

# A-One Barbers

12 ADAKITE DRIVE, BERWICK VIC

# The Wheels Café

14 ADAKITE DRIVE, BERWICK VIC

For Sale by Investment Portfolio Auction 173  
10:30AM (AEDT) Wednesday 11 December 2024  
River Room, Crown Casino, Melbourne



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WICHES  
GF \$3  
D PORK  
DUMI \$16  
GEN RUN \$15  
NATOR \$18  
T. \$18  
TTOOTH \$16  
SY MITE \$14

SPECIAL  
EGG  
\$20  
SCAFEBERWICK



# Introduction



Burgess Rawson are delighted to offer the A-One Barbers at 12 Adakite Drive, Berwick VIC and The Wheels Cafe at 14 Adakite Drive, Berwick VIC for individual sale, to be held from 10:30am (AEDT), 11 December 2024, at the River Room, Crown Casino, Melbourne.

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## Burgess Rawson

Since being established in 1975, our Sales, Leasing, Property Management and Advisory services fulfil the complete and ongoing needs of our clients. Burgess Rawson has a network of offices throughout Australia and extensive regional partnerships with local property specialists, giving unmatched depth and reach in all commercial property market sectors.

At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Melbourne, Sydney and Brisbane bringing together a diverse range of national commercial and investment grade properties.

# Investment Highlights

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## In-Demand Retail Investments Melbourne's South Eastern Growth Corridor

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- + Long 7 & 10 year leases to experienced operators.
- + Landlord preferred, net lease terms with tenants paying usual outgoings.
- + Annual fixed compounding rent increases – ensuring rental growth.
- + A-One Barber: brand new 63 sqm\* premises.
- + The Wheels Cafe: brand new 49 sqm\* premises.
- + Immaculate recently completed quality tenant fit-outs.
- + Located in a high-profile location neighbouring IGA Supermarket and supported by Direct Chemist Outlet, Dental Clinic, Medical Centre, Childcare Centre and more.
- + Strategically positioned within the Alira Village Town Centre, neighbouring the rapidly growing Alira Berwick and Northern Wetlands residential estates.
- + New construction provides significant tax saving depreciation benefits.
- + Single-tenant investments with minimal management required.
- + City of Casey: Major growth area in Melbourne's southeast, with population forecast to increase by 45% by 2046.
- + A-One Barbers: Net Income \$40,098 pa\* + GST
- + The Wheels Cafe: Net Income \$33,675 pa\* + GST
- + Both properties to be sold separately



# Location

Both properties are strategically positioned in the Alira Village town centre. The properties benefit from its position within the expansive Alira Village development which is central within an emerging growth zone and is surrounded by future residential and commercial projects.

The new commercial hub of the residential growth zone includes complementary neighbouring tenancies including IGA Supermarket + Liquor, Berwick Village Medical Clinic, A2 Dental Practice, Bluebird Early Education and many more.

Still expanding and evolving, the area has already established itself as the key commercial destination for the fast growing community. Surrounding development comprises new housing and townhouses, and numerous residential estates at various stages of advance, confirming the significant population growth forecast for the next 5-10 years.



“City of Casey is a rapidly growing LGA in the south-east growth corridor of Melbourne with the population forecast to increase 45% to 574,124 by 2046”



# Property Details 1

## A-One Barbers

### Address

12 Adakite Drive, Berwick VIC

### Title

Lot 5 on Plan of Subdivision 910625J.  
Volume 12536 Folio 615

### Zoning

Urban Growth Zone 9 (UGZ9) under the City of Casey Planning Scheme

### Site Description

The ground floor retail premises had direct frontage to the on-grade carpark and directly neighbouring IGA Supermarket and Direct Chemist Outlet.

Floor area                      63 sqm\*

### Construction

Floors                              Concrete slab with commercial vinyl

Walls                              Feature cladding

Ceiling                            Exposed painted duct work/services

Shop front                        Aluminium frame







# Lease Summary

## A-One Barbers

Lessee	A-One Barbers Pty Ltd (trading as A-One Barbers)
Lease Term	Seven (7) year lease from 10 August 2024 to 9 August 2031
Options	One (1) further term of Five (5) years to 9 August 2036
Reviews	Fixed 3% annual rent increases and market review at the option
Outgoings	Tenant pays usual outgoings as per the lease agreement excluding land tax
Security	Equal to 6 months' Gross Rental plus GST
Rent	\$41,073 pa* + GST

# Financial Summary

Rent	\$41,073.00
Land Tax (single holding)	\$975.00
Net Rent	\$40,098.00 pa* + GST

# Tenant Profile

## A-One Barbers



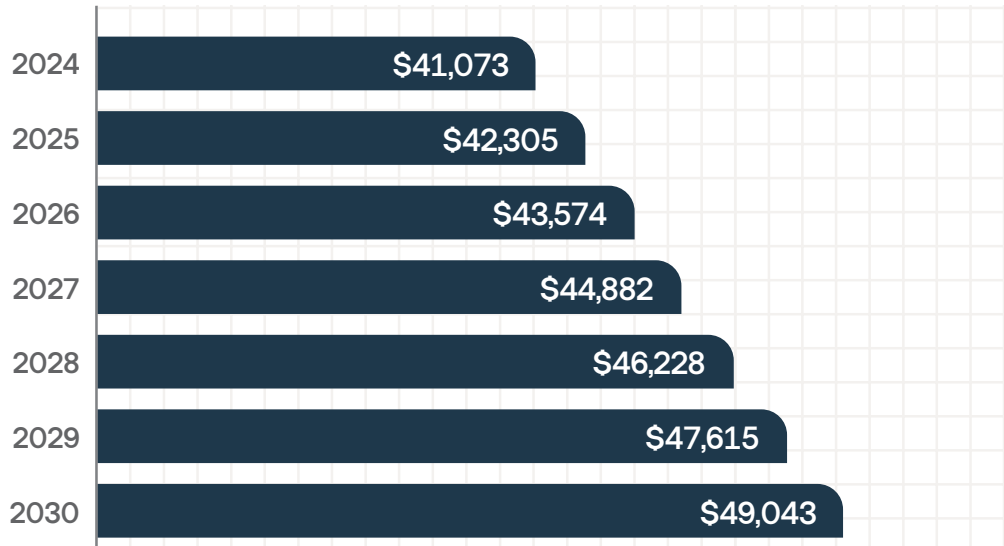
Established in 2021, A-One Barbers has built a strong reputation as a top-tier barbershop with two locations in Narre Warren South and Berwick. Known for their 5-star Google reviews, they specialize in high-quality haircuts and grooming services, providing clients with both classic and modern styles. A-One Barbers operates six days a week, offering convenience and accessibility for clients.

With a team of skilled and experienced barbers passionate about their craft, A-One Barbers is dedicated to ensuring every customer leaves feeling their best. The team stays current on the latest styles and techniques, creating a customer experience that combines expertise with a commitment to excellence.

For more information, please visit:  
<https://aonebarber.com/>



## Rental Growth With Fixed 3% Annual Increases



# Property Details 2

## The Wheels Cafe

### Address

14 Adakite Drive, Berwick VIC

### Title

Lot 6 on Plan of Subdivision 910625J.  
Volume 12536 Folio 616

### Zoning

Urban Growth Zone 9 (UGZ9) under the City of Casey Planning Scheme

### Site Description

The ground floor retail premises had direct frontage to the on-grade carpark and directly neighbouring IGA Supermarket and Direct Chemist Outlet.

