

**358-360
SWAN ST
RICHMOND**

**RARE PERMITTED 10 STOREY
DEVELOPMENT SITE**



Fitzroys



FITZROYS IN CONJUNCTION WITH TCI
PROPERTY ARE DELIGHTED TO OFFER
358-360 SWAN STREET, RICHMOND
FOR SALE VIA EXPRESSION OF INTEREST
CLOSING TUESDAY, 30TH APRIL AT 3PM.



INTRODUCTION

KEY ATTRIBUTES OF THE OFFERING INCLUDE:

- Planning approval just received for 10 storey commercial development
- Newly changed zoning to Commercial 1 (C1Z)
- Centrally positioned within one of Melbourne most valuable and in demand commercial precincts
- Surrounded by a plethora of world-class retailers and moments from Church Street and Melbourne's Sporting Precinct (MCG, Melbourne Park, AAMI Stadium)
- Rapidly growing residential and commercial population with numerous high-density developments recently completed nearby and others in various stages of planning and construction
- Tram stop at doorstep and only moments from Burnley Train Station and East Richmond Station
- Versatile freehold suited to occupiers, investors and developers

FOR FURTHER DETAILS PLEASE CONTACT THE EXCLUSIVE AGENTS:



Shane Mills
0428 819 226
millss@fitzroys.com.au

Chris Kombi
0438 156 236
kombic@fitzroys.com.au



Jack Teneketzis
0438 808 588
Jack@tciproperty.com

LOCATION

The property is prominently located within the thriving Swan Street retail and lifestyle precinct which is one of the most in demand and desirable location to live, work or play. Richmond is supported by excellent population growth with strong demographic fundamentals.

This iconic strip encompasses a plethora of international, national and local retailers and supermarkets together with a lively restaurant, café and bar culture.

Australia Post's new Melbourne Headquarters is under-construction to the east on the corner of Burnley and Swan Street, this \$460 million office and community precinct will elevate the existing amenity and compliment the nearby Botanica Office Park which is home to David Jones, GE and Country Road.

358-360 Swan Street is located in a prestigious mixed-use precinct surrounded by numerous distinguished office occupants and leading major tenants including, Zagame Automotive Group, Lamborghini, McLaren, Audi, Jati, Fonda and many more.

Unmatched recreational and lifestyle amenity surrounds the property with premier retail and hospitality offerings, educational facilities, parklands and sporting facilities.

Located three (3) kilometres* from the CBD, the property enjoys convenient transportation linkages to the CBD and broader Melbourne with trams operating along Swan Street and East Richmond train station nearby.

The property's proximity to the Melbourne CBD and major transport links (Monash Freeway and Punt Road) also make it an attractive proposition for businesses seeking exposure and an accessible location.



