

HUNTER BUSINESS PARK



Information Memorandum

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01

An Outstanding Opportunity

The Hunter Business Park is positioned in a strategic transport interchange location on the M1 Pacific Motorway, capitalising on the expanding logistics hub of the Newcastle and Hunter Valley Region.

The area offers excellent connectivity to all major road networks including the Hunter Expressway, New England Highway and Pacific Highway with convenient access to the Port of Newcastle, Hunter Valley and the Newcastle City Centre only 25 minutes away.



14 land sale lots available in the initial release.



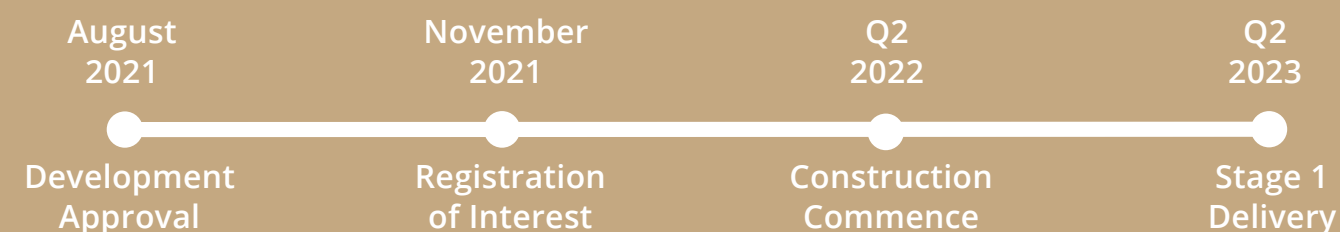
Total land area of Hunter Business Park is 135 hectares



Direct access to M1 Pacific Motorway and major transport routes via John Renshaw Drive



Hunter Business Park Timeline



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Location

The Black Hill Estate is situated approximately 20 kilometres north west of the Newcastle CBD adjacent to the M1 Pacific Motorway within the South Beresfield Industrial Precinct. The site has extensive frontage to John Renshaw Drive and the M1 Pacific Motorway with vehicular access to be provided from John Renshaw Drive via a new four-way signalised intersection.

The South Beresfield industrial precinct is one of the region's most popular industrial areas with a mix of light industrial, engineering and bulky retail and logistics businesses.

The property is also located in a strategic eastern seaboard position 164 km north of Sydney at the interchange of the M1 Pacific Motorway, the New England Highway and Pacific Highway and just north of the Hunter Expressway, and has access to some of Australia's most important road and Port links. The property is also central to the surrounding Hunter region growth areas of Port Stephens, Lake Macquarie and Maitland, whilst being approximately 15 minutes from Newcastle Airport which provides direct flights to Sydney, Melbourne and Brisbane.

LEGEND

- Interchange
- Hunter Expressway
- Distance Between Interchanges

Map Courtesy RMS



NEWCASTLE CBD
20km*



NEWCASTLE AIRPORT
20km*



M1 PACIFIC MOTORWAY
<1km*



SYDNEY CBD
164km*



03

Why Invest in Newcastle

HUNTER REGION FAST FACTS

AUSTRALIA'S LARGEST REGIONAL ECONOMY WITH OVER \$57.573 BILLION NOMINAL GRP



POPULATION 747,000 (2019 ERP)



GLOBAL TOP 200 UNIVERSITY



GREATER NEWCASTLE IS AUSTRALIA'S 7TH LARGEST CITY



OVER 1.2 MILLION ANNUAL PASSENGER MOVEMENTS THROUGH NEWCASTLE AIRPORT



WORLD'S LARGEST COAL EXPORTING PORT WITH OVER \$17.9 BILLION IN COAL EXPORTED IN 2019



The Hunter Region is Australia's largest regional economy, having sophisticated infrastructure, international gateways including an airport and deep sea port, its own media outlets, university and a talent pool that is increasingly STEM skilled and job ready. The Hunter combines an innovative economic and business environment with a high standard of living, proximity to Sydney and easy connections to Australia's other capital cities.

Newcastle is an aspiring global city and Australia's seventh largest city, being the regional capital serving the Hunter Region. The fundamentals of the overall catchment are very strong, with a diverse and highly skilled workforce, a globally ranked university, a significant defence presence, fertile and productive agricultural hinterland and coastal fisheries. The region is also rich in resources and underpinned by the world's best quality coal, natural water resources, significant electricity generation capacity, and an innovative manufacturing sector.

