



# Information Memorandum

292 Payneham Road  
**Payneham**

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MARIO BONOMI | JULIAN RULLO | GEORGE DEVIZIO  
2024

 **LJ Hooker Commercial**

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LJ Hooker Commercial is pleased to present this Information Memorandum on behalf of the vendor for **292 Payneham Road, Payneham**

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:**



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# Executive Summary

<b>Property Address</b>	<b>292 Payneham Road, Payneham</b>
<b>Key Points</b>	Occupy Now, Develop Later <ul style="list-style-type: none"><li>• Prominent position corner position</li><li>• 3 Storey DA approved mixed use development</li><li>• 10 on-site car parks</li><li>• Character Offices</li><li>• 170 sqm lettable area</li><li>• Excellent Natural Light</li></ul>
<b>Local Government Area</b>	The City of Norwood, Payneham & St Peters
<b>Zoning</b>	<b>Housing Diversity Neighbourhood – HDN</b>
<b>Tenure</b>	Vacant Possession
<b>Sale Method</b>	By Auction – Onsite Thursday 5th September 2024 at 12:00pm
<b>Legal Description</b>	The property is the whole land comprised and described in Certificate of Title Register Book Volume 6144 Folio 862 being Allotment 120 in Deposited Plan 3708, in the area named Payneham Hundred of Adelaide.
<b>Site Particulars</b>	The property is a near level, slightly irregular shaped corner allotment with frontages to Payneham Road and Sewell Avenue and has a total land area of 911 sqm.
<b>Building Overview</b>	Office – 170 sqm*



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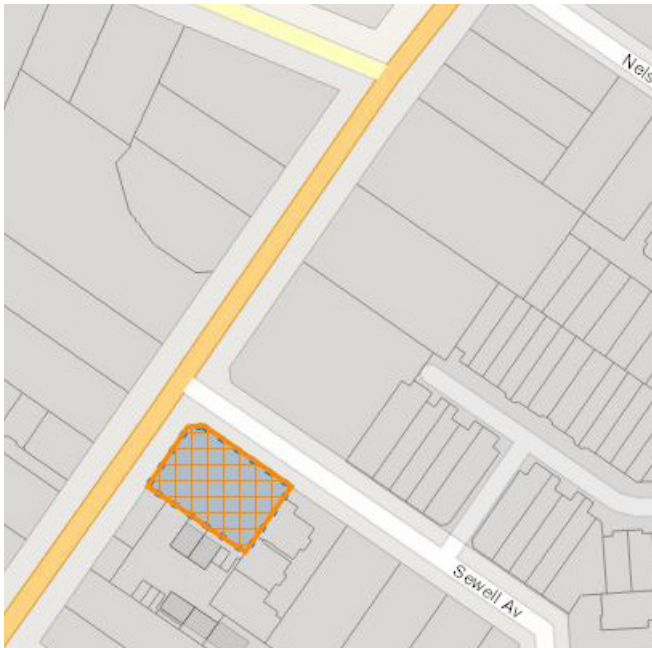


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# Location Overview



The property is positioned on a prominent main road and a direct route into the Adelaide CBD. Payneham Road is considered a major arterial thoroughfare and has approximately 34,500 passing vehicles daily (source: DPTI).

Payneham Road, boasts itself with a mix of small scale retail shops, community facilities, offices, strip shops and residential properties with good exposure. The subject is well located on the southern side with direct frontage to Payneham Road. The property is also located within 390 metres south west of the Payneham and Portrush Road intersection.

Developments in the immediate locality of the property include the key commercial shopping centre, known as, 'The Avenues' which features Coles, Booze Brothers, CIBO, Priceline Pharmacy and Bank SA and Marden Shopping Centre which has anchors Woolworths, Dan Murphys and National Pharmacies. The immediate locality also features, Terry White Chemart, adult shop, Advanced Neuro Rehab, Adelaide Chronic Pain Clinic, as well as many other smaller retail shops and offices which are located along Payneham Road. Public The property is well serviced by public transport with direct services along the road.







