

**Premium Property Report**

3 Ely Court, Keilor East Vic 3033

Created On: December 5th, 2019

**DETAILS**

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 116 LP13021

SPI (STANDARD PARCEL IDENTIFIER)

116\LP13021

AREA

559.09 m<sup>2</sup> Approx

COUNCIL PROPERTY NUMBER

917963

LOCAL GOVERNMENT (COUNCIL)

Brimbank

PROPERTY TYPE &amp; ATTRIBUTES

House  0  0  0

SALE HISTORY

**STATE ELECTORATES**

LEGISLATIVE COUNCIL

Western Metropolitan Region

LEGISLATIVE ASSEMBLY

Niddrie District

**SCHOOLS**

CLOSEST PRIVATE SCHOOLS

Penleigh &amp; Essendon Grammar School (1221m)

CLOSEST PRIVATE SCHOOLS

St Peter's School (1744m)

CLOSEST PRIMARY SCHOOL

Keilor Heights Primary School (1273m)

CLOSEST SECONDARY SCHOOL

Essendon Keilor College (1981m)

**BURGLARY STATISTICS** Powered By 

POSTCODE AVERAGE

1 in 128 Homes

COUNCIL AVERAGE

1 in 120 Homes

STATE AVERAGE

1 in 76 Homes

**COUNCIL INFORMATION - BRIMBANK**

PHONE

03 9249 4000 (City Planning)

WEBSITE

<http://www.brimbank.vic.gov.au/>

EMAIL

[info@brimbank.vic.gov.au](mailto:info@brimbank.vic.gov.au)

3 Ely Court, Keilor East Vic 3033

Created On: December 5th, 2019

**Recent Planning Scheme Amendments (Last 90 Days)**

[VC165](#) Amendment VC165 amends the Victoria Planning Provisions and all planning schemes to introduce notice and review exemptions and to amend the responsible authority status for certain planning applications for non-government schools.

APPROVED 03/12/2019

[VC158](#) Amendment VC158 amends the Victoria Planning Provisions and all planning schemes to introduce planning exemptions for combustible cladding rectification.

APPROVED 26/11/2019

[VC164](#) The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending Clause 52.13-7 (2009 Bushfire - Recovery Exemptions) to extend the expiry date to 31 March 2020.

APPROVED 26/09/2019

[C202brim](#) Applies an interim Heritage Overlay to the Grand Junction and Matthew's Hill Precinct, Sunshine (HO151) on an interim basis until 27 March 2020.

APPROVED 20/09/2019

[VC161](#) Introduce new requirements for solar energy facilities.

APPROVED 17/09/2019

**Proposed Planning Scheme Amendments**

[C188](#) The amendment corrects a number of zoning and overlay mapping anomalies and deletes redundant provisions in the Brimbank Planning Scheme. Note authorisation number changed to remove duplicate authorisation number A03057

SPLIT AMENDMENT (PARENT) 19/10/2017

[C188](#) The amendment relates to land at 2 and 2-22 Sunshine Avenue, Kealba. Note authorisation number changed to remove duplicate authorisation number A03057

PANEL REPORT TO PLANNING AUTHORITY 06/04/2018

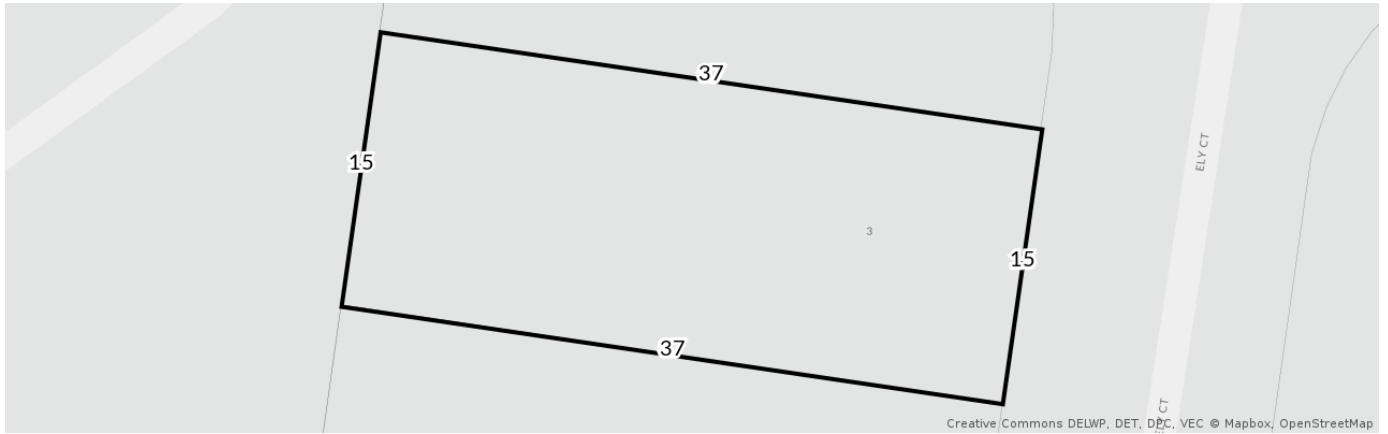
[C188](#) The amendment corrects a number of zoning and overlay mapping anomalies and deletes redundant provisions in the Brimbank Planning Scheme. Note authorisation number changed to remove duplicate authorisation number A03057

