

FOR SALE

BY EXPRESSIONS OF INTEREST



142 CANTERBURY ROAD, KILSYTH VIC 3137

INFORMATION MEMORANDUM

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Expressions Of Interest Close Wednesday 19th May 2021 at 4.00pm

142 CANTERBURY ROAD, KILSYTH VIC 3137



Introduction

Appleby Real Estate has great pleasure in offering this substantial commercial property for sale via **Expressions of Interest closing Wednesday 19th May, 2021 at 4.00pm.**

This quality industrial site comprises a **land area of 5001 square metres and a building area of 3130 square metres.**

Appleby Real Estate recommends your serious consideration of 142 Canterbury Road, Kilsyth VIC 3137.

The property is **surrounded by major traders** including Total Tools, National Australia Bank Business Banking, Cameron Transport, Kenworth, Bunnings, Bayswater Jayco, Officeworks, Woolworths, Premier Granny Flats and Frys Self Storage.





Executive Summary

Property

142 Canterbury Road, Kilsyth VIC 3137

Description

Substantial land allotment with frontage to Canterbury Road and existing building.

Building Area

3130 square metres*

Land Area

5001 square metres*

Zoning

Industrial 1 Zone

Tenant

Styleprint Pty Ltd

Rent \$251,156.00 net per annum

Lease to 4th August 2024, with One (1) further term of Three (3) years

Sale Process

Expressions of Interest closing Wednesday 19th May 2021 at 4.00pm

Sale Terms

10% Deposit, Balance 30/60/90 Days



Features & Improvements

High Clearance Warehouse

This Industrial property comprises a modern concrete panel High clearance warehouse of approximately 2084 square metres.

Office/Showroom Area

Two level office/showroom area of approximately 1046 square metres.

Substantial Land Parcel

This building is sited on a land parcel of 5001 square metres with a frontage of 40 metres to Canterbury Road and a depth of 132 square metres.



142 Canterbury Road, Kilsyth South

Proposed 2024 Floor Plan

This floor plan is for illustrative purposes only and is not intended to be used as a guide to the actual property. Purchasers are advised to carry out their own investigations.



142 Canterbury Road, Kilsyth South

Proposed 2024 Floor Plan

This floor plan is for illustrative purposes only and is not intended to be used as a guide to the actual property. Purchasers are advised to carry out their own investigations.

Location

Situated in the heart of the Bayswater Industrial Precinct

The property is located in the suburb of Kilsyth in the heart of the Bayswater Industrial precinct, approximately 35 kilometres* East from Melbourne's CBD and is positioned on the South side of Canterbury Road between Colchester Road and Liverpool Road.

Freeway Access

The property is in close proximity to both the Eastern Freeway and Eastlink Tollway.

Surrounded by National Businesses

The property is surrounded by major trades including Total Tools, National Australia Bank Business Banking, Cameron Transport, Kenworth, Bunnings, Bayswater Jayco, Officeworks, Woolworths, Premier Granny Flats and Frys Self Storage.

Retail Amenities

Retail amenities in close proximity include Canterbury Gardens Shopping Centre and Mountain High Shopping Centre in Bayswater.

Public Transport

Bus services that run on Canterbury Road and Colchester Road and both Bayswater and Croydon Train Stations are within several kilometres.



Property Particulars

Site Details

Frontage to Dorset Road 40 metres*

Eastern Boundary 132 metres*

Southern Boundary 40 metres*

Western Boundary 117 metres*

Total Site Area 5001 square metres

Title Particulars

Certificate of Title Volume 09824 Folio 145 being Lot 1 on Plan of Subdivision 211339X.

Zoning

Industrial Zone (IN1Z) Schedule to the Industrial 1 Zone under the Maroondah Council Planning Scheme.

Tenancy Particulars

Tenant Styleprint Pty Ltd

Premises 142 Canterbury Road, Kilsyth VIC 3137

Lease Commencement Date 04/08/2021

Term of Lease Three (3) Years

Commencing Rental \$251,156.00 Plus GST Per Annum

Outgoings Payable By Tenant

Rent Reviews Annual CPI and Market at the end of each term



Contact Details



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Managing Director

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Appleby Real Estate Pty Ltd
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Disclaimer

This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not permissible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur.

Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement.

The sole purpose and basis of the provision of this report is for persons to decide if they wish to proceed with the inquiries in connection with the property. The Vendor/Landlord, its Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

**All areas listed are approximate.*



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Title & Site Plan | Page 23-28

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Appendix 1. Property Report

Land
.vic.gov.au

Property Report from www.land.vic.gov.au on 02 April 2021 04:56 PM

Address: 142 CANTERBURY ROAD KILSYTH SOUTH 3137

Lot and Plan Number: Lot 1 LP211339

Standard Parcel Identifier (SPI): 1\LP211339

Local Government (Council): MAROONDAH **Council Property Number:** 208344

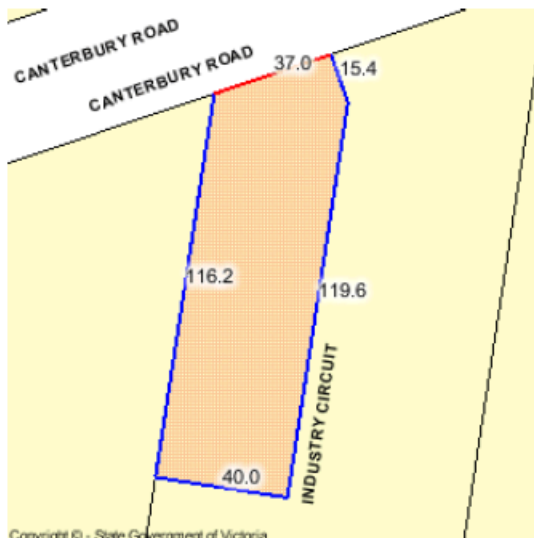
Directory Reference: Melway 51 E10

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 5001 sq. m

Perimeter: 328 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: EASTERN METROPOLITAN

Legislative Assembly: BAYSWATER

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: Yarra Valley Water

Melbourne Water: inside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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142-CANTERBURY-ROAD-KILSYTH-SOUTH-DETAILED-PROPERTY-REPORT

Appendix 1. Property Report

Planning Zone Summary

Planning Zone: INDUSTRIAL 1 ZONE (IN1Z)
SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)

Planning Overlay: None

Planning scheme data last updated on 30 March 2021.

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 and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this 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 and 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](#)

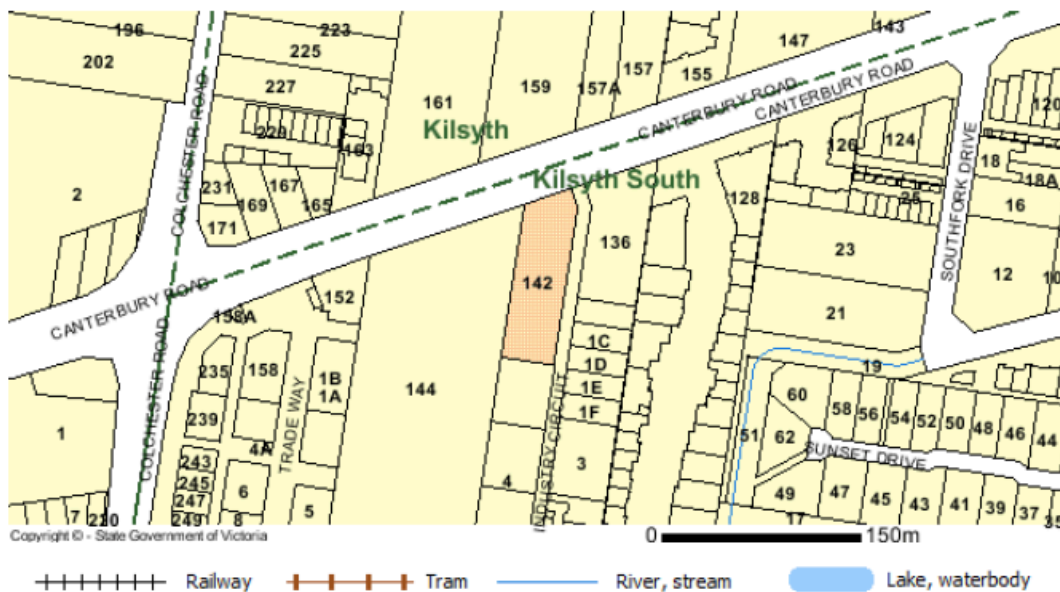
The Planning Property Report includes separate maps of zones and overlays

