



# Information Memorandum

8 Centre Parade  
**Enfield**

---

MARK TETTIS | MARIO BONOMI  
2024

 **LJ Hooker Commercial**

## CONTENTS

|                                     |          |
|-------------------------------------|----------|
| Executive Summary .....             | 4        |
| Location Overview .....             | 5        |
| <b>The Offering</b>                 | <b>6</b> |
| Property                            |          |
| Overview .....                      | 7        |
| Estimated 2023/2024 Outgoings ..... | 7        |
| Floor Plan .....                    | 8        |
| Zoning .....                        | 10       |
| Sale and Settlement Details .....   | 13       |
| Conclusion .....                    | 14       |
| Agent Details .....                 | 14       |
| Annexures .....                     | 15       |
| Inclusions List .....               | 15       |
| Certificate of Title .....          | 16       |
| Certificate of Title .....          | 17       |
| DISCLAIMER .....                    | 19       |





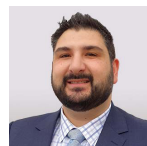
LJ Hooker Commercial is pleased to present this Information Memorandum on behalf of the vendor for **8 Centre Parade, Enfield**

This Information Memorandum outlines key information in relation to the property and is provided to prospective purchasers to assist with the sale due diligence.

On behalf of the vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

Private inspection can be arranged at your convenience.

**Should you require any additional information, please contact:**



**Mark Tettis**

Commercial Sales and Leasing  
0433 139 892  
[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)

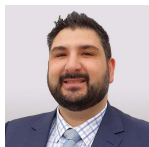


**Mario Bonomi**

Director  
0412 080 993  
[mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)

# Executive Summary

|                              |                                                                                                                                                                                                                     |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Address</b>      | <b>8 Centre Parade, Enfield</b>                                                                                                                                                                                     |
| <b>Local Government Area</b> | City of Port Adelaide Enfield                                                                                                                                                                                       |
| <b>Zoning</b>                | <b>Suburban Activity Centre – SAC</b>                                                                                                                                                                               |
| <b>Tenure</b>                | Vacant Possession                                                                                                                                                                                                   |
| <b>Sale Method</b>           | Public Auction on-site 31st May 2024 as 12:00 p.m.                                                                                                                                                                  |
| <b>Legal Description</b>     | The property is the whole land comprised and described in Certificate of Title Register Book Volume 5782 Folio 389 being Allotments 53 and 54 in Deposited Plan 53670, in the area named Enfield Hundred of Yatala  |
| <b>Site Particulars</b>      | The property comprises two allotments which are regular shaped near level with a combined 24.5m* frontage to Central Parade Road and a depth of 47.4m*. The total site area is 1,160 sqm*                           |
| <b>Building Overview</b>     | <p>The property comprises an established and long standing community hall. The property comprises the following areas:</p> <p>Gross building area – 257 sqm*</p> <p>Sheds – 37 sqm*</p> <p>Verandah – 28.6 sqm*</p> |



## **Mark Tettis**

Commercial Sales and Leasing

0433 139 892

[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)



## **Mario Bonomi**

Director

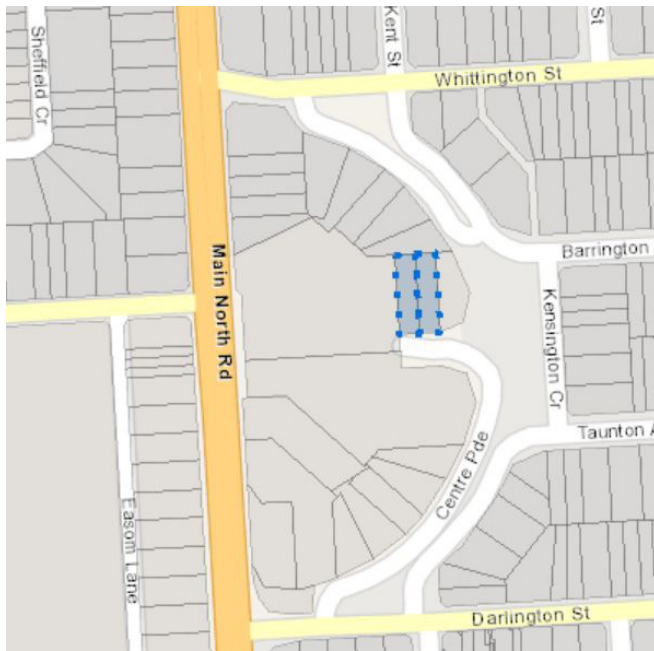
0412 080 993

[mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)

