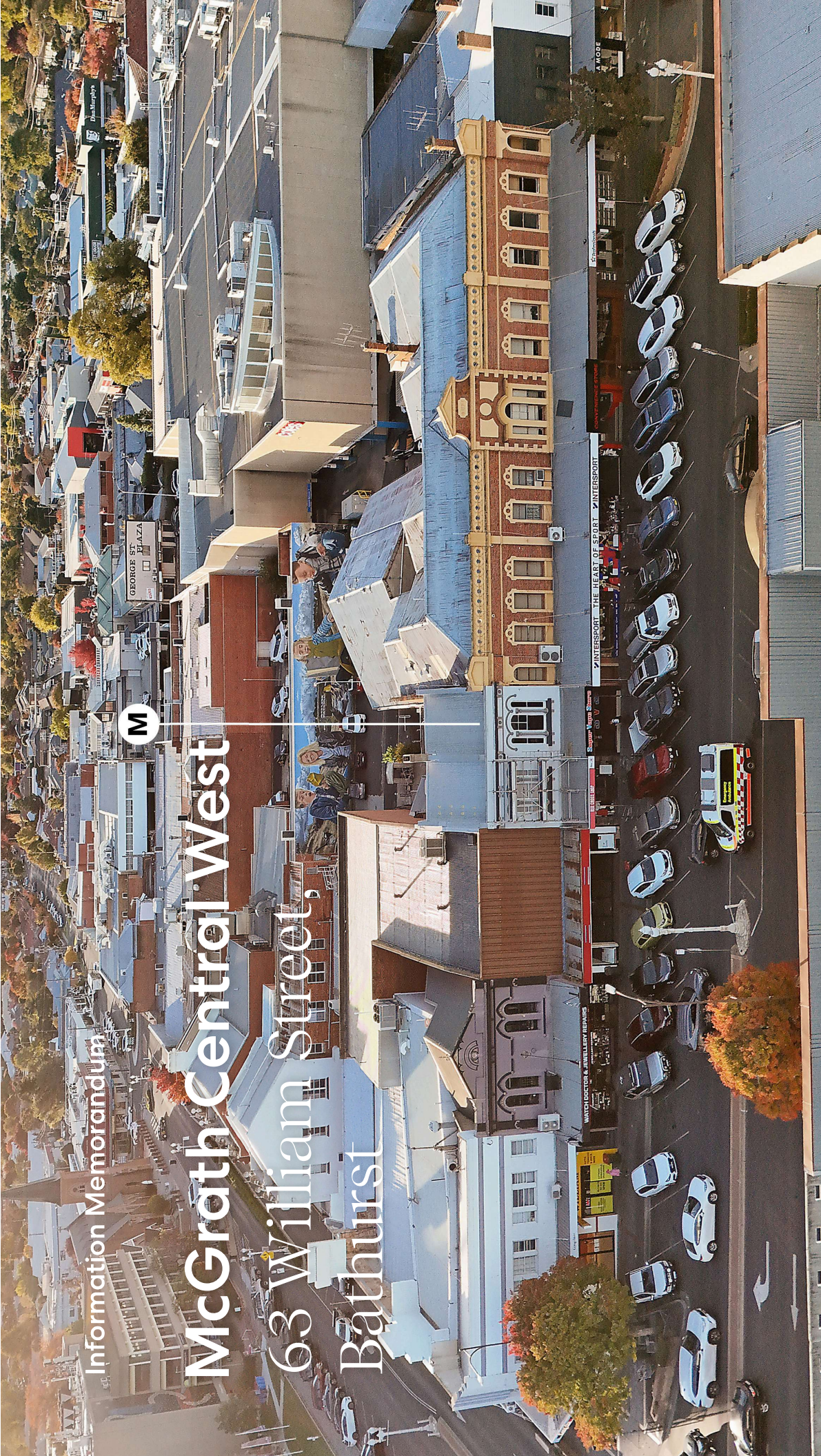


Information Memorandum



McGrath Central West 63 William Street, Bathurst



Prime Retail Opportunity 63 William Street, Bathurst

Positioned in the heart of the CBD on sought-after William Street, this partially fitted retail space offers excellent exposure for businesses seeking a strong CBD presence with the benefit of existing infrastructure and future flexibility.