**RICHMOND / CREMORNE
IS A BOOMING OFFICE HUB FOR
THE TECH, MARKETING &
CREATIVE INDUSTRIES**



358-360
SWAN ST.
RICHMOND

AAMI
Park

CHURCH ST

ROYAL SAXON



CŌCHIN
www.cochin.com.au

BARKLY
GARDENS

SALONA

KFC



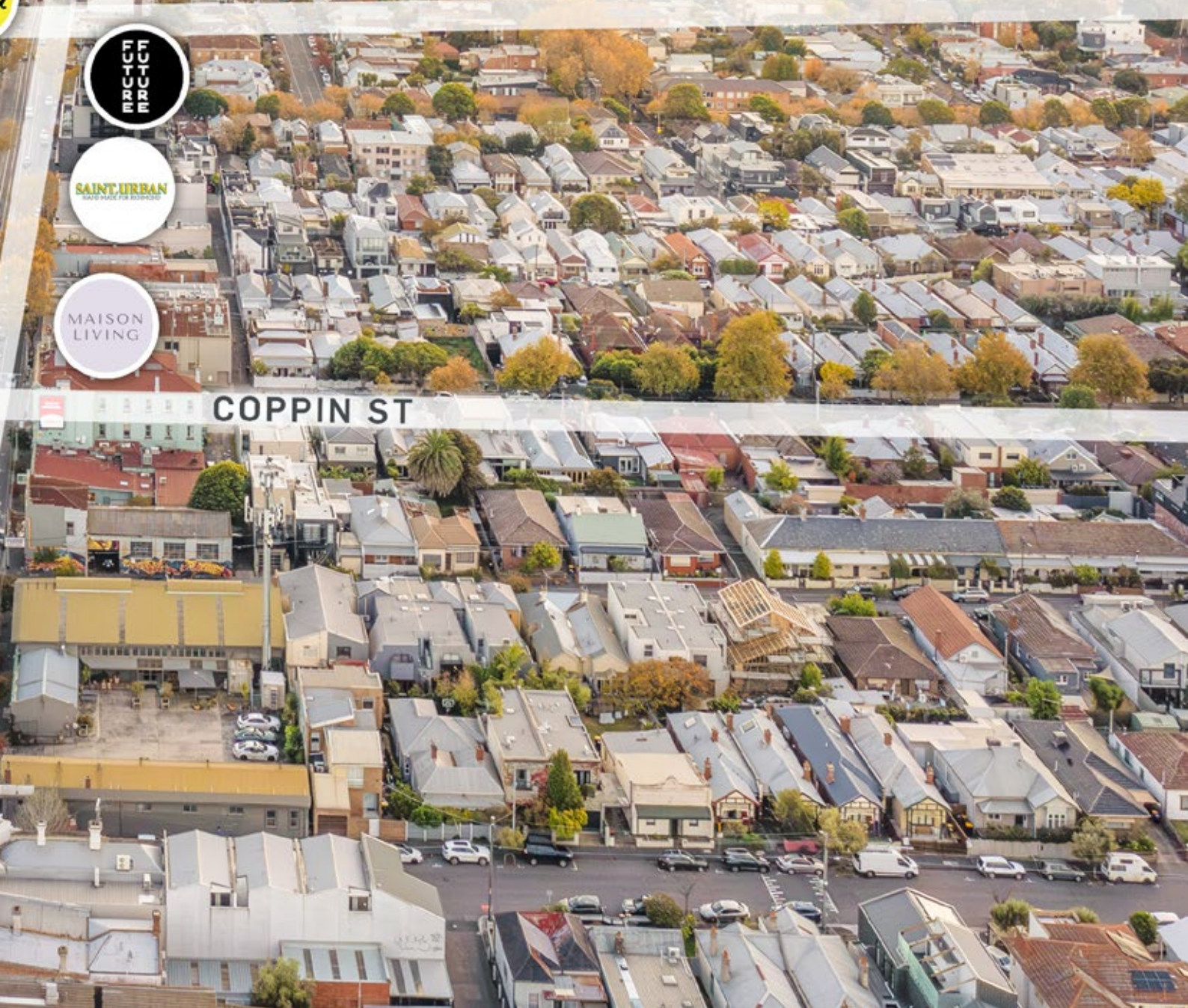
SWAN ST



CBD



COPPIN ST



PROPERTY OVERVIEW

SITE DETAILS

The land of 491m²* is rectangular in shape, encompassing the following dimensions:

- Frontage to Swan Street 10.06 metres*
- Western Boundary 48.79 metres*
- Eastern Boundary 48.79 metres*
- Rear Boundary 10.06 metres*

IMPROVEMENTS

Improvements erected upon the land comprise a single storey showroom of 430m²*. The building encompasses a fully self-contained retail showroom incorporating two large open plan retail areas, with separate bathroom and staff amenities.

TITLE PARTICULARS

The property is described as Lot 1 Title Plan 110492Y and more particularly described in as Volume 10185, Folio 123.

A copy of the Title Plan is attached as Appendix 1.

ZONING

Zoned Commercial 1 (CZ1) in accordance with the City of Yarra Planning Scheme. An extract of the Planning Scheme is attached as Appendix 2.

TENANCY DETAILS

The property is offered with vacant possession.





ARTIST IMPRESSION

DEVELOPMENT PERMIT

358-360 Swan Street, Richmond is being offered for sale with the benefit of a planning permit in place.

