

ARMSTRONG BIGGS
VALUERS



PROPERTY VALUATION

28 Allied Drive, Tullamarine VIC 3043



13th April,
2018

Attention: Connie Coletti & Gabriella Tomas

PRIVATE & CONFIDENTIAL – FOR ADDRESSEE ONLY



SUBJECT PHOTOGRAPHY



Ground Floor Reception



Ground Floor Reception/Waiting Area



First Floor Offices



Warehouse



Warehouse



Warehouse Kitchenette



Common Driveway & Parking Area



Streetscape



28 Allied Drive, Tullamarine VIC 3043

EXECUTIVE SUMMARY

CLIENT

Coletti & Tomas

DATE OF INSPECTION

13th April, 2018

DATE OF VALUATION

13th April, 2018

BRIEF DESCRIPTION

Upon the land and appearing to have been constructed in the early 2000's, stands a concrete panel warehouse with two level internal offices, having a total building area of approximately 346 square metres, comprising:

Ground floor reception/office/amenities: 47 square metres

First floor offices: 47 square metres

Warehouse: 252 square metres

Total building area: 346 square metres

SITE DIMENSIONS / AREA

- The subject property forms part of a four lot subdivision and occupies a small portion of the total site area. The site is relatively level in topography and of irregular shape.

TITLE PARTICULARS

- Lot 1 on Plan of Subdivision 515334Y as comprised within Certificate of Title Volume 10761, Folio 062.
- Encumbrances: Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988.
Agreement Section 173 Planning & Environment Act 1987 N992175A dated 03/02/1989.
Agreement Section 173 Planning & Environment Act 1987 P496965J dated 27/10/1989.
Mortgage to Westpac Banking Corporation AK469256M dated 17/07/2013.
- Registered Proprietor: Gabriella Maria Tomas and Connie Maria Coletti dated 21/07/2006

ZONING

- Zoning: Industrial 1 Zone.
- Overlays: Development Contributions Plan Overlay – Schedule 2.
- The property is within an area of Aboriginal Cultural Heritage Sensitivity.
- Local Government Area: City of Brimbank.



OCCUPANCY STATUS

We have been advised that a related party lease agreement is in place, details of which have not been provided. In accordance with our instructions however, we have valued the property on a vacant possession basis.

INTEREST VALUED

- Fee simple vacant possession

VALUATION

In our opinion and subject to all report content, 28 Allied Drive, Tullamarine VIC 3043 has a current fair market value *exclusive of GST considerations* as at the 13th April 2018, for property settlement purposes of:-

On a vacant possession basis

SIX HUNDRED AND FIVE THOUSAND DOLLARS (\$605,000)

SIGNED

A handwritten signature in blue ink, appearing to be 'D. Biggs', written over a horizontal line.

**D. Biggs AAPI (Val), Certified Practising Valuer
Director – Armstrong Biggs Valuers Pty Ltd
Australian Property Institute
Member No. 177**

A handwritten signature in blue ink, appearing to be 'T. Doukas', written over a horizontal line.

**T. Doukas AAPI (Val), Certified Practising Valuer
Associate Director – Armstrong Biggs Valuers Pty Ltd
Australian Property Institute
Member No. 62877**

WAIVER

This valuation summary should be read as forming part of and in conjunction with the whole of the attached report and its qualifications, and should under no circumstances be detached or used independently.

TABLE OF CONTENTS

PROPERTY VALUATION	0
EXECUTIVE SUMMARY	5
EXHIBITS AND APPENDICES	9
EXHIBITS	9
APPENDICES	9
PART 1 INSTRUCTION DETAIL	10
1.1 INSTRUCTED BY	10
1.2 REFERENCE	10
1.3 CLIENT	10
1.4 PROPERTY	10
1.5 DATE OF INSPECTION/VALUATION	10
1.6 PURPOSE OF VALUATION	10
1.7 IMPORTANT NOTES AND QUALIFICATIONS	10
1.8 FORWARD ASSUMPTIONS AND QUALIFICATIONS	11
1.9 THIRD PARTY DISCLAIMER	11
PART 2 TITLE & LAND DETAIL	12
2.1 TITLE	12
2.2 LAND DIMENSIONS	12
2.3 ZONING	12
PART 3 LOCATION & SERVICES	14
3.1 LOCATION	14
3.2 SERVICES	14
PART 4 IMPROVEMENT DETAIL	15
4.1 GENERAL DESCRIPTION	15
4.2 CONSTRUCTION	15
4.3 INTERNAL DETAIL	15
4.4 OTHER IMPROVEMENTS	16
4.5 CONDITION	16
PART 5 ENVIRONMENTAL RISKS	16
PART 6 GENERAL COMMENT	16
PART 7 TENANCY DETAILS	17
7.1 LEASE DETAIL	17
PART 8 VALUATION RATIONALE	17
8.1 DIRECT COMPARISON	17
RATIONALE	17
8.2 CAPITALISATION	17
RATIONALE	17
PART 9 SALES EVIDENCE	18
PART 10 REPORT LIMITATION	22
PART 11 CERTIFICATE OF VALUATION	22
PART 12 VALUER QUALIFICATIONS	23
MR DOUGLAS BIGGS	23
Valuer's Declaration	23
Qualifications	23



Position: 23
Experience: 23
MR THEO DOUKAS 24
Valuer’s Declaration 24
Qualifications..... 24
Position: 24
Experience: 24

PART 13 | LETTER OF INSTRUCTION 25

PART 14 | CERTIFICATE OF TITLE 27

PART 15 | PLANNING 33



EXHIBITS AND APPENDICES

EXHIBITS

- | | | |
|----|-------------------------|---------|
| a) | Subject photography | Summary |
| b) | Table of building areas | Part 4 |

APPENDICES

1. Clients Instructions
2. Title Extract
3. Planning

VALUATION REPORT

PART 1 | INSTRUCTION DETAIL

1.1 | INSTRUCTED BY

Connie Coletti

60 Clare Boulevard

Greenvale VIC 3059

Gabriella Tomas

22 Aberdeen Avenue

Greenvale VIC 3059

1.2 | REFERENCE

Your reference: Not provided

Our reference: 126302

1.3 | CLIENT

Coletti & Tomas

1.4 | PROPERTY

28 Allied Drive, Tullamarine VIC 3043

1.5 | DATE OF INSPECTION/VALUATION

13th April, 2018

1.6 | PURPOSE OF VALUATION

Instructions by letter dated 7th April 2018 are to determine the fair market value of the freehold interest of the subject property for property settlement purposes on the following basis:

1. Current fair market value – vacant possession.

1.7 | IMPORTANT NOTES AND QUALIFICATIONS

DEFINITION OF FAIR MARKET VALUE

The current fair market value is based on the definition accepted by the Australian Property Institute (API).

