

2/298 QUEEN STREET CAMPBELLTOWN

Lease Information Memorandum 2025





Contents

Executive summary	1
Location overview	2
Demographics	3
Lease process and lodgement of EOI	4
Planning controls	5
Floor plan	6
Photos	7
Expressions of Interest	9
Applicants declaration and acknowledgement	11
Disclaimer	12

EXECUTIVE SUMMARY

On offer is a two-storey commercial office space in a beautiful heritage building known as the old 'Coaching House' situated on Queen Street in Campbelltown's CBD.

The building is fully restored and features a kitchen, bathroom, office spaces, balcony and shared back yard.

Situated in a prime location close to Campbelltown Mall and walking distance to bus stops and Campbelltown Train Station.

Property address:	2/298 Queen Street, Campbelltown
Title details:	Lot 1 Deposited Plan 827641
Tenancy area:	299.7m2 approx. subject to survey
Local Council:	Campbelltown City Council
Proposed Lease Term:	3-5 years
Special Conditions:	1. Proponent responsible for fit-out cost and any regulatory approval associated with works including state heritage approval. 2. Approved use for building is commercial office. If the proponent seeks to operate an alternate use that is permissible under the zoning, they will be responsible for seeking regulatory approval.

LOCATION OVERVIEW

The site is located approximately 54km south-west of the Sydney CBD, in the Local Government Area of Campbelltown City Council, part of the growing Macarthur region.

- Adjacent to Campbelltown Mall
- Walking distance to bus stop
- Walking distance to Campbelltown Train Station
- 1.5km to Campbelltown Hospital



DEMOGRAPHICS

Population

Campbelltown City Council Estimated Resident Population for 2024 is 188,303, with a population density of 604.5 persons per square km.

Age Groups

Campbelltown City had a higher proportion of children (under 18) and a lower proportion of persons aged 60 or older than Greater Sydney.

Employment Status

As at the 2021 Census, 72,788 people living in Campbelltown LGA were employed, of which 56% worked full-time and 28% part-time.

Household Summary

In Campbelltown City, 37.8% of households were made up of couples with children, compared with 34.4% in Greater Sydney.

Transport

In 2021, 48.2% of people travelled to work in a private car, 5.8% took public transport and 1.1% rode a bike or walked. 25.7% worked at home.



LEASE PROCESS AND LODGEMENT OF EOI

Campbelltown City Council is seeking Expressions of Interest (EOI) for the Lease of a premises located at 2/298 Queen Street, Campbelltown. Offers to Lease should address all items detailed in the EOI form, issued with this Information Memorandum.

Lodgement of EOI

Expressions of Interest are to be lodged by email to leasing@campbelltown.nsw.gov.au by Friday 14 November 2025 at 4pm.

- Any EOI lodged after the closing date and time, or lodged incorrectly, may be regarded to be late and may not be considered.
- Respondents are responsible for the safe and confidential delivery of their Expressions of Interest.
- The Lessor reserves the right not to accept any EOI without limitation. The Lessor is not obliged to accept EOIs with the highest consideration.
- The Lessor may, in its absolute discretion, negotiate with any persons who submit an EOI or with any other person with respect to the property and, at any time prior to the signing of binding leases, may withdraw the property from Lease. The Lessor is not responsible for any costs or expenses incurred by a prospective Lessee in preparing and lodging an EOI or undertaking any due diligence.
- The EOI application form is to be completed and lodged with each application being treated as confidential.

Property inspections

The following inspection times have been scheduled: Wednesday 29 October 2025 at 12.30pm—1pm and Wednesday 5 November 2025 at 12.30pm—1pm. Please confirm your attendance at one of these scheduled inspections prior to attending.

Contact details

All communication and enquiries should be addressed in writing to:

Emma Hughes

Manager Property Services

Campbelltown City Council

Email: leasing@campbelltown.nsw.gov.au

Phone: 0418 853 233

PLANNING CONTROLS

Zone MU1 - Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage the timely renewal and revitalisation of centres that are undergoing growth or change.
- To provide a focal point for commercial investment, employment opportunities and centre-based living.