**Floor area** 49 sqm\*

### Construction

**Floors** Concrete slab

**Walls** Plasterboard

**Ceiling** Exposed painted services and flush plaster

**Shop front** Aluminium frame





# Lease Summary

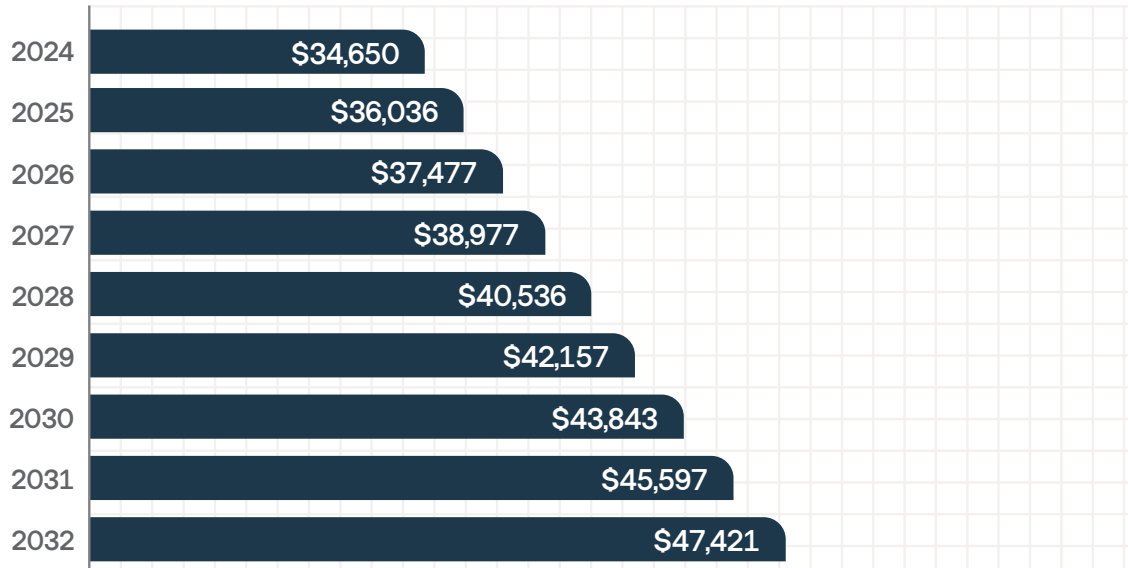
## The Wheels Cafe

Lessee	Wheels Cafe & Co Pty Ltd (trading as The Wheels Cafe)
Lease Term	Ten (10) year lease from 19 July 2024 to 18 July 2034
Options	Two (2) further terms of Five (5) years to 18 July 2044
Reviews	Fixed 4% annual rent increases and market review at each option
Outgoings	Tenant pays usual outgoings as per the lease agreement
Security	Equal to 6 months' Gross Rental plus GST
Rent	\$34,650 pa* + GST

## Financial Summary

Rent	\$34,650.00
Land Tax (single holding)	\$975.00
Net Rent	\$33,675.00 pa* + GST

## Rental Growth With Fixed 4% Annual Increases





# Tenant Profile

## The Wheels Cafe



Established in 2022 as a modern and welcoming spot for coffee lovers, The Wheels Cafe has quickly earned a stellar reputation, boasting 5-star Google reviews. Open 7 days a week, the cafe offers flexible options for customers, including dine-in, takeaway, and catering services.

With a commitment to quality and customer satisfaction, The Wheels Cafe provides a warm, inviting atmosphere for guests to enjoy freshly brewed coffee and a variety of delicious menu options. Known for their bagels, coffee, attentive service and high standards, The Wheels Cafe has become a favorite choice for Allira Village locals seeking both convenience and a top-notch café experience.

For more information, please visit:  
<https://www.instagram.com/thewheelscafeberwick/>



# Berwick, Victoria



53,478  
2024 population<sup>1</sup>



**\$870,000**  
Median house price<sup>2</sup>



40km  
south-east of the  
Melbourne CBD



195,000  
Number of hospital visits in  
2023<sup>1</sup>



1.08  
GPs per 1000  
residents<sup>1</sup>



46%  
Population over 50 years old<sup>1</sup>

- + Berwick is a high growth suburb in Melbourne's south eastern region, 40 kilometres\* from the CBD. It is a vibrant and sought - after suburb that offers a high quality of life for its residents, with its rich history, diverse population, excellent educational institutions and abundance of amenities.
- + Berwick boasts a prestigious and comprehensive education sector. The suburb is home to several well-regarded schools and Universities including Haileybury College, Berwick Primary School, Berwick Secondary College Chisholm Institute and Federation University Australia.
- + Berwick boasts an array of public amenities including Eden Rise Village, Parkhill Plaza Shopping Centre, Berwick Marketplace, Berwick Railway Station and Casey Public Hospital.
- + The median house price in Berwick is \$870,000<sup>1</sup> and is regarded as an affluent south-east suburb of Melbourne.

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## The City of Casey One of the Fastest Growing Municipalities in Australia

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- + The City of Casey is the 8th fastest growing municipality in Australia with 390,793 residents.<sup>1</sup> The LGA is located in Melbourne's south - eastern suburbs, between 28 and 60 kilometres of the Melbourne CBD.<sup>2</sup>
- + Covering an area of 409 square kilometres and comprising of 27 suburbs including Berwick, Narre Warren and Lynbrook.
- + The City of Casey has an estimated population of 390,793 and is expected to grow 48% to 614,075 people by 2046.<sup>1</sup>
- + Building approvals have grown by 7% in FY2021-2022, demonstrating a growth in demand for residency in the city.<sup>3</sup>
- + City of Casey is made up of 27,320 businesses and 185,286 employed residents. The annual economic output is \$11.49 billion.<sup>3</sup>
- + The city encompasses 12 neighbourhood community and local shopping centres with three major retail centres in Casey, Cranbourne and Narre Warren.<sup>4</sup> home to the conglomerate Westfield Shopping Centre, with more than 401 stores.<sup>5</sup>
- + The city has committed to allocate \$125.45 million to their capital works program demonstrating a commitment to investment in upgrading Casey.<sup>6</sup>



# Berwick Waterways<sup>1</sup>

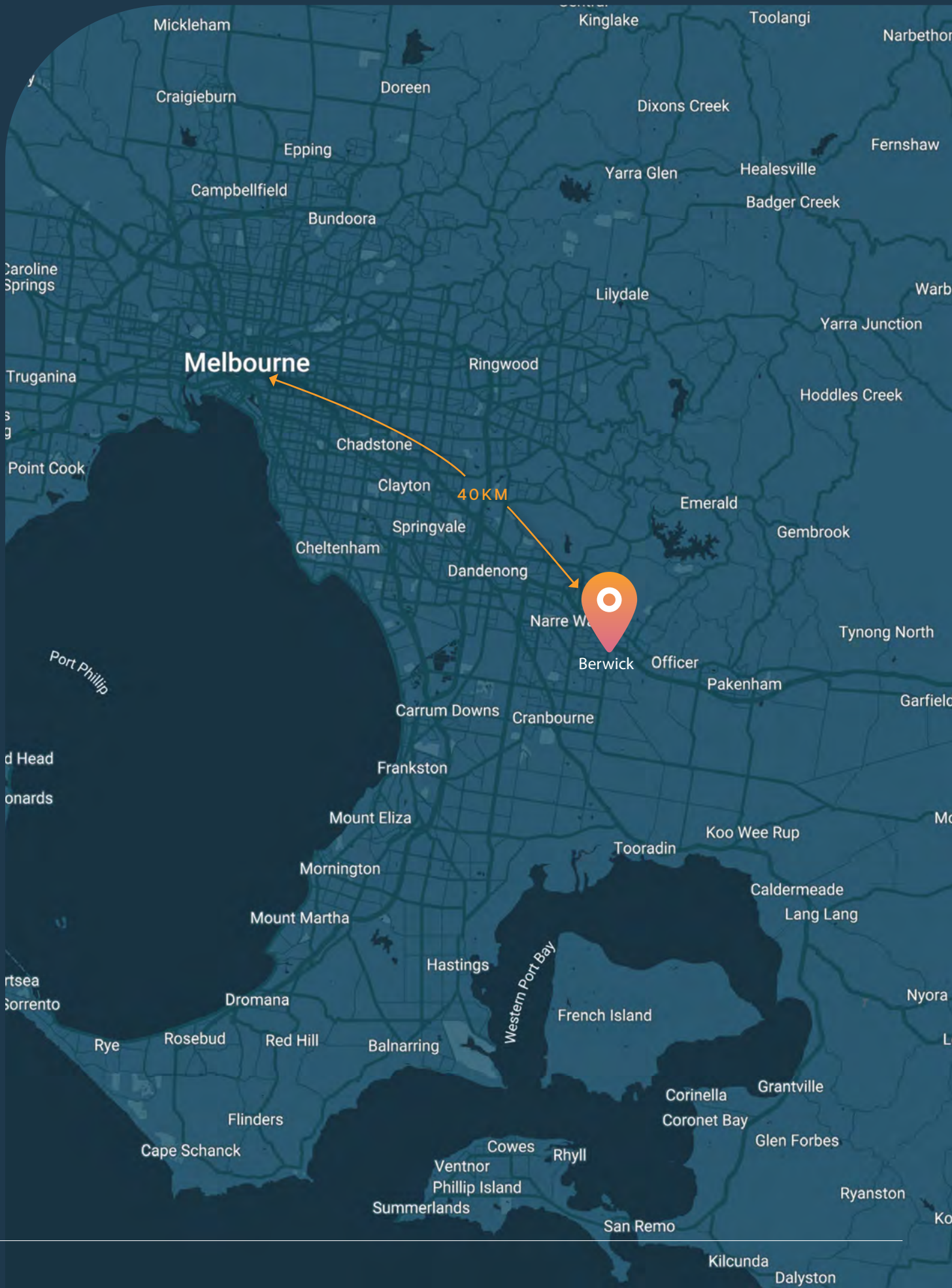
The Berwick Waterways Precinct is located in Berwick. The precinct connects to the existing community via Centre Road, Homestead Road and Ward Road.

The Berwick Waterways Precinct Structure Plan together with the Berwick Waterways Development Contributions Plan, will guide the development of a residential community of around 924 homes.