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

Area Map



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142-CANTERBURY-ROAD-KILSYTH-SOUTH-DETAILED-PROPERTY-REPORT

Appendix 2. Planning Report

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 02 April 2021 04:57 PM

PROPERTY DETAILS

Address: **142 CANTERBURY ROAD KILSYTH SOUTH 3137**
Lot and Plan Number: **Lot 1 LP211339**
Standard Parcel Identifier (SPI): **1\LP211339**
Local Government Area (Council): **MAROONDAH**
Council Property Number: **208344**
Planning Scheme: **Maroondah**
Directory Reference: **Melway 51 E10**

www.maroondah.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/maroondah

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **AUSNET**

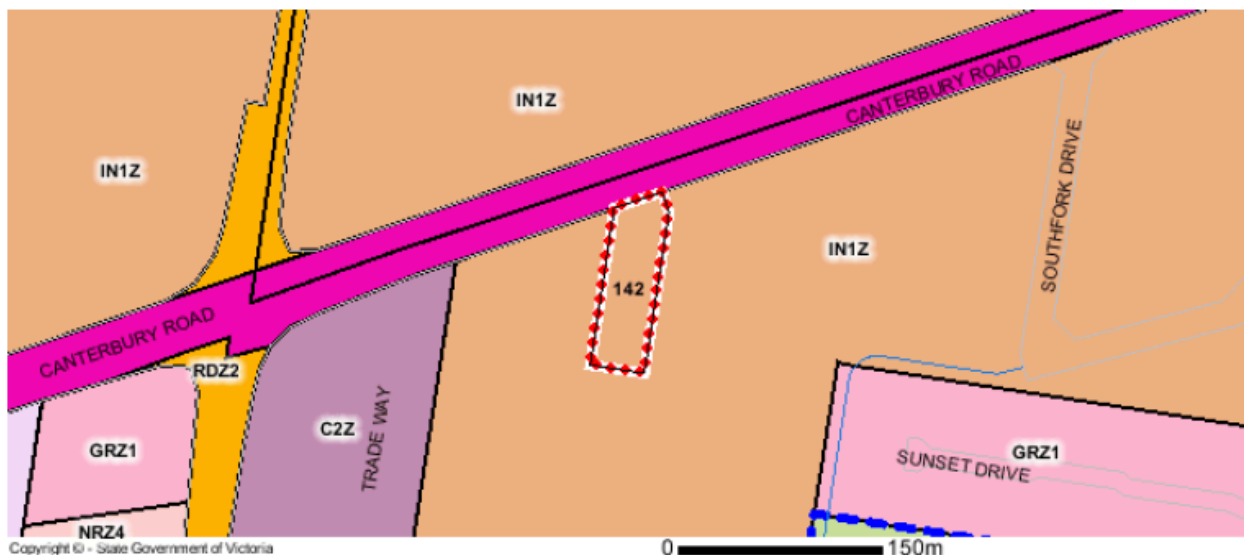
STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)

[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)



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- | | | |
|--------------------------|--------------------------|---------------------------------|
| C1Z - Commercial 1 | C2Z - Commercial 2 | GRZ - General Residential |
| GWAZ - Green Wedge A | IN1Z - Industrial 1 | NRZ - Neighbourhood Residential |
| RDZ1 - Road - Category 1 | RDZ2 - Road - Category 2 | |

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as per section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 142 CANTERBURY ROAD KILSYTH SOUTH 3137