## The Offering



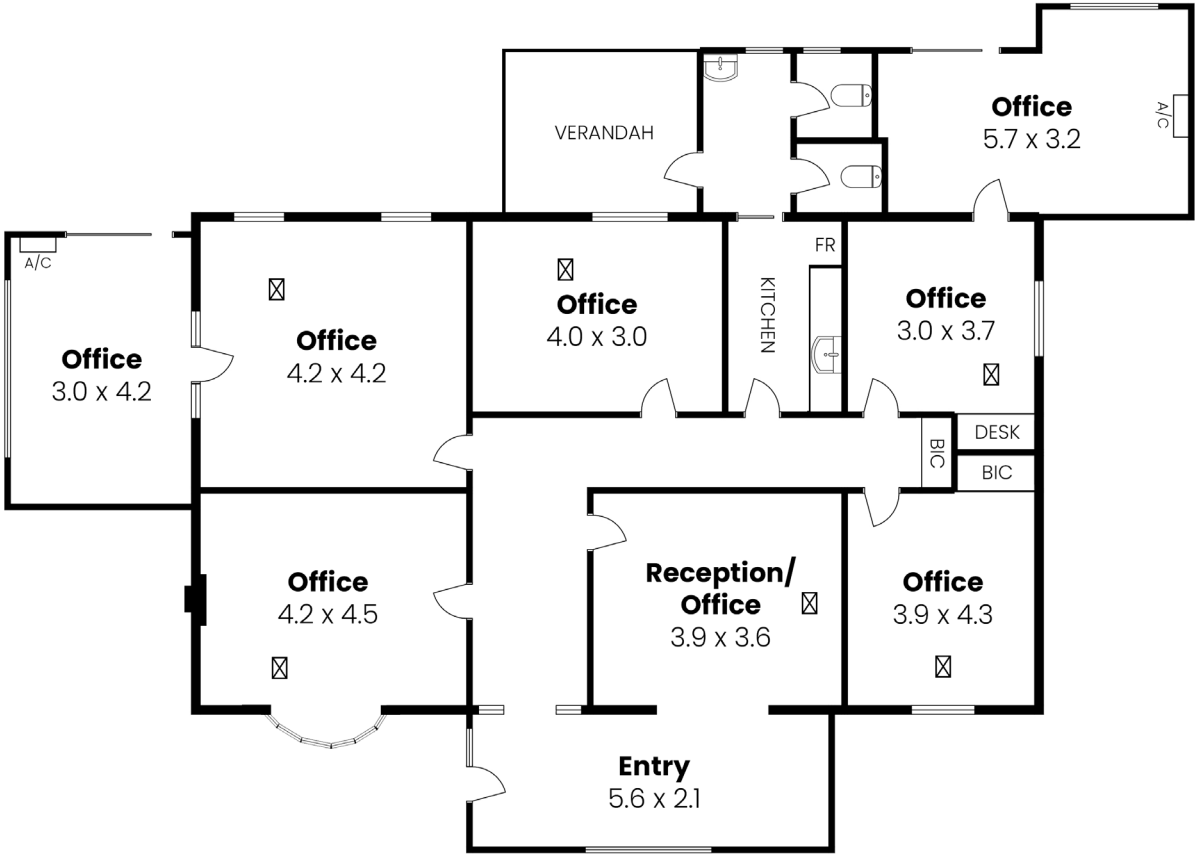
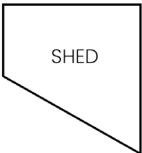
# Property Overview

Main Building Type:	Commercial
Current Use:	Vacant
Street Appeal:	Good
Circa:	1930
Additions:	N/a
	Office(Sqm) 170* Total (Sqm) 170*
Interior Condition:	Good
Exterior Condition:	Good
Floor:	Concrete and Timber
Main Walls:	Sandstone, brick render
Roof:	Corrugated iron
Windows:	Timber
Car Accommodation:	Up to 10 on-site car parks
Land Description:	The property is a near level, slightly irregular shaped corner allotment with frontages to Payneham Road and Sewell Avenue.
Land Area:	911 sqm





# Floor Plan



 **Total Lettable Area – 170m<sup>2</sup>**

Measurements are approximate

# Development Opportunity

Along with the current improvements the property presents a rear opportunity to acquire a development approval granted site for a three storey mixed use development.

## Ground floor:

Commercial	To the ground floor is a single commercial tenancy suitable for office/ retail/medical (STCC)
Accommodation	Blank canvas commercial space to be tailored to specific needs and a single DDA compliant bathroom

