

TARNEIT, MELBOURNE, AUSTRALIA





A Place To Grow...



**TARNEIT
COLLEGE**



**THOMAS CARR
COLLEGE**
TARNEIT EST.1997









In 2015 Tarneit was the leading price growth area in Australia

National top 10 growth suburbs under \$550,000

DATA SOURCE: REALESTATE.COM.AU/INVEST

Tarneit – VIC – 18.3%
Rockingham – WA – 13.1%
Craigieburn – VIC – 12%

Campbelltown – NSW – 11.7%
Lalor Park – NSW – 11.6%
Islington – NSW – 11%
Penrith – NSW – 10.9%

Blacktown – NSW – 10.5%
Carrington – NSW – 9.4%
Bateau Bay – NSW – 9%

7.7km to Victoria University Werribee Campus



Close to Western Freeway



Less than 1km from Tarneit Tran Station



600 Meters to Tarneit Shopping Centre



Tarneit Facts

Shops & Schools



A large new town centre is proposed near the Train station to include provision for a range of shops, offices, entertainment and other services.



Town Centre shopping will be extensive with both major retailers and boutique brands creating a large community hub next to the train station.



A State Secondary College, is proposed to be built by the Victorian Government just north of the Town Centre and train station.

Available Amenities



Planned 32 kilometres of walking/cycling paths will adjoin the project.



Approximately 20 hectares of parks adjoining.



Sporting ovals, tennis & netball facilities adjoin the project. An Indoor sports centre to be constructed next to Tarneit town centre.



Tarneit train station opened in September 2015 and is about a 10 minute walk from Emerald Park. The new rail line provides train services to Melbourne and Geelong. Bus 414 operates along Leakes Road and links to the Werribee Plaza.

Lots, Timeline & Rates



Lot sizes over the whole project are anticipated to range from 250m² to 650m².

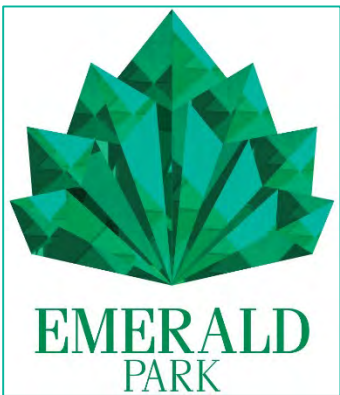


Subject to Council approvals, construction of the first stage is expected to have titles available in the last quarter of 2016.



For a 450m² lot it is anticipated that Council rates will be approximately \$1,500 per year, and water rates \$500 p.a.