Appendix 2. Planning Report

PLANNING PROPERTY REPORT



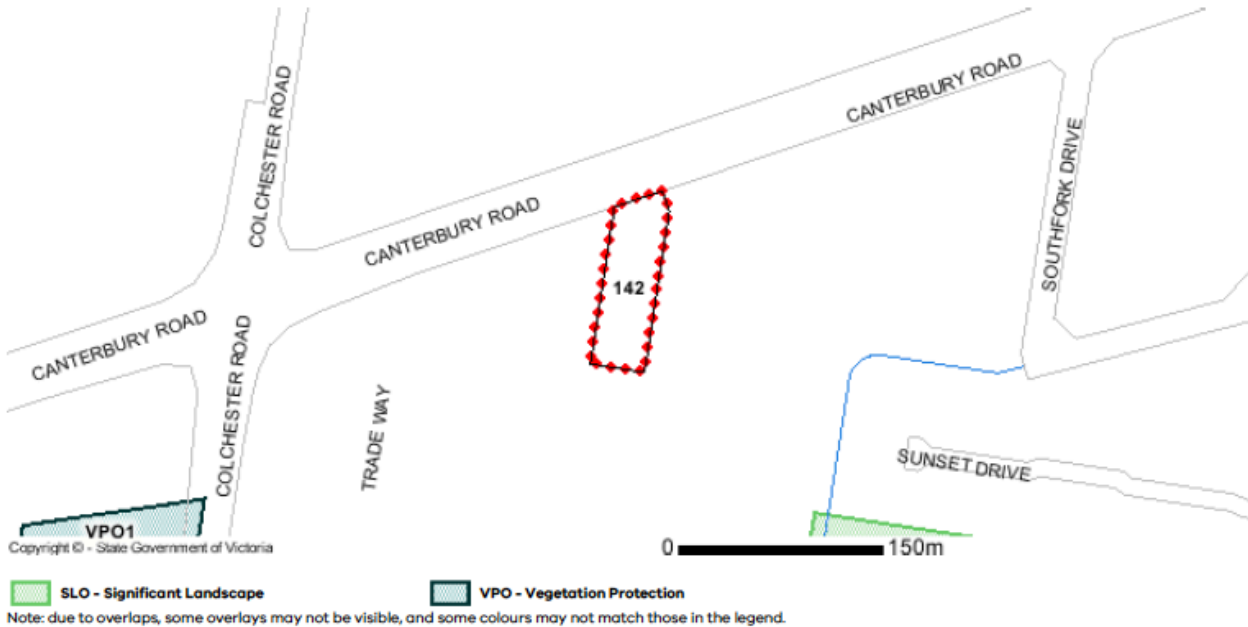
Environment,
Land, Water
and Planning

Planning Overlay

None affecting this land - there are overlays in the vicinity

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Further Planning Information

Planning scheme data last updated on 30 March 2021.

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.

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To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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 <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 142 CANTERBURY ROAD KILSYTH SOUTH 3137

Appendix 2. Planning Report

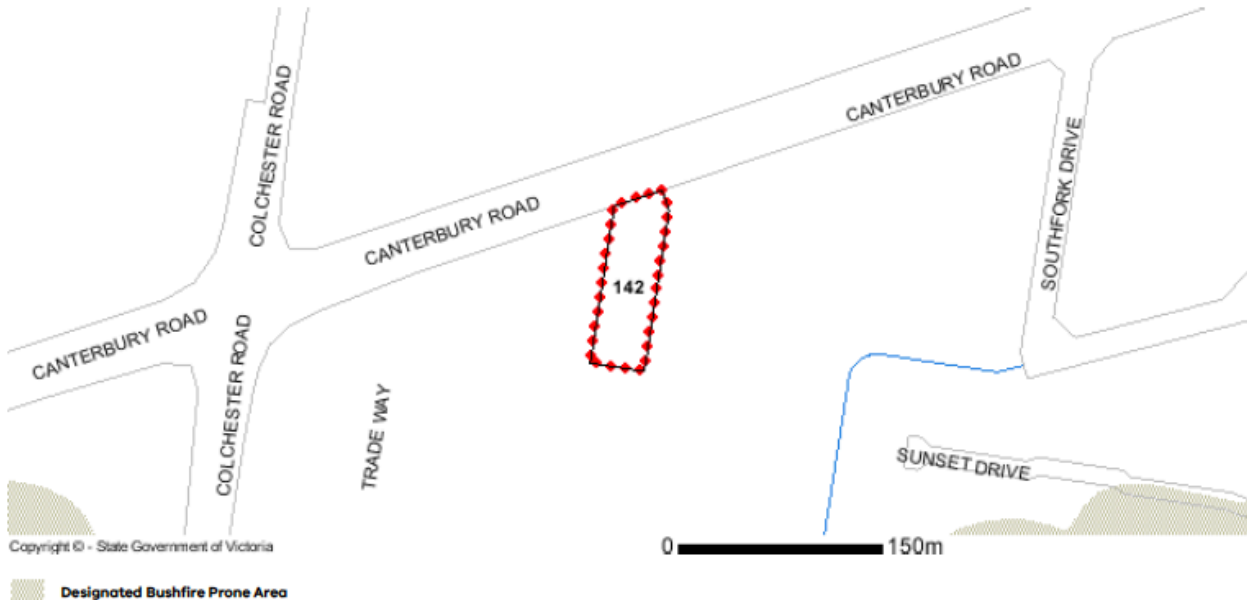
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 142 CANTERBURY ROAD KILSYTH SOUTH 3137