The property features a partially fitted retail storefront with a large glass display window, providing excellent natural light and strong street visibility-ideal for showcasing products and attracting passing foot traffic. The shopfront is further enhanced with ceiling fans and a reverse-cycle split system, ensuring a comfortable environment for both customers and staff year-round.

To the rear, a spacious storeroom offers ample capacity for storage, stock management, or operational use, making the space highly functional for a variety of business types. The premises is also well-equipped with practical amenities, including a shower facility and two separate toilet facilities, supporting day-to-day operations and staff convenience.

Adding further value, the property benefits from existing Development Approval for an above-shop residence valid until November 2026, presenting an excellent opportunity for owner-occupiers or those seeking an additional income stream.

An ideal opportunity for retailers, service providers, or boutique operators looking to secure a well-located CBD space with flexibility and upside potential.



Zoning

E2 Commercial Centre

Permitted without consent

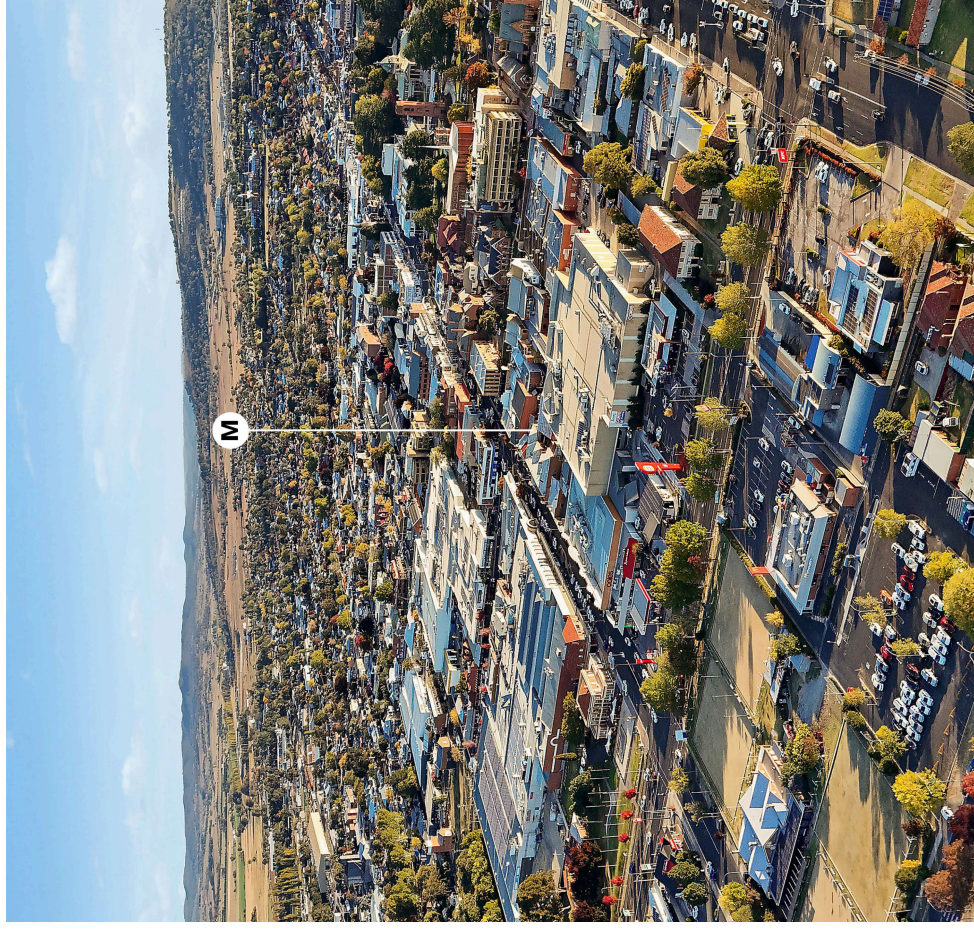
Environmental protection works; Home-based child care; Home businesses; Home occupations; Roads

Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Waste or resource transfer stations; Any other development not specified in item 2 or 4

Prohibited

Agriculture; Air transport facilities; Animal boarding or training establishments; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Open cut mining; Rural industries; Rural workers' dwellings; Sex services premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities



Change of Use of Site

63 William Street, Bathurst

A change of use from Column 1 to the corresponding Column 2 category is development specified for this code.