The economy of the Hunter makes a significant contribution to the Australian economy. Health Care & Social Assistance is the Hunter Region's largest employment sector, supporting an estimated 44,271 jobs.

The Port of Newcastle is a global gateway for the Hunter and regional NSW. It is the largest port on the east coast of Australia, with annual trade worth \$25 billion to the NSW economy.

The Hunter is positioning itself strongly as a world-class regional centre with a quality lifestyle for its population. The Hunter's location on Australia's eastern seaboard, skilled workforce and proximity to major markets, gives the region a competitive edge.



SOURCE: [2021 Hunter Investment Prospectus](#)

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Hunter Business Park - The Details

Address	Hunter Business Park 198 Lenaghans Drive Black Hill NSW 2322
Description	A master planned industrial estate of 200 lots to be developed over eight stages with over 1.7 kilometres of frontage to the M1 Pacific Motorway.
Stage 1 Release	Stage 1 will comprise of up to 14 land sale lots available in the initial release.
Lot Sizes	Lot sizes in Stage 1 will start from 1,655 square metres.
Zoning	IN2 Light Industrial

Hunter Business Park is a master planned industrial estate strategically positioned within the Lower Hunter Region in close proximity to major transport infrastructure with over 1.7 kilometres of frontage to the M1 Pacific Motorway.

Hunter Business Park was granted consent in July 2021 and will comprise of eight stages commencing with the construction of a new four-way signalised intersection on John Renshaw Drive.

In addition to the major new signalised intersection, the estate features a four lane landscaped entry boulevard, level cleared sites, and over 18 hectares of green space.

The estate has been recognised by the NSW Government in the Greater Newcastle Metropolitan Plan as a key driver of employment in the region as a freight and logistics hub with complementary manufacturing and light industrial activity.

Stage one will feature entry from John Renshaw Drive with lot sizes starting from 1,655 square metres. A number of land sale lots will be included in the initial release to the market.

Reference –
Greater Newcastle metropolitan Plan – www.planning.nsw.gov.au
Newcastle Herald – 24 July 2021 – www.Newcastleherald.com.au



