



171 & 181 WOODS ROAD

TRUGANINA

Under instructions from



Mortgagee's Sale by Expressions of Interest
closing Wednesday 24th April at 3pm





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INTRODUCTION

Sutherland Farrelly is proud to offer for sale this prime 40,957 sqm development site, zoned Urban Growth - Schedule 10, within the greenfield outer western suburb of Truganina.

The property is included within the Truganina Precinct Structure Plan and forms part of the proposed broader Truganina Local Town Centre, and is designated for commercial and medium density residential development.

The site adjoins a supermarket anchored shopping centre, currently under development to the north, with a predominantly residential and greenfield backdrop.

The Truganina Railway Station and the balance of the Truganina Town Centre are designated to be developed a short distance to the east.

The property is being offered for Mortgagee's Sale by Expressions of Interest closing on Wednesday 24 April at 3:00 pm.

FUTURE TRUGANINA TRAIN STATION

TRUGANINA CENTRAL

AQUATIC CENTRE

SPORTS & RECREATION RESERVE



COMMUNITY CENTRE

Woods Road

Dohertys Road

171 & 181 WOODS ROAD TRUGANINA

Belvedere Drive



Everton Road



EXECUTIVE SUMMARY

171 & 181 Woods Road, Truganina



Description:

Development site forming part of the broader Truganina Town Centre



Land Area:

40,957 sqm (4.0957 ha)



Zoning:

Urban Growth Zone (UGZ10)



Terms of Sale:

10% deposit, settlement 90/120 days



Sale Process:

Mortgagee's Sale by Expressions of Interest closing on Wednesday 24 April at 3:00 pm



Grant Sutherland

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LOCATION

The property is contained within two separate Certificates of Title broadly situated on the corner of the intersection of Woods and Dohertys Roads within Truganina.

The property has three road frontages, with main road frontages to Dohertys and Woods Roads.

The surrounding locality comprises a further developing greenfield area, with a supermarket anchored shopping centre immediately to the north currently under construction and the proposed further Town Centre and Truganina Railway Station a short distance to the east.

The property is designated as forming part of the proposed broader Truganina Town Centre and beyond are proposed commercial uses and the proposed railway station, with a predominantly residential backdrop.



SITE PARTICULARS

Site Particulars

The property is contained within two separate lots, being Lots 1 and 2, with Lot 1 having a frontage to Woods Road and Lot 2 having frontages to both Woods and Dohertys Roads. Lot 1 is indicated to have an area of 5,717 square metres and Lot 2 an area of 3.524 hectares, providing a total site area of 40,957 square metres (4.0957 ha).

Title Particulars

171 & 181 Woods Road is described in two separate Certificates of Title, being Volume 10593 Folios 753 and 754, described as Lots 1 and 2 on Plan of Subdivision 440905V.



TRUGANINA CENTRAL

FUTURE TRUGANINA TRAIN STATION



Belvedere Drive

Dohertys Road

Woods Road

171 & 181 WOODS ROAD TRUGANINA



PLANNING

The property is included within the Wyndham City Council and is included within an Urban Growth Zone (UGZ10) under the provisions of the Wyndham Planning Scheme.

The property is affected by a Development Contributions Overlay (DCPO13).

The property forms part of the Truganina PSP, and can be accessed via the hyperlink [VC213 - Truganina PSP - September 2014 \(Amended May 2022\)](#).

More particularly the property forms part of the wider Truganina Town Centre and is identified for Commercial and Medium Density Residential development, as indicated on Figure 2 of the Truganina PSP extract.

Figure 2 Truganina Local Town Centre Concept



KEY DESIGN ELEMENTS

- 8,000m² retail floor space (without a planning permit).
- 3,000m² of open space including plazas and a town green.
- Permanent water body (retarding basin & wetland) north of the centre.
- Woods Road to become the main street, lined with specialty retail and mixed use.
- Focus on east-west connectivity to integrate Forsyth Drain (east) and potential future Truganina railway station (west).
- Network of connected open spaces to provide focus for development on east and west side of the main street, maximising amenity and opportunities for development of high-density residential.
- Potential to create station entry plaza in south-east corner of station site. Railway over / under pass should be integrated with the square providing for an effective and efficient connection to the eastern employment areas.
- Opportunities to expand retail provision in the future with additional convenience offerings adjacent the railway station.
- Opportunities for additional office, commercial and service industry at southern end of the main street and interfacing Dohertys Road.
- Unique landscaping along the main street to reinforce centre character.

LEGEND

- ANCHOR RETAIL
- SPECIALITY RETAIL
- MIXED USE
- COMMERCIAL
- COMMERCIAL & HOME OFFICE
- HIGH-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- COMMUNITY FACILITY (COUNCIL)
- SCHOOL
- ACTIVE FRONTAGE
- COVERED PLAZA WITH ANCHOR RETAIL
- PUBLIC SQUARE (hardscape)
- PUBLIC PARK (softscape)
- SHARED SPACE - threshold treatment at intersection
- ENCUMBERED OPEN SPACE
- TREES
- AT-GRADE CAR PARKING
- CAR PARK ENTRY

An extract of planning advice obtained from Urban Planning Collective is outlined below.
A full copy of this advice is available upon request.