2 Permitted without consent

Nil

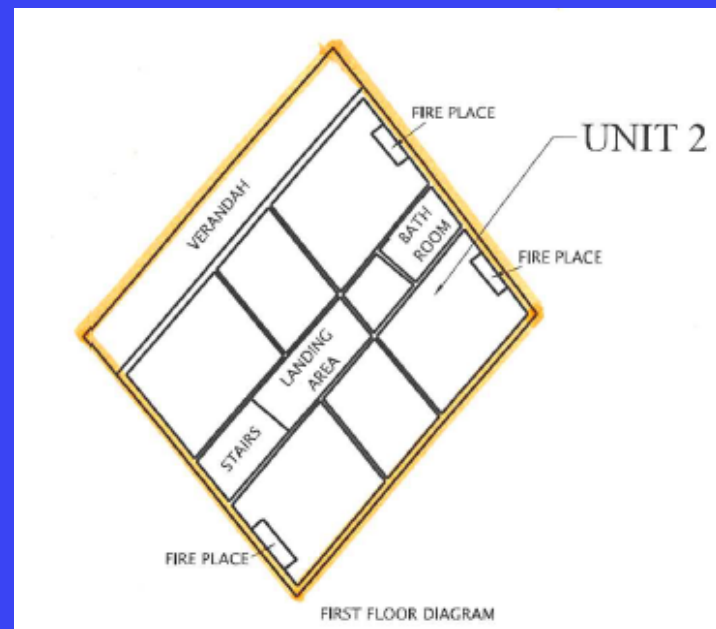
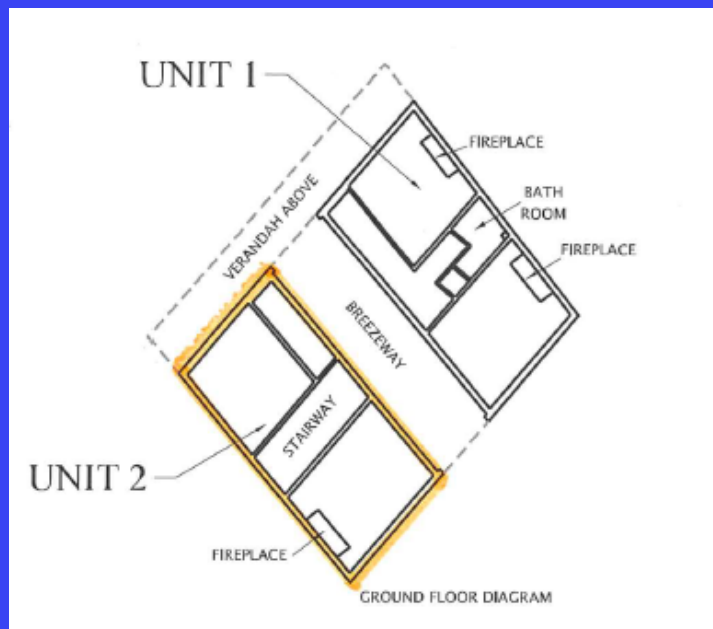
3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home occupations; 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; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

FLOOR PLAN



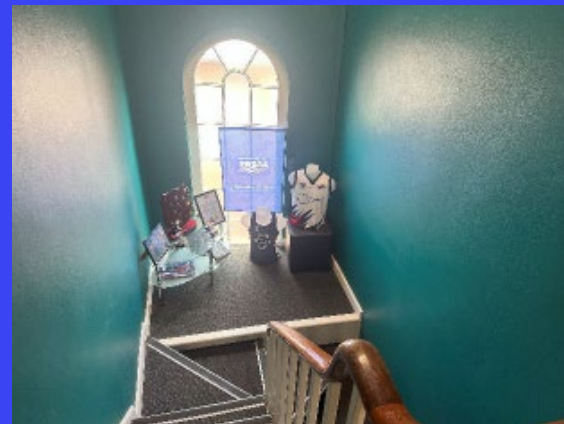
Internal Photos



Shared back yard



Ground floor entry hallway



Stairway with display landing

Internal Photos



Kitchen



Office Space

EXPRESSIONS OF INTEREST

Selection Criteria

The selection criteria to be used in determining the successful applicant are outlined below. The criteria are not in any particular order and are not necessarily exhaustive or to be given equal weight. Criteria are as follows:

