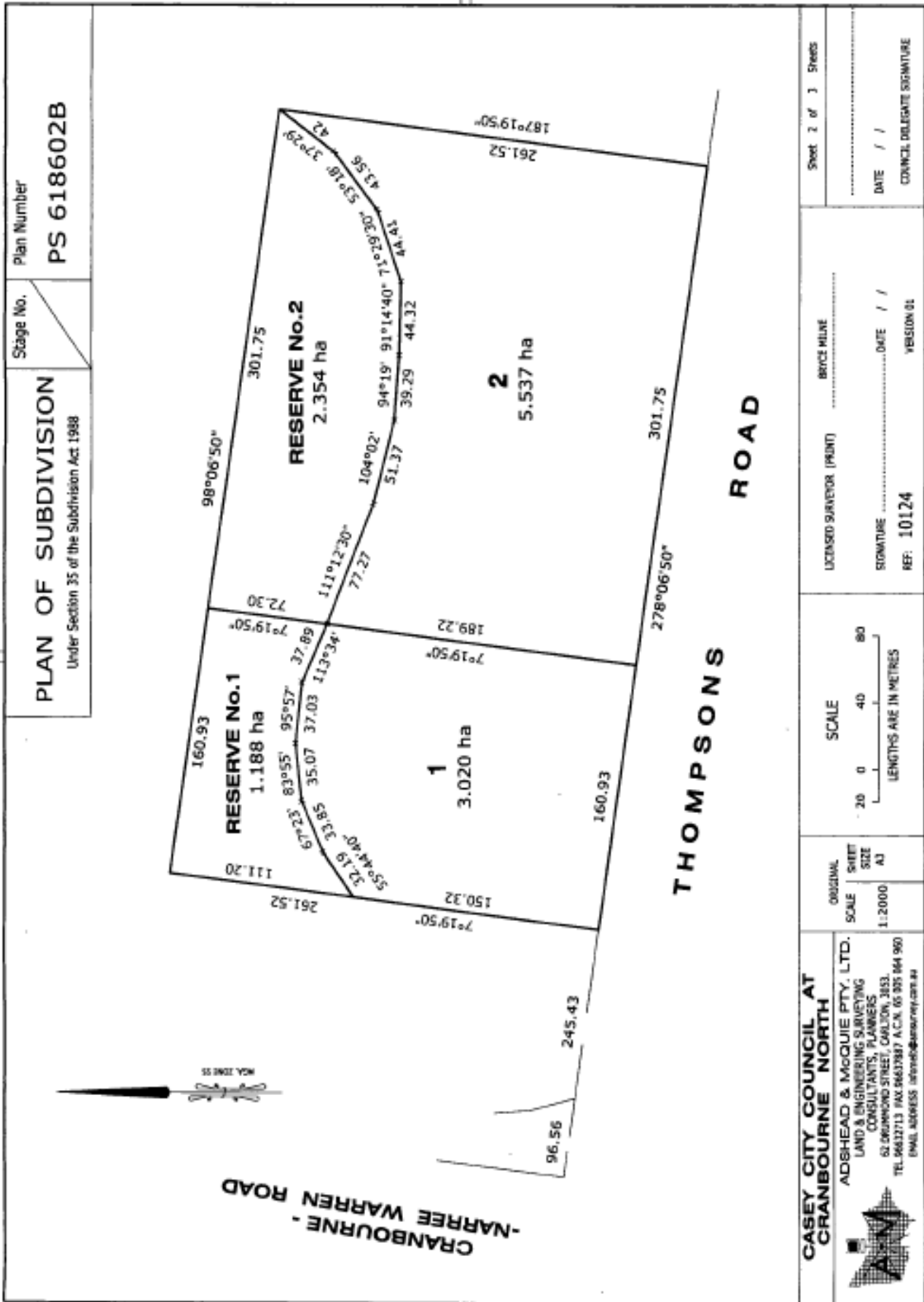
PROPERTIES
MANAGED

\$1.5 Bil

ESTIMATED VALUE OF
PROPERTIES UNDER
MANAGEMENT

APPENDIX A: PLAN OF SUBDIVISIONS.