The town planning permit received from the City of Yarra comprises a ten (10) level commercial development encompassing basement and ground floor car and bicycle parking, ground floor retail/café area and nine levels of commercial office space, summarised as follows:

LEVEL	GROUND FLOOR AREA (GFA) m ²	NET FLOOR AREA (NFA) m ²	NET LETTABLE AREA (NLA) m ²	GARDEN m ²	FOYER m ²	END OF TRIP m ²	PARKING	BICYCLE BAYS
Basement 1	491					43		22
Ground	491	110	40		107		11	8
Level 1	469	405	385					
Level 2	469	405	385					
Level 3	469	405	385					
Level 4	390	335	318					
Level 5	390	335	310	8				
Level 6	390	335	310	8				
Level 7	390	335	310	8				
Level 8	380	325	300	8				
Level 9	380	325	300	8				
Roof Terrace								
TOTAL	4,709m²*	3,315m²*	3,043m²*	40m²*	107m²*	43m²*	11	30

Plans and planning permit are available upon request.

*All areas indicated within this report are approximate.

358
SWA
RICH



12 LEVELS

6 LEVELS
COMPLETED

BURNLEY
STATION



10 LEVELS
APPROVED

BURNLEY ST

7 LEVELS
APPROVED



9 LEVELS
APPROVED



6 LEVELS
APPROVED

SWAN ST



7 LEVEL
APPROVE

-360
N ST.
MOND

CITYLINK

YARRA RIVER



S
ED



SALES PROCESS

METHOD OF SALE

358 - 360 Swan Street, Richmond is being offered for sale via Expression of Interest closing Tuesday, 30th April at 3pm.

TERMS OF SALE

10% deposit with the balance of the purchase price payable 60/90 days from the date of sale.

INSPECTIONS

Strictly by appointment with the exclusive selling agents.

EXCLUSIVE SELLING AGENTS

Please contact the Exclusive Agents to obtain a copy of the Contract of Sale and Vendors Statement:



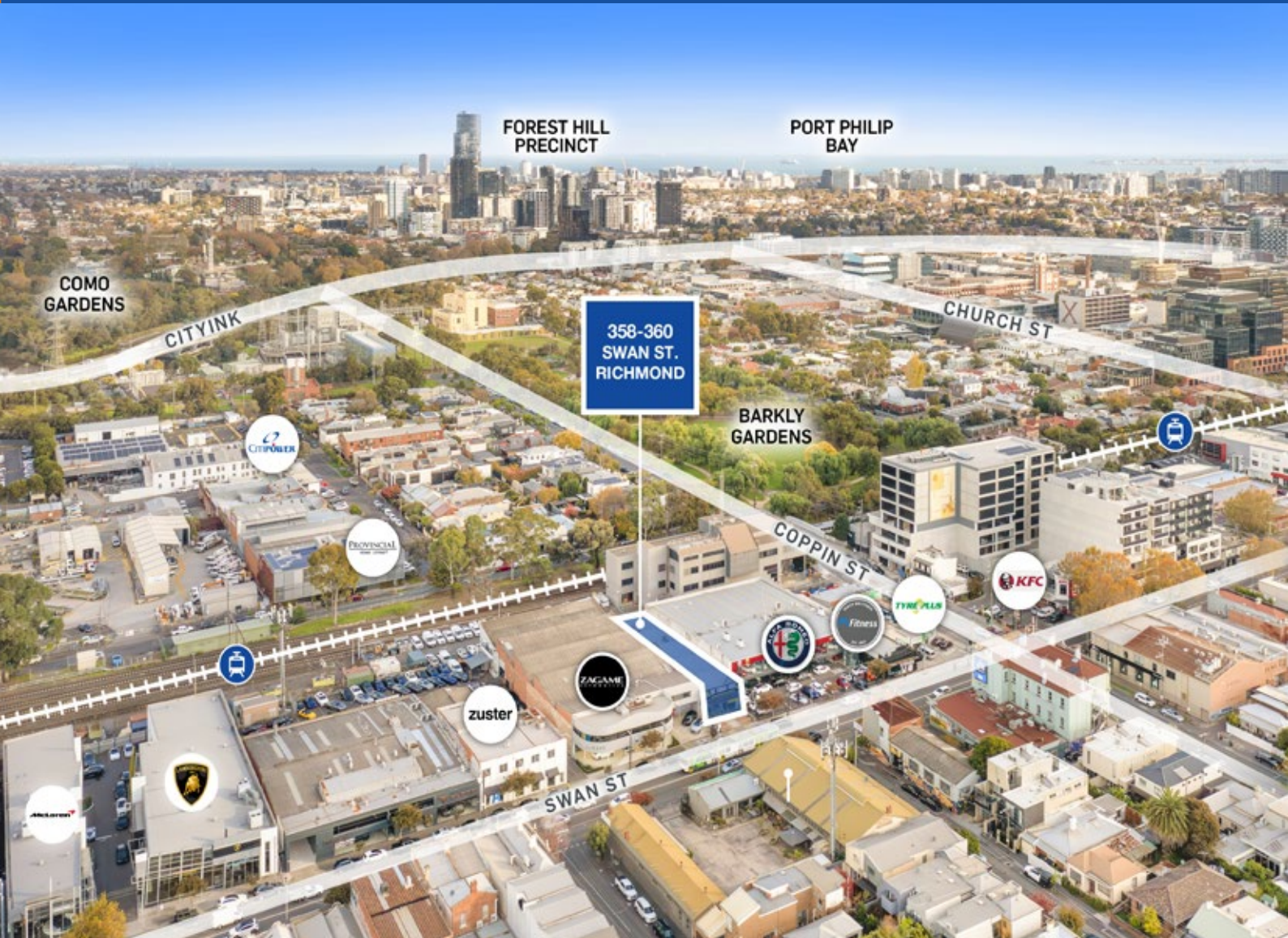
Shane Mills
0428 819 226
millss@fitzroys.com.au