\* Approximately



# Location Overview



Enfield is located approximately 6km north of the Adelaide GPO. The property is close to all facilities which includes, schools, parks, public transport and shopping available within the area within a 1.5 km radius.

Enfield is between Regency and Grand Junction Road. The area is characterised by mostly 1950's constructed dwellings however in more recent times there have been some newer development within the suburb.

More specifically the property is nestled behind the Enfield Plaza Shopping Centre which fronts Main North Road. Fronting Main North Road is a wide range of retail and commercial properties catering to the local area.







## The Offering

# Property Overview

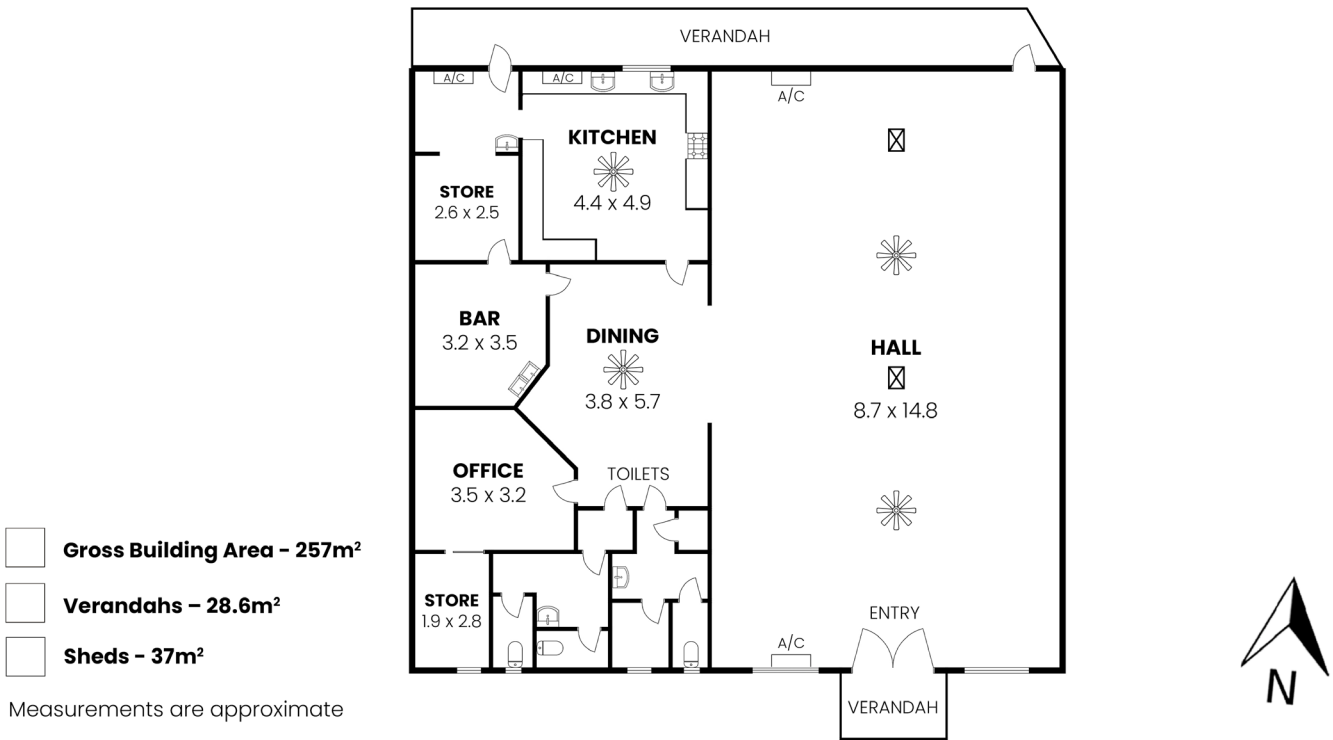
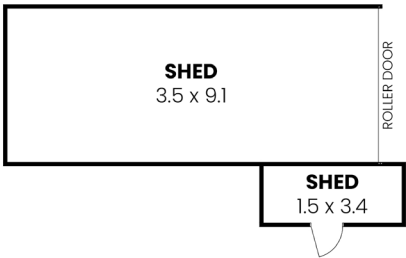
|                                |                                                                                             |
|--------------------------------|---------------------------------------------------------------------------------------------|
| <b>Main Building Type:</b>     | Community Hall                                                                              |
| <b>Tenure:</b>                 | Vacant Possession                                                                           |
| <b>Circa:</b>                  | 1980's                                                                                      |
| <b>Additions:</b>              | N/a                                                                                         |
| <b>Building Area:</b>          | Gross building area - 257 sqm*<br>Sheds - 37 sqm*<br>Verandah - 28.6 sqm*                   |
| <b>Floor:</b>                  | Concrete/timber                                                                             |
| <b>Main Walls:</b>             | Render/Masonry Block                                                                        |
| <b>Roof:</b>                   | Colorbond                                                                                   |
| <b>Windows:</b>                | Timber                                                                                      |
| <b>Car Accommodation:</b>      | On-site parking for up to 15 cars*                                                          |
| <b>Ancillary Improvements:</b> | Bitumen driveway, full boundary fencing, workshop, storage shed, landscaping, rear verandah |