FINISHED 24/07/2019

3 Ely Court, Keilor East Vic 3033

Created On: December 5th, 2019

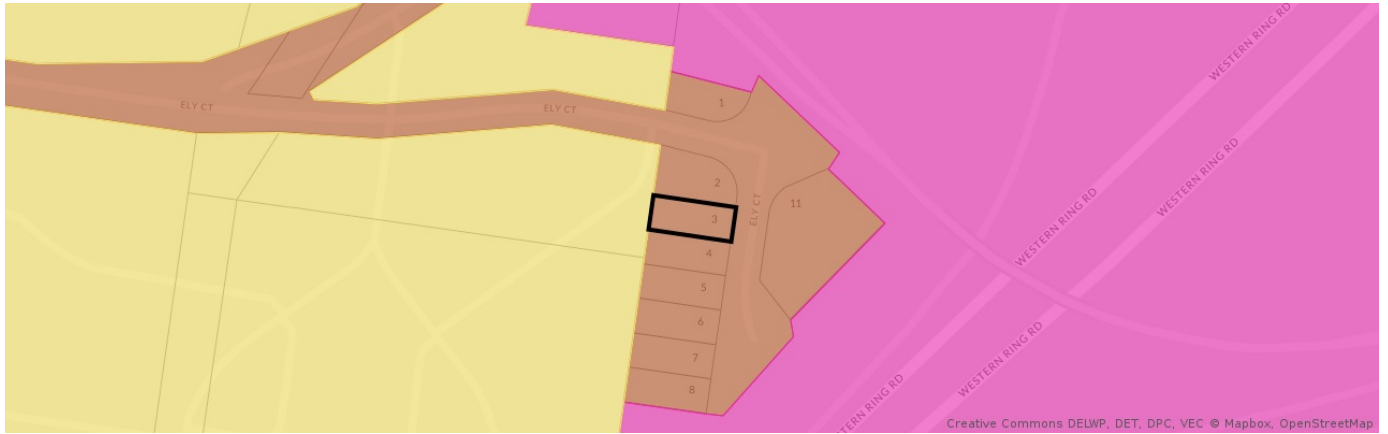
SITE DIMENSIONS



Creative Commons DELWP, DET, DPC, VEC © Mapbox, OpenStreetMap



Creative Commons DELWP, DET, DPC, VEC © Mapbox, OpenStreetMap

**PLANNING ZONE**

**IN3Z - Industrial 3 Zone**

To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict. To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community. To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

[Industrial 3 Zone](#)

