

Information Memorandum

582 - 584 Anzac Parade, Kingsford NSW 2032



Iconic Retail Investment with Development Potential

- Two levels of retail and residential
- Strong income potential eligible for separate tenancies
- Development potential in B2/E2 zoning – Local Centre (LEP 2012)
- 31m Height of building (Kensington & Kingsford Strategy Planning)
- 4:1 Floor to space ratio (Kensington & Kingsford Strategy Planning)

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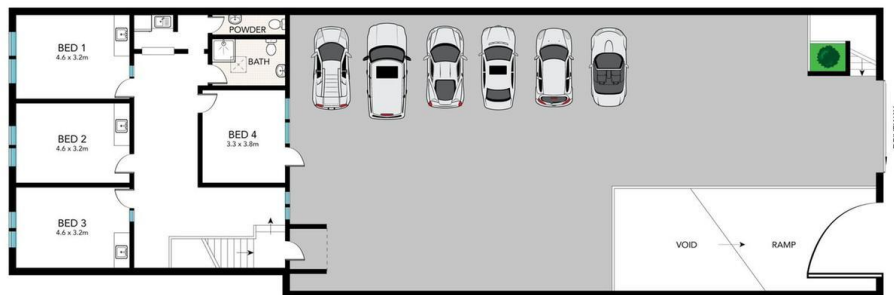
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01 INTRODUCTION

Ray White Kingsford is proud to present this Iconic Retail Investment with Development Potential in one of Sydney's most lucrative investment hubs.

This freehold and brick building is prominently located close to UNSW, Kingsford's shopping precinct and public transport. Its unique zoning allows for the property to be further developed or even re-modernised subject to council approval.





TOP FLOOR



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



582-584 Anzac Parade, Kingsford

436 Anzac Parade, Kingsford NSW 2032
www.raywhitekingsford.com.au

02 EXECUTIVE SUMMARY

PROPERTY ADDRESS:

582 – 584 Anzac Parade, Kingsford NSW 2032

TITLE DETAILS:

Registered Plan: Lot 1 in Deposited Plan 516025

SITE AREA:

Land approx. 530 sqm

ZONING:

Zone E2 – Commercial Centre

MAXIMUM BUILDING HEIGHT:

31 Metres (The Kensington to Kingsford Planning Proposal was gazetted in 2020)

FLOOR SPACE RATIO:

4:1 (The Kensington to Kingsford Planning Proposal was gazetted in 2020)

LOCAL GOVERNMENT AREA (LGA):

Randwick Council

KENSINGTON KINGSFORD OR K2K PLANNING STRATEGY

<https://www.randwick.nsw.gov.au/planning-and-building/planning/local-environmental-plan-lep/kensington-and-kingsford-planning-strategy>

Two (2) Separate Tenancies :

Ground Floor - Restaurant

- Land area approx. 530 sqm
- 5 Toilets

Level 1 - Residential

- 4 Bedroom 1.5 Bathroom

Carparking

- 6 car spaces



1 Objectives of Zone E2 Commercial Centre

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.
- To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.
- To facilitate a safe public domain.
- To support a diverse, safe and inclusive day and night-time economy.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Dwelling houses; Entertainment facilities; Function centres; Group homes; High technology industries; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4. Prohibited

