



# Tenancy 65

## Lease Proposal

September 2014

**East Village**  
VICTORIA PARK

**PAYCE**



# Table of Contents

Truly One of a Kind	5
At a Glance	6
Why East Village	7
Trade Area Facts & Figures	8
Tenancy Features	10
Centre Facilities	12
Project Team	14
Leasing Enquiries	14





# Truly One of a Kind.

Imagine a destination for the city fringe population in the food-loving city of Sydney – alive with activity day and night. Imagine a centre inspired by the great marketplaces of the world, designed with sensitivity by architects whose touch has inspired great chefs and design showcases – this is the new retail hub for Sydney.

East Village is an impressive mixed-use development currently under construction. Upon completion in Spring 2014, there will be a vibrant marketplace, full line Coles Supermarket, and “eat street” at ground floor, a Virgin Active Health Club, Childcare, MyHealth medical centre and commercial offices on Levels 3-5, and 206 residential apartments on the upper floors, occupied by around 500.

The East Village urban marketplace is a revolutionary and imaginative retail development inspired by the vibrant marketplaces of Chelsea Markets and Eataly in New York, Faneuil Hall in Boston and Borough Market in London. Under the leadership of Payce, the world class architectural collaboration of TURNER, Hassell and Koichi Takada Architects is bringing this exciting new retail food and lifestyle destination to Sydney.

Our vision is to create a distinctive, contemporary retail and commercial headquarters experience that combines the best of a marketplace and “hip” restaurant precinct with the sophistication of modern commercial buildings.

Sydney's newest retail/commercial hub offers one-of-a-kind opportunities to locate in modern premises, and provide exceptional amenities to create a brilliant, creative and functional workplace.

**coles**

  
**Audi**  
Centre Sydney

  
**Virgin**  
**ACTIVE**

 **MONTESSORI**  
**ACADEMY**  
Excellence in Childhood Education

**Tenancy 65**  
Lease Proposal

**East Village**  
VICTORIA PARK

**PAYCE**



# At a Glance:



18,000 residents  
within 1km



Over 650  
parking spaces



125,000 passing  
cars daily



127 bicycle  
spaces



Amid 2,400  
apartments



5 Star  
Green Sustainability

# Why East Village?

Situated in a high profile location only 3km from the Sydney CBD

Located within one of the highest residential densities in Australia

Main trade area projected to increase 2.3% per annum

Average per capita income and disposable income is higher than the Sydney metropolitan average.

An exceptional, high exposure location with passing traffic of 125,000 cars each day (45.5 million passing vehicles per annum)

18,000 people live within a 1km walk

Project comprising of 206 residential apartments (approximately 550 residents) and is amid 2400 new surrounding apartments

A beautifully designed centre with high quality fitouts, with major anchor tenants being a full line Coles supermarket; Virgin Active Health Club; Virgin Active Australian head office, Audi Australia showroom, office and service centre; MyHealth Medical Centre, 92-place child care facility and an exciting specialty retail mix including fresh food, health & lifestyle, daily service needs, cafes and restaurants.

Project designed for 5 Star Green sustainability by providing efficient and sustainable building practices to reduce carbon emissions and protect the environment, delivering efficient operational costs.

Over 650 car park spaces



# Trade Area Facts & Figures

Main trade area population of 102,110\* projected to increase to 139,510 by 2026, representing growth of 2.3% p.a.

The primary trade area is expected to accommodate an additional 20,500 persons over the forecast period, increasing to 33,710 by 2014 and 48,810 by 2026.

Upon completion of the Victoria Park development, the area is likely to be one of the most densely populated areas within the Sydney metropolitan area, with over 25,000 persons living within a 1 kilometre radius of the site.

Average age of the main trade area resident is 36.23 years\*. Are made up of young professionals with higher than average disposable income.

The trade area expenditure is projected to nearly double by 2026, increasing to \$2.67 billion, at an average annual rate of approximately 4.9%.