Chris Kombi
0438 156 236
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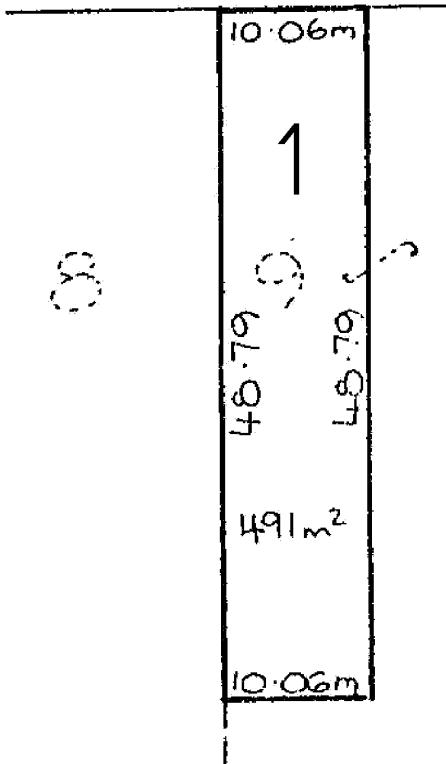
In conjunction with:



Jack Teneketis
0438 808 588
Jack@tciproperty.com



APPENDIX 1

TITLE PLAN		EDITION 1	TP 110492Y						
Location of Land Parish: CITY OF RICHMOND PARISH OF JIKA JIKA Township: Section: Crown Allotment: 9 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 10185 FOL 123 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17-08-1999 VERIFIED: A.D.							
<p style="font-size: 24px; margin: 0;">SWAN STREET</p> 									
<table border="1" style="margin: 0 auto; width: 80%;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: 8px;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">PARCEL 1 = CA 9 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 9 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 9 (PT)									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

APPENDIX 2

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 June 2023 10:59 AM

PROPERTY DETAILS

Address: **358-360 SWAN STREET RICHMOND 3121**
 Lot and Plan Number: **Lot 1 TP110492**
 Standard Parcel Identifier (SPI): **1\TP110492**
 Local Government Area (Council): **YARRA**
 Council Property Number: **158140**
 Planning Scheme: **Yarra**
 Directory Reference: **Melway 2H C10**

www.yarracity.vic.gov.au

[Planning Scheme - Yarra](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **RICHMOND**

