

cameron.

LOTS 1 – 5, 275 EVANS ROAD CRANBOURNE WEST

INFORMATION MEMORANDUM



PRIVATE SALE



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INTRODUCTION.

Cameron is pleased to offer for sale Lots 1 – 5, 275 Evans Road, Cranbourne West

By Private Sale

Cameron is proud to promote for sale this outstanding potential development site in the ever-evolving Cranbourne West redevelopment precinct.

Guided by the Cranbourne West Precinct Structure Plan, this area of the City of Casey has seen progressive change, with immense residential growth, and the emergence of Commercial and Industrial development opportunities

With a total of five (5) substantial lots available for purchase, this subdivision forms a part of key infrastructure development taking place, improving connectivity throughout the Cranbourne West industrial/commercial precinct.

With the extension of Volk Road, which will eventually lead through to both the Cranbourne West Business Park and Thompsons Base business park, each block will benefit from main road frontage and a future steady stream of passing traffic.

LOCATION.

The subject site sits on Evans Road, a main road through the Cranbourne West area and forms a border to the Cranbourne West Precinct.

Guided by this Cranbourne West Precinct Structure plan, this area has seen mass growth, resulting in the emerging commercial/industrial parks, and the duplication of Thompsons Road to allow for future potential growth.

KEY LOCATION FEATURES

- Close proximity to major road arterials, Dandenong Hastings Road, South Gippsland Highway and Eastlink
- Surrounded by emerging commercial/industrial developments

CITY OF CASEY

- 325,000+ residents
- 409 km² land area
- 59.5% of residents live and work in the City of Casey



PROPERTY SUMMARY.

ADDRESS	Lots 1 – 5, (part of) 275 Evans Road, Cranbourne West 5 Lot Subdivision
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ARTERIAL LINKS	The property is surrounded by many main roads and arterials such as Dandenong Hastings Road, Thompsons Road, and South Gippsland Highway.
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SITE DETAILS	LOT 1	4162.84m ²
	LOT 2	2149.29m ²
	LOT 3	2149.29m ²
	LOT 4	2149.29m ²
	LOT 5	2149.29m ²

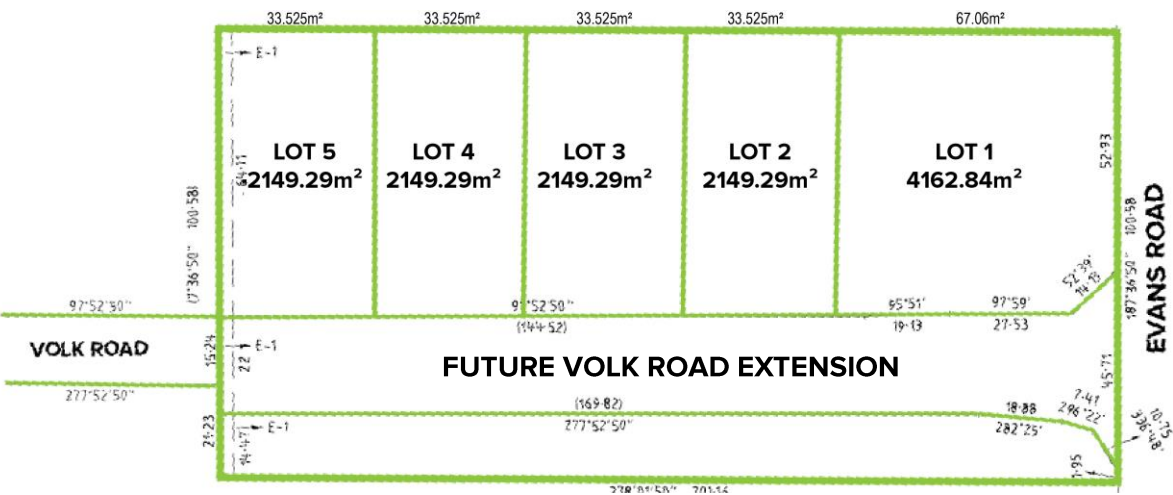
ZONING	Urban Growth Zone
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OCCUPANCY	To be sold as vacant possession.
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TERMS	10% deposit with the balance payable on settlement
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SITE DETAILS.

Lots 1 – 5, 275 Evans Road, Cranbourne West



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



Nicole Robertson
Sales and Leasing Consultant

0407 245 194
nr@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

Angus Clark

Jake Beckwith

Ian Robertson

Will Cooper

Matthew French

John Guastella

Michael Brennan

Ben Murphy

Ed Cooper

Al Armstrong

Kerri Skews

James Johnson

David Johnson

Peter Blake

Cheryl Yates

James Roux

Ivo Redmond

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: PRICE LIST.