“The estimated amount for which an asset should exchange on the date of the valuation between a buyer and a willing seller in an “arm’s length” transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion.”

MARKET MOVEMENT CLAUSE

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements and factors specific to the particular property). We do not accept responsibility or liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 3 months from the date of the valuation or such earlier date if you become aware of any factors that have an effect on the valuation.

BUILDING & CONSTRUCTION

We have carried out an inspection of exposed and readily accessible areas of the improvements. However, the valuer is not a building construction or structural expert and is therefore unable to certify

the structural soundness of the improvements. Readers of this report should make their own enquiries from appropriate and qualified experts.

We are not insurance compliant and advice should be sought from appropriate and qualified experts.

CERTIFICATE OF TITLE

We have been provided with a Certificate of Title.

- Refer to Body of Report.

ENVIRONMENTAL

The extent of our land inspection gave no indication of any soil problems such as instability or affectation by toxic or hazardous wastes. We have not initiated formal soil tests or building consultants inspection reports.

Likewise with the improvements no objectionable materials were noted as forming any part of the structure under consideration.

The property does not appear on the Environmental Protection Authority's Priority Register. The Register reports known problem sites only and is not a definitive Register of all potentially contaminated sites in Victoria. This does not preclude in any way therefore the possibility of contamination or associated issues requiring action existing at the subject property.

It is recommended that if more than a passing opinion is required, such instructions be issued directly to suitable qualified practitioners and if of an adverse nature the report should be returned to us for further consideration. Readers of this report should make their own enquiries from appropriate and qualified experts.

PROFESSIONAL INDEMNITY INSURANCE

We hold a current Professional Indemnity Insurance policy (No. SYB17015585A) with Lloyds Underwriters London Pty Ltd 100% for an amount of \$3,000,000.

"Liability limited by a scheme approved under Professional Standards Legislation.

1.8 | FORWARD ASSUMPTIONS AND QUALIFICATIONS

- Improvements have been completed to a reasonable standard.
- Building services are fully functional and appropriately maintained.
- An Occupancy Permit has been issued or improvements are to a standard (if an older existing structure) where an Occupancy Permit can be issued forthwith.
- The valuation assumes a competent level of property maintenance, ownership and management.
- The valuer is a member of the Australian Property Institute and qualified in Victoria.
- The valuer has no pecuniary interest in the property either past, present or future and the opinion expressed is free of bias, being his own observations and findings.

1.9 | THIRD PARTY DISCLAIMER

This valuation has been prepared on specific instructions from Connie Coletti & Gabriella Tomas for property settlement purposes. The report is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent prior to them relying on this report. We reserve our right to withhold consent or to review the contents of this report in the event that our consent is sought.

PART 2 | TITLE & LAND DETAIL

2.1 | TITLE

Identified as being Lot 1 on Plan of Subdivision No. 515334Y,

Certificate of Title Volume 10761, Folio 062.

Encumbrances:

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988.

Agreement Section 173 Planning & Environment Act 1987 N992175A dated 03/02/1989 details of which have not been sighted.

Agreement Section 173 Planning & Environment Act 1987 P496965J dated 27/10/1989 details of which have not been sighted.

Mortgage to Westpac Banking Corporation AK469256M dated 17/07/2013.

Registered Proprietor:

Gabriella Maria Tomas and Connie Maria Coletti dated (Registered 21/07/2006)

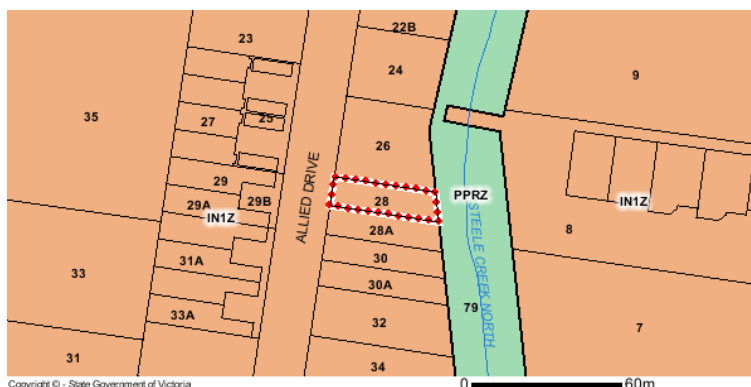
* Copy of title appended at rear

2.2 | LAND DIMENSIONS

The subject property forms part of a four lot subdivision and occupies a small portion of the total site area. The site is relatively level in topography and of irregular shape.

2.3 | ZONING

Zoning: Industrial 1 Zone



Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Overlay: Development Contributions Plan Overlay – Schedule 2

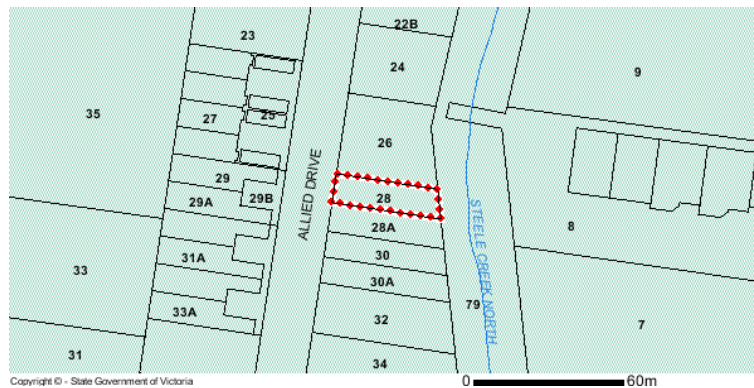


Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The property is within an area of Aboriginal Cultural Heritage Sensitivity



The local authority for town planning is the *Brimbank*.

The current usage appears in conformity and allowed within the zoning.