## Quick Facts

- + The precinct is approx. 85.5 hectares in size
- + Estimated number of dwellings - 924
- + Estimated future population 2,586 residents
- + Estimated number of local jobs - 380





## Method of Sale

To be sold via Investment Portfolio Auction 173  
10:30am AEDT Wednesday 11 December 2024  
River Room, Crown Casino, Melbourne

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## Bidding Registration

To bid at auction you must pre-register. Please use the Link below or contact your Exclusive Selling Agent.

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## Inspections

There will be an opportunity throughout the campaign to inspect the property via private inspection. Please contact the exclusive selling agents for further information.

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# Contact



Level 20, 150 Lonsdale Street  
Melbourne VIC 3000

## Burgess Rawson Sales Team



**Shaun Venables**  
0411 860 865



**David Napoleone**  
0417 308 067



**Hamish Bowen**  
0413 856 984



# Disclaimer

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor and Burgess Rawson. Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

- + All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation.

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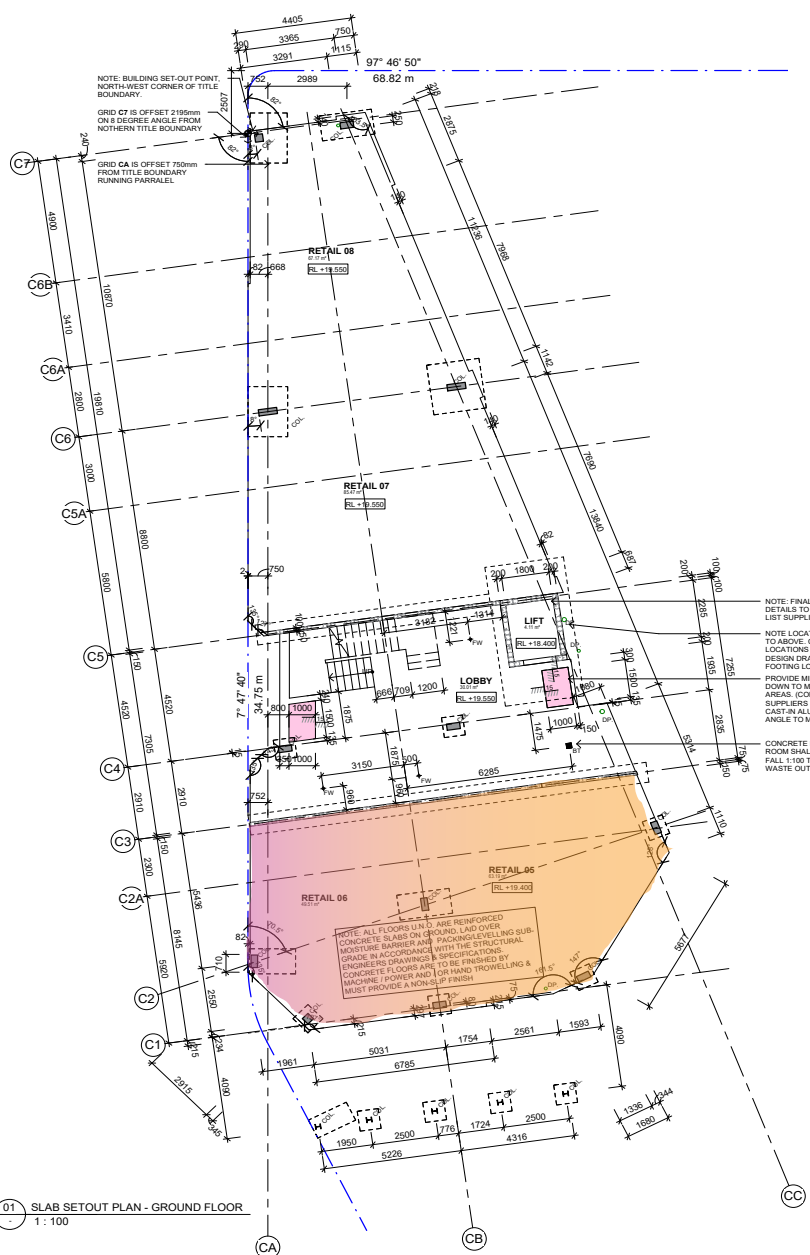
## GST Disclaimer

Burgess Rawson advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

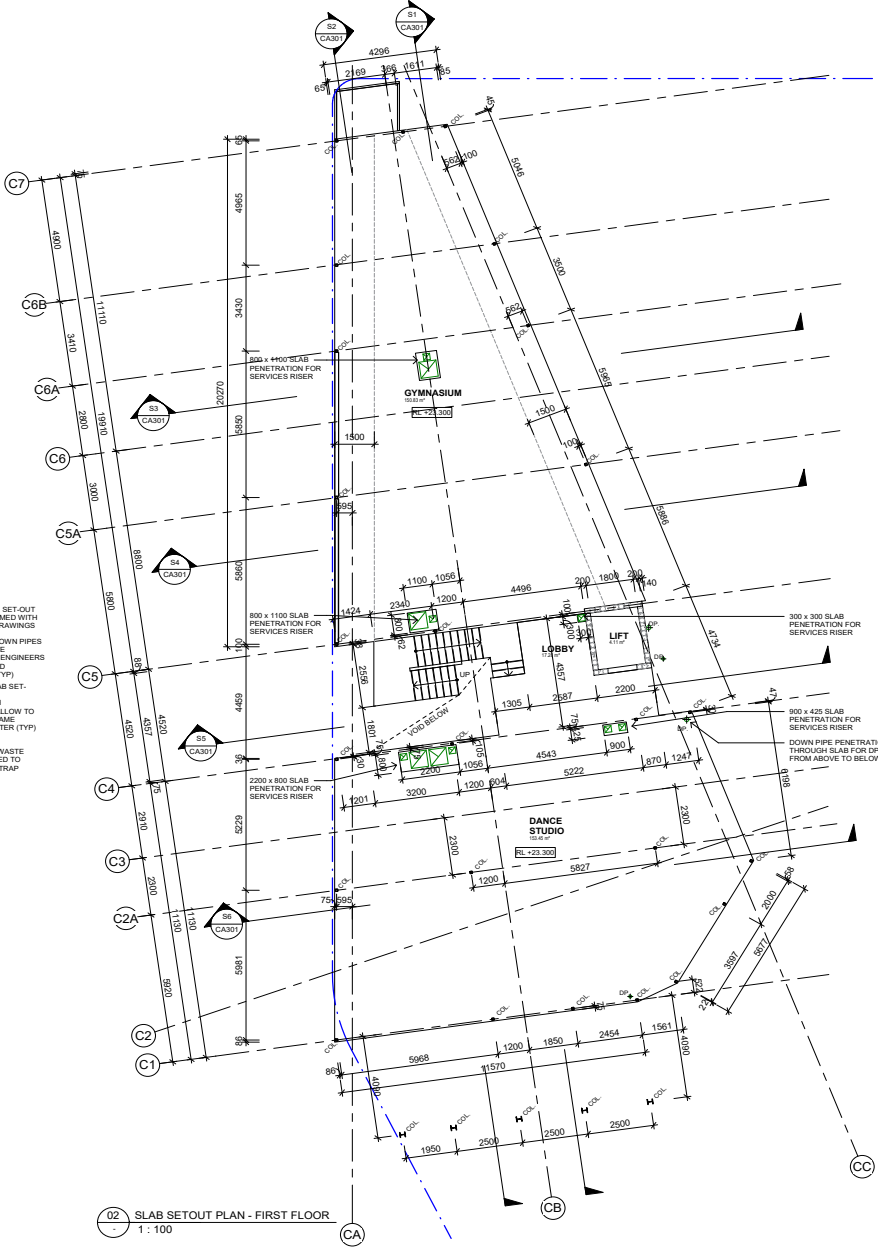
## Retail Leases Act 2003 – Tenant outgoings

Prospective buyers should note that the recovery of outgoings from a tenant is subject to the application of and proper compliance with the Retail Leases Act 2003 (Vic). The Act applies to leases of retail premises in Victoria. If the Act applies, certain outgoings, such as land tax and some maintenance costs, cannot be recovered from the tenant. If the Act applies, other outgoings, such as management fees, can only be recovered from the tenant if the Act has been complied with.

# Appendix 1: Floor Plans



01 SLAB SETOUT PLAN - GROUND FLOOR  
1 : 100



02 SLAB SETOUT PLAN - FIRST FLOOR  
1 : 100

SLAB SETOUT LEGEND	
	COLOURED / SHADED AREA DENOTES 15mm SET DOWN IN STRUCTURAL REINFORCED CONCRETE SLAB, GENERALLY IN ENTRY AREAS FOR FLOOR MATT / TILING OR GRADED SCREEDS ETC.
	COLOURED / SHADED AREA DENOTES MIN 30mm SET DOWN IN STRUCTURAL REINFORCED CONCRETE SLAB, GENERALLY AMENITIES AREAS FOR FLOOR FINISH / SCREEDING TO ALLOW FOR SATISFACTORY FALLS TO BE ACHIEVED TO BUCKET TRAP & FLOOR WASTES.
	DENOTES STEP IN SLAB, NUMBER VALUE DETERMINES THE HEIGHT OF STEP.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS FOR THE CONCRETE FLOOR SLABS / SLAB SETDOUNGS ETC.

BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PRODUCING SHOP DRAWINGS. ORDERING MATERIALS OR COMMENCING WORK ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS & INFORM TRG OF ANY CONFLICT OR DISCREPANCY BETWEEN SITE CONDITIONS AND DOCUMENTS. DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS, REGULATORY CODES AND STANDARDS. © COPYRIGHT TRG. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY THIS OFFICE. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

0	CONSTRUCTION	NO	18/08/22
REV	AMENDMENTS DETAILS	BY	DATE

**concept + design + interiors + project management**

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Suite 37, Level 3, 799 Springvale Road  
Mulgrave, Victoria, 3170 Australia  
T: +61 3 9542 9300 F: +61 3 9542 9310  
www.trg-aus.com  
The Retail Group Pty Ltd ABN 85 050 134 685  
RBP No. DP-AD1689

PROJECT: MIXED USE DEVELOPMENT - ALIRA  
CLIENT: BECON CONSTRUCTIONS (AUST.) PTY. LTD.

PROJECT ADDRESS: 322 - 340 CENTRE ROAD, BERWICK WATERWAYS  
BERWICK VIC 3806

DRAWING TITLE: BUILDING A3 - SLAB SETOUT PLAN - GROUND & FIRST FLOOR

DATE	APR'22	SCALE @ A1	1 : 100		
DRAWN	ND	CHECKED	DI		
ISSUE	CONSTRUCTION				
PROJECT No.	21325	DRAWING No.	CA101		REVISION No.
				02 of	

**FINISHES NOTE**  
 1. WALL FINISHES TO BE CONFIRMED IN CONJUNCTION WITH 3D RENDER AND TO BE CONFIRMED WITH CLIENT PRIOR TO APPLICATION THESE DIMENSION AND SELECTION ARE SUPPLIED ONLY TO ASSIST ALL PARTIES AND NOT TO BE TAKEN STRICTLY, CONTRACTOR TO CONFIRM THE WALL AND FLOOR FINISHES WITH CLIENT PRIOR MATERIAL ORDERING.

2. CONTRACTOR TO TAKE SUBSTRATE & FINISH INTO ACCOUNT DURING SETOUT OF STUD PARTITION.  
 3. ALL SPECIFIED PAINTS TO HAVE LOW VOC EMISSION RATES AS DEFINED BY THE GREEN BUILDING COUNCIL OF AUSTRALIA (GBCA).  
 4. ALL JOINERY AND COMPOSITE WOOD PRODUCTS ARE TO HAVE LOW FORMALDEHYDE EMISSIONS RATED E1 OR E0. FINISHES SCHEDULE TO BE READ IN CONJUNCTION WITH WG DESIGN STUDIO DRAWING PACKAGE

**WET AREA NOTE**  
 1. ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BCA F1.7 AND AS3740.2010.  
 2. THE PROPOSED WALL ADJACENT SINK/BASIN ARE TO BE WATER RESISTANT AND JUNCTION WATERPROOF 2 COATS OF WATERPROOFING MEMBRANE TO BE APPLIED ON WATER RESISTANT PLASTERBOARD, TILE TO BE APPLIED UP TO 600MM ABOVE THE SINK. ANY PENETRATION SUCH AS HORIZONTAL SURFACE AROUND THE SINK ARE TO BE WATERPROOFED WITH APPROPRIATE METHOD IN ACCORDANCE WITH AS3740-2001.

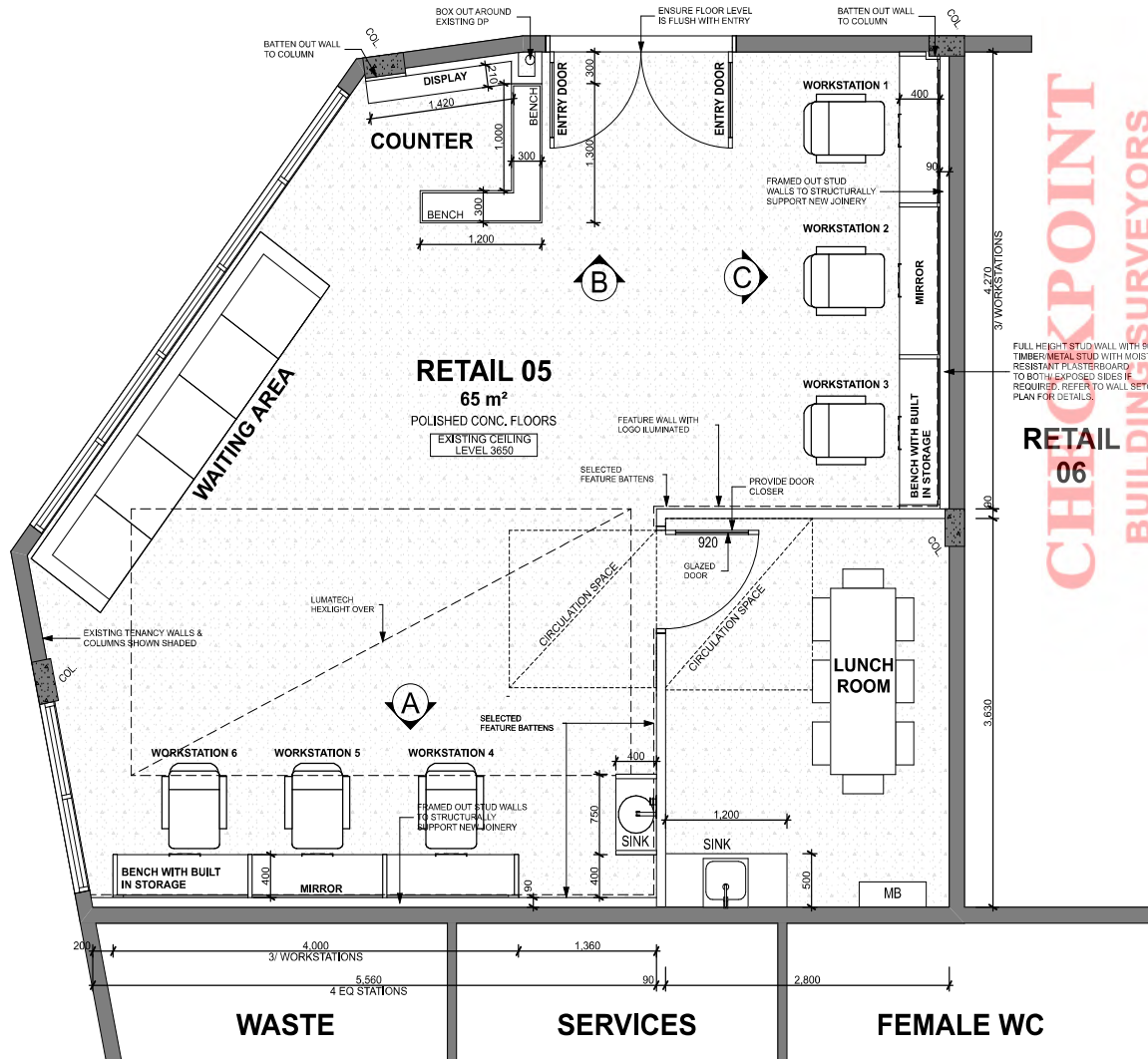
OPERATION OF LATCH IN ALL DOOR TO COMPLY WITH D2.21 AND AS1428.1.

THE EXIT DOORS MUST BE READILY OPERABLE WITHOUT A KEY FORM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HAND DOWNWARD ACTION OF PUSHING ACTION AND A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1.1M FROM THE FLOOR.