**PROPOSED
TOWN
CENTRE**

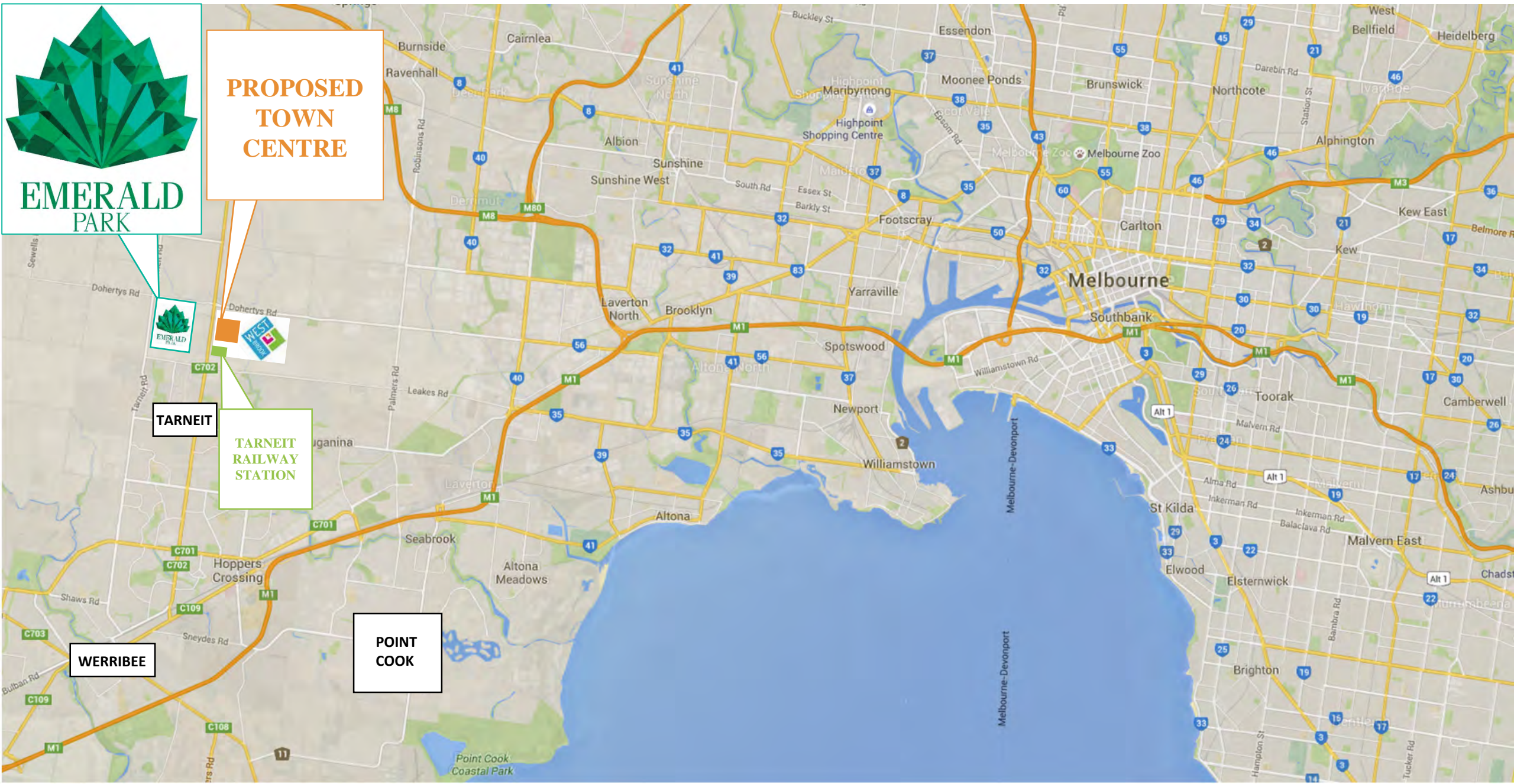


TARNEIT

**TARNEIT
RAILWAY
STATION**

WERRIBEE

**POINT
COOK**

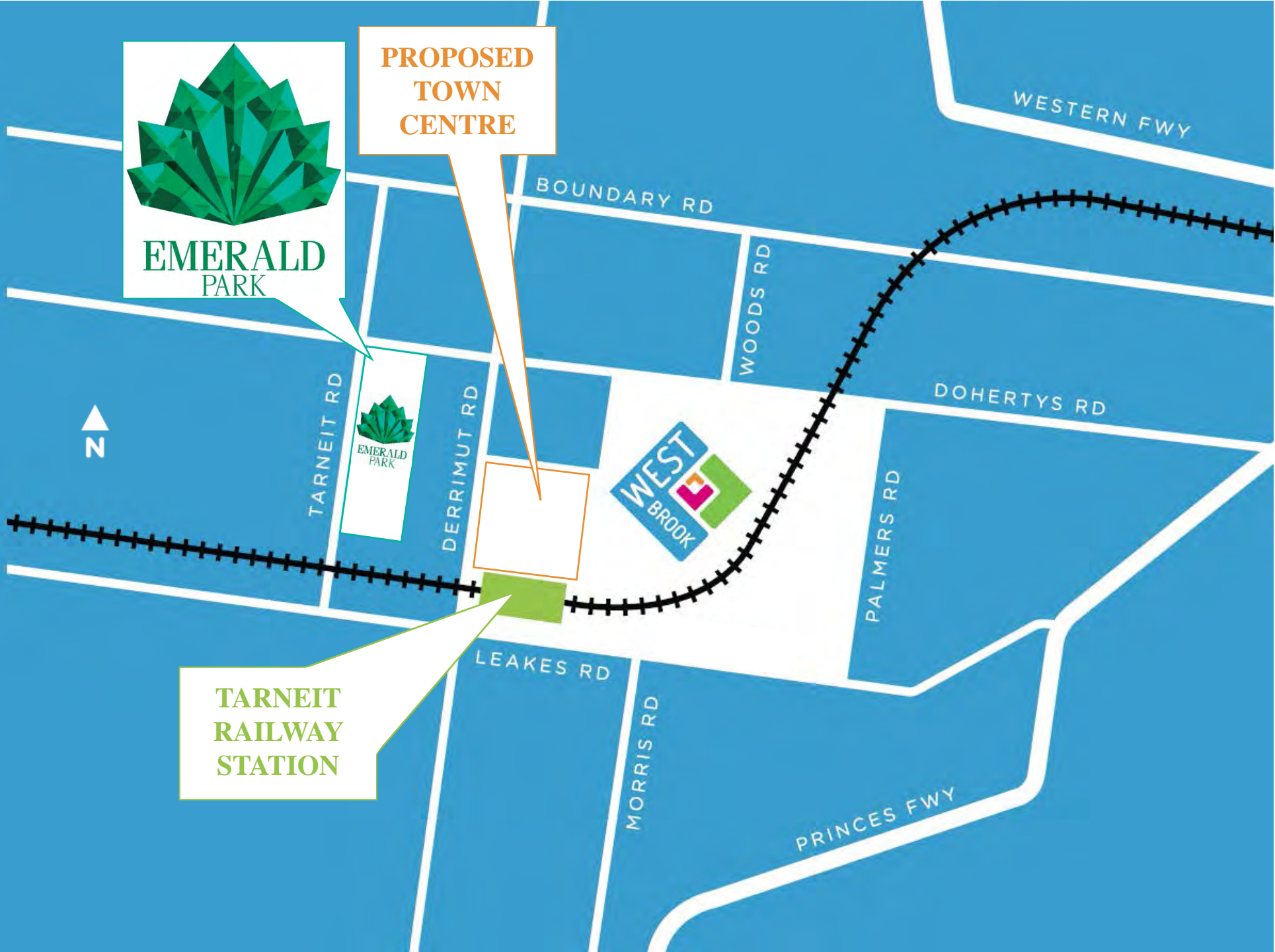




**PROPOSED
TOWN
CENTRE**



**TARNEIT
RAILWAY
STATION**





Frequently Asked Questions

What amenities will be available?

- Tarneit Railway Station is now fully operational.
- Planned for 32 kilometres of walking/cycling paths to adjoin the project.
- State Secondary College, north of rail line.
- Approximately 20 hectares of parks
- Sporting ovals, tennis & netball facilities adjoin the project.
- Indoor sports centre to be constructed next to Tarneit town centre.

Will there be shops or schools?

Yes: TARNEIT TOWN CENTRE PLANNED TO BE BUILT

- A large new town centre is proposed near the Train station to include provision for a range of shops, offices, entertainment and other services.
- Town Centre shopping will be extensive with both major retailers and boutique brands creating a large community hub next to the train station.
- A community centre will be constructed in the town centre.
- A State Secondary College, is proposed to be built by the Victorian Government just north of the Town Centre and train station.

What public transport is available?

Tarneit train station opened in September 2015. The new rail line will provide train services to Melbourne and Geelong. Bus 414 operates along Leakes Road and links to the Werribee Plaza.