Mr. Grant Sutherland
FTI Consulting c/o Sutherland Farrelly
43 Agnes Street
EAST MELBOURNE VIC 3002

Emailed to: gsutherland@sutherlandfarrelly.com.au

12 March 2024

**Re: Preliminary Town Planning Advice
171 and 181 Woods Road, Truganina**

Dear Grant,

We refer to your request for preliminary advice in relation to the property at 171 and 181 Woods Road, Truganina (**the subject site**), in particular, the potential future land use and development opportunities.

In providing our preliminary advice, we have:

- Reviewed the site and surrounding area via aerial photography;
- Reviewed the Certificate of Title;
- Reviewed the relevant planning controls and policies;
- Reviewed the relevant planning scheme amendments; and
- Had a high-level pre-application discussion with Council's planning officer.

On the basis of the above, we are pleased to provide the following preliminary planning advice.

THE SITE AND ITS CONTEXT

The subject site is located north-west of the intersection of Dohertys Road and Woods Road, as shown in Figure 1. The subject site is currently predominantly vacant, with two existing buildings located towards the eastern boundary.

Formally, the subject site is known as Lots 1 and 2 on Plan of Subdivision 440905V. The land is not affected by any easements or restrictive covenants. In combination, the subject site is approximately 4.0957 ha in area.

Immediately adjoining the subject site:

- To the north is the Truganina Central Shopping Centre which is currently under construction. The site forms part of the future Truganina Local Town Centre. A copy of the endorsed plans is enclosed in Attachment A.

- To the east is 778 Dohertys Road (on corner of Woods Road and Dohertys Road), which is currently vacant. The property is earmarked for acquisition by Council for road purposes. Further east is the future Truganina Railway Station.
- To the west is a residential subdivision. The subject site has a direct interface with Belvedere Drive, an access road that connects Everton Road (to the north) to Dohertys Road (to the south).
- To the south is Dohertys Road and across the road are residential properties. A service station / convenience restaurant is on the south-western corner of Woods Road and Dohertys Road (at 779 Dohertys Road).



Figure 1: Aerial photograph of the subject site and surrounds (Source: Nearmap)

A search of Council's Planning Permit Register shows that several Planning Permits have been issued for the subject site in the last ten years. Of note are:

Application No.	Proposal	Status
WYP90000/16	Use and development of a service station, convenience restaurant, a food and drink premise, car wash, display of business identification signage and creation of access to a Road Zone 1 with a variation to the crossover requirements of Clause 52.12 and Clause 52.13.	Permit Issued. We understand that the Permit has been extended and advised by Council that development must commence by 24/5/25. A copy of the Permit is enclosed in Attachment B.
WYP10337/17	Subdivision of land and creation of reserve	Permit Issued. A copy of the Permit is enclosed in Attachment C.
WYP14074/23	Creation of easement in the road reserve	Permit Issued. A copy of the Permit is enclosed in Attachment D.

332629 LTR 181 Woods Road, Truganina (ID 2169109)

POTENTIAL DEVELOPMENT AND USE OPTIONS

Having regard to the above, we provide the following preliminary advice with respect to the potential use and development of the subject site:

- The subject site can be broadly categorised into three 'precincts' broadly based on the applied zoning, as shown in Figure 6. Further discussion on each of the potential uses / development within each precinct is provided below.