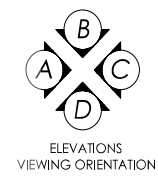
DOOR CIRCULATION IN ACCORDANCE WITH AS1428.1 EXTERNAL CLEARANCE IN ACCORDANCE WITH DIAGRAM (a) AND INTERNAL CLEARANCE IN ACCORDANCE WITH DIAGRAM (h) ACCESS POINT FOR PEOPLE WITH DISABILITIES. NOTE: FLAT LEVELS ON THE OUTSIDE AND INSIDE OF SHOP

**INTERNAL WORKS ONLY**

- NOTE:**  
80% OF GLAZING TO SHOPFRONT MUST REMAIN TRANSPARENT
- NOTE:**  
ALL SERVICES TO BE RUNNING THROUGH CEILING OR WALLS
- NOTE:**  
SHOPFITTER TO ENSURE ALL WALLS ARE OF SOLID CONSTRUCTION, TO COMPLY WITH HEALTH CODE REQUIREMENTS SHOPFITTER TO NOTE: ALL MDF TO BE MOISTURE RESISTANT
- NOTE:**  
DIMENSIONS ARE APPROXIMATE. ALL PLANS, IMAGES ETC ARE ILLUSTRATIVE ONLY. MINIMAL CHANGES MAY OCCUR DURING DEVELOPMENT WITH SOME DIMENSIONS, AREAS, FITTINGS AND FINISHES SUBJECT TO CHANGE WITHOUT NOTICE AT THE DEVELOPERS DISCRETION. CONFIRM ALL WALLS, STRUCTURE & SERVICES ON SITE PRIOR TO WORKS COMMENCEMENT. AREAS SHOWN ARE BASED ON THE GROSS LETTABLE AREA RETAIL (GLAR) METHOD OF MEASUREMENT AS PER THE PROPERTY COUNCIL OF AUSTRALIA'S GUIDELINES
- NOTE:**  
GENERAL NOTES  
DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER ALL WORKMANSHIP TO COMPLY WITH RELEVANT STANDARDS AND REGULATIONS AND BY LAWS DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING SPECIFICATION AND ENGINEER'S DESIGN
- NOTE:**  
SHOPFITTER TO PROVIDE ALL NECESSARY ENGINEERING COMPUTATIONS TO ENSURE ADEQUATE STRUCTURAL SUPPORT TO FIT-OUT. ENGINEER TO PROVIDE A STRUCTURAL CERTIFICATE OF COMPLIANCE
- NOTE:**  
SHOPFITTER TO PROVIDE ALL NECESSARY ENGINEERING COMPUTATIONS TO ENSURE ADEQUATE STRUCTURAL SUPPORT TO FIT-OUT. ENGINEER TO PROVIDE A STRUCTURAL CERTIFICATE OF COMPLIANCE
- NOTE:**  
DIMENSIONS ARE TAKEN FROM FINISH SURFACE UNO, UNLESS OTHERWISE NOTED
- NOTE:**  
ALL SERVICES ARE SHOWN INDICATIVE ONLY. TO BE CONFIRMED ON SITE.



**CHICKPOINT BUILDING SURVEYORS**  
**BUILDING PERMIT**  
**INSPECTION BOOKING 03 9673 0000**  
**4 HOURS NOTICE REQUIRED**



**CONSTRUCTION ONLY**

**PROPOSED FLOOR PLAN**  
1:50

**SITE AREA ANALYSIS**  
RETAIL 05 AREA 65 m²

**Tomic Design.**  
 BUILDING DESIGN CONSULTANT DP-AD 100812  
 N: 0411 477 879  
 E: INFO@TOMICDESIGN.COM.AU

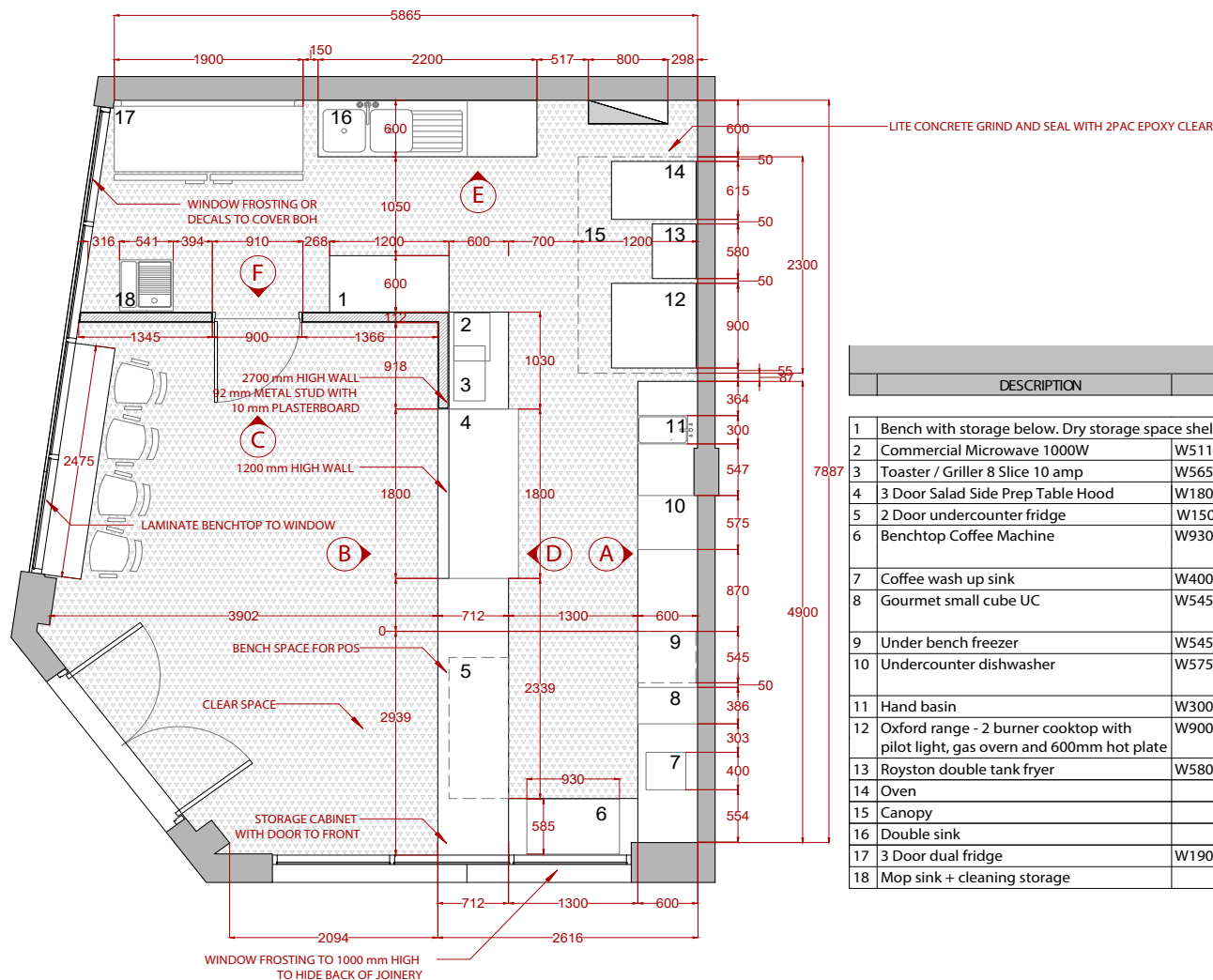
ALL WORKS TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE.  
 ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ANY MANUFACTURE AND/OR INSTALLATION.  
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**TITLE:**  
 PROPOSED FITOUT FOR AONE BARBERS

**AONE RESIDENCE**  
 No.322-340 CENTRE ROAD,  
 BERWICK VIC,3806

ISS	DATE	AMENDMENTS
A	28/04/24	PRELIMINARY DESIGN
B	10/08/24	DESIGN ISSUE
C	28/08/24	CONSTRUCTION ISSUE

SCALE:	DRAWN:	STAGE:
AS SHOWN	ST	CONSTRUCTION ISSUE
JOB No.	DATE	REVISION:
TD-2427	28/06/2024	C
		SHEET:
		A,06- A3



1 Floor Plan  
1 : 50

**EQUIPMENT SCHEDULE**

DESCRIPTION	SIZE	MODEL	SERVICE TYPE
1 Bench with storage below. Dry storage space shelves above			
2 Commercial Microwave 1000W	W511 X D364 X H311	ZIP 1200325	Power - 10amp plug
3 Toaster / Griller 8 Slice 10 amp	W565 X D315X H315	ROB GMX810	Power-Plug 10 amp
4 3 Door Salad Side Prep Table Hood	W1800 X D700 X H1034	SKI SHR18-3	Power-Plug - 10 amp 3 amps draw
5 2 Door undercounter fridge	W1500 X D700(600) X H 855	SKI SUR15-2	Power-Plug - 10 amp 2.5 amps draw
6 Benchtop Coffee Machine	W930 X D 585 X H 445	TBC	Power - 20 amp single phase. Plumbing - cold water supply + drainage
7 Coffee wash up sink	W400 X D400		
8 Gourmet small cube UC	W545 X D600 X H695	MOF ECS 57 AS OX	Plumbing-Cold water supply waste water connection. Power - 10 amp plug
9 Under bench freezer	W545 x D583 X H850	DC-80F	Power - 10 amp plug
10 Undercounter dishwasher	W575 x D600 X H805	CE DWA2050	Plumbing-Cold water supply waste water connection. Power - 10 amp plug
11 Hand basin	W300 x D500		
12 Oxford range - 2 burner cooktop with pilot light, gas oven and 600mm hot plate	W900 x D850 X H1010	CFEW 6BBTP-OV-6H	Nat Gas - 197 MJ/jr
13 Royston double tank fryer	W580 x D440 X H310	CFEW FRY 102-10	Power-plug 10 amp
14 Oven			
15 Canopy			
16 Double sink			
17 3 Door dual fridge	W1900 x D850 X H1973	SKI SRFT 65-3	Power-plug 10 amp, 5.5 amps draw
18 Mop sink + cleaning storage			