Planning Scheme Ordinances are appended at rear.

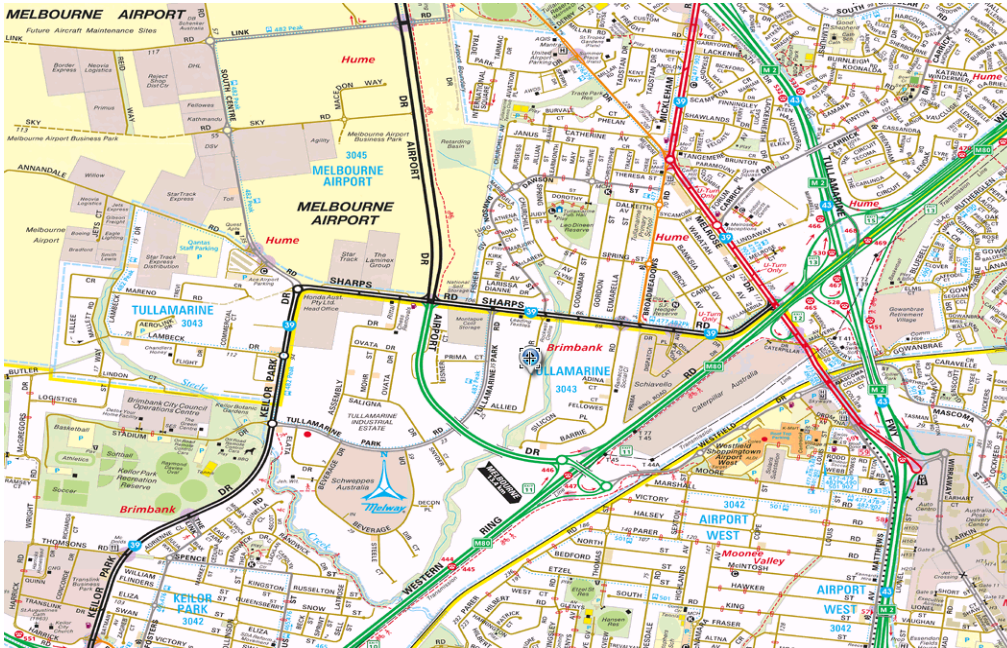
Subject to the confirming issue of Planning Certificate.



PART 3 | LOCATION & SERVICES

3.1 | LOCATION

Refer to Melway Map 15 G4



The property holds frontage to the eastern side of Allied Drive, just south of Sharps Road, within the municipal boundaries of the City of Brimbank, approximately 15 kilometres north-west of the Melbourne GPO.

The property is situated within an established middle distant industrial locality. Surrounding development comprises, in the main, modern concrete panel factory bays and larger scale warehousing premises.

National distributorships within the immediate vicinity include Schweppes Australia, Caterpillar Australia, Schiavello and Honda Australia Head Office.

Peripheral housing estates comprise predominantly post World War II brick veneer and timber housing of an average standard and more recently constructed modern multi-unit development interspersed.

The property abuts a creek to the rear.

3.2 | SERVICES

Electricity, water, telephone and sewer are connected.

Allied Drive is a fully constructed bitumen sealed roadway with fully formed concrete kerb, channel and crossovers and is of sufficient width to provide moderate heavy vehicle freight accessibility.

Major road linkages to the site include Western Ring Road, Tullamarine Freeway, Calder Freeway, Sharps Road and Keilor Park Drive, all within relative proximity. Melbourne International Airport is located just to the north.

Westfield Regional Shopping Town is within 700 metres to the east which provides a wide range of specialty retail, restaurants and eateries, larger scale department stores and entertainment venues.

A local tram service passes along Mathews Avenue within 1 kilometre to the east and city rail is via Glenroy Railway Station, within 2.5 kilometres to the east.

A range of established schooling, community and recreational facilities surround including Tullamarine Primary School and Keilor Park Recreation Reserve.

PART 4 | IMPROVEMENT DETAIL

4.1 | GENERAL DESCRIPTION

Upon the land and appearing to have been constructed in the early 2000's, stands a concrete panel warehouse with two level internal offices, having a total building area of approximately 346 square metres, comprising:

Ground floor reception/office/amenities:	47 square metres
First floor offices:	47 square metres
Warehouse:	252 square metres
Total building area:	346 square metres

4.2 | CONSTRUCTION

Footings:	Reinforced concrete slab and timber to first floor offices.
External walls:	Concrete panel and glazing.
Internal walls:	Concrete panel, plasterboard and glazing.
Ceiling:	Plasterboard and safety mesh and sarking.
Lighting:	Fluorescent and high intensity discharge lumens.
Flooring:	Tile, carpet and timber.
Window frames:	Aluminium.
Roofing:	Metal deck and translucent light panels.
Fire services:	Hand held fire extinguishers.

4.3 | INTERNAL DETAIL

Entry to –

Ground Floor

Reception:	Tile flooring, painted concrete panel and plasterboard wall linings, plasterboard ceiling linings, fluorescent lighting, wall mounted reverse cycle air conditioning unit.
Office:	Tile flooring, plasterboard wall linings, plasterboard ceiling linings, fluorescent lighting, wall mounted reverse cycle air conditioning unit, doorway to toilet alcove fitted with vanity unit.
Warehouse:	Reinforced concrete floor, concrete panel walls, safety mesh and sarking to ceiling, steel roof frame, clearspan utility – height clearance to the springline of approximately 6.3 metres, front high clearance roller shutter. Kitchenette fitted with single bowl stainless steel sink built-in laminated cupboards and tile splashback. Warehouse amenities – tile flooring, fitted with toilet, vanity unit, handbasin and handrail.



First Floor

Office/Kitchen:	Carpeted, concrete panel and plasterboard wall linings, plasterboard ceiling linings, fluorescent lighting, wall mounted reverse cycle air conditioning unit, kitchenette fitted with single bowl stainless steel sink with built in laminated cupboards.
Office:	Carpeted, concrete panel and plasterboard wall linings, plasterboard ceiling linings, fluorescent lighting and downlights, wall mounted reverse cycle air conditioning unit.
Office:	Carpeted, plasterboard wall linings, plasterboard ceiling linings, fluorescent lighting and downlights, built in cupboard.

