

# 110

GARFIELD STREET  
VINEYARD

Information Memorandum



Accelerating success.

MICHAEL JOHN MORRIS SMITH & PETER HILLIG  
OF SMITH HANCOCK  
AS JOINT & SEVERAL RECEIVERS AND MANAGERS



---

**TABLE  
OF  
CONTENTS**

---

<b>INTRODUCTION</b>	<b>4</b>
<b>EXECUTIVE SUMMARY</b>	<b>6</b>
<b>THE PROPERTY</b>	<b>8</b>
<b>THE OPPORTUNITY</b>	<b>9</b>
<b>PLANNING CONTROLS</b>	<b>11</b>
<b>LOCATION</b>	<b>14</b>
<b>LOCAL INVESTMENT</b>	<b>15</b>
<b>SYDNEY METRO NORTHWEST</b>	<b>16</b>
<b>PROJECT OVERVIEW</b>	<b>17</b>
<b>METHOD OF SALE</b>	<b>18</b>

# INTRODUCTION

## THE OPPORTUNITY

Under instructions from Michael John Morris Smith & Peter Hillig of Smith Hancock as Joint & Several Receivers & Managers, Colliers International is excited to present to the market **110 Garfield Street, Vineyard NSW 2765** (subject site) for sale via Expressions of Interest.

The subject property presents occupiers and investors alike an opportunity to acquire a substantial 6-hectare land holding in a strategic location within the north-west growth sector. The site which benefits from dual street frontages gives an incoming purchaser the ability to strategically position themselves to take advantage multitude of investment strategies (STCA).

## PROPERTY HIGHLIGHTS

- Substantial land holding with a total site area of 60,700m<sup>2</sup>\* (6.07ha);
- Dual street frontages to Garfield Street & Old Hawkesbury Road;
- Immediate vicinity to Arndell Anglican College and Colbee Park;
- 2.7km from Mulgrave Train Station;
- In close proximity to McGraths Hill business zone and Box Hill & Rouse Hill Town Centers; and
- Significant growth and development and infrastructure spend taking place in the north-west growth sector.



Matthew Meynell  
Head of Investment Services | Australia  
National Team Manager |  
Restructuring Property Services

M 0413 988 878

E Matthew.Meynell@colliers.com

Jordan McConnell  
Manager |  
Investment Services

M 0419 990 295

E Jordan.McConnell@colliers.com

# EXECUTIVE SUMMARY

<b>ADDRESS</b>	110 Garfield Street, Vineyard NSW 2765 (subject site)
<b>TITLE DETAILS</b>	Lot 2 DP 560886
<b>PROPERTY DESCRIPTION</b>	110 Garfield Street is a considerable land holding in Sydney's north-west growth area of Vineyard which has seen significant land releases and high growth over recent years. The site has a narrow primary frontage at Garfield Street with an extensive frontage towards the rear of the land along Old Hawkesbury Road. Given the substantial site area the subject property presents the potential opportunity for further subdivision or development (STCA).
<b>SITE AREA</b>	60,700m <sup>2</sup> * (6.07Ha)
<b>LOCATION</b>	The site is situated on the south-western side of Garfield Street and is bound by Colbee Park to its north and Old Hawkesbury Road to its west. The property is otherwise located approximately 2.7 kilometres east of the Mulgrave Train Station and a further 4.2 kilometres north of the Vineyard Train Station.
<b>LOCAL GOVERNMENT AREA</b>	Hawkesbury Council
<b>PLANNING INSTRUMENTS</b>	Hawkesbury Local Environmental Plan 2012 and the Hawkesbury Development Control Plan 2002 (Amended 2015)
<b>LAND ZONING</b>	RU4 - Primary Production Small Lots
<b>MAXIMUM HEIGHT LIMIT</b>	10 metres
<b>MINIMUM LOT SIZE</b>	2 Hectares
<b>METHOD OF SALE</b>	<b>For Sale by Expressions of Interest Closing</b> <b>Thursday, 28<sup>th</sup> February 2019 at 4pm (AEDT)</b>



# THE PROPERTY

The subject site in its entirety is approximately 60,700m<sup>2</sup> with dual street frontages; with a primary frontage at Garfield Street and an extensive frontage of approximately 212m along the rear boundary fronting Old Hawkesbury Road.