## Estimated 2023/2024 Outgoings

| ESTIMATED OUTGOINGS 2023/2024             |             |
|-------------------------------------------|-------------|
| SA Water (approx.)                        | \$ 1,050.00 |
| Emergency Services Levy                   | \$ 283.10   |
| Council Rates                             | \$ 3,489.80 |
| Insurance                                 | \$ 3,550.00 |
| Land Tax (Single Holding) under threshold | N/a         |
| <b>Total \$8,372.90</b>                   |             |



# Floor Plan



**LJ Hooker**  
Commercial Adelaide

**8 Centre Parade, Enfield SA 5085**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.





# Zoning

Under the Planning Development and Infrastructure Act, the property is zoned  
Suburban Activity Centre – SAC

| Desired Outcome |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DO 1            | An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services. |

Please refer to the following tables for the Performance Outcomes:

| Performance Outcome                                                                                                                                                                                       | Deemed-to-Satisfy Criteria / Designated Performance Feature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO 1.1</p> <p>Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district.</p>      | <p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Advertisement</li> <li>2. Child care facility</li> <li>3. Cinema</li> <li>4. Community facility</li> <li>5. Consulting room</li> <li>6. Dwelling</li> <li>7. Educational facility</li> <li>8. Emergency services facility</li> <li>9. Hospital</li> <li>10. Hotel</li> <li>11. Indoor recreation facility</li> <li>12. Library</li> <li>13. Office</li> <li>14. Place of worship</li> <li>15. Recreation area</li> <li>16. Residential flat building</li> <li>17. Retail fuel outlet</li> <li>18. Retirement Facility</li> <li>19. Shop</li> <li>20. Supported Accommodation</li> <li>21. Tourist accommodation.</li> </ol> |
| <p>PO 1.2</p> <p>Residential development does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| Performance Outcome                                                                                                                                                                   | Deemed-to-Satisfy Criteria / Designated Performance Feature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO 1.3</p> <p>Dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.</p>                            | <p>DTS/DPF 1.3</p> <p>Dwellings are developed only in conjunction with non-residential uses and sited:</p> <ol style="list-style-type: none"> <li>1. at upper levels of buildings with non-residential uses located at ground level or</li> <li>2. behind non-residential uses on the same allotment.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO 1.4</p> <p>Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium to high densities.</p> | <p>DTS/DPF 1.4</p> <p>None are applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PO 1.5</p> <p>Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.</p>                                                 | <p>DTS/DPF 1.5</p> <p>Any of the following:</p> <ol style="list-style-type: none"> <li>1. shop, other than a bulky goods outlet with a gross leasable floor area more than 500m<sup>2</sup></li> <li>2. cinema</li> <li>3. hotel</li> <li>4. licensed premises.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>PO 1.6</p> <p>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.</p>                        | <p>DTS/DPF 1.6</p> <p>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:</p> <ol style="list-style-type: none"> <li>1. the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses</li> <li>2. if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)</li> <li>3. if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions</li> <li>4. if the change in use involves a gross leasable floor area greater than 250m<sup>2</sup> and has direct frontage to an arterial road, it achieves either (i) or (ii): <ol style="list-style-type: none"> <li>1. the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road</li> <li>2. the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</li> </ol> </li> </ol> |