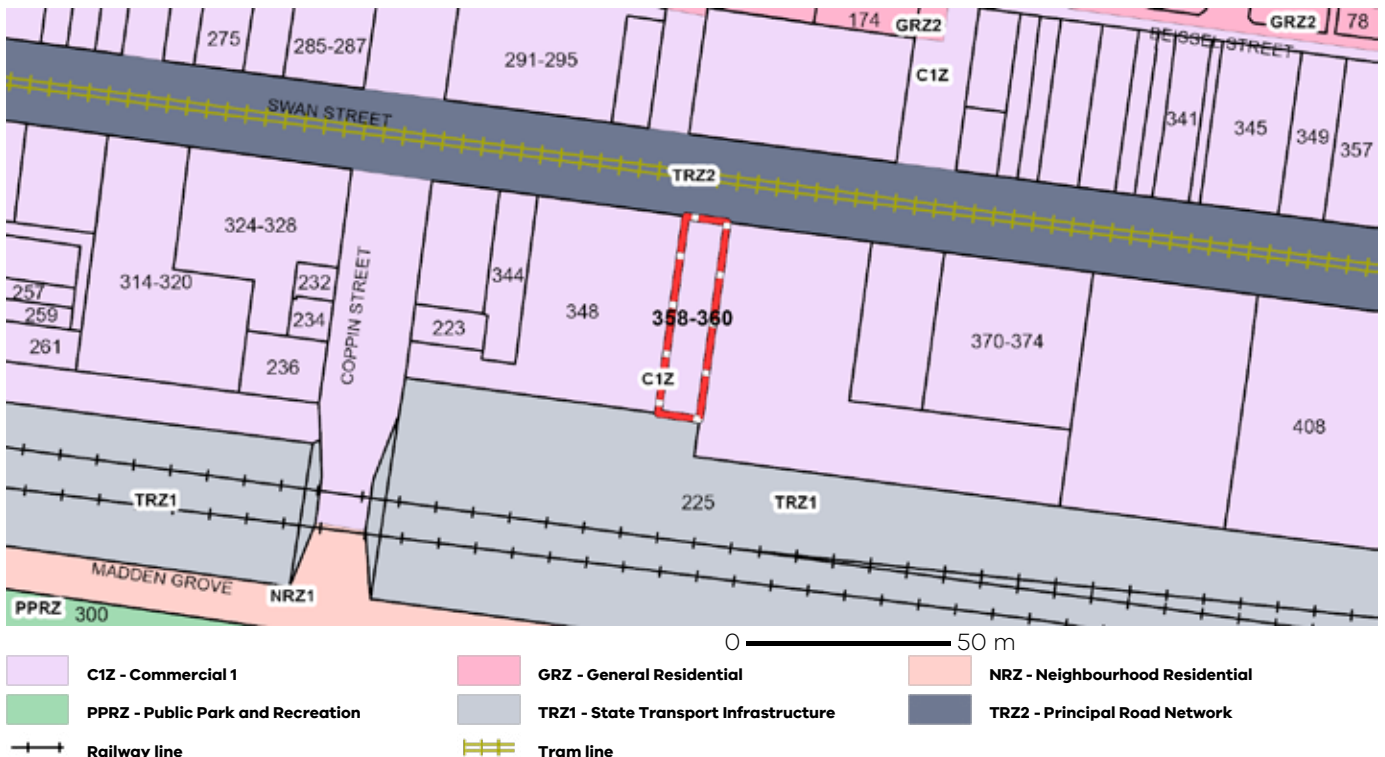
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)
[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)