The site is prominently tree studded in its eastern and upper portion, whilst the balance of the lot is for the most part open and low lying. A local water course (Killarney Chain of Ponds) runs through the site from its south-eastern corner and boundary with 114 Garfield Street to its north-western boundary with Colbee Park and Old Hawkesbury Road. The property is identified within The Hawkesbury City Council's Flood Map as having a 1:100 flood ratio.

The subject site is situated in Sydney's north-west growth area of Vineyard which is bound by the suburbs McGraths Hill and Oakville.

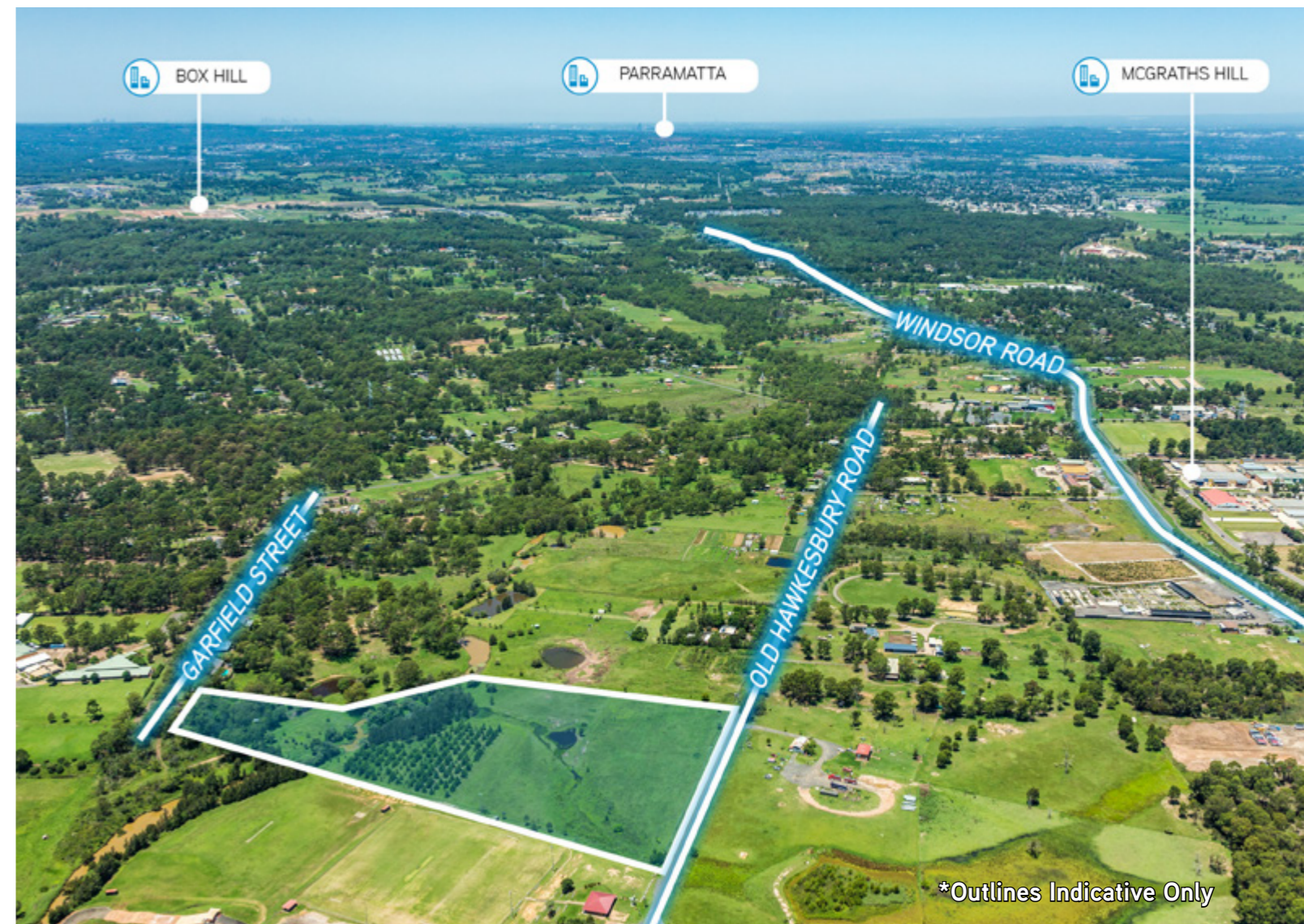
The site is situated on the south-western side of Garfield Street and is bound by Colbee Park to its north and Old Hawkesbury Road to its west. The property is otherwise located approximately 2.7 kilometres east of the Mulgrave Train Station and a further 4.2 kilometres north of the Vineyard Train Station.