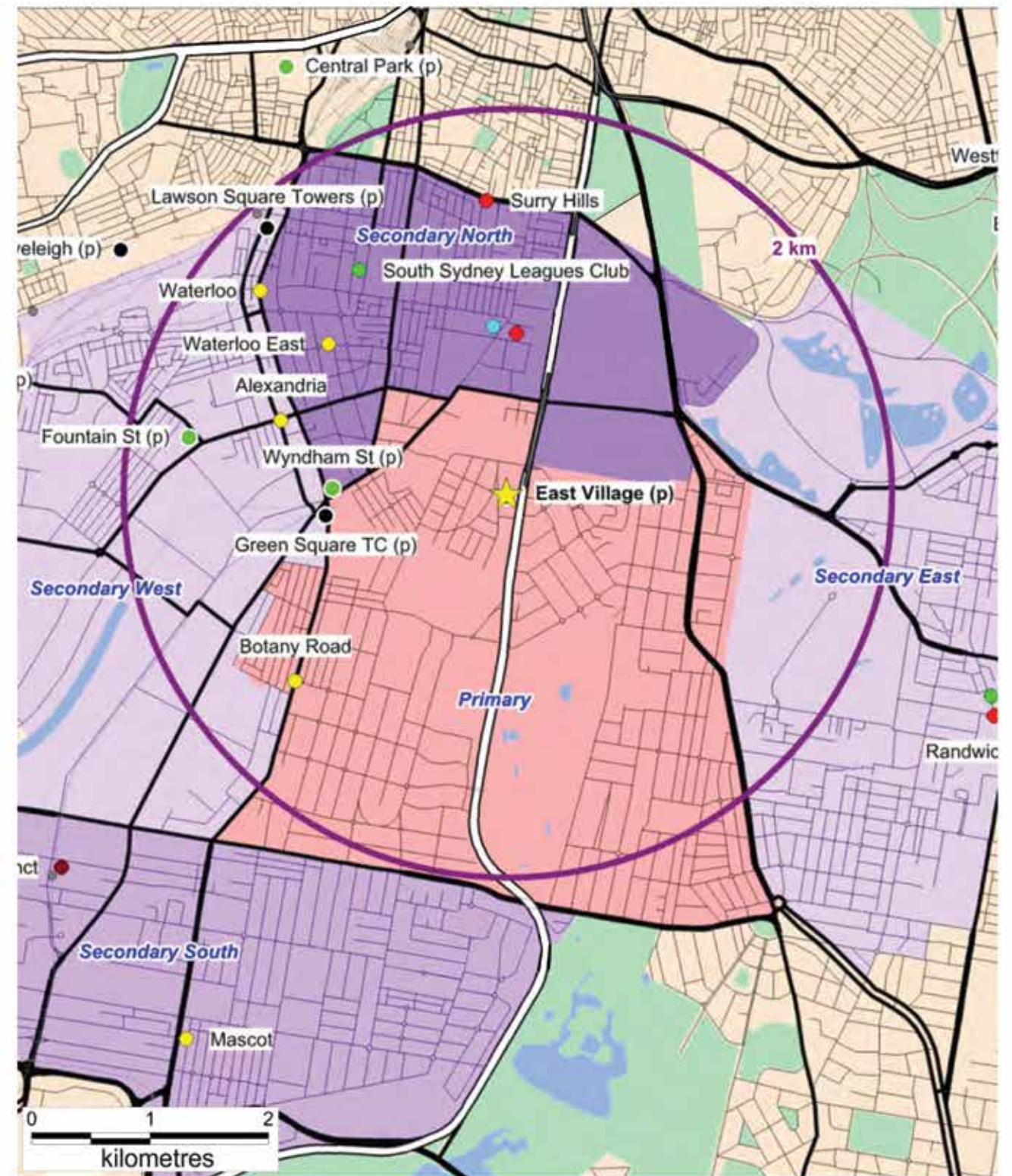
Population growth  
of 2.3% p.a



Young professionals  
with above average  
disposable income

