



# ROSELANDS - MIXED DEVELOPMENT

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Council approved mixed use - residential development consisting of 9 retail tenancies 694m<sup>2</sup>, 134 basement car spaces over two levels, 54 apartments comprising of: 6 x 1 Bedrooms, 41 x 2 Bedrooms & 7x 3 Bedrooms



# ROSELANDS - MIXED DEVELOPMENT

## PROPERTY PARTICULARS

<b>Location</b>	<p>898-902,906 Canterbury Road, Roselands</p> <p>The subject property is located on the eastern side of Canterbury Road in the South Western suburb of Roselands. It is located 1.1kms to the Lakemba train station and 10.6kms to Sydney Airport</p>
<b>Description</b>	<p>The site is in a prominent corner position which offers excellent access to two streets. It comprises of two freestanding buildings, 894 is a mixed-use of retail and residential building which consists of ground floor office/retail spaces of 5 separate tenancies and 4x1 bedroom units. 894A is a 3 bedroom unit. The property has an off street paved concrete carpark at the rear which gives vehicles access to both Canterbury Road and Flora Street.</p>
<b>Site Area:</b>	2,219.06 SQM (approx.)
<b>Local Governments:</b>	Canterbury Council
<b>Development Approved:</b>	<p>Council approved mixed use - residential development consisting of the following:</p> <ul style="list-style-type: none"><li>- 9 retail tenancies 694m<sup>2</sup></li><li>- 134 basement car spaces over two levels</li><li>- 54 apartments comprising of:<ul style="list-style-type: none"><li>- 6 x 1 Bedrooms</li><li>- 41 x 2 Bedrooms</li><li>- 7x 3 Bedrooms</li></ul></li></ul>
<b>Property:</b>	<p>892 Canterbury Road Roselands NSW 2196 Registered Plan: Lot 1 Plan DP511598 Folio Identifier 1/511598 906 Canterbury Road Roselands NSW 2196 Registered Plan: Lot X Plan DP 418488 Folio Identifier x/418488 898-902 &amp; 906 Canterbury Road Roselands NSW 2196 Registered Plan: Lot 2 Plan DP511598 Folio Identifier 2/511598</p>
<b>Tenancy Profile &amp; Income</b>	<p>All tenants have monthly leases in place. Tenancy Schedule available upon request. Total Annual Income is \$146,640gross.</p>

# Location & Suburb Profile



## Commercial & Retail Centre

Roselands Shopping Centre was the third fully enclosed shopping precinct in Australia, opened in October 1965. Older open-air shopping precincts in Australia included Chermside Drive-in Shopping Centre (May 1957) in Brisbane, Top Ryde Drive-in Shopping Centre (November 1957) in Sydney, Chadstone Shopping Centre (October 1960) in Melbourne and Warringah Mall (April 1963) in Sydney. Roselands was built on the site of a golf course. It boasted a large Grace Bros Department Store (now Myer), a single movie food court in Australia. Many local bus services were diverted to service the new shopping centre upon its opening, but the centre was primarily designed for the age of the automobile with plenty of parking as it was distant from any railway stations. It has since had many upgrades although it remains smaller than other Sydney shopping centres these days.

## Transport

King Georges Road is the main road through Roselands. It is a ring road which connects the northern suburbs of Sydney and the north coast motorways of New South Wales to the southern beaches of Sydney and the south coast motorways of New South Wales. King Georges Road also connects Roselands to the M5 South Western Motorway which links to Sydney's International Airport (15 minutes' drive east) and west to Canberra and Melbourne.

## Demographics

According to the 2016 Census, 44.5 per cent of Roselands residents stated they had been born overseas. [Lebanon](#) was the birthplace of the most foreign-born residents in Roselands at 5 per cent, followed by those born in [People's Republic of China](#) at 3.8 per cent.

In terms of ethnicity, the largest group in 2016 were those claiming Greek ancestry with 12.4 per cent of the responses, followed by those claiming Lebanese background at 12.3 per cent, and thirdly by those claiming Australian descent with 11.3 per cent.

English only is the most common home language in Roselands, used by a plurality of 35.9 per cent of residents, followed by [Arabic](#) — the home language of 16.6 per cent — and [Greek](#) spoken by 12.2 per cent at home.

According to the census, [Christianity](#) was the most followed faith in Roselands with 60.5 per cent of residents reporting that they were Christian. However, Christians in the area belong to many denominations, with the largest proportions being [Catholic](#) at 24.3 per cent, [Orthodox](#) with 17.3 per cent. [Islam](#) is the second largest religious group, accounting for 18.8 per cent of residents.

# Town Planning

**Zoning** B2 Local Centre

**Planning Scheme** Canterbury Local Environmental Plan 2012

**Objective of Zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To facilitate and support investment, economic growth and development for active, diverse and well-designed centres.

**Permitted without Consent** Home occupations

**Permitted with Consent** Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

**Prohibited** Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bio solids 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; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; 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; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.





**Disclaimer:** *This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only.*

*The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.*

*Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.*



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