A FULL SITE MEASURE IS TO BE CARRIED OUT PRIOR TO ANY CONSTRUCTION COMMENCING ON SITE. ALL SITE MEASUREMENTS ARE TO BE CONFIRMED AGAINST DRAWINGS. ANY CHANGES ARE TO BE MADE BY DESIGNER TO DRAWINGS PRIOR TO COMMENCEMENT ON SITE. THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT AND PROPERTY OF TIM WATTS AND MUST NOT BE USED OR REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION

**PROJECT NAME: The Wheels Cafe**  
**ADDRESS: R06 322-340 Centre Road, Berwick VIC 3806**  
**FLOOR PLAN**

REV	DATE

SCALE:  
 JOB / DRAWING No **A03**

**BUILDER.**  
**CBD PROJECTS**  
 VBA Lic No- CBL 23818



## Appendix 2: Site Plan



**COLOUR LEGEND**

- CIRCULATION
- SERVICES / AMENITIES
- LANDSCAPE
- MAJOR RETAIL
- MINOR RETAIL
- COMMERCIAL
- CHILDCARE

**CONDITION 1**

10. THE DRIVEWAY AND CAR PARKING AREA NORTH OF THE PROPOSED CHEMIST IDENTIFIED AS BEING PUBLIC ROAD RESERVATION WITH:
  - 1) THE 3 CAR PARKING SPACES IMMEDIATELY NORTH OF THE CHEMIST REMOVED WITH THIS AREA PROVIDED AS BREAK-OUT SPACE WITH SUITABLE TREE PLANTING AND WAY FINDING SIGNAGE
  - 2) A SUITABLE MAINTENANCE ACCESS POINT PROVIDED FROM THIS ROAD RESERVE TO THE FUTURE PASSIVE OPEN SPACE RESERVE.
11. THE LOCATION OF TROLLEY BAYS.
12. THE FULL PUBLIC ROAD RESERVATION IDENTIFIED AS PER CHANGES TO TP103.

**SITE PLAN LEGEND**

- T - TOWNHOUSE
- BOL - BOLLARD
- SZ - SCHUDO
- TB - TROLLEY BAY
- LINE INDICATES PUBLIC ROAD RESERVATION
- - - RED LINE INDICATES TITLE BOUNDARY
- PEDESTRIAN FOOTPATH, LANEWAYS AND CROSSOVERS
- PLAIN CONCRETE
- COMMERCIAL FOOTPATH, CONCRETE OR SIMILAR
- GRASSSED AREA, REFER TO LANDSCAPE ARCHITECTS DESIGN
- EXPOSED AGGREGATE
- PEDESTRIAN FOOTPATH, PLAIN CONCRETE
- BINS

**DEVELOPMENT SUMMARY**

NAME	AREA	RATE	PARKING SPACES
RETAIL	1539m <sup>2</sup>		
MEDICAL	189m <sup>2</sup>		
SUPERMARKET	1000m <sup>2</sup>		
CHILDCARE	1755m <sup>2</sup>		
DENTIST	165m <sup>2</sup>		
RESTAURANT	209m <sup>2</sup>		
GYM	304m <sup>2</sup>		
REAL ESTATE	139m <sup>2</sup>		
FOR ALL PARKING RATES & REQUIREMENTS PLEASE REFER TO THE TRAFFIC ENGINEERING REPORT FOR FURTHER INFORMATION			
NAME	COUNT		
APARTMENT	27		
TOWNHOUSE	148		
FOR SITE COVERAGE AND PERMEABILITY REFER TO TP100 - TP104 FURTHER INFORMATION. DIMENSIONS ARE APPROXIMATES ONLY AND MAY VARY FOR FINAL CONSTRUCTION DOCUMENTATION.			

PRECINCT A\_OVERALL GROUND FLOOR PLAN  
Scale 1:1200

PRECINCT A OVERALL LOT PLAN - GROUND FLOOR

ALIRA, MIXED USE  
322-340 CENTRE ROAD  
BERWICK WATERWAYS

ClarkeHopkinsClarke  
115 Sackville Street  
Collingwood VIC 3066  
03 9419 4340  
studio@chc.com.au  
www.chc.com.au

## Appendix 3: Title & Plan of Subdivision (12 Adakite Drive)



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12536 FOLIO 615

Security no : 124119527623Y  
Produced 01/11/2024 02:55 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 910625J.  
PARENT TITLE Volume 12460 Folio 683  
Created by instrument PS910625J 18/03/2024

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
ALIRA VILLAGE PTY LTD of LEVEL 17 627 CHAPEL STREET SOUTH YARRA VIC 3141  
PS910625J 18/03/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR500032F 27/09/2018  
NATIONAL AUSTRALIA BANK LTD

COVENANT PS812010V 17/03/2023

COVENANT PS910625J 18/03/2024

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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987  
AT738783L 30/10/2020

DIAGRAM LOCATION

SEE PS910625J 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: 12 ADAKITE DRIVE BERWICK VIC 3806

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 18/03/2024

OWNERS CORPORATIONS

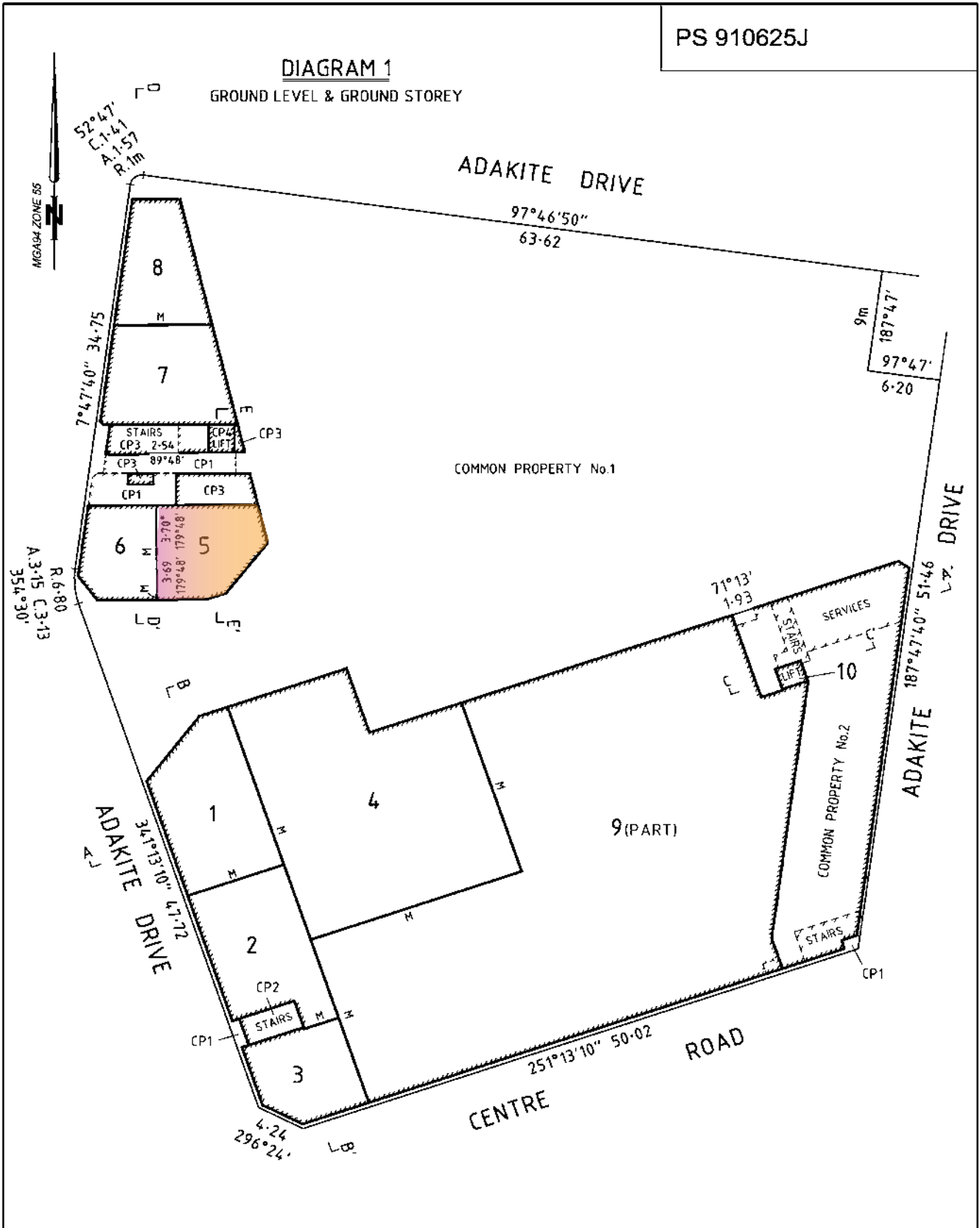
The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS910625J  
OWNERS CORPORATION 3 PLAN NO. PS910625J

DOCUMENT END

PS 910625J

**DIAGRAM 1**

GROUND LEVEL & GROUND STOREY



SURVEYOR'S REF: J086581-A

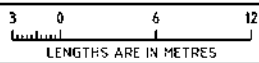
**CHARTER.**

**KECK CRAMER**

Level 7/161 Collins Street, Melbourne Victoria 3000  
Telephone 1300 242 787 www.charterkc.com.au

SCALE

1:300



ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by: Richard Jordan, Licensed Surveyor,  
Surveyor's Plan Version (4),  
02:11:2023. SPEAR Ref: S208423M

Digitally signed by:  
Cascoy City Council,  
27:11:2023.  
SPEAR Ref: S208423M

Amended by: Richard Jordan, Licensed Surveyor 18/03/2024.