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988		STAGE NO.	LR use only EDITION 3	Plan Number PS 618602B	
Location of Land Parish: CRANBOURNE Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 27(PART) LTO Base Record: DCMB Title Reference: VOL.7125 FDL.825 VOL.7395 FDL.993 Last Plan Reference: TP. 534909B & TP. 535961M Postal Address: 1455 & 1475 THOMPSONS ROAD, (at time of subdivision) CRANBOURNE NORTH, VIC. 3977 MGA Co-ordinates E. 351 050 ZONE 55 (of approx. centre of land N. 5 783 240 in plan)		Council Certificate and Endorsement Council Name: CASEY CITY COUNCIL Ref: 538/08 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988 C. This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s). D. It is certified under section 6 of the Subdivision Act 1988 E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6: / / G. This is a statement of compliance under section 21 of the Subdivision Act 1988. Council delegate Council seal Date 19/6/2008			
Vesting of Roads and/or Reserves Roads and reserves vest in the council/body/person named when appropriate vesting date is recorded or transfer registered.		Notations			
Identifier	Council/Body/Person				
RESERVE NO. 1	CASEY CITY COUNCIL	Staging	This is not a staged subdivision. Planning Permit No. _____		
RESERVE NO. 2	CASEY CITY COUNCIL	Depth Limitation	DOES NOT APPLY		
Land to be acquired by agreement: RESERVE No. 1 & RESERVE No. 2 Land to be acquired by compulsory process: NIL All the land is to be acquired free from all encumbrances other than any easements specified on this plan.					
Survey This plan is based on survey. This survey has been connected to permanent marks No's 61 & 217 (CRANBOURNE) In Proclaimed Survey Area No. 45					
Easement Information				LR use only	
Easements marked (+) are created upon registration of this plan Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered. Easements marked (-) are existing easements				Statement of Compliance/ Exemption Statement	
Legend: A - Appurtenant Easement E - Encumbering Easements R - Encumbering Easement (Road)					
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
---	---	---	---	---	---
				Received <input checked="" type="checkbox"/>	
				Date 15/8/08	
				LR use only	
				PLAN REGISTERED	
				TIME 2:47 PM	
				DATE 26/8/08	
				Assistant Registrar of Titles	
				Sheet 1 of 3 Sheets	
CASEY CITY COUNCIL AT CRANBOURNE NORTH		LICENSED SURVEYOR (PRINT) BRYCE HILBE			
		SIGNATURE DATE 27/2/08		DATE 19/6/2008	
		REF: 10124 VERSION: 01		COUNCIL DELEGATE SIGNATURE	
				Original sheet size A3	



APPENDIX B: COMMERCIAL 2 ZONE USES

34.02
31/07/2018
VC148

COMMERCIAL 2 ZONE

Shown on the planning scheme map as **B3Z, B4Z** or **C2Z**.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

34.02-1
08/08/2019
VC159

Table of uses

Section 1 - Permit not required

Use	Condition
Art and craft centre	
Art gallery	
Cinema	The site must adjoin, or have access to, a road in a Road Zone.
Cinema based entertainment facility	
Food and drink premises	The leasable floor area must not exceed 100 square metres.
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands 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:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Informal outdoor recreation	
Mail centre	
Museum	
Office	
Postal agency	
Railway	
Restricted retail premises	
Shop (other than Adult sex product shop, Restricted retail premises and Supermarket)	<p>Must adjoin, or be on the same land as, a supermarket when the use commences.</p> <p>The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>

VICTORIA PLANNING PROVISIONS

Use	Condition
Supermarket	<p>The leasable floor area must not exceed 1800 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Must be on land within the City of Greater Geelong or within an urban growth boundary in metropolitan Melbourne.</p>
Trade supplies	
Tramway	
Warehouse (other than Mail centre)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands 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:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, 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 Animal production and Apiculture)	
Caretaker's house	
Education centre	
Grazing animal production	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Materials recycling	
Place of assembly (other than Art gallery, Carnival, Cinema, Cinema based entertainment facility, Circus and Museum)	
Residential hotel	
Retail premises (other than Food and drink premises, Postal agency, Restricted retail premises, Supermarket and Trade supplies)	

Class of application**Information requirements and decision guidelines**

- The area of either lot is reduced by less than 15 percent.
- The general direction of the common boundary does not change.