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

33.01

31/07/2018
VC148

INDUSTRIAL 1 ZONE

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

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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

26/05/2020
VC175

Table of uses

Section 1 - Permit not required

Use	Condition
Convenience shop	
Crop raising	
Grazing animal production	
Home based business	
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</p> <p>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</p> <ul style="list-style-type: none">▪ The threshold distance, for a purpose listed in the table to Clause 53.10.▪ 30 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not:</p> <ul style="list-style-type: none">▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.▪ Require a notification under the Occupational Health and Safety Regulations 2017.▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011.▪ Require a licence under the Dangerous Goods (HCDG) Regulations 2016. <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	

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

Use	Condition
Service station	<p>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.</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. <p>Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</p>
Shipping container storage	<p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</p> <p>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 100 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not:</p> <ul style="list-style-type: none"> ▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012. ▪ Require a notification under the Occupational Health and Safety Regulations 2017. ▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011. ▪ Require a licence under the Dangerous Goods (HCDG) Regulations 2016. <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.
Take away food premises	
Tramway	
Warehouse (other than Mail centre and Shipping container storage)	<p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</p>

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

Use	Condition
	<p>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not:</p> <ul style="list-style-type: none"> ▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012. ▪ Require a notification under the Occupational Health and Safety Regulations 2017. ▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011. ▪ Require a licence under Dangerous Goods (HCDG) Regulations 2016. <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 or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm)	
Caretaker's house	
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 an Activity Centre Zone, Capital City Zone, Comm Zone, Docklands Zone, residential zone or Rural Living

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

Use	Condition
	land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.
Office	The leasable floor area must not exceed the amount specified in the schedule to this zone.
Place of assembly (other than Carnival, Cinema based entertainment facility and Circus) Restricted retail premises Retail premises (other than Shop and Take away food premises)	
Transfer Station	The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone or land used for a hospital, an education centre a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.
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 an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.
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 production
Pig farm
Poultry farm
Shop (other than Adult sex product shop, Convenience shop and Restricted retail premises)

33.01-2

31/07/2018
VC148

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.

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

- 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 Municipal Planning Strategy and the Planning Policy Framework.
- 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.

33.01-3

31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none">▪ The area of either lot is reduced by less than 15 percent.▪ The general direction of the common boundary does not change.	Clause 59.01

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

Class of application	Information requirements and decision guidelines
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none">▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 59.02
Subdivide land into 2 lots if: <ul style="list-style-type: none">▪ The construction of a building or the construction or carrying out of works on the land:<ul style="list-style-type: none">– Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.– Has started lawfully.▪ The subdivision does not create a vacant lot.	Clause 59.02

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 Municipal Planning Strategy and the Planning Policy Framework.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

33.01-4

24/01/2020
VC160

Buildings and works

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 or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirement met:

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

- 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.
- A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 where the land is not: <ul style="list-style-type: none">■ Within 30 metres of land (not a road) which is in a residential zone.■ Used for a purpose listed in the table to Clause 53.10.■ Used for a Brothel or Adult sex product shop.	Clause 59.04

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, water maintaining the landscape area.