Are the early releases walking distance to the train station?

Generally yes;
Most lots are approximately 800mtrs to 1.1km from the train station. Most people can walk 1km in around 10 minutes.

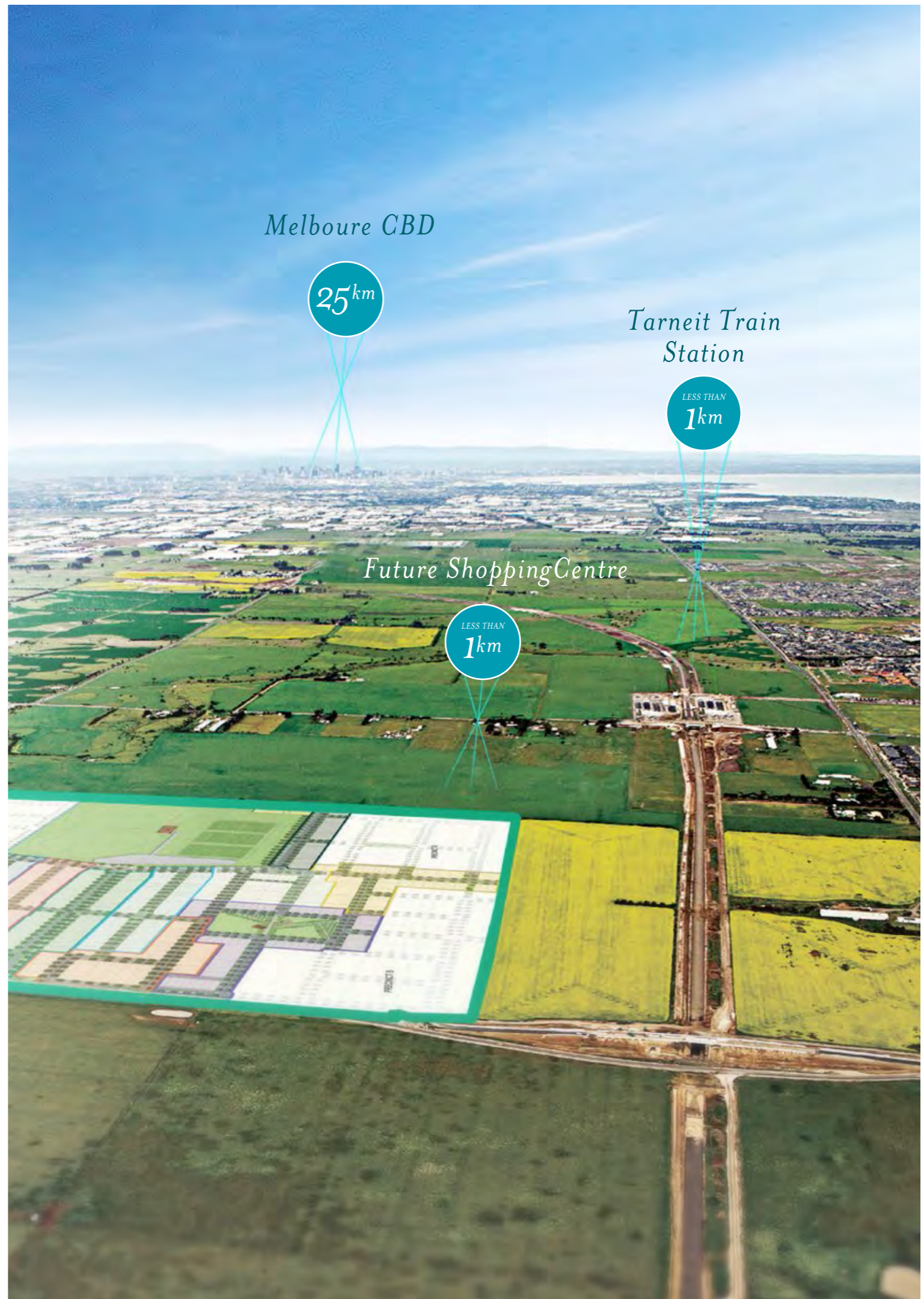
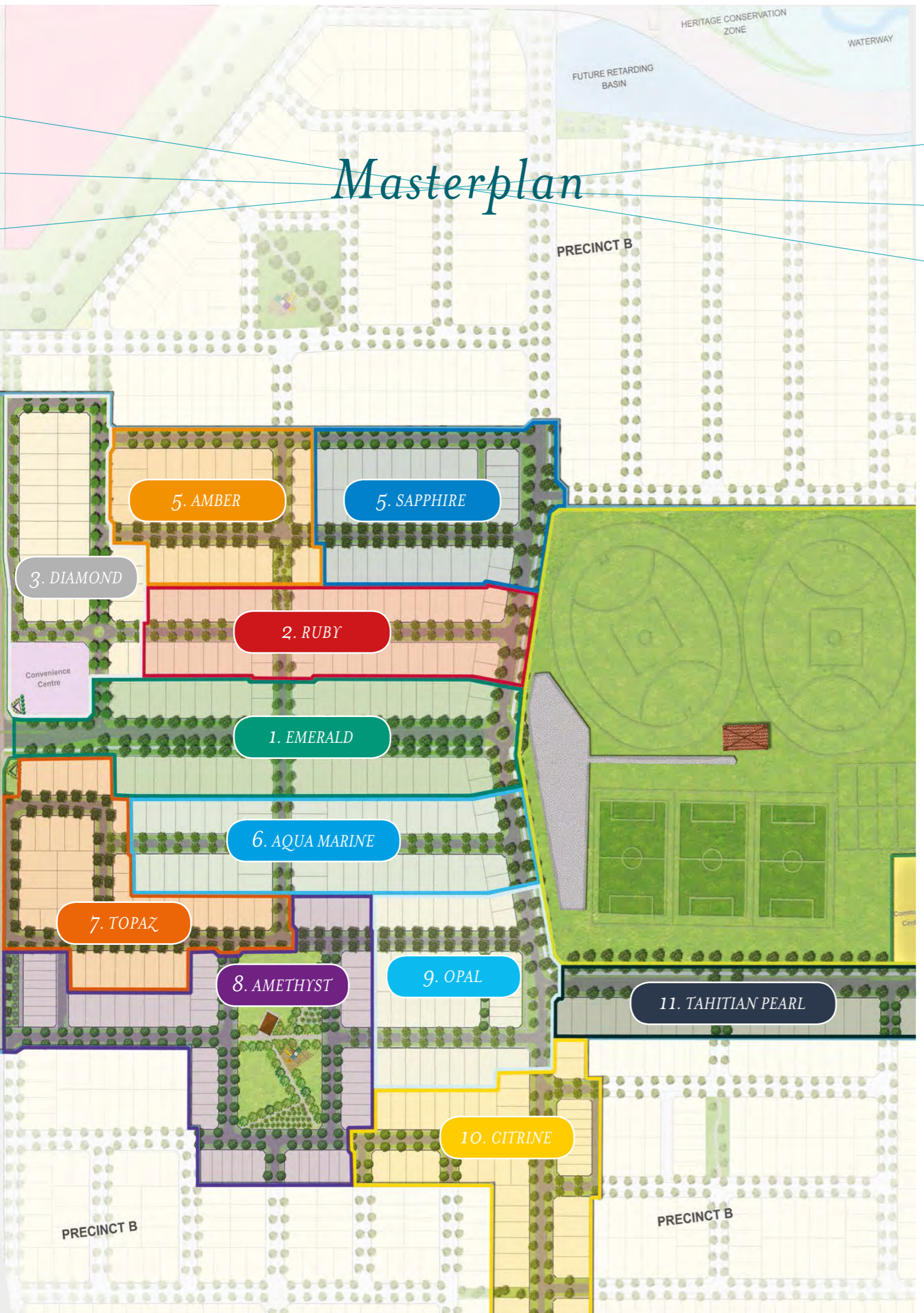
What are the Council rates expected?