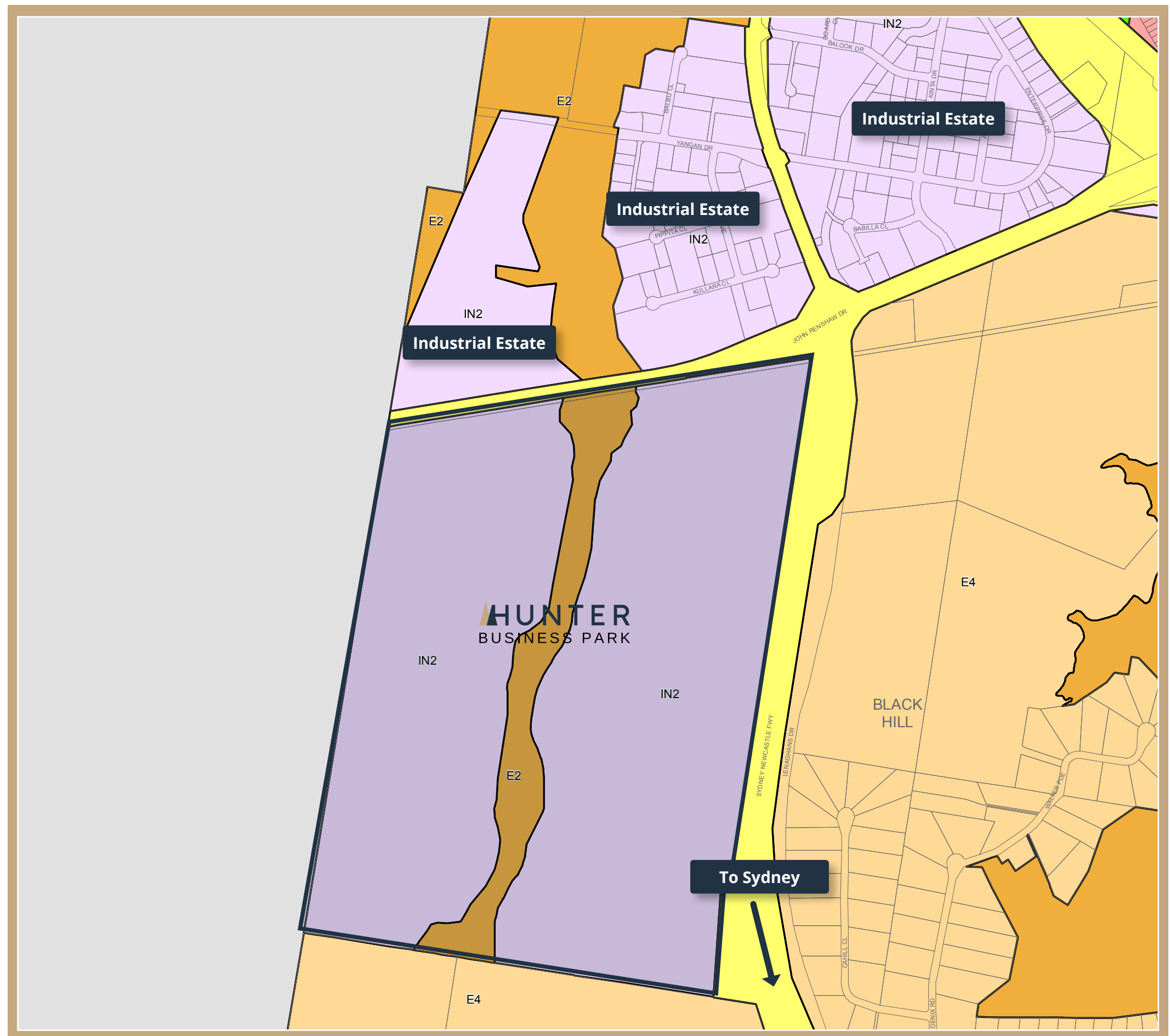
Town Planning

The release of Stage One of the Hunter Business Park offers outstanding industrial sites within an established and sought after industrial precinct.

The following uses being permitted with consent:

- ✓ Boat building and repair facilities;
- ✓ Centre-based child care facilities;
- ✓ Community facilities;
- ✓ Crematoria;
- ✓ Depots;
- ✓ Freight transport facilities;
- ✓ Garden centres;
- ✓ General industries;
- ✓ Hardware and building supplies;
- ✓ Heliports;
- ✓ Industrial retail outlets;
- ✓ Industrial training facilities;
- ✓ Kiosks;
- ✓ Landscaping material supplies;
- ✓ Light industries;
- ✓ Mortuaries;
- ✓ Neighbourhood shops;
- ✓ Passenger transport facilities;
- ✓ Places of public worship;
- ✓ Plant nurseries;
- ✓ Recreation facilities (indoor/major);
- ✓ Respite day care centres;
- ✓ Service stations;
- ✓ Storage premises;
- ✓ Take away food and drink premises;
- ✓ Timber yards;
- ✓ Transport /Truck depots;
- ✓ Vehicle body repair workshops;
- ✓ Vehicle sales or hire premises;
- ✓ Warehouse or distribution centres;
- ✓ Wholesale supplies

Further details on the full range of permissible uses and objectives of the IN2 Light Industrial Zone can be obtained on the NSW Legislation website or by clicking [here](#).



Services



Sewer - Each lot will be connected to sewer.



Water - A Hunter Water main will be made available for future connection at the front of each lot.



Electricity - An Ausgrid 11KV high voltage network will supply the estate with each individual lot allocated a 3-phase 200 amp supply, depending on lot size.



Telecommunications - NBN infrastructure will be made available for future connection to each lot within the estate



Hunter Industrial Park - Stage 1 Subdivision Plan

The latest marketing plans for Stage 1 at Hunter Business Park is outlined below.