Subdivide land into lots each containing an existing building or car parking space where: Clause 59.02

- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.
- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Subdivide land into 2 lots if: Clause 59.02

- The construction of a building or the construction or carrying out of works on the land:
 - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
 - Has started lawfully.
- The subdivision does not create a vacant lot.

34.02-4

31/07/2018
VC148

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.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application**Information requirements and decision guidelines**

Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is not: Clause 59.04

- Within 30 metres of land (not a road) which is in a residential zone.
- Used for a purpose listed in the table to Clause 53.10.

Class of application

Information requirements and decision guidelines

- Used for a Brothel or Adult sex product shop.

Maintenance

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

34.02-5

31/07/2018
VC148

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 or materials, hours of operation and light spill, solar access and glare.
- The means of maintaining areas 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 Regulations 2017 is required, a licence under the *Dangerous Goods Act 1995* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Building 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.

34.02-6

31/07/2018
VC148

Exemption from notice and review

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.

34.02-7

31/07/2018
VC148

Decision guidelines

General

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

- The Municipal Planning Strategy and the Planning Policy Framework.
- 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.
- If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

Subdivision

- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.

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 landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.

- Any natural or cultural values on or nearby the land.
- Outdoor storage, lighting, and stormwater discharge.
- The design of buildings to provide for solar access.