Surrounding development comprises for the most part acreage, agricultural land uses, low-density residential and education establishments. Arndell Anglican School is located opposite the Garfield Street entry to the property.

# THE OPPORTUNITY

The substantial and adaptable land holding offers occupiers and investors alike a multitude of investment strategies (STCA); these may include:

- Lifestyle estate or hobby farm
- Land subdivision
- Land banking for future development
- Agricultural or primary production
- Education or recreational uses



\* approx

\*Outlines Indicative Only



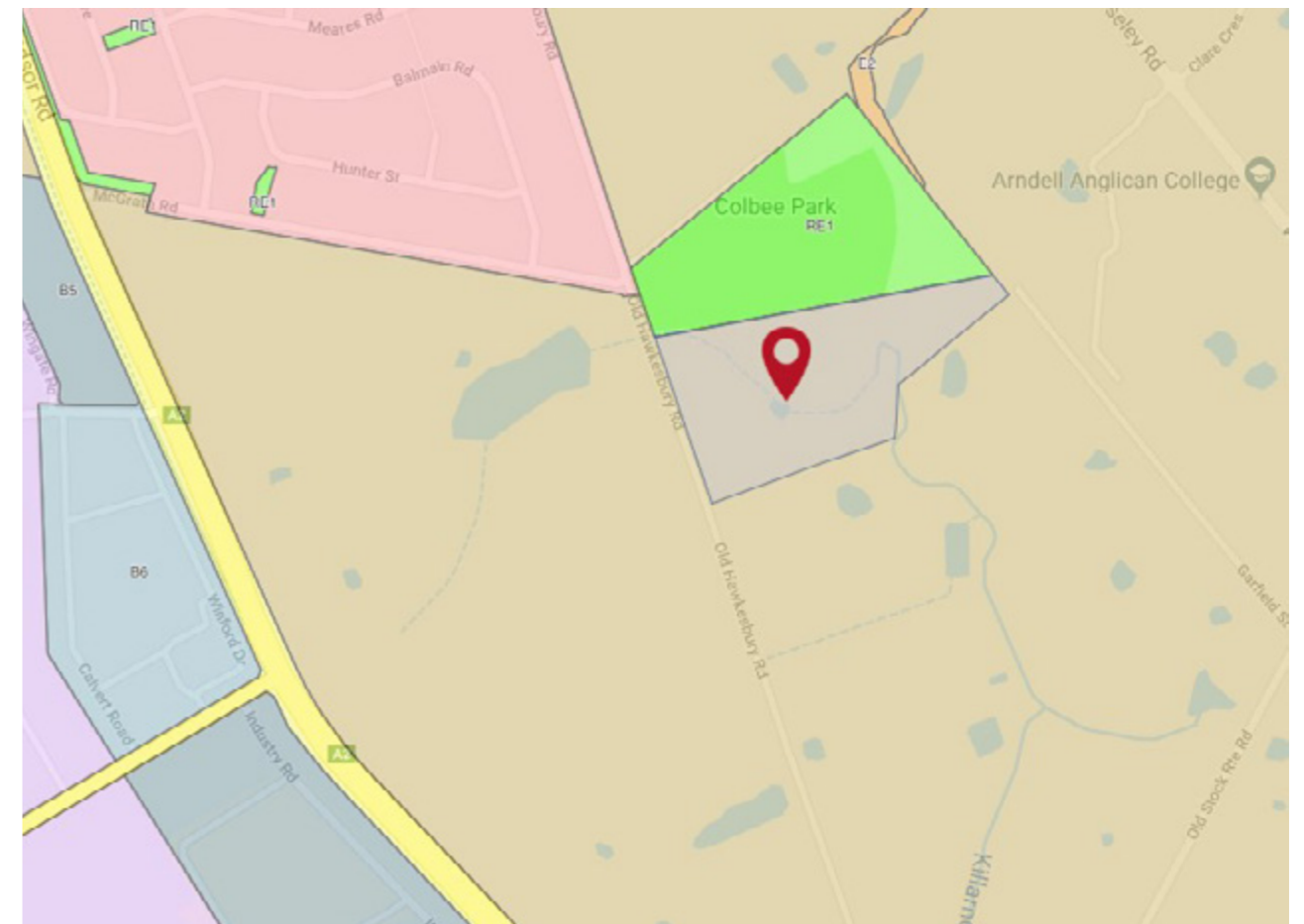