LOTS 1 – 5, 275 EVANS ROAD, CRANBOURNE WEST

	Size m/2	Rate m/2	Asking Price
LOT 1	4162.84*	\$400.00	\$1,665,136.00
LOT 2	2149.29*	\$360.00	\$ 773,744.40
LOT 3	2149.29*	\$360.00	\$ 773,744.40
LOT 4	2149.29*	\$360.00	\$ 773,744.40
LOT 5	2149.29*	\$360.00	\$ 773,744.40

* All sizes are approximate, subject to change prior to issue of a plan of subdivision

APPENDIX B: SCHEDULE 1 TO THE URBAN GROWTH ZONE.

CASEY PLANNING SCHEME

11/02/2018
C182

SCHEDULE 1 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ1.

CRANBOURNE WEST PRECINCT STRUCTURE PLAN

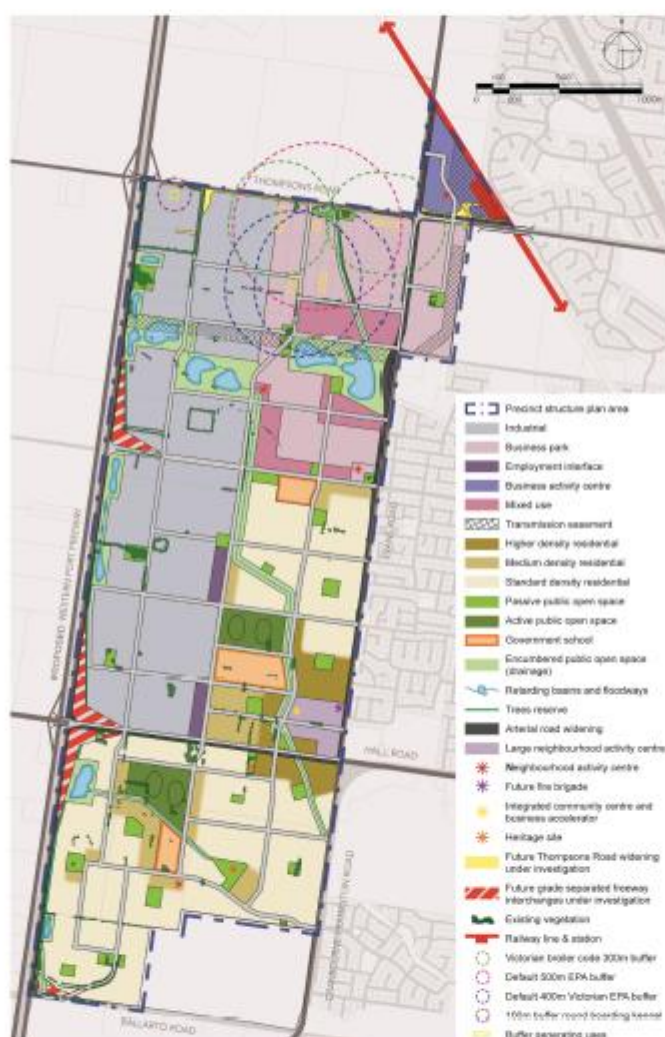
1.0

07/09/2012
C168

The Plan

Map 1 to Schedule 1 to Clause 37.07 shows the Future Urban Structure for the Cranbourne West Precinct Structure Plan. It is a reproduction from Plan 5 in the Cranbourne West Precinct Structure Plan.

Map 1 to Schedule 1 of Clause 37.07: Cranbourne West Future Urban Structure



2.011/02/2018
C182**Use and development****2.1**07/08/2012
C168**The Land**

The use and development provisions specified in this schedule apply to land inside the 'precinct structure plan area' on Map 1 and zoned as Urban Growth Schedule 1. Where land is not zoned Urban Growth Zone the provisions of this Schedule do not apply.

2.201/08/2013
C200**Applied zone provisions**

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building, and construction and carrying out of works, by reference to Table 1 of this schedule.