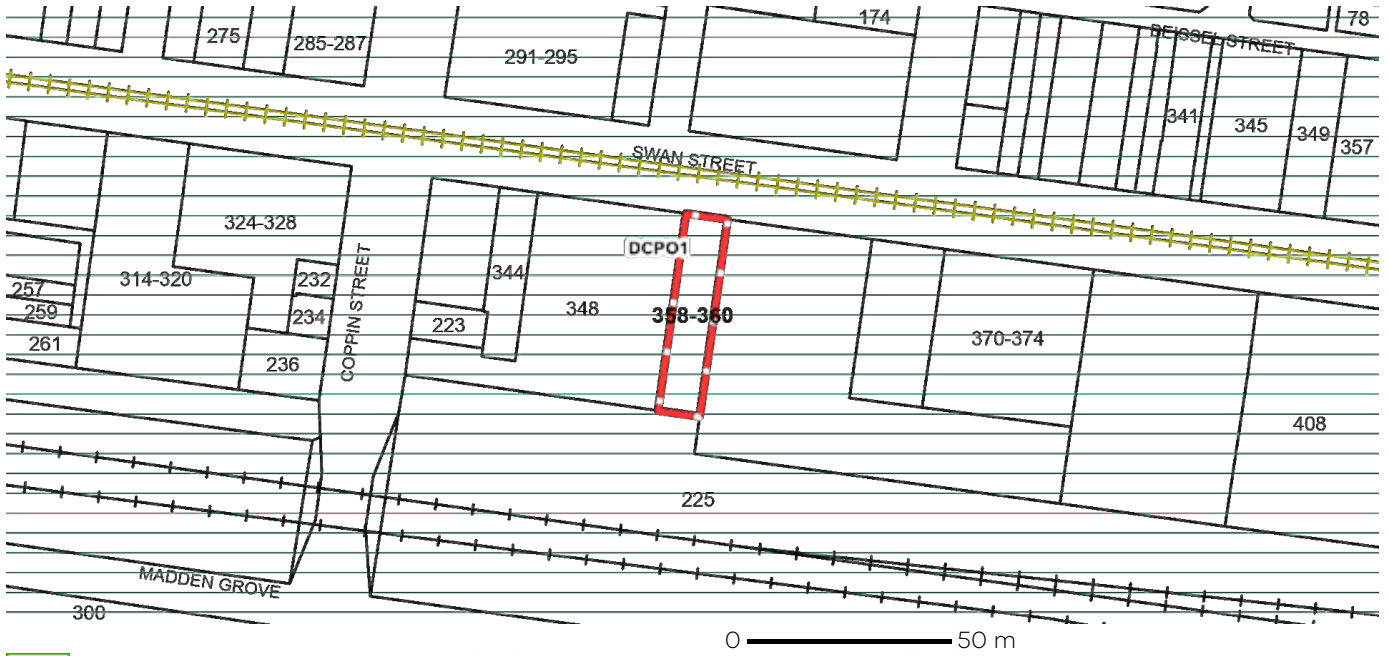


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



DCPO - Development Contributions Plan
Overlay

Railway line

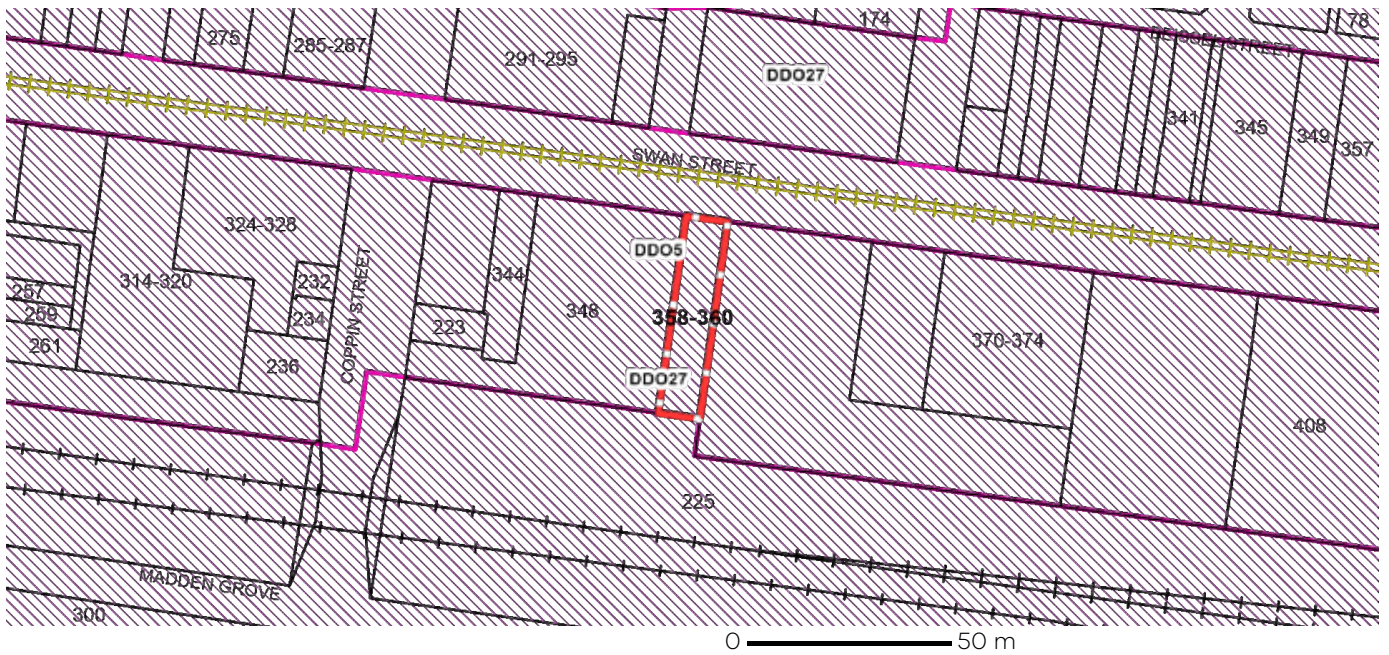
Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 \(DDO5\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 