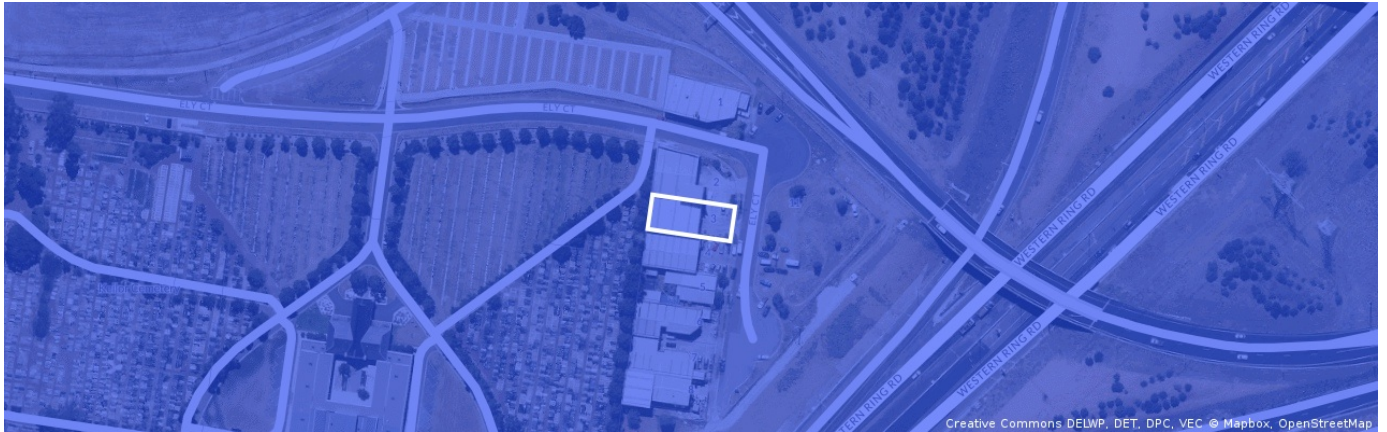
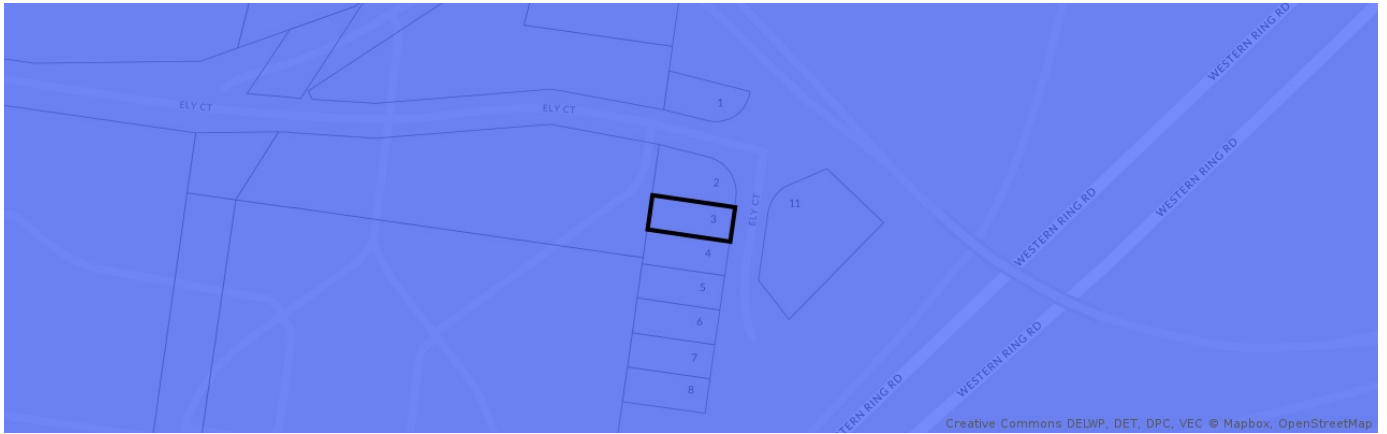
For confirmation and detailed advice about this planning zone, please contact BRIMBANK council on **03 9249 4000**.