## Level 1:

Apartments	This floor will comprise five residential apartments ranging from a studio, 1 bathroom, three 2 bedroom, 1 bathroom and the larger apartment having 2 bedroom plus study, 2 bathroom accommodation all with balconies.
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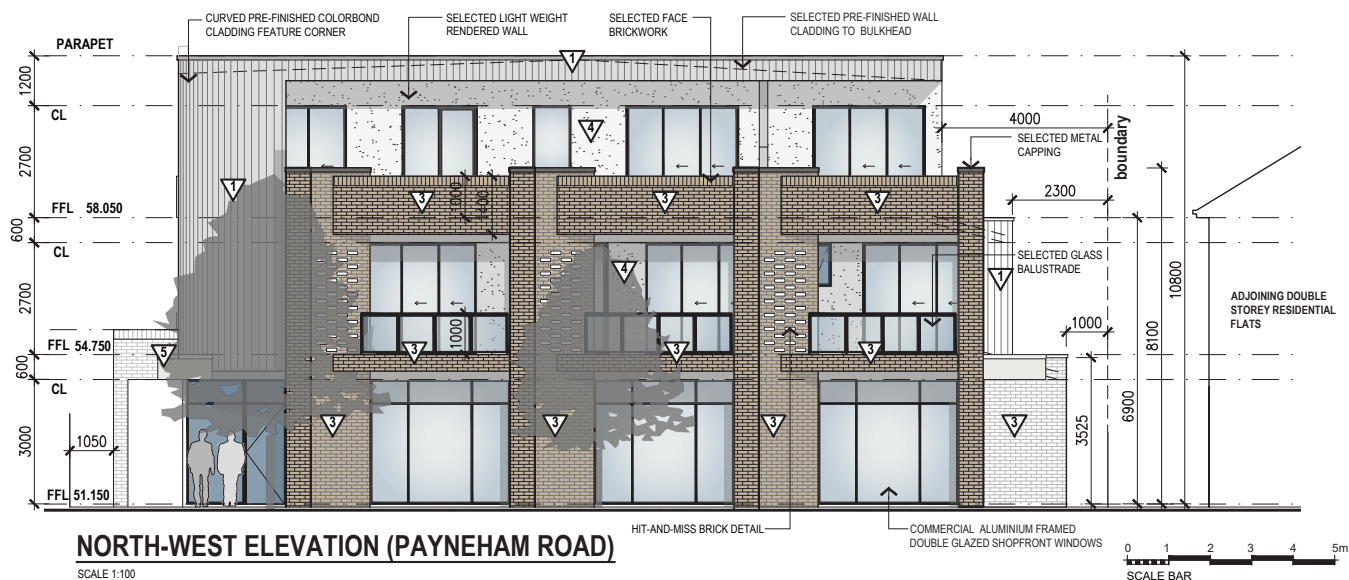
## Level 2:

Apartments	This floor will comprise three penthouse style residential apartments providing three 3 bedroom, 2 bathroom (one with additional study) accommodation, all with balconies.
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**Car parking:** On-site car parking for up to 19 cars

**Common Services:** Residential lobby, bike storage, passenger lift and internal stairwell.

Building plans available on request









# Zoning

The property is zoned Housing Diversity Neighbourhood – HDN under the City of Norwood, Payneham St Peters.

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Please refer to the following tables for the Performance Outcomes:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1  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.	DTS/DPF 1.1  Development comprises one or more of the following: <ol style="list-style-type: none"> <li>1. Ancillary accommodation</li> <li>2. Child care facility</li> <li>3. Consulting room</li> <li>4. Community facility</li> <li>5. Dwelling</li> <li>6. Educational facility</li> <li>7. Office</li> <li>8. Place of Worship</li> <li>9. Recreation area</li> <li>10. Residential flat building</li> <li>11. Retirement facility</li> <li>12. Shop</li> <li>13. Supported accommodation.</li> </ol>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ol style="list-style-type: none"> <li>1. it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ol style="list-style-type: none"> <li>1. does not exceed 50m<sup>2</sup> gross leasable floor area</li> <li>2. does not involve the display of goods in a window or about the dwelling or its curtilage</li> </ol> </li> <li>2. it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ol style="list-style-type: none"> <li>1. the building is a State or Local Heritage Place</li> <li>2. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</li> </ol> </li> <li>3. is located more than 500m from an Activity Centre and satisfies one of the following: <ol style="list-style-type: none"> <li>1. does not exceed 100m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road</li> <li>2. does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</li> </ol> </li> <li>4. the development site abuts an Activity Centre and all the following are satisfied: <ol style="list-style-type: none"> <li>1. it does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building)</li> <li>2. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: <ol style="list-style-type: none"> <li>1. 50% of the existing gross leasable floor area within the Activity Centre</li> <li>2. 1000m<sup>2</sup>.</li> </ol> </li> </ol> </li> </ol>
<p>PO 1.3</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ol style="list-style-type: none"> <li>1. small-scale commercial uses such as offices, shops and consulting rooms</li> <li>2. community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services</li> <li>3. services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</li> <li>4. open space and recreation facilities.</li> </ol>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.4</p> <p>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.4</p> <p>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:</p> <ol style="list-style-type: none"> <li>1. set back at least 3m from any boundary shared with a residential land use</li> <li>2. building height not exceeding 1 building level</li> <li>3. the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</li> <li>4. off-street vehicular parking exists or will be provided 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.</li> </ol>
<p>PO 1.5</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>The code provides the following overlays:</p> <p>Airport Building Heights (Regulated) (O0303) – All structures over 45 metres</p> <p>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.</p> <p>Affordable Housing (O0306)</p> <p>The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.</p> <p>Future Road Widening (O1801)</p> <p>The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.</p> <p>Heritage Adjacency (O2413)</p> <p>The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.</p> <p>Hazards (Flooding – General) (O2414)</p> <p>The Hazards (Flooding – General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.</p> <p>Prescribed Wells Area (O4804)</p> <p>The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.</p> <p>Regulated and Significant Tree (O5404)</p> <p>The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.</p>	<p>Stormwater Management (O5710)</p> <p>The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.</p> <p>Traffic Generating Development (O6001)</p> <p>The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.</p> <p>Urban Transport Routes (O6301)</p> <p>The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.</p> <p>Urban Tree Canopy (O6302)</p> <p>The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.</p> <p>The code provides the following Local Variation (TNV):</p> <p>Minimum Frontage (V0004) – _9_8_5_18_18</p> <p>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m</p> <p>Minimum Site Area (V0005) – _330_300_200_200_</p> <p>Minimum site area for a detached dwelling is 330 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm</p> <p>Maximum Building Height (Levels) (V0008) – 3</p> <p>Maximum building height is 3 levels</p>