| Performance Outcome                                                                                                                                            | Deemed-to-Satisfy Criteria / Designated Performance Feature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO 1.6</p> <p>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.</p> | <p>5. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Table 2 – Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances:</p> <ol style="list-style-type: none"> <li>1. the building is a local heritage place</li> <li>2. the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)</li> <li>3. the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</li> </ol> |

The code provides the following overlays:

#### Airport Building Heights (Regulated) (O0303) – All structures over 45 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

#### Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

#### Defence Aviation Area (O1202) – All structures over 90 metres

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

#### Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

#### Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

#### Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

The code provides the following variations:

#### Maximum Building Height (Levels) (V0008) – 2

Maximum building height is 2 levels

#### Interface Height (V0013) – 30.1

Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment

\*\*\* Please note that this is an extract from PlanSA. Full development guidelines can be found at: <https://code.plan.sa.gov.au>\*\*\*



# Sale and Settlement Details

## SALE PROCESS

Under instructions from the vendor, we are pleased to offer the title for 8 Centre Parade, Enfield with the sales campaign being finalised by way of

**Public Auction on-site Friday 31st May 2024 at 12:00 p.m**

## Settlement Terms

**Settlement:** Sixty (60) days

**Deposit:** 10% payable

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

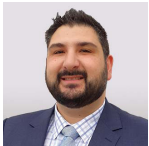
We welcome any further questions you may have in relation to the sale of the property and look forward to your prospective enquires.

# Conclusion

LJ Hooker Commercial Adelaide is proud to present this property to the market, which we believe would be ideal for your next investment.

Should you have any further questions, please feel free to contact Mark Tettis or Mario Bonomi

## Agent Details



**Mark Tettis**

Commercial Sales and Leasing

0433 139 892

[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)



**Mario Bonomi**

Director

0412 080 993

[mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)



# Annexures

## Inclusions List

|                      |                                                                                                                                                                              |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hall</b>          | Tables<br>Chairs<br>T.V.<br>DVD player<br>Lectern<br>Stereo<br>Speakers                                                                                                      |
| <b>Office</b>        | Desk                                                                                                                                                                         |
| <b>Office Annex</b>  | Filing cabinets                                                                                                                                                              |
| <b>Kitchen</b>       | Gas stove<br>Canopy<br>Commercial dishwasher<br>Micro oven<br>Crocery<br>Pots<br>Pans<br>Trays<br>Stainless steel benches and shelving<br>Flat top grill<br>Oven<br>Utensils |
| <b>Kitchen Annex</b> | Scope Fridge<br>Two Freezers<br>Scales<br>Urn                                                                                                                                |
| <b>Bar</b>           | Scope display fridge<br>Cash register<br>Glassware<br>Bookshelf                                                                                                              |
| <b>General</b>       | Alarm system<br>Roller shutters<br>Grease trap                                                                                                                               |

# Certificate of Title



|                    |                               |
|--------------------|-------------------------------|
| Product            | Register Search (CT 5782/389) |
| Date/Time          | 13/03/2024 10:11AM            |
| Customer Reference |                               |
| Order ID           | 20240313002233                |