4.4 | OTHER IMPROVEMENTS

- Shared concrete sealed front driveway
- Concrete sealed car parking to front building setback (5 marked car spaces)
- Cyclone wire fencing to front
- Minor landscaping

4.5 | CONDITION

As inspected the property appears in a generally sound and functional condition.

We have carried out an inspection of exposed and readily accessible areas of the improvements. However, the valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries from appropriate and qualified experts.

PART 5 | ENVIRONMENTAL RISKS

The extent of our land inspection gave no indication of any soil problems such as instability or affectation by toxic or hazardous wastes. We have not initiated formal soil tests or building consultant's inspection reports. Likewise with the improvements no objectionable building materials were noted as forming any part of the structure(s) under consideration.

The property does not appear on the Environment Protection Authority's priority sites register. The Register reports known problem sites only and is not a definitive register of all potentially contaminated sites in Victoria. This does not preclude in any way therefore the possibility of contamination or associated issues requiring action existing at the subject property.

It is recommended that if more than a passing opinion is required, such instructions be issued directly to suitable qualified practitioners and if of an adverse nature the report should be returned to us for further consideration. Readers of this report should make their own enquiries from appropriate and qualified experts.

PART 6 | GENERAL COMMENT

A modern clearspan, concrete panel warehouse forming part of a development of four similar warehouse bays. The subject property shares a common driveway with number 28A Allied Drive.

The property is situated within an established industrial locality and stands well supported by surrounding development.

PART 7 | TENANCY DETAILS

7.1 | LEASE DETAIL

We have been advised that a related party lease agreement is in place, details of which have not been provided. In accordance with our instructions however, we have valued the property on a vacant possession basis.

PART 8 | VALUATION RATIONALE

Generally accepted methods of valuation include capitalisation, summation, direct comparison and discounted cashflow techniques. An appraisal may be based on, any combination of, or all methods.

8.1 | DIRECT COMPARISON

On a direct vacant comparison basis our valuation reflects an overall building rate of: \$1,750 per square metre;

ie. Total buildings 346 sq.m @ \$1,750 per sq.m

Indicated value (vacant possession):	\$605,000 (rounded)
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RATIONALE

Sales analysed below indicate a range between \$1,225 and \$1,991 per square metre, depending on a number of factors including building size and age, building style, location and zoning.

Refer Part 9 for detailed sales analysis.

8.2 | CAPITALISATION

We have assessed the current fair market rental, assuming normal lease terms and conditions with a tenant paying all the usual outgoings for this property type, as being in the close range of;

Rental per annum (NET)	\$36,330
Overall building rental rate (per sq m)	\$105
Investment rate of return (Yield)	6%

Indicated Value (vacant possession)	\$605,000 (rounded)
--	----------------------------

RATIONALE

Sales analysed below indicate overall building rental rates of between \$75 - \$119 per square metre and a capitalised indice range of between 5.47% - 6.35% depending on a number of factors including building size and age, building style, office to warehouse ratio, location and zoning.

Refer Part 9 for detailed sales analysis.



PART 9 | SALES EVIDENCE



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
2/3 BEVERAGE DRIVE, TULLAMARINE	\$530,000	3/2018	340	\$1,559	\$29,000	\$85	5.47%

An older style brick high clearance warehouse forming part of a development of three. Own street frontage and private driveway access. Sold with lease. Industrial 1 Zone. Similar location. Older inferior warehouse. Inferior overall.



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
1/25 BEVERAGE DRIVE, TULLAMARINE	\$695,000	8/2017	349	\$1,991	\$41,500	\$119	5.97%

A modern concrete panel warehouse with modern internal offices forming part of a development of 6. Off street car parking for 5 cars. Industrial 1 Zone. Sold vacant possession. Similar location. Superior internal fit-out and presentation.



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
8/62-68 GARDEN DRIVE, TULLAMARINE	\$630,000	11/2017	405	\$1,556	\$40,000	\$99	6.35%

A modern concrete panel warehouse with two level internal offices forming part of a development of 9. Off street parking for 5 cars. Realisation sale. Sold vacant possession. Commercial 2 Zone. Superior zoning and location. Inferior development.



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
3/67-73 GARDEN DRIVE, TULLAMARINE	\$490,000	6/2017	400	\$1,225	\$30,000	\$75	6.12%

A modern concrete panel warehouse with sizeable internal two level offices of around 340 sqm. Forms part of a development of 12. Sold vacant possession. Commercial 2 Zone. Superior zoning and location. Inferior warehouse within an inferior development. Sale appears low.



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
12/60 LILLEE CRESCENT, TULLAMARINE	\$414,000	5/2017	299	\$1,385	\$25,000	\$84	6.04%

A modern concrete panel office/warehouse situated within a sizeable development. Off street car parking for 3 cars. Commercial 2 Zone. Sold with vacant possession. Larger, inferior development.



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
47 ALLIED DRIVE, TULLAMARINE	\$650,000	12/2017	350	\$1,857	\$40,000	\$114	6.15%

A modern concrete panel warehouse with front offices forming part of a development of two with own street frontage. Separate driveway and parking area to front building setback. No Owners Corporation. Industrial 1 Zone. Similar location and zoning.



ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M ²)	BUILDING RATE PER M ²	NET RENTAL	RATE PER M ²	YIELD
47A ALLIED DRIVE, TULLAMARINE	\$780,000	3/2017	470	\$1,660	\$47,500	\$101	6.09%

A larger, modern concrete panel warehouse with front offices forming part of a development of two with own street frontage. Corner aspect. Separate driveway and parking area to front building setback. No Owners Corporation. Industrial 1 Zone. Similar location and zoning.