27 \(DDO27\)](#)



DDO - Design and Development Overlay

Railway line

Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

ENVIRONMENTAL AUDIT OVERLAY (EAO)



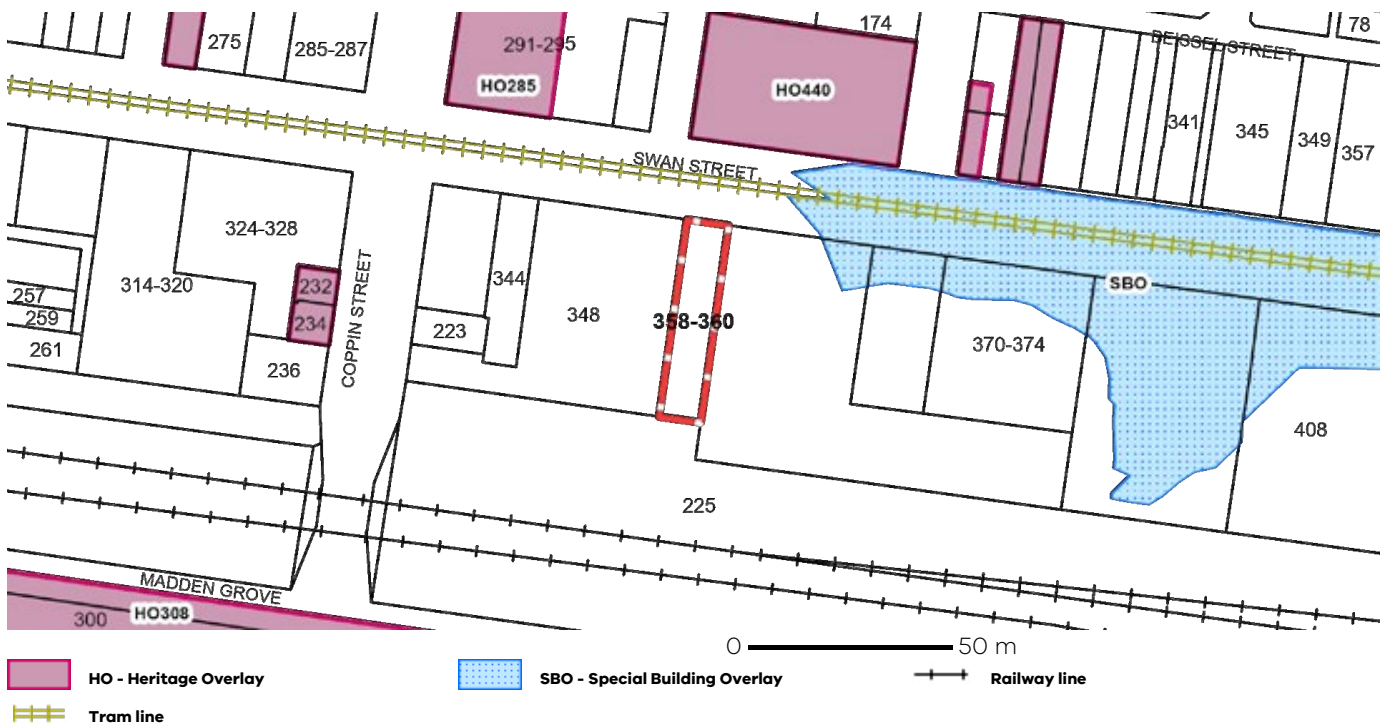
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