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5782 Folio 389

|                     |                                       |         |   |                |            |
|---------------------|---------------------------------------|---------|---|----------------|------------|
| Parent Title(s)     | CT 4139/861, CT 5652/141, CT 5678/209 |         |   |                |            |
| Creating Dealing(s) | RTD 8784909                           |         |   |                |            |
| Title Issued        | 14/06/2000                            | Edition | 2 | Edition Issued | 24/10/2001 |

## Estate Type

FEE SIMPLE

## Registered Proprietor

ASSOCIAZIONE "TOSCANA" DEL SOUTH AUSTRALIA INC.  
OF C/- FE DONATI 8 CENTRE PARADE ENFIELD SA 5085

## Description of Land

ALLOTMENTS 53 AND 54 DEPOSITED PLAN 53670  
IN THE AREA NAMED ENFIELD  
HUNDRED OF YATALA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E FOR DRAINAGE PURPOSES (RTD 8784909)

TOGETHER WITH THE EASEMENT(S) OVER PORTION OF ALLOTMENTS 54 AND 55 MARKED E FOR DRAINAGE PURPOSES APPURTENANT ONLY TO ALLOTMENT 53 (RTD 8784909)

TOGETHER WITH THE EASEMENT(S) OVER PORTION OF ALLOTMENT 55 MARKED E FOR DRAINAGE PURPOSES APPURTENANT ONLY TO ALLOTMENT 54 (RTD 8784909)

## Schedule of Dealings

NIL

## Notations

|                           |     |
|---------------------------|-----|
| Dealings Affecting Title  | NIL |
| Priority Notices          | NIL |
| Notations on Plan         | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests  | NIL |



**LAND  
SERVICES  
SA**

Register Search (CT 5782/389)  
13/03/2024 10:11AM  
20240313002233





# Form R7

## Warning notice

### Financial and investment advice

*Land and Business (Sale and Conveyancing) Act 1994 section 24B*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21*

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

## DISCLAIMER

### *Confidentiality*

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

### *Important notice*

*The Information is provided to the Recipient solely for the purpose of assisting the Recipient and their professional advisors in deciding whether to proceed to acquire an interest in the subject Site.*

*The Information is provided on the express understanding that it is to be used for only that purpose.*

*The Information does not purport to contain all of the information that may be relevant to the Recipient.*

*The Discloser does not make or give an express or implied guarantee, representation or warranty concerning:*

- The accuracy or completeness of the Information; or*
- Whether reasonable care has been or will be taken in compiling, preparing and furnishing the Information.*

*The Discloser does not make any representations or give any warranties with respect to the legality of the current use of the subject Site, compliance with any development approvals or Council requirements and the holding of any relevant certificates of classifications that may or may not be required for the subject Site or any improvements on the subject Site.*

*No person is authorised to give information other than the Information in this IM or in another brochure or document authorised by the Agents. All warranties, conditions, liabilities or representations in relation to the Information, advice or other service constituted by this IM are hereby expressly negated and excluded to the maximum extent permitted by law.*

*The Recipient agrees, to the maximum extent permitted by law, that they shall not seek to sue or to hold the Discloser or any employees, agents or advisors of or to the Discloser liable in any respect (including in contract, negligence or equity, under statute or otherwise) by reason of provision of the Information.*

*Any reliance placed by the Recipient on the Information shall be at their own risk and the Discloser shall not be liable for any loss, including indirect or consequential loss, arising from or in connection with any such reliance.*

*In furnishing the Information, the Discloser does not undertake any obligation to provide the Recipient with access to any additional information or updated information or to correct any inaccuracies in the Information which may become apparent.*

# Connect with us

## **LJ HOOKER COMMERCIAL ADELAIDE**

Ground Floor, 81 Flinders Street  
Adelaide SA 5000  
(08) 8232 8844

---

[adelaide.ljhcommercial.com.au](https://adelaide.ljhcommercial.com.au)

**in f**  