34.02-8

31/07/2018
VC148

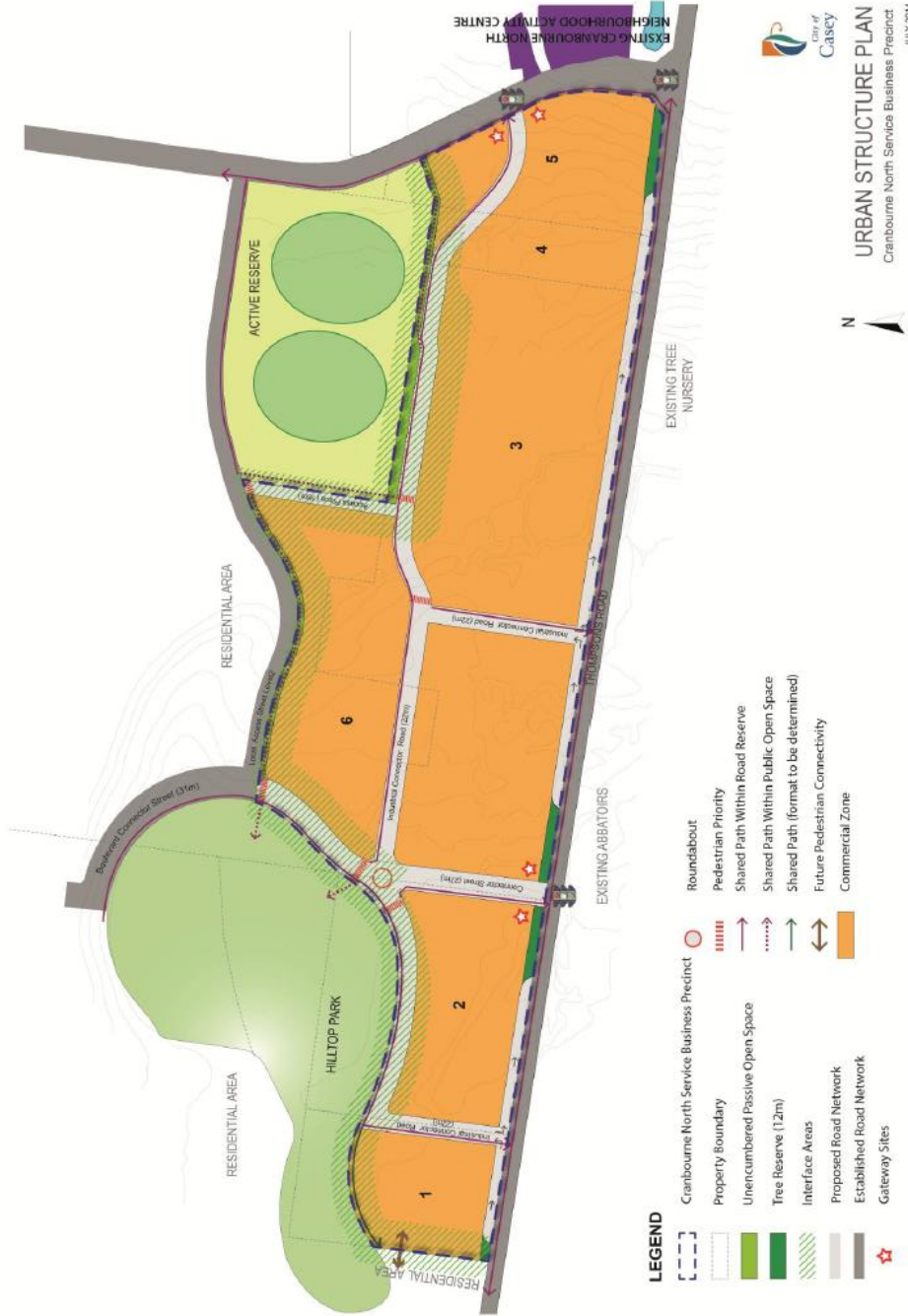
Signs

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

APPENDIX C: CRANBOURNE NORTH SERVICE BUSINESS PRECINCT DEVELOPMENT PLAN

URBAN STRUCTURE PLAN

Plan 2 – Urban Structure Plan



City of Casey
URBAN STRUCTURE PLAN
 Cranbourne North Service Business Precinct
 JULY 2014

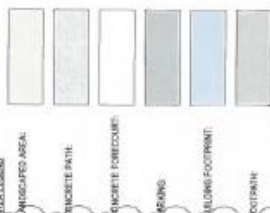
Full report can be found at: <https://www.casey.vic.gov.au/cranbourne-north-service-business-precinct>