- a) Proposed use
- b) Experience in relevant field (including qualifications/certificates) if relevant
- c) Proposed rental
- d) Financial stability and financial position of the applicant/organisation

A short-listing process may occur in which Council may, at its absolute discretion, exclude an Expression of Interest from further consideration at any stage of the process if:

- a) It is found not to comply with the Conditions of Submitting an Expression of Interest;
- b) It is evaluated as not meeting or addressing a criteria or EOI Requirement;
- c) It is found to be unacceptable in terms of effectiveness against the evaluation criteria;
- d) It is found to be presenting unacceptable risk;
- e) Or it is evaluated as not achieving a satisfactory standard.

EXPRESSIONS OF INTEREST

Applicants are required to complete and provide details pertaining to the items contained in this notice. Additional pages can be annexed as part of the submission.

Company	
ABN/ACN	
Contact Name	
Registered Business Address	
PhoneNumber	
Email Address	
Rental excluding GST PA	
Rent Review	
Proposed Commencement Date	
Lessee Works	
Special Conditions (if any)	

EXPRESSIONS OF INTEREST

In addition to the above schedule; applicants are required to provide information on the following:

1. Financial Capability

It is essential for Council in assessing and evaluating Expressions of Interest to be able to satisfy itself that the applicant/organization submitting the EOI has the necessary financial capacity to operation for the duration of the lease. Please provide details to support your application.

2. Outline of Application/Organisation

Parties will also need to provide an outline of the applicant/organisation submitting the EOI and providing details of the applicant/organisation (including background of principals).

3. Relevant Experience

Applicants are to list details of the Applicants past performance, particularly over the past five (5) years, in respect of services, similar to those for which this EOI is made, together with details of contact persons for such work.



DECLARATION AND ACKNOWLEDGMENT

I, _____ of _____ declare and affirm:

1. I am the applicant or a director of the applicant* authorised to make this declaration on its behalf.
2. The submission of this Expression of Interest is a genuine proposal to _____ (insert proposed use) at 2/298 Queen Street, Campbelltown ("the Premises").
3. I have taken into account the respective terms and conditions of the agreement/lease for the Premises.
4. In the event Council selects my Expression of Interest then my Expression of Interest shall be deemed to be an offer made with the intention to enter into a legally enforceable agreement/lease and Council's selection of my Expression of Interest will be deemed to be an acceptance of that offer.
5. Should my Expression of Interest be chosen by Council, I acknowledge the successful applicant will enter into the agreement/lease with Council on the terms and conditions presented by Council.
6. Should my Expression of Interest be chosen by Council, I acknowledge the successful applicant will be bound to comply with the terms of any agreement entered into for the premises.

I make this declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 on _____ at _____ before me:

Applicant _____

Prescribed witness* _____

Name and address _____

*If the applicant is a corporation

*Justice of the Peace, Commissioner of Oaths or Legal Practitioner

DISCLAIMER

This document has been prepared by Campbelltown City Council for the information of potential lessees to assist them in deciding whether they are sufficiently interested in the property offered, and to proceed with further investigation in relation to the property. The information contained in this document does not constitute any offer or contract of Lease; it is provided as a guide only, and has been prepared in good faith and with due care. Potential Lessees must take note that the figures and calculations contained in this document are based on figures provided to Council by external sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information.

Any projections contained in this document represent estimates only, and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential Lessees must satisfy themselves in relation to all aspects of the document, including development potential and cost; market take-up; rent levels; outgoings; and all other matters a prudent Lessee would consider relevant. The Lessor, Council or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential Lessee relies upon that is contained in this document or any other marketing material. Except for where stated in this document, the property will be traded or leased 'as is' and 'with all faults', without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law. The Lessor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or lease of the property and to modify or add any terms and conditions to any proposed contract, Lessor's statement or other material associated with the proposed Lease, which may be made available to a potential Lessee.



Emma Hughes
Manager Property Services
PO Box 57, Campbelltown NSW 2560
leasing@campbelltown.nsw.gov.au
Phone: 0418 853 233