SUMMARY OF SALES ANALYSIS

ADDRESS	SALE PRICE	SALE DATE	BUILDING AREA (M2)	BUILDING RATE PER (M2)	NET RENTAL P.A	RENTAL RATE PER (M2)	LAND AREA	ZONING	YIELD
2/3 BEVERAGE DRIVE, TULLAMARINE	\$ 530,000	Mar-18	340	\$ 1,559	\$ 29,000	\$ 85	N/A	IND 1	5.47%
1/25 BEVERAGE DRIVE, TULLAMARINE	\$ 695,000	Aug-17	349	\$ 1,991	\$ 41,500	\$ 119	N/A	IND 1	5.97%
8/62-68 GARDEN DRIVE, TULLAMARINE	\$ 630,000	Nov-17	405	\$ 1,556	\$ 40,000	\$ 99	N/A	COMM 2	6.35%
3/67-73 GARDEN DRIVE, TULLAMARINE	\$ 490,000	Jun-17	400	\$ 1,225	\$ 30,000	\$ 75	N/A	COMM 2	6.12%
12/60 LILLEE CRESCENT, TULLAMARINE	\$ 414,000	May-17	299	\$ 1,385	\$ 25,000	\$ 84	N/A	COMM 2	6.04%
47 ALLIED DRIVE, TULLAMARINE	\$ 650,000	Dec-17	350	\$ 1,857	\$ 40,000	\$ 114	N/A	IND 1	6.15%
47A ALLIED DRIVE, TULLAMARINE	\$ 780,000	Mar-17	470	\$ 1,660	\$ 47,500	\$ 101	N/A	IND 1	6.09%
SUBJECT PROPERTY	VALUE								
28 ALLIED DRIVE, TULLAMARINE	\$ 605,500		346	\$ 1,750	\$ 36,330	\$ 105	N/A	IND 1	6.00%
					* indicates passing rent				

PART 10 | REPORT LIMITATION

This valuation has been prepared on specific instructions from Connie Coletti & Gabriella Tomas for property settlement purposes only. The report is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent prior to them relying on this report. We reserve our right to withhold consent or to review the contents of this report in the event that our consent is sought.

Any person purporting to rely on this valuation shall be deemed to have first acknowledged that save to the extent of any statement to the contrary contained elsewhere in this report: The valuation figure is not an objectively ascertainable fact, but represents the professional opinion of the undersigned valuer based on data extrapolated from sales of broadly comparable properties; Accordingly the price for which the property may be sold in the future will be subject to fluctuation as a consequence of changes in general economic conditions, trends in the real property market; the demographics of Melbourne metropolitan or local areas and the extent to which the property is properly maintained and presented.

The amount shown in the certificate of valuation reflects the value we place on the property at the time of valuation and it is agreed by the acceptance of this valuation by the instructor that no liability for a diminution of the value due to market trends or matters outside the control of Armstrong Biggs Valuers Pty Ltd will cause any action against Armstrong Biggs Valuers Pty Ltd.

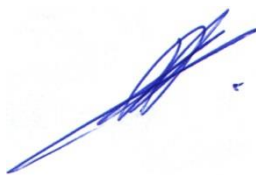
PART 11 | CERTIFICATE OF VALUATION

In our opinion the current fair market value *exclusive of GST considerations*, of 28 Allied Drive, Tullamarine VIC 3043, fee simple in possession, as inspected, as at the 13th April, 2018 and for property settlement purposes stands at:-

Vacant possession basis:-

SIX HUNDRED AND FIVE THOUSAND DOLLARS (\$605,000)

SIGNED:



**D. Biggs AAPI (Val), Certified Practising Valuer
Director – Armstrong Biggs Valuers Pty Ltd
Australian Property Institute
Member No. 177**



**T. Doukas AAPI (Val), Certified Practising Valuer
Associate Director – Armstrong Biggs Valuers Pty Ltd
Australian Property Institute
Member No. 62877**

PART 12 | VALUER QUALIFICATIONS

MR DOUGLAS BIGGS

Director, Armstrong Biggs Valuers Pty Ltd
 Level 13, 200 Queen Street, Melbourne VIC 3000
 Email: valuations@armstrongbiggs.com.au
 Phone: (03) 8648 6548

Valuer's Declaration

1. I have made all the enquiries I believe are necessary and appropriate and to my knowledge there have not been any relevant matters omitted from this report, except as otherwise specifically stated in this report.
2. I believe that the facts within my knowledge that have been stated in this report are true.
3. The opinions I have expressed in this report are independent and impartial.
4. I have complied with the requirements of the professional code of conduct of the Australian Property Institute.

Qualifications

- Associate Diploma of Valuations RMIT 1978
- Since 1978, Associate of the Australian Property Institute, Registered No. 177

Position: Director – Armstrong Biggs Valuers Pty Ltd

Experience: 1985 – *Present* *Armstrong Biggs Valuers – Director*
 Supervising and training of valuation staff

- Business Management
- Valuations of residential, industrial and commercial properties for various purposes
- Specialist Valuer within Armstrong Biggs Valuers for all legal valuation matters, including Supreme Court, Family Court and County Court

1983 - 1984 *T. L. Myers Valuers – Valuer*

- Valuations of all property types within the Melbourne Metropolitan Region.

1974 – 1982 *Various Municipal Councils*

- Valuations for Statutory purposes
- Valuations for Rating purposes
- Valuations for acquisition and roadwidening purposes
- Valuations for stamp duty and Land Tax purposes

MR THEO DOUKAS

Certified Practising Valuer
 Level 13, 200 Queen Street, Melbourne VIC 3000
 Email: valuations@armstrongbiggs.com.au
 Phone: (03) 8648 6548

Valuer's Declaration

5. I have made all the enquiries I believe are necessary and appropriate and to my knowledge there have not been any relevant matters omitted from this report, except as otherwise specifically stated in this report.
6. I believe that the facts within my knowledge that have been stated in this report are true.
7. The opinions I have expressed in this report are independent and impartial.
8. I have complied with the requirements of the professional code of conduct of the Australian Property Institute.