# PLANNING CONTROLS

RU4 - PRIMARY PRODUCTION SMALL LOTS

## CURRENT LEGISLATION

<b>LOCAL GOVERNMENT</b>	Hawkesbury Council
<b>PLANNING INSTRUMENT</b>	Hawkesbury Local Environmental Plan 2012 and the Hawkesbury Development Control Plan 2002 (Amended 2015)

## PLANNING



\*Outlines Indicative Only

## RU4 - PRIMARY PRODUCTION SMALL LOTS

### OBJECTIVES OF ZONE

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways

### PERMITTED WITHOUT CONSENT

Bed and breakfast accommodation; Environmental protection works; Extensive agriculture; Home occupations

### PERMITTED WITH CONSENT

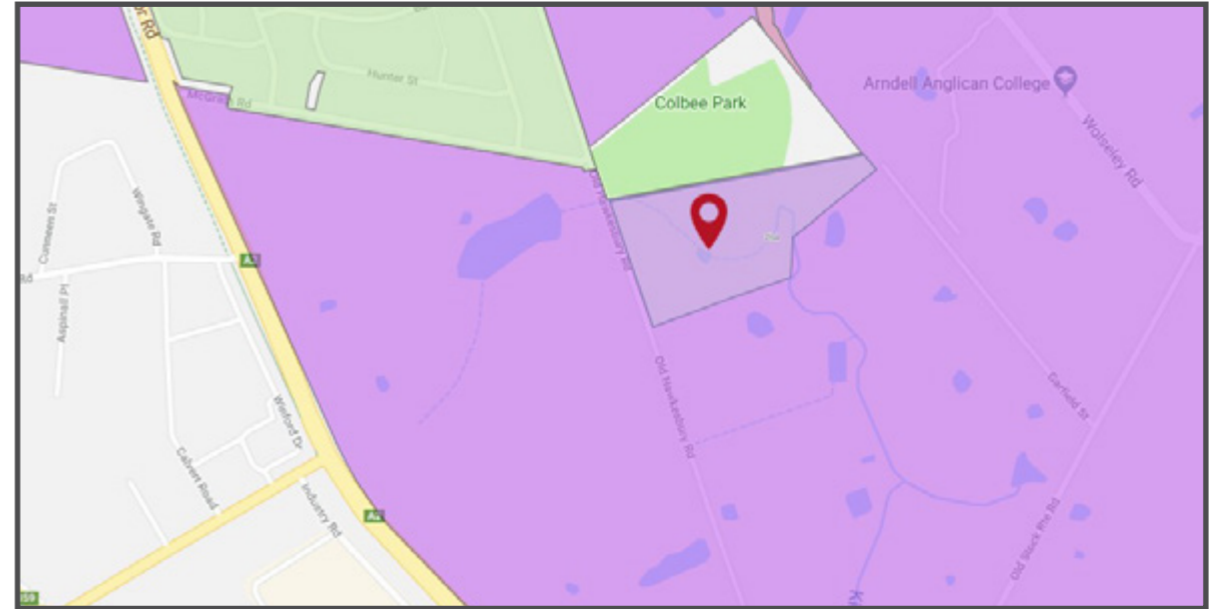
Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities

### PROHIBITED

Any development not specified in item 2 or 3

**MINIMUM LOT SIZE:** 2Ha

### HEIGHT OF BUILDING



Source: Hawkesbury Local Environmental Plan 2012

10 Metres

### FLOOD AFFECTATION



Source: Hawkesbury Local Environmental Plan 2012

1:100 Flood Ratio

# LOCATION

## VINEYARD

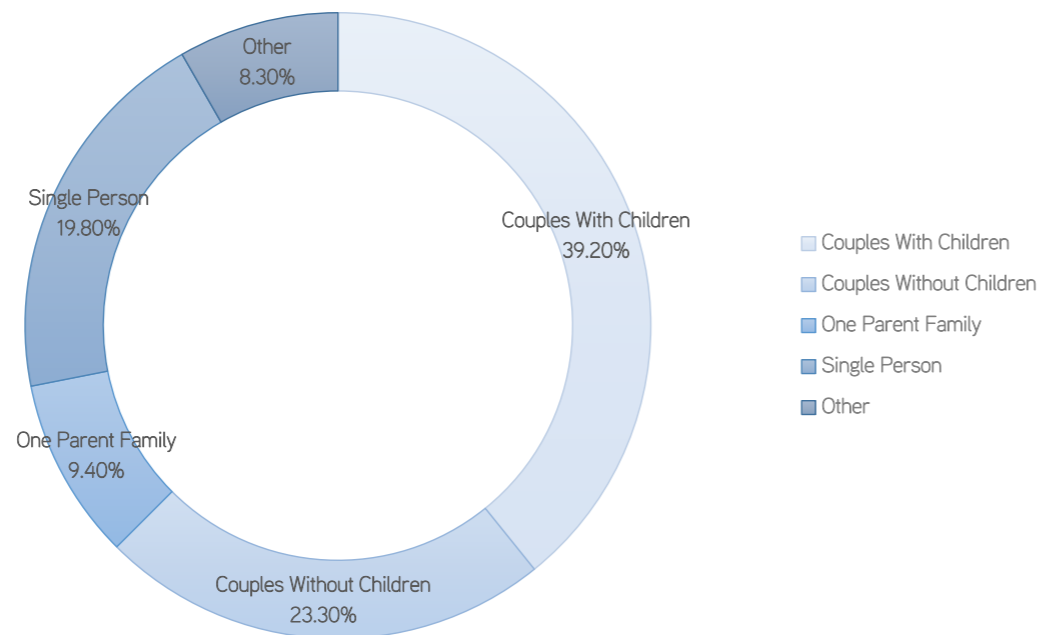
Vineyard is situated 50 kilometres north-west of the Sydney CBD and is bound by Oakville, McGraths Hill, Mulgrave & Box Hill. The suburb is split between two local government areas, Hawkesbury Council and Blacktown Council, with the subject property belonging to Hawkesbury Council.

The area spans across 2,812 hectares and consists of predominantly rural and residential land and employment/ agricultural land having an estimated population of 3,082 and a density 1.09 person per hectare. Of the residents living in Vineyard 73.6% owned their own home and 28.5% of households earned an income of \$2,500 or more per week.