For a 450m² lot it is anticipated that Council rates will be approximately \$1,500 per year, and water rates \$500 p.a.

What size are the lots and when are titles expected?

Lot sizes over the whole project are anticipated to range from 250m² to 650m². Subject to Council approvals, construction of the first stage is expected to have titles available in the last quarter of 2016.

Masterplan



DOHERTYS ROAD



EMERALD
PARK

GEM CHART

EMERALD STAGE 1

RUBY STAGE 2

DIAMOND STAGE 3

SAPPHIRE STAGE 4

AMBER STAGE 5

AQUA MARINE STAGE 6

TOPAZ STAGE 7

AMETHYST STAGE 8

OPAL STAGE 9

CITRINE STAGE 10

TAHITIAN PEARL STAGE 11

PARKLANDS



EMERALD STAGE 1



Convenience
Centre

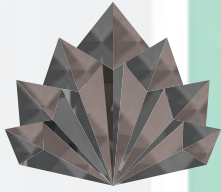
MADDEN BOULEVARD

101 163m ² 18m	102 152m ² 16m	103 444m ² 14m	104 400m ² 12.5m	105 400m ² 12.5m	106 444m ² 14m	107 320m ² 14m	108 320m ² 14m	109 289m ² 13.5m	110 300m ² 14.5m	111 300m ² 14.5m	112 289m ² 13.5m	113 320m ² 14m	114 320m ² 14m	115 444m ² 14m	116 400m ² 12.5m	117 400m ² 12.5m	118 444m ² 14m	119 444m ² 14m	120 320m ² 14m	121 444m ² 14m	122 343m ² 15.5m	123 289m ² 13.5m
144 320m ² 16m	143 320m ² 16m	142 444m ² 14m	141 400m ² 12.5m	140 400m ² 12.5m	139 444m ² 14m	138 444m ² 14m	137 320m ² 14m	136 300m ² 14.5m	135 300m ² 14.5m	134 320m ² 14m	133 320m ² 14m	132 444m ² 14m	131 400m ² 12.5m	130 400m ² 12.5m	129 444m ² 14m	128 444m ² 14m	127 320m ² 14m	126 444m ² 14m	125 320m ² 16.8m	124 320m ² 16.8m	123 289m ² 13.5m	