Current Use

Category 1

Business Premises
Office Premises
Shop
Public Administration Building

Category 5

Food and Drink Premises
Shop

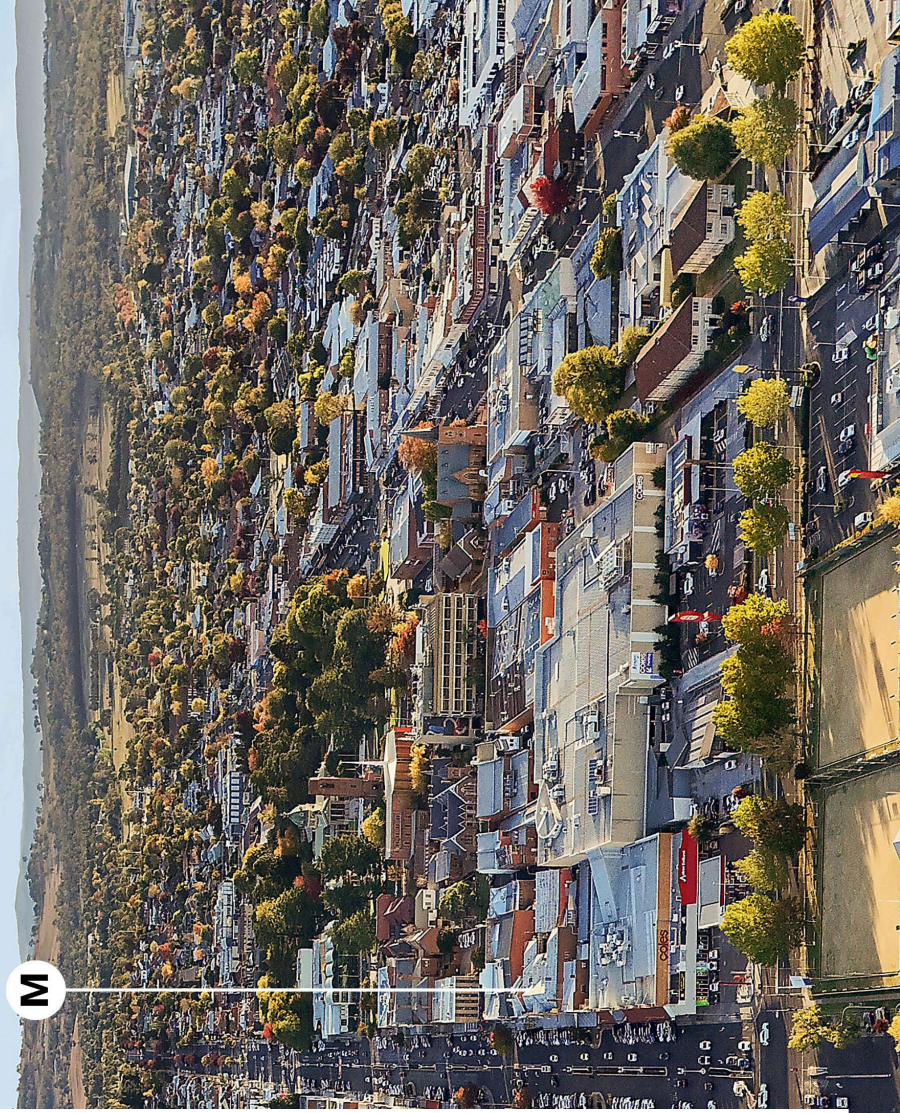
New Use

Category 1

Business Premises
Office Premises
Shop
Public Administration Building

Entertainment Facility
Information and Education Facility

M

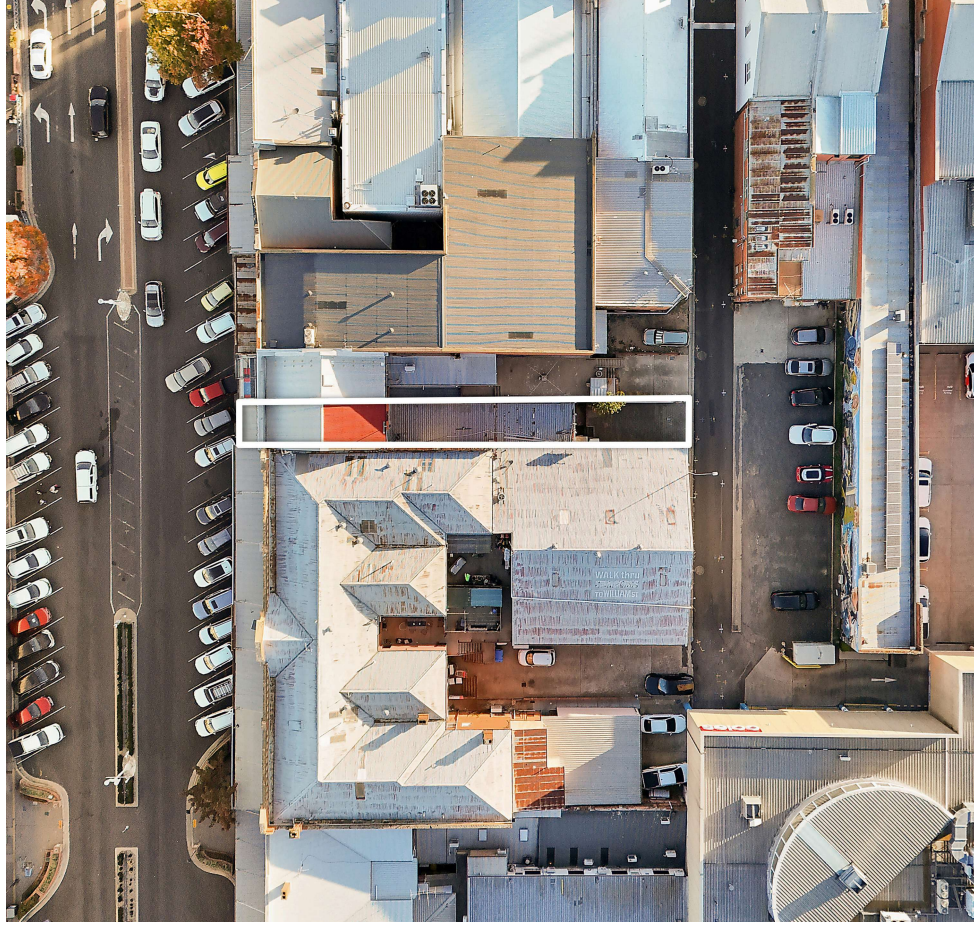


Change of Use of Site

Development Standards

The following standards apply:

- (l) General standards — the new use must:
 - (a) The current use must be lawful and (b) not an existing use under s4.65 of the Act.
 - (c) The new use must be permissible with consent under an applicable environmental planning instrument.
 - (d) Not result in a change of building classification under the BCA, unless changing between Class 5 and Class 6, provided the building meets all relevant BCA provisions.
 - (e) Not be carried out at a manufactured home, moveable dwelling, associated/temporary structure, tent, swimming pool, ship or vessel.
 - (f) Not be any of the following: food and drink premises; funeral chapel or home; firearms retail; landscaping material supplies; market; beauty or hairdressing salon; skin penetration premises; restricted premises; roadside stall; sex services premises; or vehicle sales/hire premises.
 - (g) Not involve building alterations beyond those that are exempt development.
 - (h) Not increase the gross floor area of any building.
 - (k) Not operate under an awning unless it complies with BCA Volume 1, B1P1 and B1P2.
Note: Where a maximum floor area applies for permissibility in a zone, it must be met for the change of use to be exempt development.
- (2) The new use must not breach any existing development consent condition relating to noise, car parking, vehicular movement, traffic generation, loading, waste management or landscaping.
- (3) For development outside Zones E1, E2, E3, MUI, B1-B8, IN4, SP1-SP3, SP5 or W4: (a) the new use must not breach any existing hours of operation condition; or (b) if no such condition exists, the site must only operate 7am-7pm.
- (4) For Category 5 changes of use (cl 2.20A Table): (a) floor area must not exceed 300m²; (b) maximum occupancy is 1 person/m²; (c) a sign must prominently display the maximum occupancy; (d) if the current use is a shop, the new use must not be licensed premises under the Liquor Act 2007; (e) the new use must comply with EP&A Regulation 2021, s72 as if it were a consented entertainment venue.