The majority of the area's retail amenities are located at either McGraths Hill (1.2km\*) or Windsor (3.4km\*). The subject properties proximity to Windsor Road provides easy access to:

- Major arterial roads including the M2 and M7 Motorways;
- Marsden Park Industrial Park (including IKEA and Costco);
- Rouse Hill & Box Hill Town Centres;
- The soon to be completed Sydney Metro Northwest Rail Link, providing easy access to the CBD and beyond in 2019; and
- Local National Parks and Reserves (including Rouse Hill Regional Park & Cattai National Park).

## HOUSEHOLD STRUCTURES

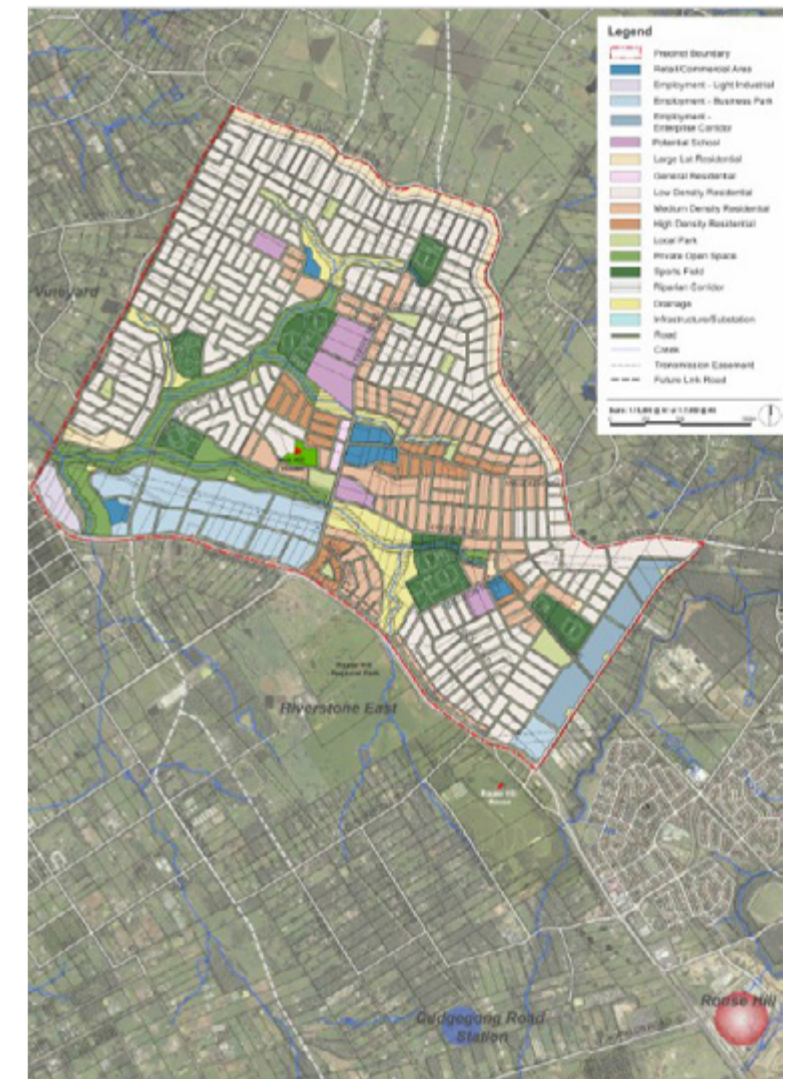


# LOCAL INVESTMENT - BOX HILL

The adjoining suburb of Box Hill, once traditionally known for its sprawling orchards and market gardens, is now undergoing a major change as a direct result of being part of a second release precinct within the North-West Land Release Area; a NSW Department of Planning initiative.