**\$2.67**  
billion

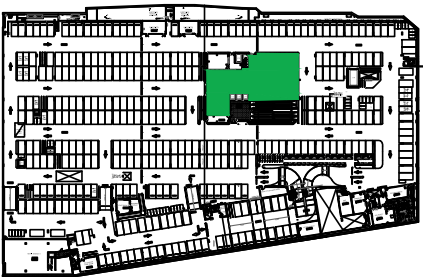
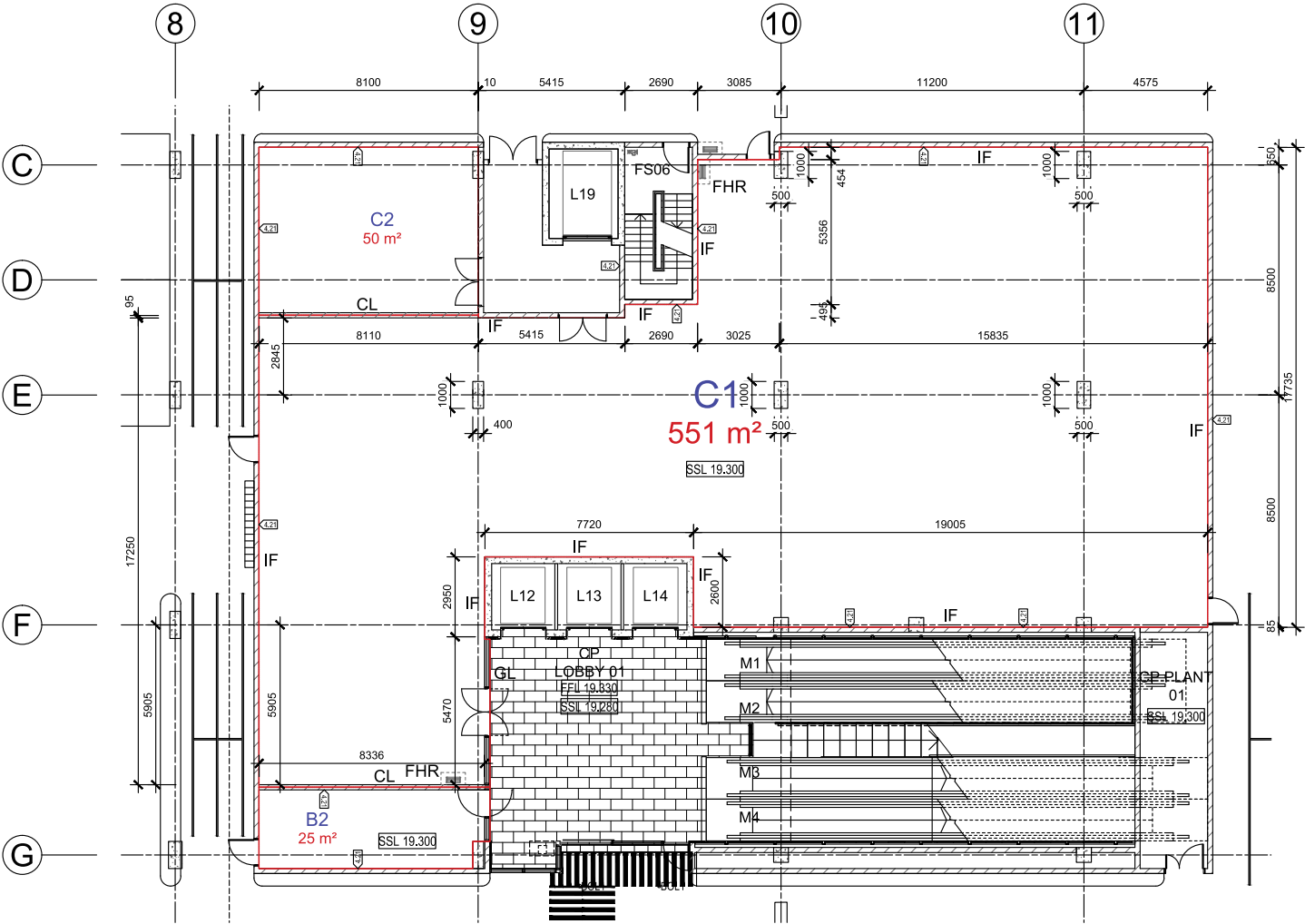
Projected trade area  
expenditure by 2026