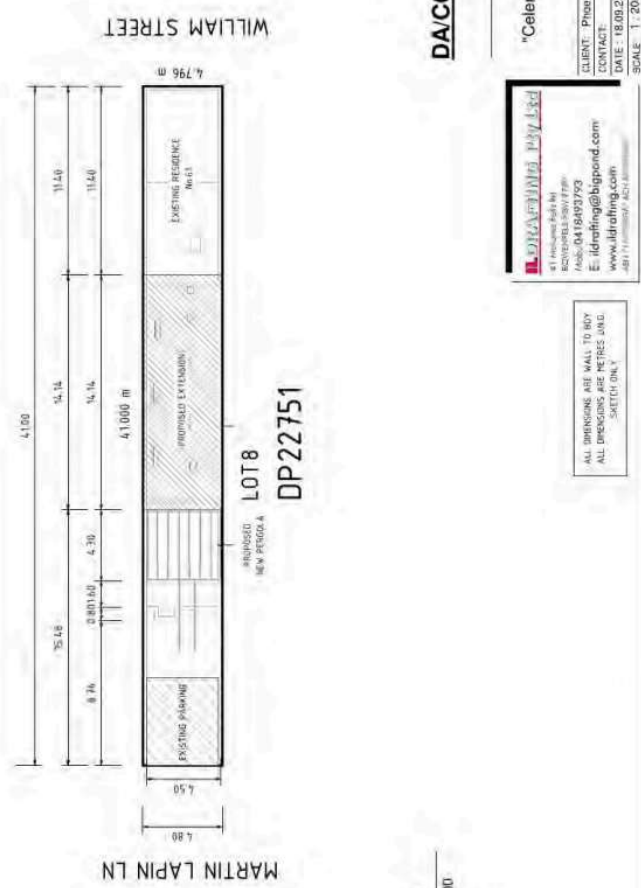


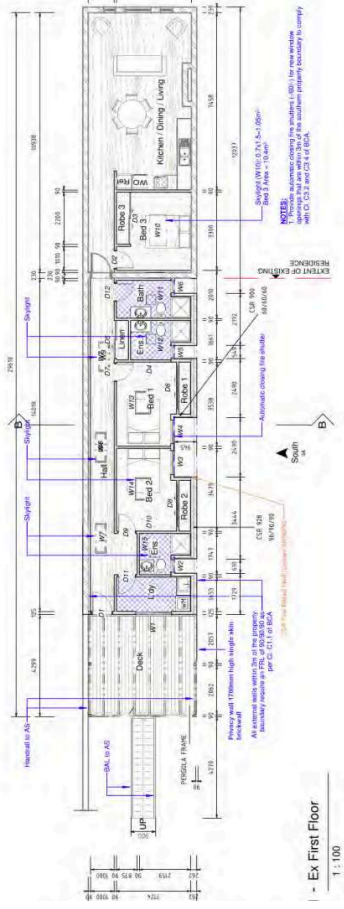
Development Approval

Pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979, as amended, notice is hereby given of the determination by Council of Development Application No 2021/236, relating to the land described as follows:

LOT: 8 DP: 22751, 63 WILLIAM STREET BATHURST

The Development Application has been determined by GRANTING consent to the following development: ALTERATIONS AND ADDITIONS TO EXISTING PREMISES FOR NEW SHOP TOP DWELLING





DA/CC Issue

Alterations & Additions
 "Celena" - 63 William St Bathurst
 NSW 2795
 LOT 8 DP22751

CLIENT: Phoenix Developments
 DATE: 18.03.21 DRAWN: ZJ
 SCALE: 1:100 DIMS: 7:2

22120 2B

IL DRAFTING Pty Ltd
 11 Hume Street
 Bathurst NSW 2795
 Tel: 6440 3790
 E: info@ildrafting.com
 www.ildrafting.com
 401/11 Hume Street Bathurst

Recommended open
 for inspection times:
 Private Inspection

Development Approval

Under the current Development Approval for the property at 63 William Street, Bathurst, the approved drawings propose an additional 88 SQM of space to be added to the existing building.