## OTHER PLANNING ZONES IN THE VICINITY:

■ PUZ - Public Use Zone

■ RDZ1 - Road Zone

PLANNING OVERLAYS



■ MAEO2 - Melbourne Airport Environs Overlay - Schedule 2

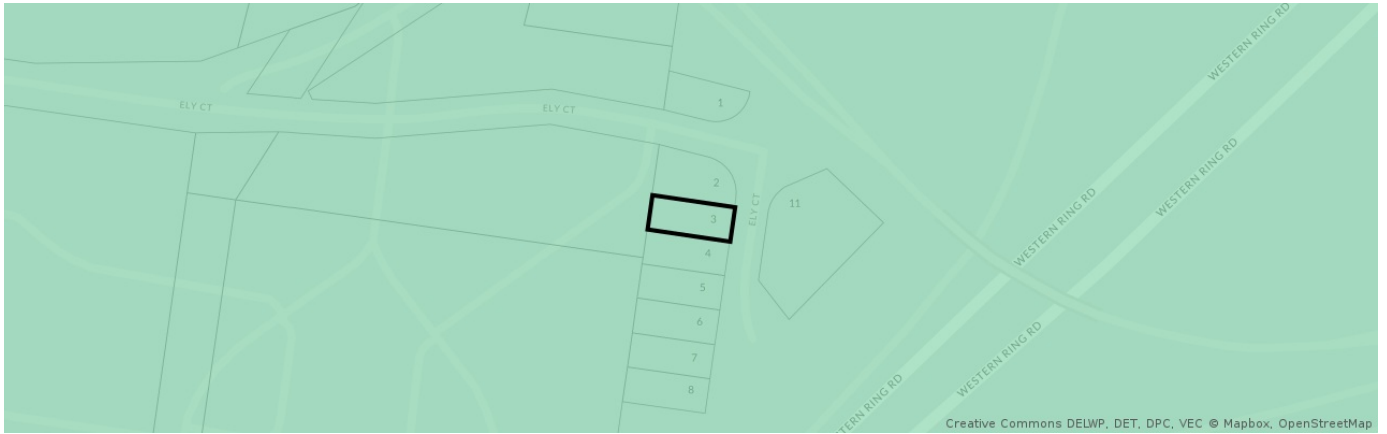
To ensure that land use and development are compatible with the

[Melbourne Airport Environs Overlay](#) ▶

[Schedule 2 to the Melbourne Airport Environs Overlay](#) ▶

For confirmation and detailed advice about this planning overlay, please contact BRIMBANK council on 03 9249 4000.

PLANNING OVERLAYS



 DCPO2 - Development Contributions Plan Overlay - Schedule 2

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.

[Development Contributions Plan Overlay](#)

[Schedule 2 to the Development Contributions Plan Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact BRIMBANK council on 03 9249 4000.

OTHER OVERLAYS IN THE VICINITY



 HO - Heritage Overlay

For confirmation and detailed advice about these planning overlays, please contact BRIMBANK council on 03 9249 4000.

## Premium Property Report

3 Ely Court, Keilor East Vic 3033

Created On: December 5th, 2019

### Planning Permit History

No planning permit data available for this property.

### Nearby Planning Permits

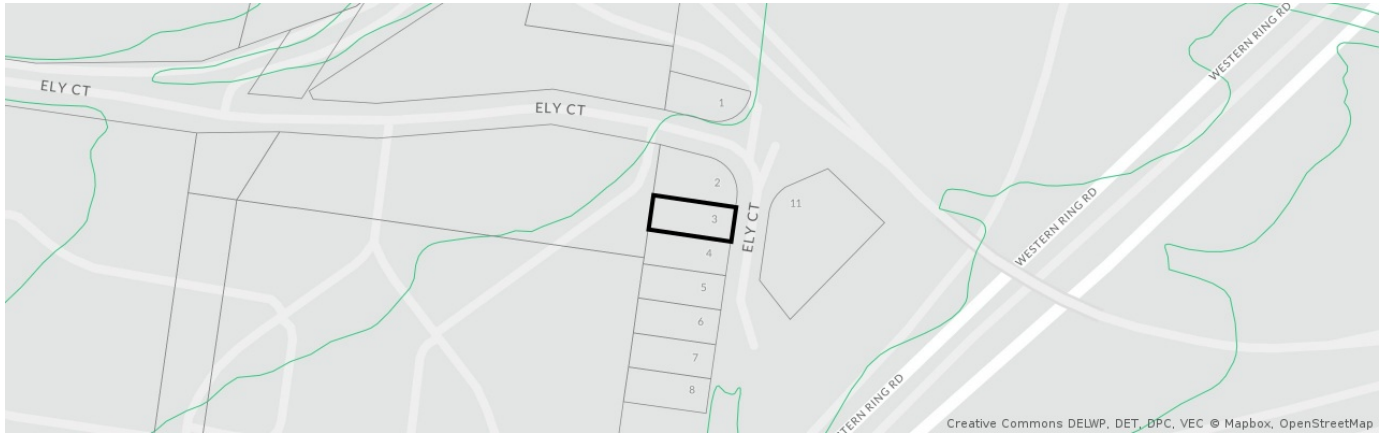
No planning permit data available.