# Tenancy Features

Area	551 m <sup>2</sup> (subject to final survey design).
Building Type	A Grade commercial premises and professional office suites. 5 Star Green Star designed premises, delivering efficient operational costs. Subject to negotiation, can be offered as Cold Shell.
Location	Basement, Level One. East Village is approx. 3 km from the CBD, located in Sydney's most important and fastest growing urban renewal area, Green Square.
Lease Terms	By negotiation.
Services	Can be provided for a multitude of professional uses. Adequate power and services such as mechanical ventilation air conditioning and backup power will be available.
Signage	Branding, signage, and way finding signs by negotiation.
Car Parking	Direct access from car park to premises. Commercial tenants have the opportunity to secure permanent parking within a designated zone at a license fee of \$350 per bay per month. The car park will offer 2 hours free parking whilst a nominal hourly charge will apply on an hourly basis thereafter. Casual arrangements for staff, an early bird system, and free-of-charge arrangements for visitors can be programmed. Inclusion of a Numberplate Recognition System.
Loading Dock	Efficient access to dock for equipment delivery and deployment of stock. Loading dock equipped with Dock Levellers.



B1 KEY PLAN



**NOTES:**

ALL IN CEILING AND FLOOR SERVICES ARE INDICATIVELY LOCATED.  
TENANT TO CONFIRM ALL LOCATIONS ON SITE.  
THE LESSEE MUST ENSURE ALL FITOUTS COMPLY WITH THE RELEVANT STATUTORY AUTHORITY CODES, STANDARDS, DISABILITY DISCRIMINATION ACT AND BCA.  
THE LESSEE IS RESPONSIBLE TO OBTAIN ALL RELEVANT STATUTORY AUTHORITY APPROVALS.  
THE LESSEE IS TO CONFIRM ALL SETDOWNS BETWEEN MALL.

FLOOR FINISH AND THE CENTRE'S BASE BUILDING FLOOR AND ANY SETDOWNS WITHIN THE TENANCY FITOUT.  
THE LESSEE IS RESPONSIBLE FOR PROVIDING ALL RAMPING OR TOPPING TO ACHIEVE A FLUSH FLOOR FINISH WITH THE MALL.  
OVERALL TENANCY DESIGN INCLUDING FINISHES AND SIGNAGE TO BE APPROVED BY THE RETAIL DESIGN MANAGER.  
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH EAST VILLAGE FITOUT GUIDE/S AND CONTRACTORS INDUCTION PACK.  
ALL STRUCTURAL ELEMENTS IN THE LESSEE'S FITOUT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER.

NO FITOUT ELEMENTS CAN BE SUPPORTED FROM THE BASE BUILDING SHOFFRONT BULKHEAD OR MOUNTED ON INTERNAL WALLS.  
ANY WORKS AFFECTING THE STRUCTURE AND SERVICES OF THE BASE BUILDING MUST BE APPROVED BY EAST VILLAGE PRIOR TO COMMENCING FITOUT WORKS.  
DO NOT CHASE OR PENETRATE CENTRE STRUCTURE WITHOUT EAST VILLAGE APPROVAL.  
ACCESS PANELS MUST BE INSTALLED BY THE LESSEE DURING THE FITOUT TO SUIT THE BASE BUILDING SERVICES LAYOUT.

STATED FINISHED CEILING HEIGHT (CH) ARE AVAILABLE HEIGHTS ONLY AND TO BE CONFIRMED ON SITE.  
FINAL FCL's TO BE DETERMINED BY TENANCY FITOUT AT LESSEE'S COST.  
IT IS THE LESSEE'S RESPONSIBILITY TO CARRY OUT A SITE MEASURE AND INSPECTIONS BEFORE THE COMMENCEMENT OF CONSTRUCTION TO CONFIRM ALL DIMENSIONS, IN CEILING AND FLOOR SERVICES.  
THIS IS NOT A SURVEY DRAWING AND FINAL PCA SURVEY WILL BE UNDERTAKEN PRIOR TO TENANT FITOUT.