## Appendix 4: Title & Plan of Subdivision (14 Adakite Drive)

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

VOLUME 12536 FOLIO 616

Security no : 124119832849G  
Produced 14/11/2024 11:11 AM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 910625J.  
PARENT TITLE Volume 12460 Folio 683  
Created by instrument PS910625J 18/03/2024

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
ALIRA VILLAGE PTY LTD of LEVEL 17 627 CHAPEL STREET SOUTH YARRA VIC 3141  
PS910625J 18/03/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR500032F 27/09/2018  
NATIONAL AUSTRALIA BANK LTD

COVENANT PS812010V 17/03/2023

COVENANT PS910625J 18/03/2024

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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987  
AT738783L 30/10/2020

DIAGRAM LOCATION

SEE PS910625J 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: 14 ADAKITE DRIVE BERWICK VIC 3806

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 18/03/2024

OWNERS CORPORATIONS

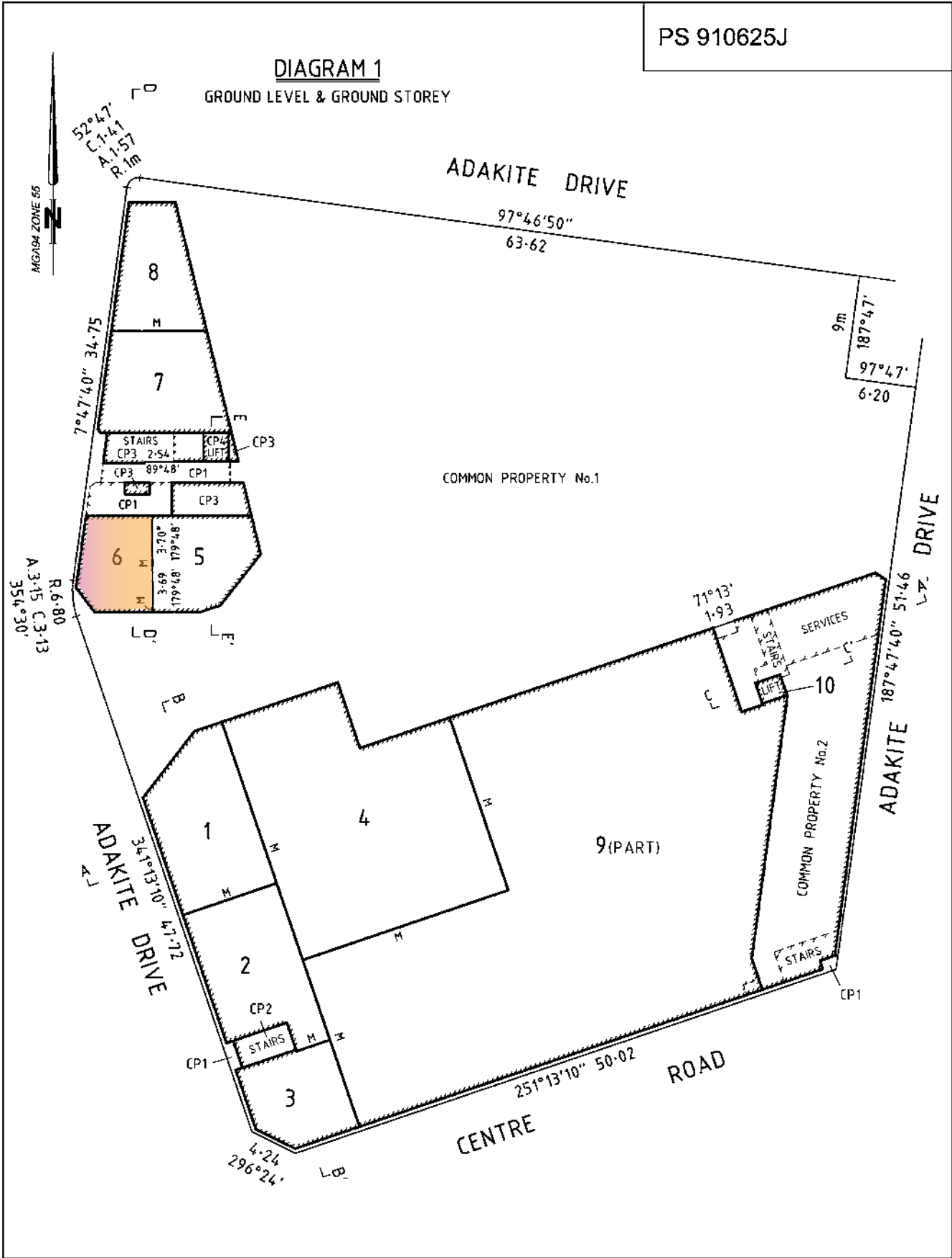
The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS910625J  
OWNERS CORPORATION 3 PLAN NO. PS910625J

DOCUMENT END

PS 910625J

**DIAGRAM 1**

GROUND LEVEL & GROUND STOREY



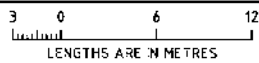
SURVEYOR'S REF: J086581-A

**CHARTER.**  
KECK CRAMER

Level 7/161 Collins Street, Melbourne Victoria 3000  
Telephone 1300 242 787 www.charterkc.com.au

Amended by: Richard Jordan, Licensed Surveyor 18/03/2024.

SCALE  
1:300



Digitally signed by: Richard Jordan, Licensed Surveyor.  
Surveyor's Plan Version (4),  
02/11/2023, SPEAR Ref: S208423M

ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by:  
Casey City Council,  
27/11/2023,  
SPEAR Ref: S208423M

## Appendix 5: Lease Schedule (12 Adakite Drive)

## Details

### Parties

Name **Alira Village Pty Ltd as trustee for the Alira Village Discretionary Trust**

ACN 619 575 076

Address Level 1, 177 Toorak Road, South Yarra, Victoria 3141  
and with a copy to  
Level 17, 627 Chapel Street, South Yarra, Victoria 3141

**(Landlord)**

Name **A-One Barbers Pty Ltd**

ACN 654 006 121

Address Unit 7B, 101 Seebeck Drive, Narre Warren Victoria 3805

Email

**(Tenant)**

Name **Abdul Matin Bahadoori**

Address 67 John Edgecumbe Way, Endeavour Hills, Victoria 3802

Email

and

Name **Abdul Momin Bahadoori**

Address 67 John Edgecumbe Way, Endeavour Hills, Victoria 3802

Email

**(Guarantor)**

**Date of Lease** 25 JUNE 2024

## Schedule 1 Reference Schedule

<b>Item 1</b>	<b>Landlord</b>
[1.1]	The Landlord identified in the Details
<b>Item 2</b>	<b>Tenant</b>
[1.1]	The Tenant identified in the Details
<b>Item 3</b>	<b>Guarantor</b>
[1.1]	The Guarantor (if any) identified in the Details
<b>Item 4</b>	<b>Premises / Land</b>
[1.1]	<p>(a) <b>Premises</b></p> <p>The premises shown as "Retail 05" on the premises plan attached as Annexure A to this lease, and being known as 12 Adakite Drive, Berwick.</p> <p>(b) <b>Land</b></p> <p>The whole of the land more particularly described in Certificate of Title Volume 12536 Folio 615.</p>
<b>Item 5</b>	<b>Landlord's Installations</b>
[1.1]	Nil
<b>Item 6</b>	<b>Rent</b>
[1.1]	\$41,073.50 per annum (plus GST) as varied by this Lease from time to time
<b>Item 7</b>	<b>Tenant's Installations</b>
[1.1]	Any items brought onto the premises by the Tenant and includes any fixtures, fittings, plant equipment and other property installed by the Tenant as part of the Tenants fitout and any fitout of any predecessor tenant in the Premises when the Tenant commenced occupation.
<b>Item 8</b>	<b>Term of the lease</b>
[1.1]	7 years starting on the Commencement Date Commencement Date: .....