Table 1: Applied zone provisions

Land use or development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied Zone Provisions
Residential (any density)	Clause 32.08 – General Residential Zone
Industrial / Employment interface / Business park	Clause 34.02 – Commercial 2 Zone
Neighbourhood Activity Centre (other than specified in this table)	Clause 34.01 – Commercial 1 Zone
Neighbourhood Activity Centre (on central trunk boulevard collector in Mixed Use) / Mixed use / Business Activity Centre	Clause 32.04 – Mixed Use Zone
Arterial Road widening	Clause 36.04 – Road Zone Category 2 once the land is in public ownership

2.301/08/2013
C200**Specific Provisions – Use of Land****Table 2: Use**

Use	Condition or requirement
Industry (excluding Service Industry)	Must not be located on a lot which is within 35 metres of land in an applied residential zone unless the land in the applied residential zone is to be developed for open space or drainage purposes in accordance with the Cranbourne West Precinct Structure Plan.
Shop where the applied zone is Commercial 1 Zone	<p>A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds the following areas (square metres) for the relevant centre as described in the Cranbourne West Precinct Structure Plan:</p> <ul style="list-style-type: none"> 8000 – Large Neighbourhood Activity Centre 5000 – Neighbourhood Activity Centre at the intersection of Central Parkway / Evans Road 3000 – Neighbourhood Activity Centre in the southern residential precinct

2.403/02/2010
C102**Specific provisions – Resolution of Doubt**

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the responsible authority is satisfied that the use or development is in accordance with the Cranbourne West Precinct Structure Plan.

CASEY PLANNING SCHEME

2.5

11/02/2018
C182

Specific provisions – Construction of single dwellings on small lots

A permit is not required to construct one dwelling on a lot of between 250 and 300 square metres where an approved building envelope (as defined in Part 4 of the Building Regulations 2006) applies to the lot.

A permit is not required to construct a front fence within 3 metres of a street on a lot of between 250 and 300 square metres provided that the Front Fence Height Standard in Table A2 of Clause 54.06-2 is met.

Or

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Casey Planning Scheme.

3.0

07/08/2012
C158

Application Requirements

3.1

03/02/2010
C102

General

Any planning permit application must be accompanied by:

- A detailed flora and fauna survey that identifies the location of flora and fauna within or adjoining the site and proposed management required to mitigate the impacts of the development on significant species to the satisfaction of the Department of Sustainability and Environment. Amongst investigation of all other species the survey should also specifically target Dwarf Galaxias and the Growling Grass Frog. This requirement cannot be waived or reduced.
- A Native Vegetation Plan, where required, to the approval of the Department of Sustainability and Environment that identifies vegetation to be retained, vegetation to be removed, and offsets to be secured in the long term. The Native Vegetation Plan must be in line with the three step approach to achieve net gain of Victoria's Native Vegetation Framework and where native vegetation is to be removed it must include an Offset Plan.
- A hydrogeological assessment of groundwater conditions and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development and the impact of development on groundwater.
- A site assessment of the potential for contaminated land as a result of previous land uses.
- A Transport Impact Assessment Report to the satisfaction of the relevant roads authority (be it VicRoads or Council).
- An Infrastructure Plan which addresses the following:
 - the provision, staging and timing of stormwater drainage works;
 - what land may be affected or required for the provision of infrastructure works;
 - the provision, staging and timing of roadworks internal and external to the land consistent with any relevant traffic report or assessment;
 - the landscaping of any land;
 - the provision of public open space and land for any community facilities;
 - what, if any, infrastructure set out in the Cranbourne West Development Contributions Plan is sought to be provided as "works in lieu" subject to the consent of the Collecting Agency; and,
 - any other matter required by the responsible authority.

CASEY PLANNING SCHEME

- Detailed plans or reports relating to the proposed development. The plans and or reports must show and explain how the proposal responds to the vision and requirements of the Cranbourne West Precinct Structure Plan and outline how the proposal integrates with adjoining land and other areas within the Precinct Structure Plan area.

An application for residential subdivision must also be accompanied by Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design guidelines in the 'Housing' element of the Cranbourne West Precinct Structure Plan incorporated in this scheme.

If in the opinion of the responsible authority a requirement for information is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement unless a specific provision states that the requirement cannot be waived or reduced.

3.2

07/06/2012
C168

Neighbourhood Activity Centre

In addition to the relevant requirements of Section 3.1, unless the responsible authority agrees, a permit for the use, subdivision or other development of the land which is designated as a Large or Small Neighbourhood Activity Centre in the Cranbourne West Precinct Structure Plan must not be granted until an Urban Design Framework for the Neighbourhood Activity Centre has been prepared to the satisfaction of the responsible authority. The Urban Design Framework must address or include, as appropriate, any requirements set out in the Cranbourne West Precinct Structure Plan and this schedule.

A permit for the use, subdivision or other development of land which is designated as a Large or Small Neighbourhood Activity Centre in the Cranbourne West Precinct Structure Plan must be generally in accordance with and implement the approved Urban Design Framework.