RUBY
STAGE 2



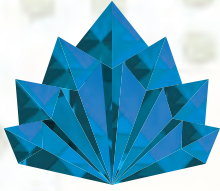


DIAMOND
STAGE 3



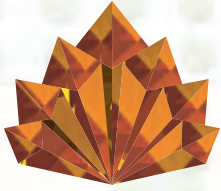
TARNEIT ROAD





SAPPHIRE
STAGE 4

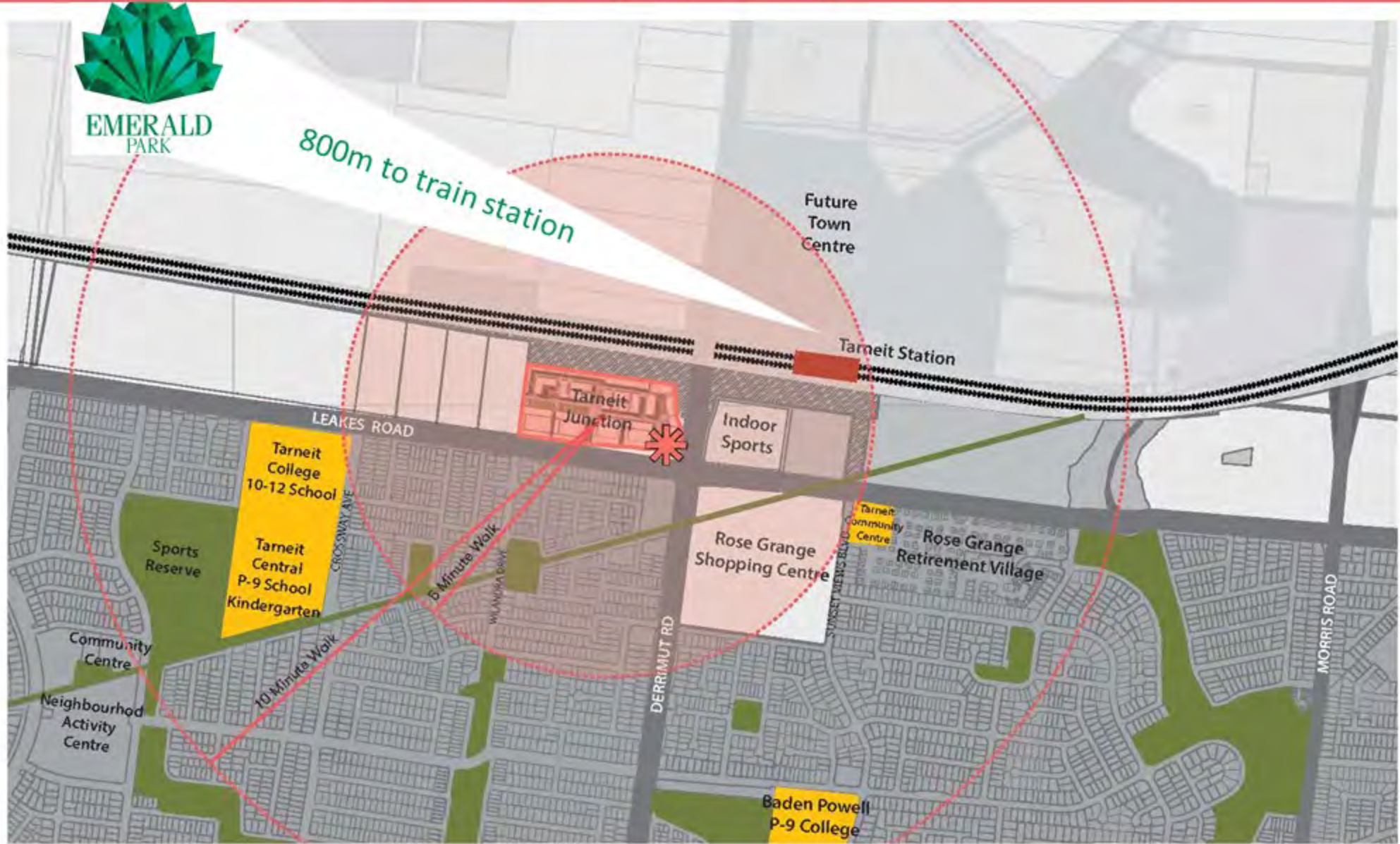




AMBER
STAGE 5



Tarneit Junction - 5-minute Living: Walkability





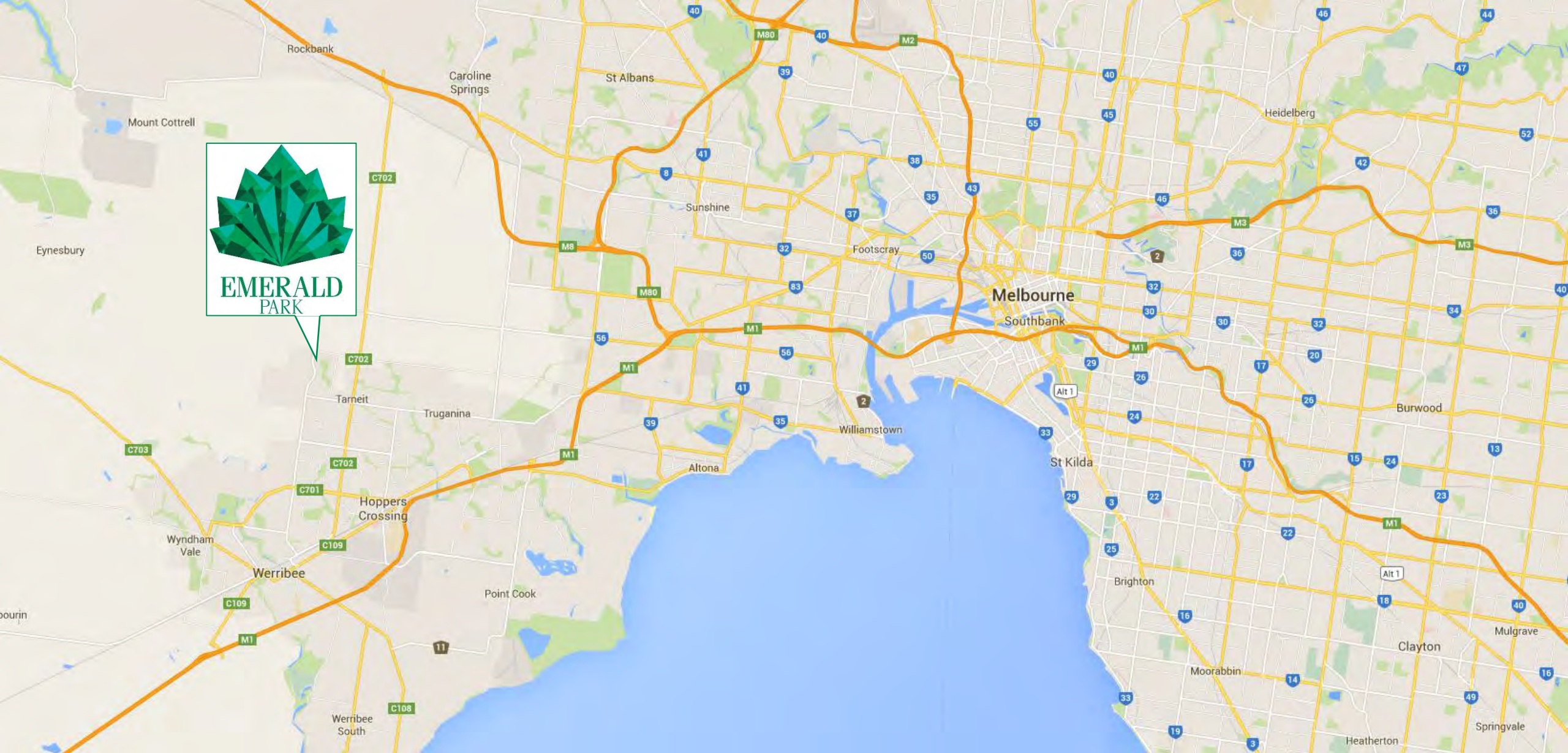
Tribeca is one of Australia's leading fully integrated, residential building and land development companies that provides a wide range of services to both corporations and individuals. Tribeca designs and develops residential communities that are renowned for being places where people want to live, work and play.

Our projects are designed to complement the wider community and reflect a balance between architecture and the natural landscape. Each residential area is planned with distinct character and identity, offering a variety of housing types and landscaping that blends in with the natural surroundings and recreational areas.

We work hard to tie all the elements together so that those who live in our estates feel that it's a safe, welcoming community in which they live and enjoy. This approach contributes to an enduring quality of life and excellent long-term investment value.

Tribeca is among the nation's largest home builders with operations across NSW, VIC and QLD. We aspire to be the leading trusted home builder in our sector and continue to demonstrate this leadership through our design innovation, superior craftsmanship and rapid responsiveness to the needs of our customers.





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