## LEASE OF REAL ESTATE – REFERENCE SCHEDULE

	(c) <b>Fixed Review Date(s) and percentage increase</b>	On each anniversary of the Commencement Date – 3.0%
<b>During the Further Term(s)</b>		
	(d) <b>Market Review Date</b>	The commencement date of each Further Term
	(e) <b>CPI Review Date(s)</b>	Not applicable
	(f) <b>Fixed Review Dates(s) and percentage increase</b>	On each anniversary of the Commencement Date (other than upon a Market Review Date) – 3.0%
<b>Item 14</b>	<b>Who may initiate reviews</b>	
[2.1.1, 11 & 17]	Market Review:	Landlord, subject to the Act, if it applies
	CPI Review Date(s):	Review is automatic
	Fixed Review Date(s) and percentage increases or fixed amount:	Review is automatic
<b>Item 15</b>	<b>Further Terms</b>	
[12]	One further term of 5 years.	
<b>Item 16</b>	<b>Security Deposit</b>	
[13]	An amount equal to 6 months' Gross Rent plus GST on those amounts, which must be provided in the form of a Bank Guarantee in accordance with clause 27.	
	The amount as at the Start of the Lease is \$25,892.10	
<b>Item 17</b>	<b>Additional Provisions</b>	
[20]	See Schedule 2 (clauses 23 onwards)	
<b>Item 18</b>	<b>Retail Leases Act</b>	
[35]	The Act does apply	

## Appendix 6: Lease Schedule (14 Adakite Drive)

## Details

### Parties

Name **Alira Village Pty Ltd as trustee for the Alira Village Discretionary Trust**

ACN 619 575 076

Address Level 1, 177 Toorak Road, South Yarra, Victoria 3141  
and with a copy to  
Level 17, 627 Chapel Street, South Yarra, Victoria 3141

**(Landlord)**

Name **Wheels Café & Co Pty Ltd**

ACN **654 335 412**

Address 36 Powlett Drive, Clyde, Victoria 3978

Email

**(Tenant)**

Name **Irushan Hathurusinghe**

Address 36 Powlett Drive, Clyde, Victoria 3978

Email [sales@dawheelscafe.com.au](mailto:sales@dawheelscafe.com.au)

and

Name **Anjana Abayakoon**

Address 36 Powlett Drive, Clyde, Victoria 3978

Email

**(Guarantor)**

**Date of Lease** 7 June 2024

## Schedule 1 Reference Schedule

<b>Item 1</b>	<b>Landlord</b>
[1.1]	The Landlord identified in the Details
<b>Item 2</b>	<b>Tenant</b>
[1.1]	The Tenant identified in the Details
<b>Item 3</b>	<b>Guarantor</b>
[1.1]	The Guarantor (if any) identified in the Details
<b>Item 4</b>	<b>Premises / Land</b>
[1.1]	<p>(a) <b>Premises</b></p> <p>Retail 6 as shown on the premises plan attached as Annexure A to this lease</p> <p>(b) <b>Land</b></p> <p>The whole of the land more particularly described in Certificate of Title Volume 12536 Folio 616</p>
<b>Item 5</b>	<b>Landlord's Installations</b>
[1.1]	Nil
<b>Item 6</b>	<b>Rent</b>
[1.1]	\$34,650.00 per annum plus GST as amended in accordance with this Lease from time to time
<b>Item 7</b>	<b>Tenant's Installations</b>
[1.1]	Any items brought onto the premises by the Tenant and includes any fixtures, fittings, plant equipment and other property installed by the Tenant as part of the Tenants fitout and any fitout of any predecessor tenant in the Premises when the Tenant commenced occupation.
<b>Item 8</b>	<b>Term of the lease</b>
[1.1]	10 years starting on the Commencement Date Commencement Date: 19 July 2024

<b>Item 9</b>	<b>How Rent is to be paid</b>						
[2.1.1]	<p>The Rent is to be paid in 12 equal monthly instalments plus GST monthly in advance and pro rata for any period less than one month.</p> <p>The first rent payment is due on the Commencement Date with all further payments due on the 1st day of each subsequent month.</p> <p>Rent payments are to be made by electronic transfer (or such other method agreed between the parties) into a bank account nominated by the Landlord.</p>						
<b>Item 10</b>	<b>Building Outgoings which the Tenant must pay</b>						
[1.1, 2.1.2, 2.1.5 & 5.4]	<p>The Tenant's proportion of Building Outgoings -</p> <p>(a) in relation to Building Outgoings that benefit all of the premises in the Building: the proportion that the lettable area of the Premises bears to the total lettable area of the Building;</p> <p>(b) in relation to Building Outgoings that benefit the Premises and other premises but not all of the premises in the Building: the proportion that the lettable area of the Premises bears to the total lettable area of all premises (including the Premises) that benefit from the outgoing; and</p> <p>(c) in relation to Building Outgoings that benefit only the Premises: 100%</p>						
<b>Item 11</b>	<b>Risks with the insurance policies must over</b>						
[6.2]	<ul style="list-style-type: none"> <li>• Fire</li> <li>• Flood</li> <li>• Lightning</li> <li>• Storm and Tempest</li> <li>• Explosion</li> <li>• Riots and Civil Commotion</li> <li>• Strikes</li> <li>• Malicious Damage</li> <li>• Earthquake</li> <li>• Impact by Vehicles</li> <li>• Impact by Aircraft and articles dropped from them</li> <li>• Internal Flood Water</li> </ul> <p>and such other risks as the Landlord reasonably specifies from time to time.</p>						
<b>Item 12</b>	<b>Permitted Use</b>						
[1.1 & 2.2.1]]	<p>Operation of a café trading as <sup>The</sup> <del>Da</del> Wheels Café Bagels &amp; Coffee" in accordance with the Tenant's Menu</p>						
<b>Item 13</b>	<b>Review Date(s)</b>						
[2.1.1, 11 & 17]	<table border="1"> <tr> <th colspan="2" data-bbox="352 1910 1426 1977"><b>During the Term</b></th> </tr> <tr> <td data-bbox="352 2000 384 2027">(a)</td> <td data-bbox="432 2000 1078 2027"><b>Market Review Date</b> Not applicable</td> </tr> <tr> <td data-bbox="352 2072 384 2098">(b)</td> <td data-bbox="432 2072 1078 2098"><b>CPI Review Date(s)</b> Not applicable</td> </tr> </table>	<b>During the Term</b>		(a)	<b>Market Review Date</b> Not applicable	(b)	<b>CPI Review Date(s)</b> Not applicable
<b>During the Term</b>							
(a)	<b>Market Review Date</b> Not applicable						
(b)	<b>CPI Review Date(s)</b> Not applicable						

- |     |   |   |
|-----|---|---|
| (c) | <b>Fixed Review Date(s) and percentage increase</b> | On each anniversary of the Commencement Date – 4.0% |
|-----|---|---|

---

**During the Further Term(s)**

---

- |     |                           |  |
|-----|---------------------------|--|
| (d) | <b>Market Review Date</b> | The commencement date of each Further Term |
|-----|---------------------------|--|

- |     |                           |                |
|-----|---------------------------|----------------|
| (e) | <b>CPI Review Date(s)</b> | Not applicable |
|-----|---------------------------|----------------|

- |     |  |  |
|-----|--|--|
| (f) | <b>Fixed Review Dates(s) and percentage increase</b> | On each anniversary of the Commencement Date (other than upon a Market Review Date) – 4.0% |
|-----|--|--|

---

**Item 14      Who may initiate reviews**

- |                  |  |   |
|------------------|--|---|
| [2.1.1, 11 & 17] | Market Review:   | Landlord, subject to the Act, if it applies |
|                  | CPI Review Date(s):  | Review is automatic                         |
|                  | Fixed Review Date(s) and percentage increases or fixed amount: | Review is automatic                         |

---

**Item 15      Further Terms**

- |      |                                   |
|------|-----------------------------------|
| [12] | Two further terms of 5 years each |
|------|-----------------------------------|

---

**Item 16      Security Deposit**

- |      |   |
|------|---|
| [13] | An amount equal to 6 months' Gross Rent plus GST on those amounts, which must be provided in the form of a Bank Guarantee in accordance with clause 27.<br><br>The amount as at the Start of the Lease is \$21,780.00 |
|------|---|

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**Item 17      Additional Provisions**

- |      |                                     |
|------|-------------------------------------|
| [20] | See Schedule 2 (clauses 23 onwards) |
|------|-------------------------------------|

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**Item 18      Retail Leases Act**

- |      |                    |
|------|--------------------|
| [34] | The Act does apply |
|------|--------------------|
-