Qualifications

- Advanced Certificate in Estate Agency - Swinburne University of Technology 1993
- Associate Diploma of Business in Legal Practice - Swinburne University of Technology 1998
- Bachelor of Business (Property-Vals) - RMIT 1998
- Since 2000, Associate of the Australian Property Institute, Registered No. 62877

Position: Associate Director – Armstrong Biggs Valuers Pty Ltd

- Experience:**
- 2017 – Present *Armstrong Biggs Valuers – Associate Director*
 - Valuations of residential, industrial and commercial properties for various purposes
 - Specialist Valuer within Armstrong Biggs Valuers for all legal valuation matters, including Supreme Court, Family Court and County Court
 - 2014 - 2016 *PP&E Valuations – Senior Valuer*
 - Valuations of larger scale specialised and purpose built assets throughout Australia
 - 1999-2013 *Armstrong Biggs Valuers – Senior Valuer*
 - Valuations of residential, industrial and commercial properties for various purposes
 - 1998 *First Valuer Group – Cadet Valuer*
 - Working under the supervision of qualified valuers within the firm
 - 1997 *City of Kingston – Student Valuer*
 - Working under the supervision of qualified valuers within the Property Services Department



PART 13 | LETTER OF INSTRUCTION

LETTER OF INSTRUCTION

Applicant Information		
Contact Name: CONNIE COLETTI + GABRIELLA TOMAS		
Company Name (if applicable):		
Contact address: 60 CLARE BLVD GREENVALE		
City: MELB.	State: VIC	Postcode: 3059
Phone: 0403291669	Fax:	Email: conniecoletti@gmail.com
Report Details		
Please advise who you wish the valuation to be addressed to:		
Contact Name: Connie Coletti		
Company Name (if applicable):		
Contact address: 60 Clare Boulevard Greenvale		
City: Melbourne	State: VIC	Postcode: 3059
Phone: 0403291669	Fax:	Email: conniecoletti@gmail.com
In the case of joint instructions (ie. For two parties), please complete the following:		
Contact Name: Gabriella Tomas		
Company Name (if applicable):		
Contact address: 22 Aberdeen Avenue Greenvale		
City: Melbourne	State: VIC	Postcode: 3059
Phone: 0418350170	Fax:	Email: ivant@interlocks.com.au
Property Details & Purpose of Valuation		
Property Address: 28 Allied Drive Tullamarine 3043		
Date of Valuation (ie. Current Date / Retrospective): ASAP		
Purpose of Valuation (please tick):		
<input type="checkbox"/> Matrimonial	<input type="checkbox"/> Deceased Estate	
<input type="checkbox"/> Purposes of Sale / Settling Reserve	<input checked="" type="checkbox"/> Transfer between related parties	
<input type="checkbox"/> Capital Gains Tax Assessment	<input checked="" type="checkbox"/> Current Market Value Assessment	
<input type="checkbox"/> Other		
Type of Property (please tick):		
<input type="checkbox"/> Residential	<input type="checkbox"/> Rural	
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other		
Contact Person for Access to the Property		
Contact Name: Frank Coletti or Ivan Tomas		
Position (ie. Owner / Managing Agent / Selling Agent): Husbands of ladies above		
Home Phone:	Work Phone: 9338-7499	Mobile Number: 0400662203 Frank
Email address: ivant@interlocks.com.au		0412521777
Short Description / Other		
Please provide a short description of the property. If you have any further notes or information in regards to the letter of instruction, please advise.		
No lease in place as it is a family business.		



Confirmation of Fee & Responsible Party(ies)

Unless otherwise negotiated, all valuation fee are payable prior to release of the valuation report. By signing this letter of instruction you are acknowledging and accepting our company policy in this matter.
If you have not as yet confirmed a valuation fee with Armstrong Biggs Valuers, please confirm prior to instructing us – by phone 03 8648 6548, by email valuations@armstrongbiggs.com.au, or on our website www.armstrongbiggs.com.au/feequote

We hereby agree to the quoted fee of \$ 1320.00 inclusive of GST and note the following party(ies) are responsible for payment

Name: Connie Coletti
Contact address: 60 Clare Blvd Greenvale
City: Melb State: Vic Postcode: 3059
Phone: 0403291669 Fax: Email: conniecoletti@gmail.com

In the case of joint instructions (ie. For two parties), please complete the following:

Name: Gabriella Tomas
Contact address: 22 Aberdeen Avenue Greenvale
City: Melb State: Vic Postcode: 3059
Phone: 0418350170 Fax: Email: vento_interlocks.com.au

Additional Costs

The valuation fee (inclusive of GST) is for providing an independent valuation for the purposes as outlined in the letter of instruction. As applicable and if required, any additional meetings or court appearances beyond the workings of the valuation will be charged at our standard hourly rates for a Company Director.
Any additional costs are required to be in consultation and agreed between both parties; however a current Certificate of Title is required for all valuations.

Please tick the appropriate option below.

<input type="checkbox"/>	We will not be providing a Copy of Title and we agree to pay Armstrong Biggs Valuers the cost of providing this (currently a \$27.50 including GST search fee) in addition to the agreed valuation fee.
<input type="checkbox"/>	We will provide a current Title Search and Plan of Subdivision

Further Information

Depending on the type and style of property instructed, the Valuer may require further information or documentation to process the valuation instructions and report. We will advise this in a timely manner to ensure the valuation process is completed as quickly as possible.

Acknowledgement

We hereby formally instruct Armstrong Biggs Valuers to undertake the valuation of the property as outlined in this letter of instruction. We accept responsibility for all fees and costs in association with this valuation in accordance with this letter of instruction.

Signature of applicant: [Signature] Date: 07/04/18
Name: CONNIE COLETTI Title:

If joint instructions, please ensure second party completes this section

Signature of applicant: [Signature] Date: 07/04/18
Name: GABRIELLA TOMAS Title:

Submitting Your Instructions

Instructions may be submitted via the following methods:
Email valuations@armstrongbiggs.com.au
Website www.armstrongbiggs.com.au (upload via instructions tab)
Fax: 03 8669 4167
Mail: Level 13, 200 Queen Street, Melbourne VIC 3000

Once instructions have been received, an acknowledgement email will be sent followed by subsequent updates on the progress of the valuation inspection and report. However, should you have any queries at any time, please contact our office on 03 8648 6548 or valuations@armstrongbiggs.com.au.



PART 14 | CERTIFICATE OF TITLE



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 10761 FOLIO 062

Security no : 124071377938N

Produced 19/04/2018 12:20 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 515334Y.