APPENDIX D: STAGE PLANS

Notes:
 1. All dimensions are given in meters unless otherwise specified.
 2. The 100m wide road is shown for reference only.
 3. All dimensions and levels are to be used as a guide only.
 4. All dimensions are given in meters unless otherwise specified.
 5. All dimensions are given in meters unless otherwise specified.
 6. All dimensions are given in meters unless otherwise specified.
 7. All dimensions are given in meters unless otherwise specified.
 8. All dimensions are given in meters unless otherwise specified.
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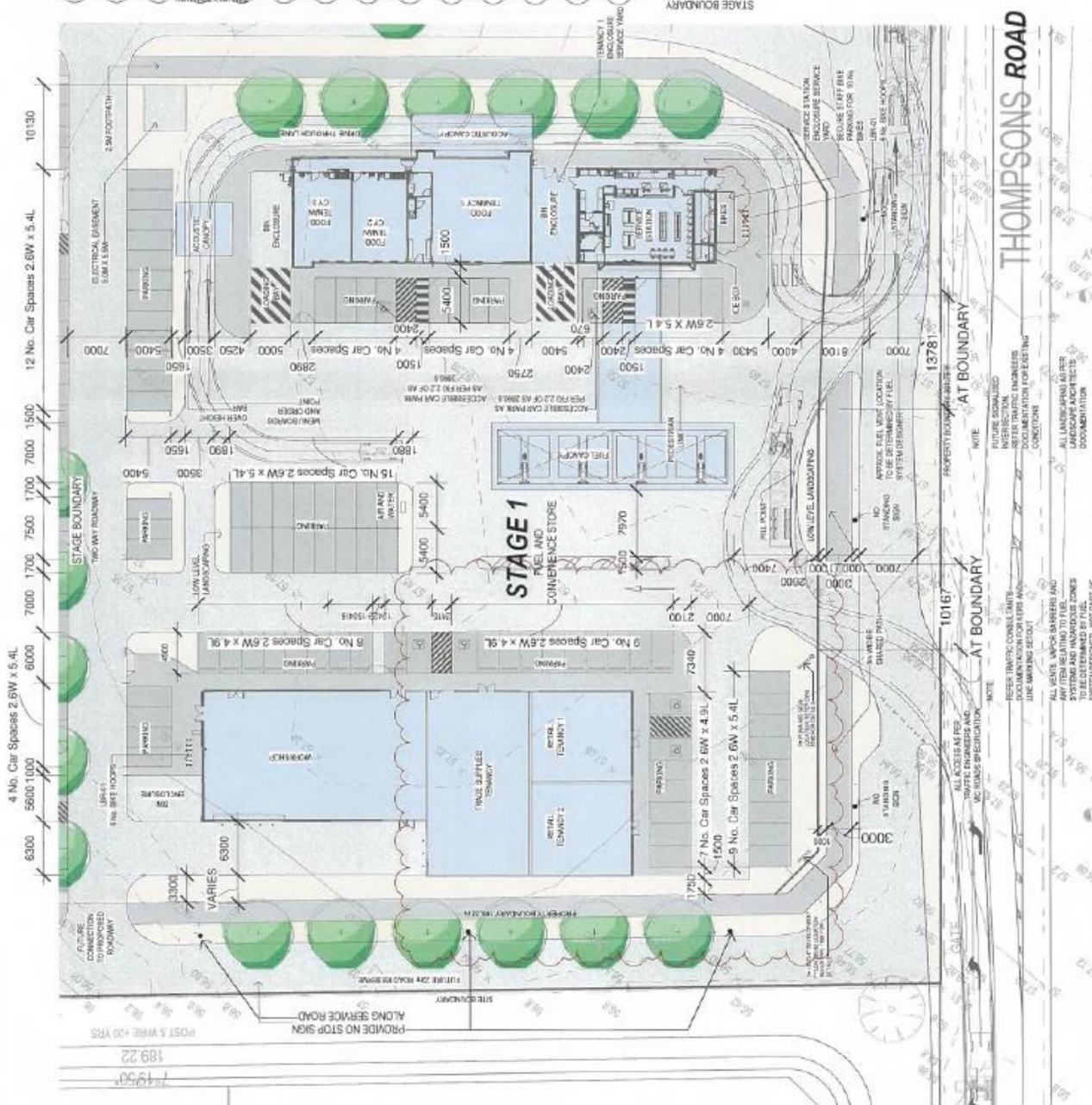
STAGE 1 CALCULATIONS

BUILDING AREA	2015 m ²
Building area above includes carwash and fuel energy building	
FUEL & CONVENIENCE	200 m ²
FRONT OF HOUSE AREA 130 m ²	
BACK OF HOUSE (1st service yard)	70 m ²
FOOD TENANCY 1	155 m ²
FOOD TENANCY 2	70 m ²
FOOD TENANCY 3	75 m ²
WORKSHOP	400 m ²
TRADE SUPPLY AND RETAIL TENANCIES (TOTAL)	531 m ²
TRADE SUPPLY TENANCY 275m ²	
RETAIL 1	125m ²
RETAIL 2	131m ²
PARKING	
TOTAL	82 No.
PUBLIC	72 No.
STAFF	13 No.
ACCESSIBLE	8 No.
AIR AND WATER	1 No.
BINE STORAGE	
PUBLIC	24 No.
SECURE STAFF	10 No.



TOWN PLANNING
 100 THOMPSONS ROAD, CHERRYBROOK, NSW 2170
 PROJECT NO. 100 THOMPSONS ROAD FUEL SITE PLAN
 SHEET 5 OF 31 SHEETS
 DATE 2/5/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Planning & Environment Act 1987
 CASEY PLANNING SCHEME
 Plans Approved Under
 Planning Permit No. **PlanA00417/16-A**
 Sheet **5** of 31 Sheets
 Date **2/5/2017**
 For & on Behalf of the Responsible Authority
TOWN PLANNING AUTHORITY
 NOT FOR CONSTRUCTION