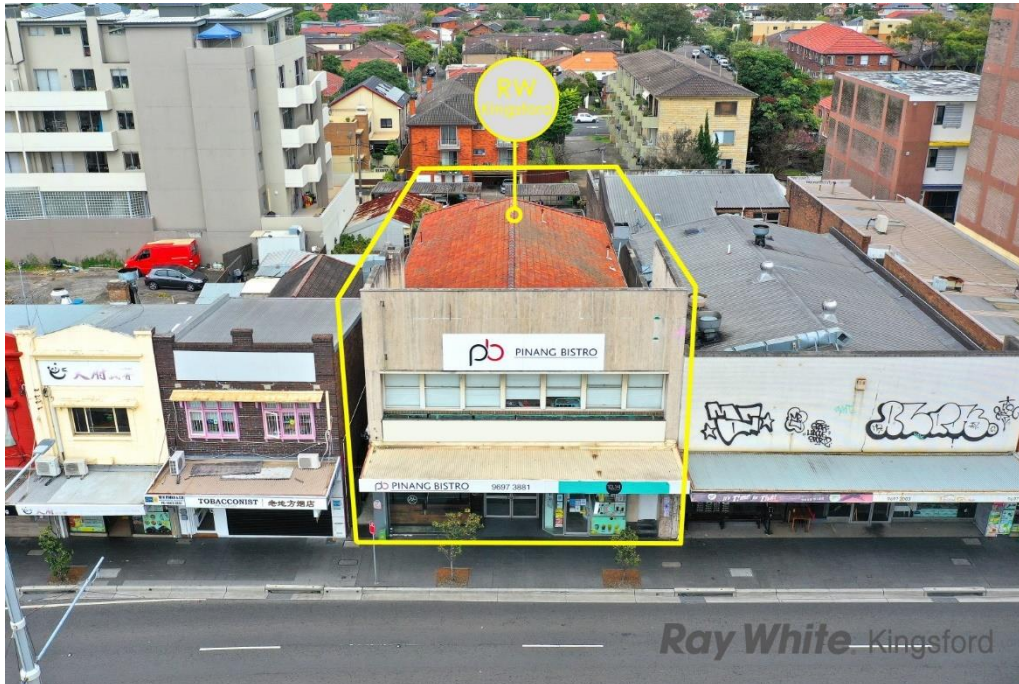
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

03 PROPERTY LOCATION PROFILE

Kingsford is a suburb in the Eastern suburbs of Sydney, Australia. It is predominantly a residential area, which has a large concentration of international students who attend the University of New South Wales along with many professionals enjoying the lifestyle and convenience of being on the city fringe, in close proximity to all of life's luxuries.

Kingsford is known to many as the central suburb with fast access to the CBD of Sydney, Eastern seaboard to multiple beaches, coastal walks, eateries, shopping districts and World class golf courses. Kingsford is just a short 7km to Sydney's CBD, and with the new light rail network available the commute to CBD is much faster and even more efficient. Access to various motorways have also been made easy with surrounding road expansion to assist with easy commute around Sydney.

04 Comparable Sales



PROPERTY ADDRESS: 311-313 Anzac Parade, Kingsford NSW 2032

SOLD : \$ 12,250,000 (October 2021)

By Ferry Suwito – Ray White Kingsford

FEATURES:

- \$409,595 total rent per annum approx.
- Three separate tenancies
- Two retail shops on the ground with level 1 residential

TITLE DETAILS: Registered Plan: 1002/DP668944

SITE AREA: Land approx. 525 sqm

ZONING: Zone B2 - Local Centre

MAXIMUM BUILDING HEIGHT: 31 Metres (The Kensington to Kingsford Planning Proposal was gazetted in 2020)

FLOOR SPACE RATIO: 4:1 (The Kensington to Kingsford Planning Proposal was gazetted in 2020)

LOCAL GOVERNMENT AREA (LGA): Randwick Council

436 Anzac Parade, Kingsford NSW 2032

www.raywhitekingsford.com.au

04 Comparable Sales



PROPERTY ADDRESS: 512-514 Anzac Parade, Kingsford NSW 2032

SOLD : \$ 6,250,000 (November 2021)
by Ferry Suwito - Ray White Kingsford

TITLE DETAILS: Registered Plan: D/DP396242 & 4/DP983980

SITE AREA: Land approx. 347 sqm

ZONING: Zone B2 - Local Centre

MAXIMUM BUILDING HEIGHT: 31 Metres (The Kensington to Kingsford Planning Proposal was gazetted in 2020)

FLOOR SPACE RATIO: 4:1 (The Kensington to Kingsford Planning Proposal was gazetted in 2020)

LOCAL GOVERNMENT AREA (LGA): Randwick Council

05 KINGSFORD'S LIFESTYLE



Juniors Light Rail station to the CBD



Prince of Wales Hospital is within a short walking distance



Access **to The University of New South Wales** is less than 750m walk



The Beaches are just minutes away

06 AGENT'S DETAILS



Ferry Suwito

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