LEGEND:		
FFL	FINISHED FLOOR LEVEL	
SSL	STRUCTURAL SLAB LEVEL	
FGL	FINISHED GROUND LEVEL (EXTERNAL)	
	LEASE LINE LOCATION	
ML	MALL LINE	
CL	CENTRE LINE OF INTER-TENANCY WALL	
IF	INSIDE FACE OF WALL	
GL	GLASS LINE OF EXTERNAL GLAZING	
STRUCTURAL ELEMENTS		
MJ	MOVEMENT JOINT	
	CONCRETE BLOCKWORK WALLS	
	LIGHT STEEL FRAME WALLS	
	Indicates a number. Refer wall shedule	
CH	STRUCTURAL CEILING HEIGHT (SSL TO U/S OF STRUCTURE ABOVE). TEXT SHOWN IN GREEN COLOUR.	

OVERHEAD ACCESS PANEL LOCATION.	
	STRUCTURE ABOVE - change of level
SERVICES	
EDB	ELECTRICAL DISTRIBUTION BOARD
CW	COLD WATER - Overhead Connection
HW	HOT WATER - Overhead Connection
GAS	GAS - Overhead Connection
FHR	FIRE HOSE REEL
FH	FIRE HYDRANT
DP	DOWN PIPE
DR	DRAINAGE CONNECTION POINT
GR	TRADE WASTE CONNECTION POINT
TWV	TRADE WASTE VENT PIPE

AREAS SHOWN ON THIS DRAWING ARE MEASURED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT FOR GROSS LETTABLE AREA-RETAIL (GLAR) PUBLISHED 1997 REPRINTED 2008

NOTE:  
DIMENSIONS, LEVELS (FFL, FGL & SSL) AND AREAS SHOWN ON THIS DRAWING ARE TAKEN FROM CURRENT DESIGN DRAWINGS AND ARE SUBJECT TO FINAL CONSTRUCTION DETAILS AND STANDARD BUILDING TOLERANCES.

# Centre Facilities

Public Transport	Public transport access with 3 major bus lines connecting East Village with the CBD and the catchment areas to the North, East, South and West. Green Square train station is less than 1km away, linking directly to Central station, City Circle and Airport line.
Car Parking	On site retail parking is available for over 650 vehicles in 2 basement levels.
Security	The premises will be secure, with CCTV, secure lighting levels, security personnel and secure basement car parking. The tenancy will have will have 24/7 access.
Staff Showering Facilities	Showering facilities and change rooms available for staff (on provision of a turn-key) located in Basement 1.
Childcare Facilities	Capacity for 80 children, fully equipped with quality educational and child care facilities, within 1,000 sqm premises.
Cycle Parking	127 spaces dedicated to bicycles.
Medical Facilities	MyHealth Medical Centre comprising of general practice, physiotherapy, psychology and well-being services.
Virgin Active	State of the art Virgin Active Health Club, including a 25m lap pool, spa, sauna, indoor climbing wall and hundreds of group exercise classes each week. 4,835 sqm premises over Level 4 and Level 5.

# Centre Retail Mix





# Project Team

The project team is highly experienced in delivering mixed-use property developments and creating new community precincts. As a developer with an impressive track record and strong forward pipeline, Payce understands development leadership and manages the design collaboration to deliver successful outcomes. As a long-term asset owner and manager, Payce has a commitment to employ the best centre management people, technology and systems.

# Leasing Enquiries

## BOB PARKER

Leasing Manager

Payce Consolidated Limited

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Phone: 0407 276 277

### Acknowledgment

\*The independent research agency Location IQ prepared the report "East Village at Victoria Park Trade Area Analysis December 2012" from which the trade area facts and figures in this document were sourced.

### Disclaimer

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## A large, modern bakery interior with a wooden slatted ceiling, a long wooden bench in the foreground, and a counter displaying various breads. People are seated at tables and standing near the counter. The word "Bakery" is prominently displayed on the wall.