The building also currently contains 54 SQM of above-shop space that remains unusable in its present state. Once fully developed, the approved above-shop dwelling will total 143 SQM of living space. The approved drawings also incorporate a deck to the front of the proposed dwelling, accessed via a new stairway, with minimal impact on the existing parking area.

The drawings, prepared by IL Drafting, configure the above-shop dwelling as a three-bedroom, three-bathroom residence. The layout features an open-plan kitchen, living and dining area, a separate internal laundry, and built-in wardrobes to each bedroom.

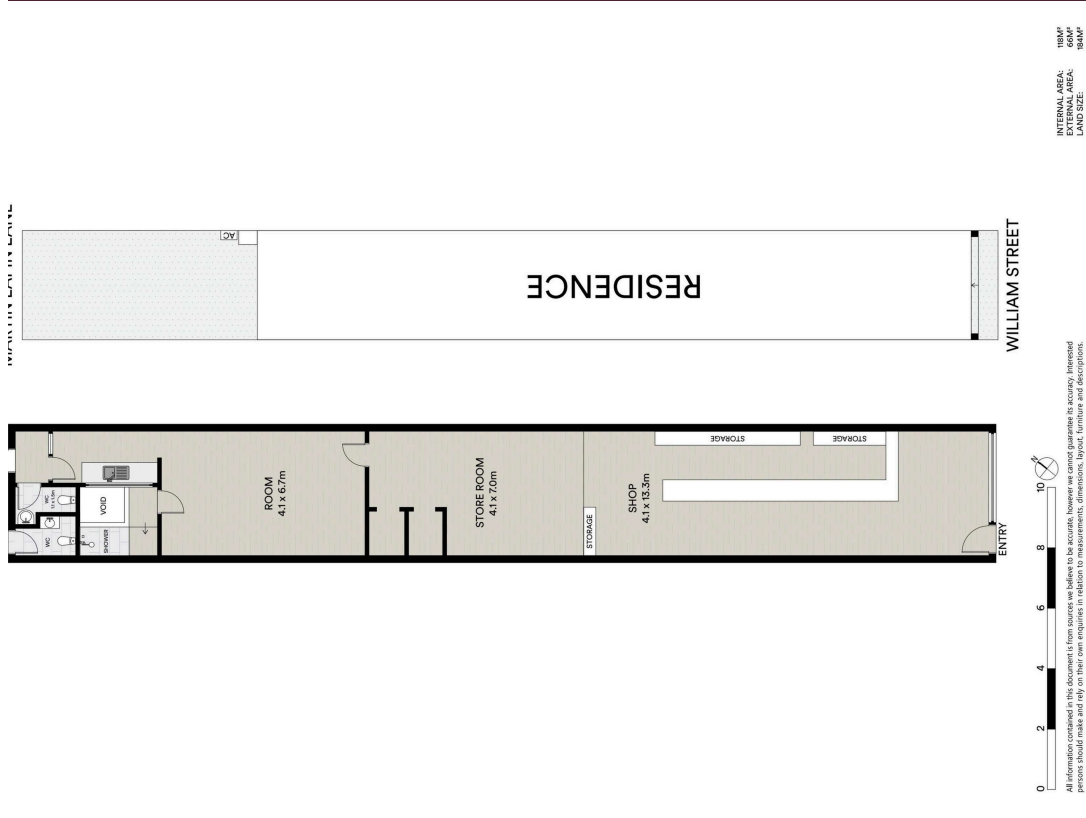
Property Size and Floorplan

63 William Street, Bathurst boasts the following sizes both internally and externally:

INTERNAL AREA: 118 SQM
 EXTERNAL AREA: 66 SQM
 LAND SIZE: 184 SQM

With the DA approval to add a full residence above the existing shop space, this is expected to add an additional 88.43 SQM in usable space to the existing 54.67 SQM upstairs that is currently not in usable condition.

This would see the potential residential space total 143 SQM. Meaning that the total building space once developed would be 261 SQM of usable building space.





Baden Smith
Sales Specialist
0481 180 151