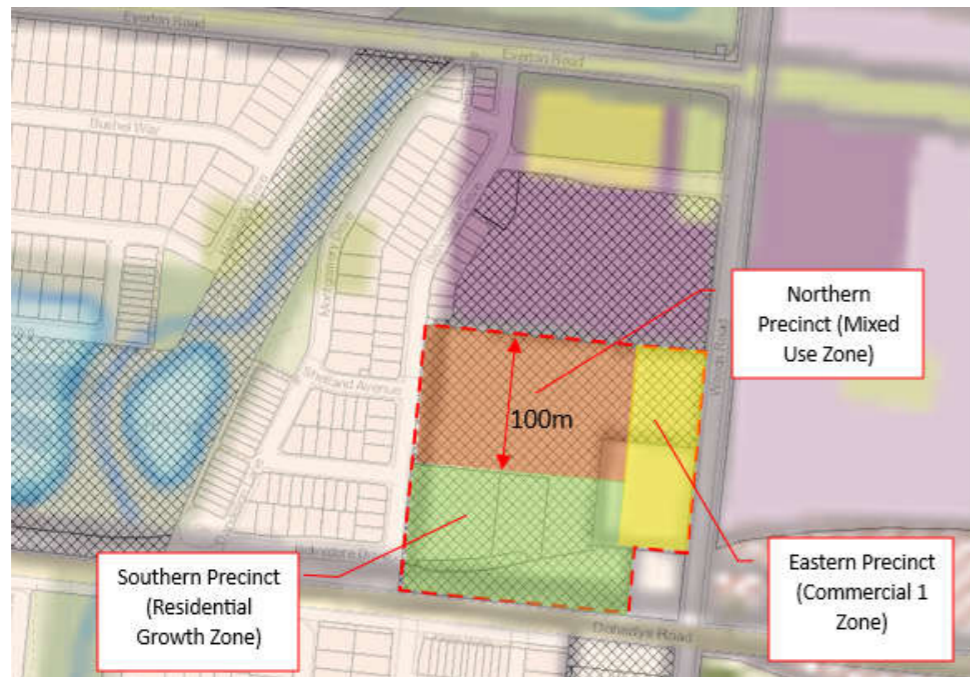


Figure 6: Mark-up of the 'precincts' based on the applied zoning

- The 'northern' sub-precinct is zoned Mixed Use Zone. We envisage that this precinct could accommodate residential aged care, medium density residential development, medical centre or child care centre. Please refer to Table 1 below for a list of uses and whether planning permission is required within the Mixed Use Zone.
- Any proposed development should address the interface with the Truganina Central Shopping Centre (i.e.) residential backyard with high fencing would not be a preferred interface outcome. The endorsed plans associated with the shopping centre shows car parking and landscaping along the common boundary interface and makes provision for access into the subject site. One option is to provide an east-west access street along this interface, to enable future development to front the street (and shopping centre land beyond).
- The eastern sub-precinct is zoned Commercial 1 Zone. Please refer to Table 1 below for a list of uses and whether planning permission is required within the Commercial 1 Zone. We envisage that this precinct will accommodate secondary retail complementary to the Truganina Shopping Centre such as gymnasium, restricted retail, with offices / residential above. Council has indicated that the proposed uses should not compete with the retail offering within the Shopping Centre. We concur with this view.

- The southern sub-precinct is zoned Residential Growth Zone. This sub-precinct could accommodate medium density and peripheral commercial services such as service station, child care centre, convenience restaurant fronting Dohertys Road. Please refer to Table 1 below for a list of uses and whether planning permission is required within the Residential Growth Zone.
- Council's clear preference is for medium density residential development across the subject site (i.e.) small lots, SOHOs and townhouses, with more intensive residential development to be located within the eastern and/or northern precinct. Council has indicated that it would oppose standard residential subdivision lots on the land. This is a function of the land's proximity to the future town centre, main roads and railway station to the east.
- There is an opportunity to create an east-west link between Woods Road and Belvedere Drive to improve connectivity and the walkability of the neighbourhood. As indicated above, this link may be best located at the interface between the site and the town centre land to the north.
- The PSP does not specify any mandatory or preferred building height requirements. The RGZ does for dwellings (13.5 metres and 4 storeys preferred). The land in the MUZ and C1Z does not. We envisage that the subject site could comfortably accommodate two to three storey built form, with taller built form located towards the shopping centre and Woods Road. Passive surveillance and activation should be maximised along Woods Road.
- The PSP concept plan provides broad guidance around built form and uses however, we note that the concept plan is in essence a preliminary 'concept' and does not need to be slavishly followed. There is a broad scope for proposals to be 'generally in accordance' with the concept plan. It is clear from the layout of the Truganina Central Shopping Centre and road network that its delivery is already a departure from the specifics of this concept plan.

CONCLUSION

In summary, the subject land is a particularly well located, large parcel of land fronting two key roads within the PSP area. The applied zones contemplate a variety of acceptable land use outcomes and whilst not infinite flexibility, provide a range of opportunities across retail, commercial and residential land uses.

The highest and best use of the land from a planning perspective is, in our opinion:

- Peripheral retail and commercial land uses on the land fronting Woods Road and located in a C1Z, with potential for upper-level dwellings and offices.
- More intensive residential development, in the form of contemporary attached townhouses and apartments, on the land located within a MUZ. A new east-west connection would assist with integrating the land with adjacent town centre.
- A mixture of more intensive residential development and complementary non-residential uses that benefit from an arterial road frontage (petrol station, convenience restaurant, take away, etc.)
- Development of a scale of between 2 and 4 storeys. Single storey development in the form of non-residential fronting Woods Road and Doherty's Road, may be acceptable given the functional requirements of these uses.

We trust that the above advice assists in considering use and development options for the subject site.

If you have any queries or require clarification, then please do not hesitate to contact me.

Yours sincerely

Hugh Smyth
Director
hsmyth@upco.com.au
encl

TENANCY

The property is being offered for sale with vacant possession.

SALE PROCESS

171 & 181 Woods Road, Truganina is For Sale by Mortgagee's EOI
Closing on Wednesday 24 April at 3:00 pm.

Further information and contract documentation available upon request.



Terms of Sale:

Subject to terms and conditions of Contract of Sale & Vendor's Statement.

10% deposit, balance of purchase monies payable within 90/120 days.



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