Appendix 3. Maroondah Industrial 1 Zone

VICTORIA PLANNING PROVISIONS

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 Municipal Planning Strategy and the Planning Policy Framework.
- 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
31/07/2018
VC148

Signs

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

Appendix 4. Title & Site Plan



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VOLUME 09824 FOLIO 145

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 211339X.
PARENT TITLE Volume 09639 Folio 498
Created by instrument LP211339X 27/07/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
FRANCESCO GIRIACO D'ALBERTO
EZIO DOMENICO D'ALBERTO
FERNANDO D'ALBERTO
ALVANO D'ALBERTO all of 161 CANTERBURY RD. KILSYTH 3137
U868786J 11/07/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH876571J 04/04/2011
NATIONAL AUSTRALIA BANK LTD

CAVEAT AL820913M 17/04/2015
Caveator
CHRISTINE D'ALBERTO
Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
AITKEN PARTNERS PTY LTD
Notices to
AITKEN PARTNERS PTY LTD of LEVEL 28 140 WILLIAM STREET MELBOURNE VIC 3000

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP211339X 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: 142 CANTERBURY ROAD KILSYTH SOUTH VIC 3137

Appendix 4. Title & Site Plan



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ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END



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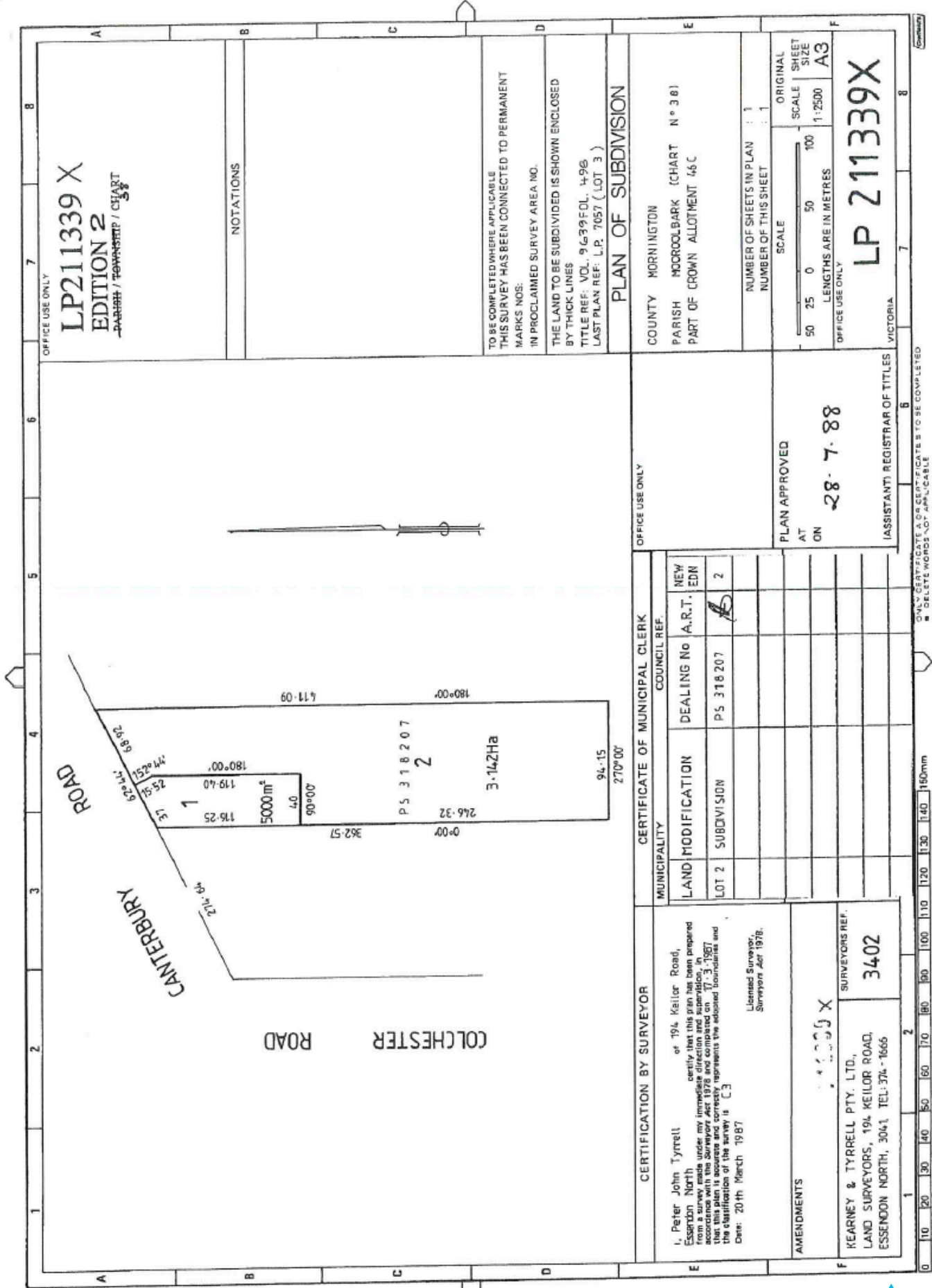
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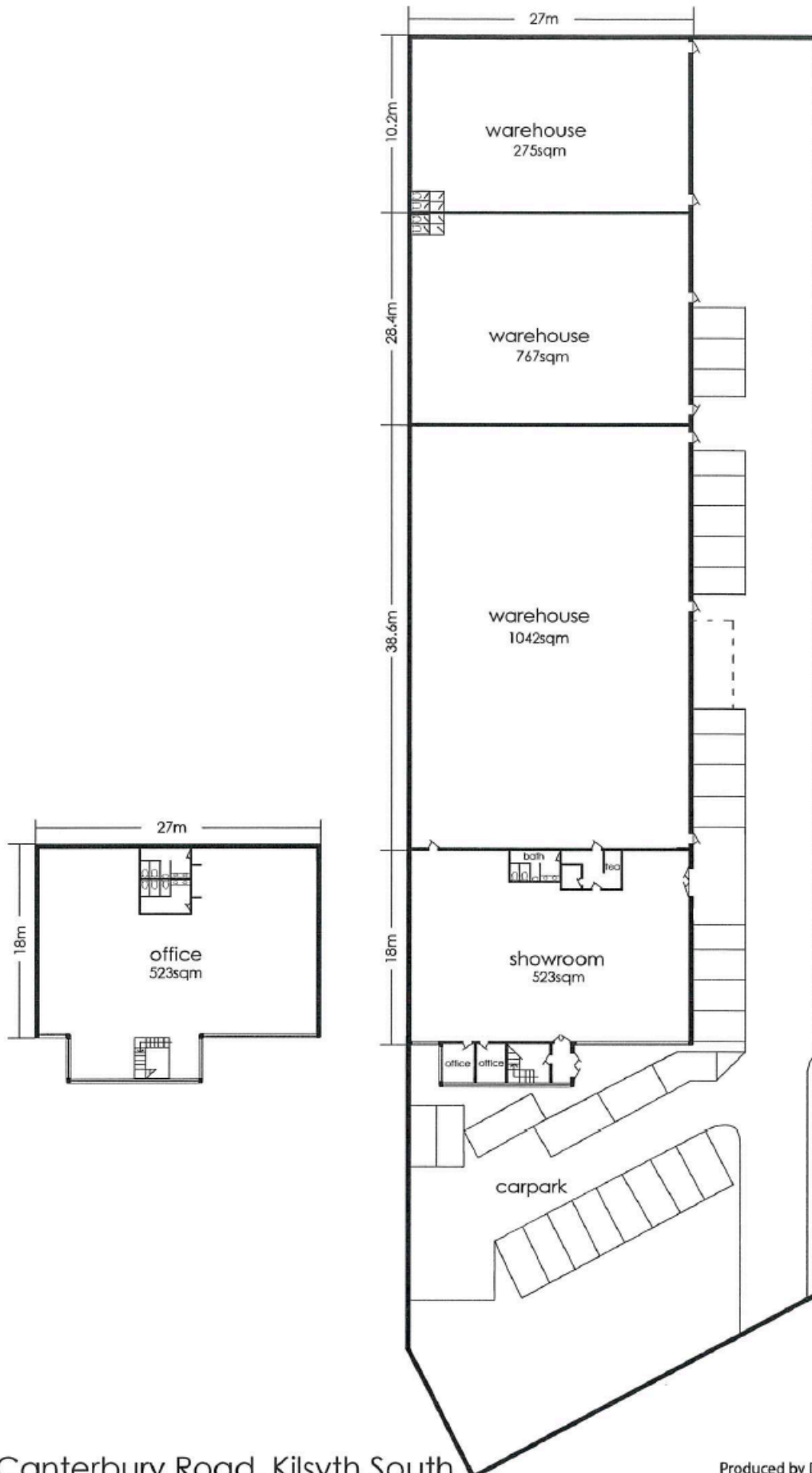
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Appendix 4. Title & Site Plan