PARENT TITLES :

Volume 09882 Folio 464 to Volume 09882 Folio 465

Created by instrument PS515334Y 30/10/2003

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 3 of a total of 5 equal undivided shares

Sole Proprietor

GABRIELLA MARIA TOMAS of 22 ABERDEEN AVENUE GREENVALE VIC 3059

As to 2 of a total of 5 equal undivided shares

Sole Proprietor

CONNIE MARIA COLETTI of 109 SOUTH CIRCULAR ROAD GLADSTONE PARK VIC 3043

AE497334M 21/07/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK469256M 17/07/2013

WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

N992175A 03/02/1989

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

P496965J 27/10/1989

DIAGRAM LOCATION

SEE PS515334Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 28 ALLIED DRIVE TULLAMARINE VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION (14)

Effective from 23/10/2016

Title 10761/062

Page 1 of 2



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 2 of 2

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS515334Y

DOCUMENT END



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 19/04/2018 12:21:48 PM

**OWNERS CORPORATION 1
PLAN NO. PS515334Y**

The land in PS515334Y is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
28-30 ALLIED DRIVE TULLAMARINE VIC 3043

PS515334Y 30/10/2003

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
1. PS515334Y 30/10/2003

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1	100	100
Lot 2	100	100
Lot 3	100	100
Lot 4	100	100
Total	400.00	400.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

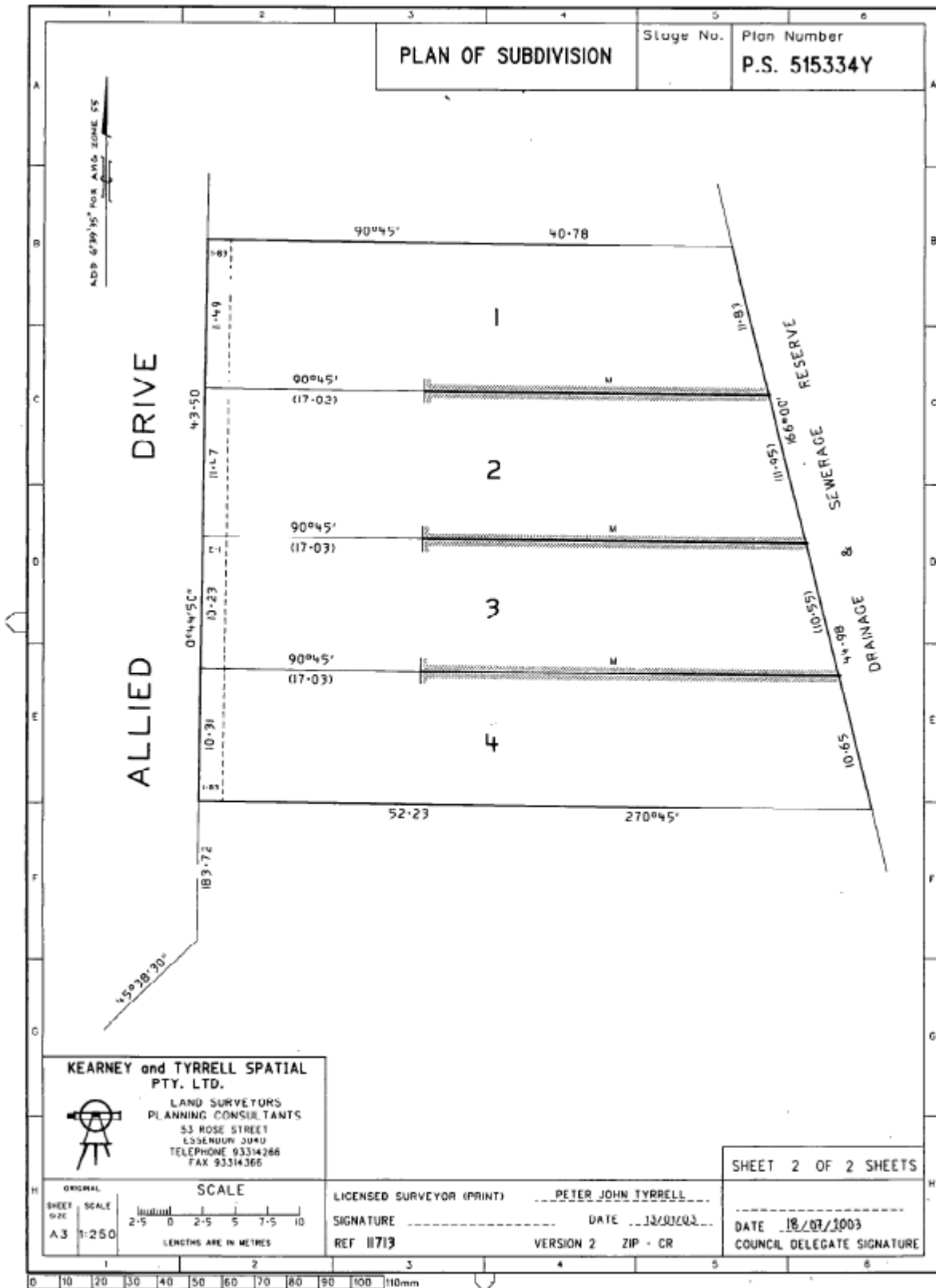
Produced: 19/04/2018 12:21:48 PM

OWNERS CORPORATION 1
PLAN NO. PS515334Y

Statement End.



PLAN OF SUBDIVISION		Stage No. _____	LTO use only EDITION 1	P.S. 515334Y
<p>Location of Land County: BOURKE Parish: DOUTTA GALLA Section _____ Crown Allotment: _____ Crown Portion: 21 (PT)</p> <p>LTO base record: DCMB Title References: Vol. 9882 Fol. 464 & Vol. 9882 Fol. 465 Last Plan Reference: LOT 35 & 36 ON L.P. 213466E</p> <p>Postal Address: 28-30 ALLIED DRIVE, TULLAMARINE, 3043.</p> <p>AMG Co-ordinates: N 5 823 950 101 approx. centre of plan) E 312 425 Zone 55</p>		<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: BRIMBANK CITY COUNCIL Ref: 505010</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 3(7) of the Subdivision Act 1988. Date of original certification under section 6: / /</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage.</p> <p>Council Delegate _____ Council Seal _____ Date 18 / 07 / 03</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date / /</p>		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
Notations				
Depth Limitation: does not apply		Staying: This is/is not a staged subdivision Planning Permit No. _____		
<p>PARTY WALL EASEMENTS CREATED BY INSTRUMENT A B 105712Y MERGE UPON REGISTRATION OF THIS PLAN.</p> <p>LOCATION OF BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS.</p> <p>MEDIAN: THE BOUNDARIES OF LOTS MARKED M.</p> <p>Survey: This plan is / is not based on survey.</p>		<p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR OWNERS CORPORATION DETAILS SEE OWNERS CORPORATION SEARCH REPORT</p> <p>To be completed where applicable. This survey has been connected to permanent marks (nils). In proclaimed Survey Area no. _____</p>		
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			LTO use only _____ Statement of Compliance / Exemption statement	
SECTION 12(2) APPLIES TO ALL THE LAND IN THIS PLAN				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	1-83	THIS PLAN	CITY WEST WATER LIMITED
			Received <input checked="" type="checkbox"/>	
			Date 21 / 10 / 2003	
			LTO use only _____ PLAN REGISTERED TIME 12.40 pm DATE 30 / 10 / 03 <i>P. J. Tyrrell</i> Assistant Registrar of Titles	
			Sheet 1 of 2 Sheets	
<p>KEARNEY and TYRRELL SPATIAL PTY. LTD. LAND SURVEYORS PLANNING CONSULTANTS 53 ROSE STREET ESSENDON 3040 TELEPHONE 9339266 FAX 9339366</p>		<p>LICENCED SURVEYOR (PRINT) <u>PETER JOHN TYRRELL</u></p> <p>SIGNATURE _____ DATE 13/01/03</p> <p>REF: 11713 VERSION 2 ZIP - CR</p>		<p>DATE 18 / 07 / 2003 COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3</p>