The Urban Design Framework may be amended with the approval of the responsible authority.

4.0

11/02/2016
C182

General requirements for all planning permits

A planning permit must require that:

Land for community facilities, public open space and road widening

- land required for community facilities as set out in the Cranbourne West Precinct Structure Plan or the Cranbourne West Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cranbourne West Development Contributions Plan.
- land required for public open space as a local or district park as set out in the Cranbourne West Precinct Structure Plan or the Cranbourne West Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cranbourne West Development Contributions Plan.
- land required for road widening must be transferred to or vested as 'road' in the Roads Corporation (in the case of land for arterial roads under the Road Management Act 2004) or in Casey City Council (in the case of other roads) at no cost unless that road or road widening land is funded by the Cranbourne West Development Contributions Plan or unless that land is included within a Public Acquisition Overlay in the scheme. For the purpose of this clause road widening includes the widening of the road reserve required to provide right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road to the satisfaction of the Roads Corporation.

Stormwater management

- an agreement or agreements must be established regarding the ongoing management of any proposed wetland or water body areas located on public land to the satisfaction of the responsible authority. The agreement may require the owner to contribute to the cost of that ongoing

CASEY PLANNING SCHEME

management for a period of up to 3 years after the practical completion of the works for that wetland or water body. The agreement or agreements must be executed prior to the issue of a Statement of Compliance in respect of the land containing that wetland or water body.

Stormwater Facilities

- unless an alternative arrangement is in place through a Drainage Scheme, land required for drainage purposes must be transferred to the relevant drainage authority at no cost to the relevant drainage authority. Land required for drainage purposes and transferred to relevant drainage authority (including Casey City Council) must not be credited as open space required to satisfy the requirements of Clause 52.01 of the planning scheme.
- all land required for drainage related purposes, including wetlands and drainage corridors must be landscaped in accordance with a landscape plan to be approved to the satisfaction of the responsible authority. The landscape plan must be informed by any relevant provisions of the Cranbourne West Precinct Structure Plan.

Tree reserves

- Where a tree reserve is required to be created, the tree reserve must be shown as vesting in Casey City Council by a registered plan of subdivision at no cost to Council.

Equalisation of open space in the Employment Area

- Where the area of any land shown as Public Open Space in the Employment Area within the Cranbourne West Precinct Structure Plan is less than 3.75% in respect of any particular land parcel within that Employment Area, the shortfall in the public open space contribution up to 3.75% must be paid in cash to the responsible authority calculated as a percentage of the site value of that land in the subdivision prior to the issue of a Statement of Compliance in respect of a plan of subdivision containing that land.
- Where the area of any land shown as Public Open Space in the Employment Area within the Cranbourne West Precinct Structure Plan exceeds 3.75% in respect of any particular land parcel, the owner of that land will be entitled to a payment. Council and the Owner must agree on the timing and method of payment or the timing and method must be to the satisfaction of the responsible authority. The amount of the payment is to be calculated by reference to a percentage of the site value where the percentage is to be equal the difference between 3.75% and the actual amount of land shown as Public Open Space.

Construction of single dwellings on small lots

Before the issue of a certificate of compliance for the subdivision (or a stage of the subdivision) a building envelope plan for each lot between 250 square metres and 300 square metres to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

If an approved building envelope applies to a lot between 250 – 300 square metres under section 2.5 of this schedule a planning permit must contain a condition that requires the approved building envelopes must be applied as a restriction on the plan of subdivision or be applied through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 that is recorded on the title to the land. The restriction or the agreement must provide for:

- The building envelope to apply to each relevant lot
- All buildings to conform to the building envelope on the relevant lot
- The construction of a building outside of a building envelope only with the consent of the responsible authority.
- A building envelope to cease to apply to any building on the lot affected by the envelope after the issue of a certificate of occupancy for the whole of a dwelling on the land.

CASEY PLANNING SCHEME

Where the building envelope is to be applied to the land through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987, the building envelope plan may be approved after the plan of subdivision is certified.

Or

If construction of a single dwelling on a lot is to be assessed against the Small Lot Housing Code under section 2.5 of this schedule any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Casey Planning Scheme.
- The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

5.0
03/02/2010
C102

Advertising signs

Advertising sign requirements for the land shown as Employment Interface in Map 1 to this schedule are in Category 3 of clause 52.05.

All other land is subject to the advertising requirements which apply under the applied zones.

If there is no applied zone identified for the land the advertising sign requirements for the land are at Category 3 of Clause 52.05.

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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