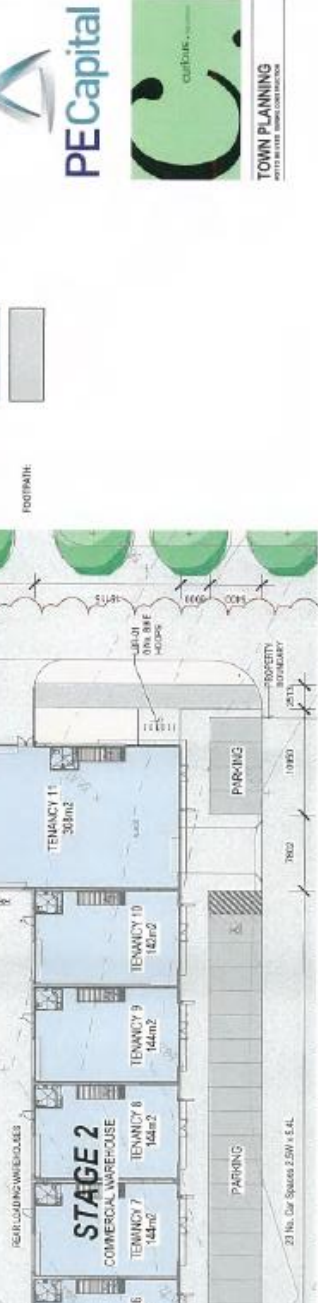


100_STAGE 1 - FUEL SITE PLAN
 1 : 500

Notes:
 1. The information contained in this document is provided for your reference only and should not be relied upon for any other purpose.
 2. All dimensions are in metres unless otherwise stated.
 3. All dimensions are to be taken in accordance with the appropriate standards of the profession.
 4. The information contained in this document is provided for your reference only and should not be relied upon for any other purpose.
 5. The information contained in this document is provided for your reference only and should not be relied upon for any other purpose.

NOTE:
 ALL FIGURES NOTED ARE AS PER FEATURE SURVEY PROVIDED BY MELBOURNE LAND SURVEYORS REFERENCE 2007 SHOWPLAN DRAWINGS 1055.

NOTE:
 ALL PROPERTY BOUNDARIES, GRID LINES AND BUILDING POSITION TO BE SET OUT BY A QUALIFIED SURVEYOR.



NOTE:
 - INTERNAL BIN STORAGE
 - COMMUNAL BIN STORAGE PROVIDED FOR FOOD WASTE

100_STAGE 2 - COMMERCIAL WAREHOUSE SITE PLAN

1 : 500

Planning & Environment Act 1987.
 CASEY PLANNING SCHEME
 Plans Approved Under
 Planning Permit No. PL14/00417/16-A
 Sheet 6 of 31 Sheet(s)
 Date: 2/9/2017

For & on Behalf of the Responsible Authority.



BUILDING TENANCY CALCULATIONS:

TENANCY	GF Floor	MEZZ.	TOTAL	PARKING
TENANCY 1	113m²	74m²	187m²	43 No.
TENANCY 2	102m²	23m²	125m²	30 No.
TENANCY 3	115m²	20m²	135m²	18 No.
TENANCY 4	288m²	30m²	318m²	2 No.
TENANCY 5	142m²	94m²	236m²	ACCESSIBLE
TENANCY 6	144m²	94m²	238m²	BIKE STORAGE
TENANCY 7	144m²	94m²	238m²	21 No.
TENANCY 8	144m²	94m²	238m²	PUBLIC
TENANCY 9	144m²	94m²	238m²	
TENANCY 10	142m²	90m²	232m²	
TENANCY 11	300m²	209m²	509m²	
TENANCY 12	128m²	89m²	217m²	

NOT FOR CONSTRUCTION

DISCLAIMER

This information memorandum has been prepared by Cameron. It is intended only as a guide and is an aid to further investigation by potential purchasers. All areas quoted are approximate. Potential purchasers accept this document on the condition that they will make their own enquiries and obtain their own independent advice. Cameron provides this document on the condition that, subject to any statutory limitations on its ability to do so, Cameron 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 and is not to be resupplied to any other person without the prior written consent of Cameron.

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Dandenong South

Eastern Office

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Wantirna