The suburb spans across 15 square kilometres, comprising of mainly rural and low density residential lots, will gradually transform into a new revitalized community. The masterplan will feature a new Box Hill Town Centre and three village centers, 133 hectares of employment land, circa 9,600 new homes and 40 hectares of open space.

Box Hill and surrounding markets in the North-West are being developed at a fast rate where they will soon become well established residential markets.



Source: Box Hill Growth Centre Precinct - DCP: May 2017



# SYDNEY METRO NORTHWEST

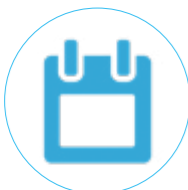
Sydney's north-west is due to soon benefit from one of the country's largest public transport infrastructure projects, the Sydney Metro Northwest.

Although Vineyard and Box Hill are not nominated to receive new Metro Stations, Vineyard's proximity to Rouse Hill strategically positions the suburb to greatly benefit from the transport infrastructure once complete, with special regard to the future Cudgegong Station.



Four Minutes

A train every four minutes during peak hours



No Timetable

Customer will just turn up and go



4,000

New commuter car spaces in Northwest



2019 - Stage 1

Opens 2019

# PROJECT OVERVIEW

The Sydney Metro Northwest is currently underway with the aim to deliver eight new railway stations and 4000 commuter car parking spaces to Sydney's growing North West. Trains will run every four minutes during peak hours.

Sydney Metro Northwest, formerly the North-West Rail Link, is the first stage of Sydney Metro and will be the first fully-automated metro rail system in Australia. This initiative will deliver for the first time, a reliable public transport service to a region which has the highest car ownership levels per household in NSW. Over the coming decades, an extra 200,000 people will move into Sydney's North West, taking its population above 600,000, or twice the size of Canberra.

Major construction is underway at the 16 construction sites along the project alignment, with project delivery scheduled for mid-2019.



Source: Sydney Metro Northwest

# METHOD OF SALE

## SALE PROCESS

**110 Garfield Street, Vineyard** is being offered for sale by Expressions of Interest (EOI) closing Thursday 28<sup>th</sup> February 2019 at 4PM (AEDT)

The EOI is not required to be lodged in any prescribed form, however as a minimum it should include the following information outlined below, and should be submitted via email to any of the agents nominated.

The name of interested party and if a private corporation, the directors of the entity

- Purchase price and the deposit amount (AUD\$ exclusive of any GST)
- Date of the proposed completion
- Any specific conditions of purchase, including approval processes i.e. FIRB or finance
- Purchasers solicitor
- Proposed funding of the purchase including conditions relating to debt financing and/or equity raising
- Company details, including ABN/ACN, Principal contact, company structures and particulars of Directors and Shareholders.

A copy of the Colliers International Expressions of Interest template form can be provided at the request of the interested party.

## CHANGES TO THE PROCESS

The Vendor reserves the right not to accept any offer and, without limitation, nor is the Vendor obliged to accept the offer with the highest consideration. The Vendor may, in its absolute discretion, suspend or vary the sale process, negotiate with any party who submits an EOI or with any other person, enter into a binding contract with any party at any time and/or, at any time prior to exchange of binding contracts, may withdraw the property from sale. No person is entitled to any redress against the Vendor if the Vendor exercises such discretion. The Vendor is not responsible for any costs or expenses incurred by any party in preparing and lodging an EOI or in taking part in the above process, whether or not the party is successful or whether or not the Vendor terminates, varies or suspends that process or takes any action available to the Vendor. No offer will be deemed or regarded to be accepted, unless and until, a binding contract for sale is entered into by the Vendor with the relevant party.

**MATTHEW MEYNELL**

**HEAD OF INVESTMENT SERVICES**

**M** 0413 988 878

**E** Matthew.Meynell@colliers.com

**JORDAN MCCONNELL**

**MANAGER**

**M** 0419 990 295

**E** Jordan.McConnell@colliers.com



Accelerating success.

Disclaimer: This report has been prepared by Colliers International for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only, and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, Colliers, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser



Accelerating success.