SPECIAL BUILDING OVERLAY (SBO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT



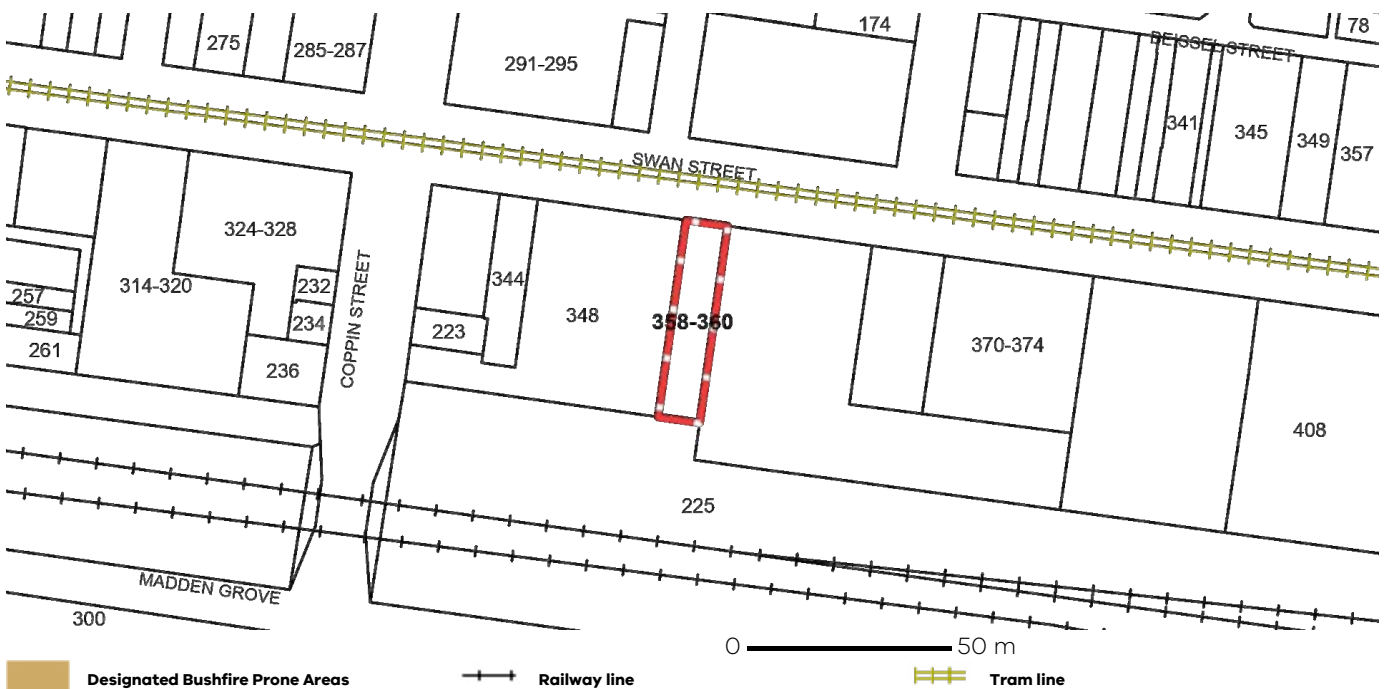
Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 28 June 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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