PART 15 | PLANNING

Department of
Environment, Land,
Water and Planning

Planning Property Report

From www.planning.vic.gov.au on 09 April 2018 09:51 PM

Address: 28 ALLIED DRIVE TULLAMARINE 3043

Lot / Plan: Lot 1 PS515334

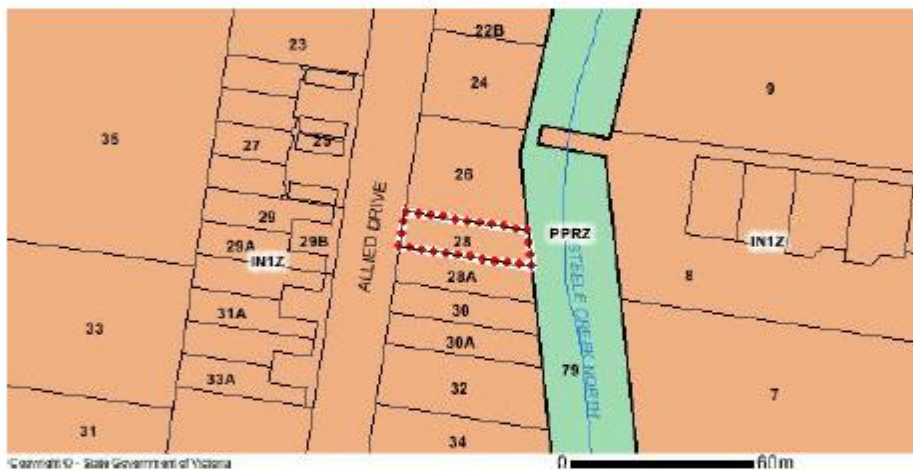
Local Government (Council): BRIMBANK **Council Property Number:** 956755

Directory Reference: Melway 15 G4

Planning Zone

INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)



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Note: labels for zones may appear outside the zone boundary - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RD21 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RD22 - Road - Category 2
C2Z - Commercial 2	PDRZ - Priority Development	RIGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	T2 - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFBZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	
		Urban Growth Boundary
Railway	Tram	River, stream
		Lake, waterbody



Planning Overlay

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 \(DCPO2\)](#)



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Overlays Legend

AED - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAE01 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAE02 - Melbourne Airport Environs 2
DDD - Design & Development	NCO - Neighbourhood Character
DDDPT - Design & Development Part	PO - Parking
DPO - Development Plan	PAO - Public Acquisition
EAO - Environmental Audit	RO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBD - Special Building
FO - Floodway	SLO - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPO - Infrastructure Contributions Plan	SRD - State Resource
Railway	VPO - Vegetation Protection
Tram	Lake, waterbody
River, stream	

Note: due to overlaps some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 5 April 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of the land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a **Planning Certificate** go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Areas of Aboriginal Cultural Heritage Sensitivity

This property is within, or affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](#)

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](#)



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33.01 INDUSTRIAL 1 ZONE

16/01/2018
VC142

Shown on the planning scheme map as **IN1Z**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

33.01-1 Table of uses

16/01/2018
VC142

Section 1 - Permit not required

Use	Condition
Crop raising	
Extensive animal husbandry	
Home based business	
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10. <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Informal outdoor recreation	
Mail centre	
Railway	
Service station	<p>The land must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</p>
Shipping container storage	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or</p>



Use	Condition
	<p>an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 100 metres, for a purpose not listed in the table to Clause 52.10. <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Shipping containers must be setback at least 9 metres from a road in a Road Zone.</p> <p>The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.</p> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Tramway	
Warehouse (other than Mail centre and Shipping container storage)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10. <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Section 2 - Permit required	
Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school



Use	Condition
	or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry, and Intensive animal husbandry) Caretaker's house Convenience shop	
Education centre	Must not be a primary or secondary school.
Leisure and recreation (other than Informal outdoor recreation)	
Materials recycling	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Office	The leasable floor area must not exceed the amount specified in the schedule to this zone.
Place of assembly (other than Carnival and Circus) Restricted retail premises Retail premises (other than Shop)	
Transfer Station	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Utility installation (other than Minor utility installation and Telecommunications facility).	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Any other use not in Section 1 or 3	
Section 3 - Prohibited	
Use	
Accommodation (other than Caretaker's house) Cinema based entertainment facility Hospital Intensive animal husbandry Shop (other than Adult sex product shop, Convenience shop and Restricted retail premises)	

**33.01-2**16/01/2018
VC142**Use of land****Application requirements**

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

33.01-319/07/2013
VC100**Subdivision****Permit requirement**

A permit is required to subdivide land.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.



Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

33.01-4 Buildings and works

18/01/2018
VC142

Permit requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, extensive animal husbandry or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.



Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

33.01-5 Advertising signs

19/01/2006
VC37

Notes:

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.



45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

19/01/2006
VC37

Shown on the planning scheme map as DCPO with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

45.06-1 Development contributions plan

19/01/2006
VC37

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

45.06-2 Preparation of a development contributions plan

19/01/2006
VC37

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.



- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.