3 Ely Court, Keilor East Vic 3033

Created On: December 5th, 2019

ELEVATION CONTOURS



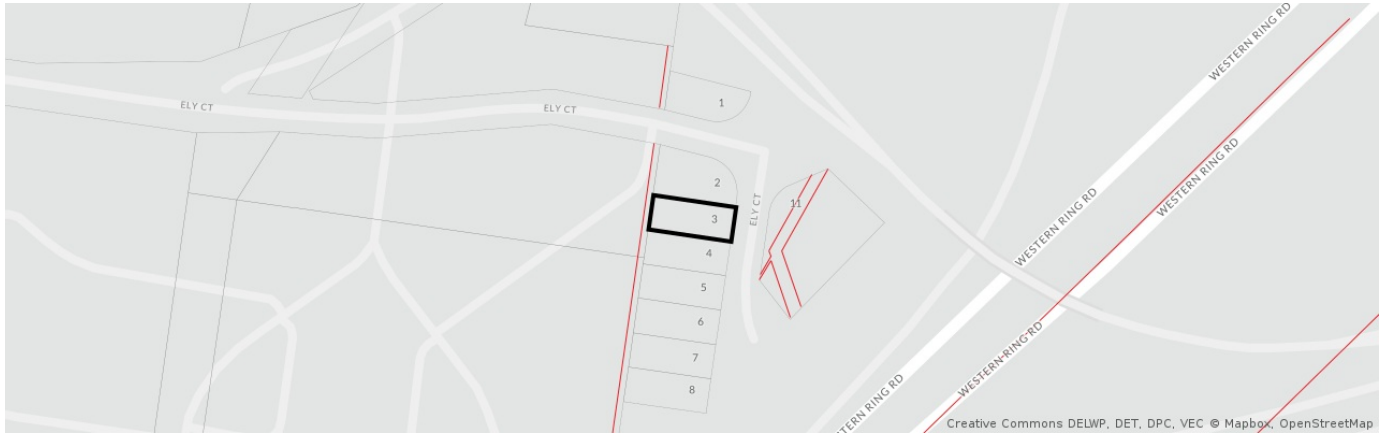
■ 1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact BRIMBANK council on 03 9249 4000.

3 Ely Court, Keilor East Vic 3033

Created On: December 5th, 2019

EASEMENTS



The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact BRIMBANK council on 03 9249 4000.

## Terms and Conditions

LANDCHECKER PTY LTD ACN 607 394 696 (Landchecker)

### 1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker licences under the terms and conditions in the following links:
  - i. <https://creativecommons.org/licenses/by/4.0/legalcode>, in respect of data supplied by the State of Victoria;
  - ii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.;
  - iii. <http://opendatacommons.org/licenses/odbl/1.0/index.html>, in respect of data supplied by Open Street Maps;
  - iv. <https://www.corelogic.com.au/resources/pdf/misc/rpdata-terms-conditions-integrators.pdf>, in respect of data supplied by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic); and
  - v. <https://creativecommons.org/licenses/by/4.0>, in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

### 2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use it in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;
- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report;
- d. acknowledge that this Property Report may not be accurate, complete or reliable; and
- e. acknowledge that the CoreLogic Data (as defined below) provided in this Property Report is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

### 3. Attributions

#### *State Government Copyright Notice and Disclaimer*

The State of Victoria owns the copyright in the property data contained in the Property Report (**Property Data**) and reproduction of that data in any way without the consent of the State of Victoria may constitute a breach of the *Copyright Act 1968* (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Data and any person using or relying on such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Victoria.

#### *RP Data Pty Ltd trading as CoreLogic Asia Pacific*

This Property Report reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data). © copyright 2018. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) in the CoreLogic Data contained in this publication. All rights reserved.

#### *Australian Curriculum Assessment and Reporting Authority*

This Property Report contains data that was downloaded from the ACARA website ([www.acara.edu.au](http://www.acara.edu.au)) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.

Any product that uses material published in this Property Report should not be taken to be affiliated with ACARA or have the sponsorship or approval of ACARA. A recipient of this Property Report should make their own assessment of the material in this Property Report.