\*\*\* 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 Certificate of Title for 292 Payneham Road, Payneham with the sales campaign being finalised by way of a:

**Public Auction on-site Thursday 5th September 2024 at 12:00 p.m.**

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

## **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.

On behalf of LJ Hooker Commercial Adelaide, we thank you for the opportunity to submit this proposal for your consideration.

Should you have any further questions, please feel free to contact Mario Bonomi or Julian Rullo or George De Visio

## Agent Details



**Mario Bonomi**

Director

0412 080 993

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**Julian Rullo**

Director

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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 6144 Folio 862

**Parent Title(s)** CT 5354/283  
**Creating Dealing(s)** DDA 12194744  
**Title Issued** 16/09/2014      **Edition** 4      **Edition Issued** 30/08/2023

## Estate Type

FEE SIMPLE

## Registered Proprietor

DESEA TSAGATOS  
DEBBIE MICHELLE TSAGATOS  
OF 4 SEWELL AVENUE PAYNEHAM SA 5070  
WITH NO SURVIVORSHIP

## Description of Land

ALLOTMENT 120 DEPOSITED PLAN 3708  
IN THE AREA NAMED PAYNEHAM  
HUNDRED OF ADELAIDE

## Easements

NIL

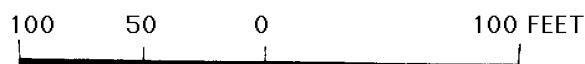
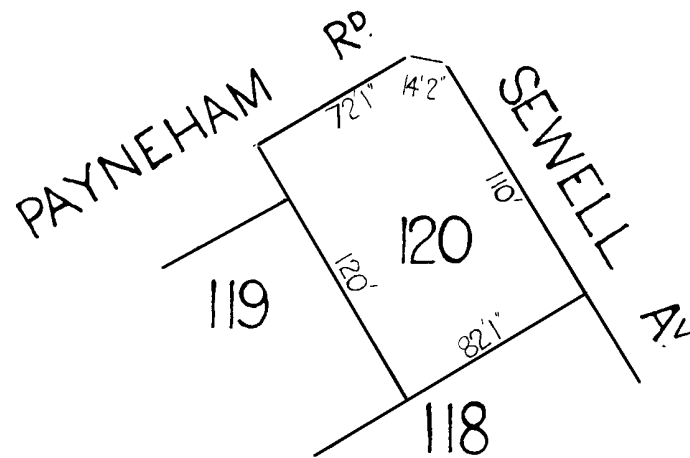
## Schedule of Dealings

NIL

## Notations

<b>Dealings Affecting Title</b>	NIL
<b>Priority Notices</b>	NIL
<b>Notations on Plan</b>	NIL
<b>Registrar-General's Notes</b>	NIL
<b>Administrative Interests</b>	NIL





**DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION**  
**1 FOOT = 0.3048 METRES**  
**1 INCH = 0.0254 METRES**

# 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

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Adelaide SA 5000  
(08) 8232 8844

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