Appendix 4. Title & Site Plan

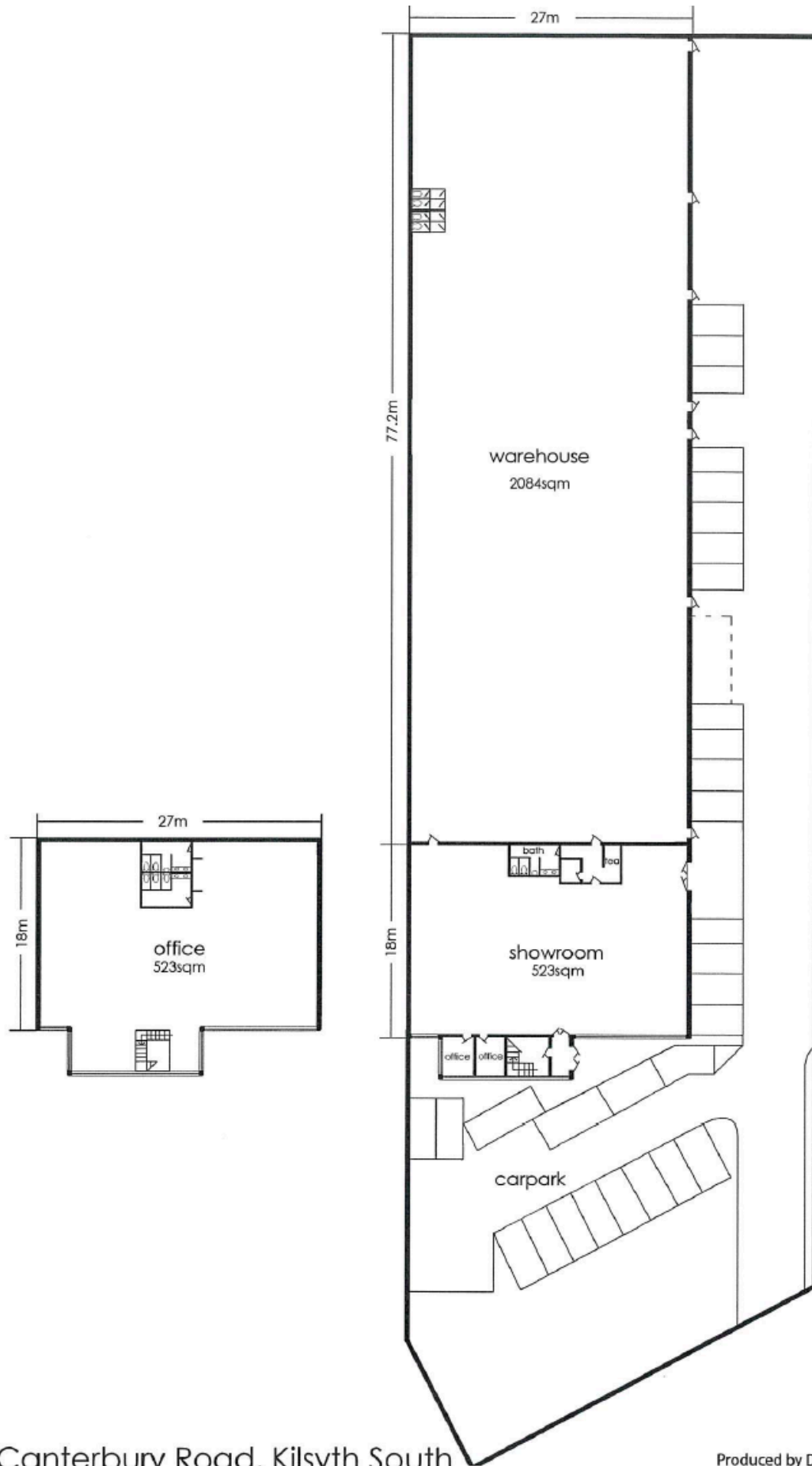


142 Canterbury Road, Kilsyth South

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Appendix 4. Title & Site Plan



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