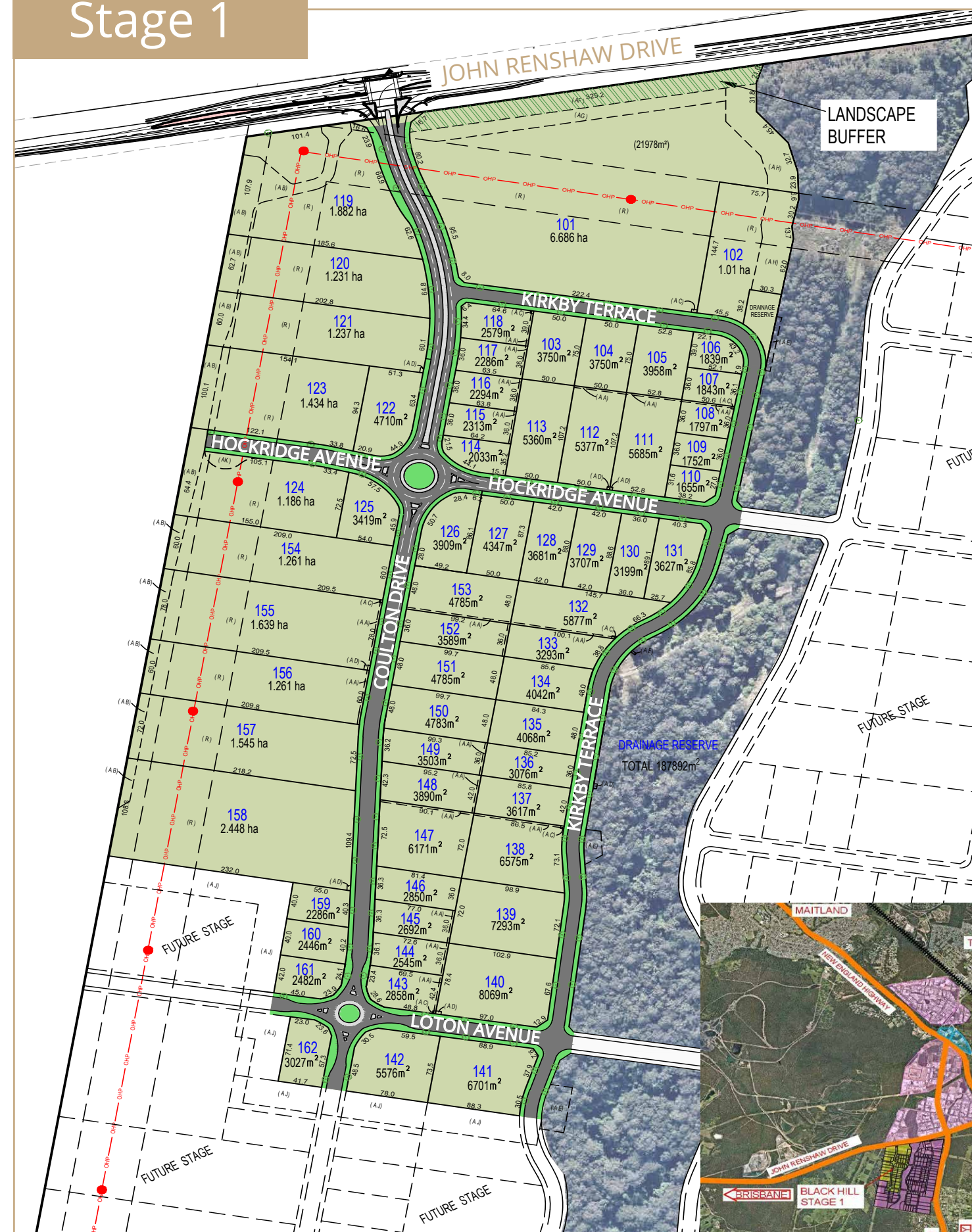
STAGE 1

Lot #	Street	Area m ² *	Rate \$/m ² **	Sale Price (plus GST)
109	Kirkby Terrace	1,752	\$394	\$690,000
110	Kirkby Terrace	1,655	\$408	\$675,000
112	Hockridge Avenue	5,384	\$353	\$1,900,000
113	Hockridge Avenue	5,384	\$353	\$1,900,000
120	Coulton Drive	12,310	\$280	\$3,450,000
121	Coulton Drive	12,298	\$268	\$3,300,000
122	Coulton Drive	4,710	\$382	\$1,800,000
123	Hockridge Avenue	14,360	\$286	\$4,100,000
129	Hockridge Avenue	3,707	\$351	\$1,300,000
132	Kirkby Terrace	5,877	\$280	\$1,646,000
133	Kirkby Terrace	3,293	\$290	\$955,000
139	Kirkby Terrace	7,293	\$340	\$2,480,000
142	Loton Avenue	5,576	\$350	\$1,950,000
162	Loton Avenue	3,027	\$396	\$1,200,000

*Approximate
**Rounded
***as at 25/10/2021

1. Please note prices may change without notice.
2. Site areas are gross areas and may include easements. To determine net site areas please refer to the subdivision plan.

Stage 1





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Land Sale Opportunities

An exclusive release of land sale lots are now available within Stage 1 of Hunter Business Park. Opportunities are limited in the initial release, with Registrations of Interest closing 5pm Friday 29 October 2021.



[Click here to obtain the latest subdivision plan and pricelist](#)



[Click here to obtain an application form to register your interest to purchase a lot](#)

Site inspections are by appointment only and will be coordinated subject to site access. All other enquiries concerning the property should be directed to the exclusive agents:

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* All areas and figures noted are approximate. All locations and outlines are indicative only.