

LINK TO THE FUTURE OF TRANSPORT AND LOGISTICS



From its earliest beginnings, the concept of a thriving transport and logistics hub in the heart of Victoria has been logical, feasible and highly attractive.

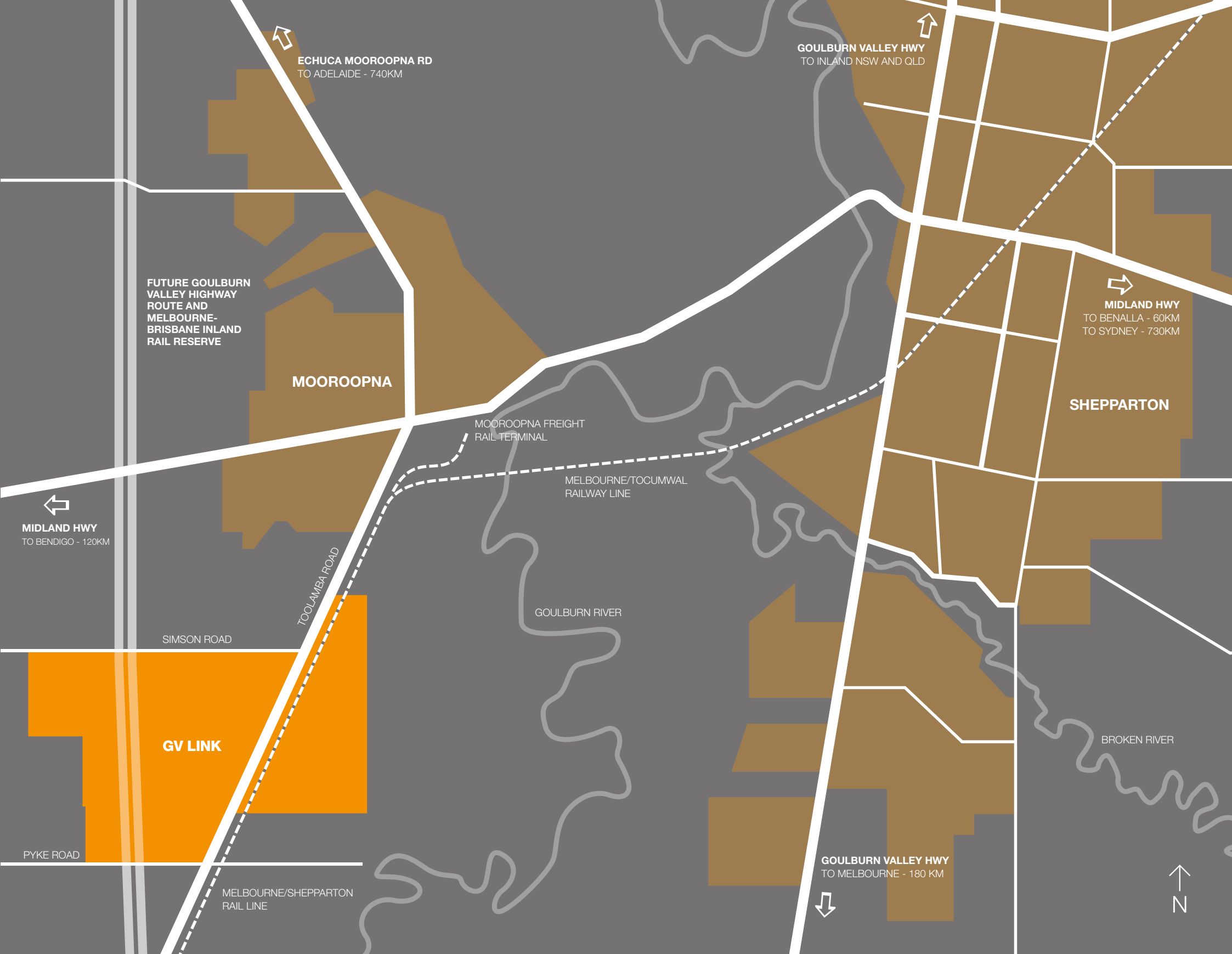
As Victoria's food bowl, a major manufacturing centre and the gateway to and from northern Victoria and beyond, the Goulburn Valley has long enjoyed strategic importance for Victoria's economy.

Today that concept has a sound business case, a complete facility design and the government backing and regulatory approval to make it happen.

GV Link is now inviting serious investors to stake a claim in one of the most exciting economic development projects undertaken in this region.

GV Link will connect industries within the Goulburn Valley to export markets around the globe.

GV LINK IS TAKING SHAPE



ECHUCA MOORoopNA RD
TO ADELAIDE - 740KM

GOULBURN VALLEY HWY
TO INLAND NSW AND QLD

FUTURE GOULBURN
VALLEY HIGHWAY
ROUTE AND
MELBOURNE-
BRISBANE INLAND
RAIL RESERVE

MOORoopNA

MIDLAND HWY
TO BENALLA - 60KM
TO SYDNEY - 730KM

SHEPPARTON

MOORoopNA FREIGHT
RAIL TERMINAL

MELBOURNE/TOCUMWAL
RAILWAY LINE

MIDLAND HWY
TO BENDIGO - 120KM

TOOLAMBA ROAD

GOULBURN RIVER

SIMSON ROAD

GV LINK

BROKEN RIVER

PYKE ROAD

MELBOURNE/SHEPPARTON
RAIL LINE

GOULBURN VALLEY HWY
TO MELBOURNE - 180 KM







Image courtesy of Fleur Baldi

ECONOMIC SENSE

As a modern transport and logistics centre, GV Link has the potential to provide significant benefits for Victoria and the Goulburn Valley, including:

- A more efficient supply chain for regional industries and commercial distributors
- Reduced congestion on roads into and around Melbourne
- Direct rail access to the Port of Melbourne
- Easier access to national and global markets for regional businesses
- Promotion of urban renewal
- Improving the competitiveness of regional exporters in the marketplace
- Economic growth and prosperity.

In recognition of the project's importance to one of Australia's most productive, export-driven regions, the Victorian and Australian Governments have already committed \$2 million and \$3 million respectively to the development of Stage One of GV Link.

INVESTMENT POTENTIAL

GV Link offers an exciting opportunity for investors and companies interested in:

- Relocating all or significant parts of their business to GV Link
- Partnering to build and develop GV Link through the staged construction plan
- Investing capital in this valuable infrastructure for Victoria.

Why invest in GV Link?

GV Link is a thoroughly researched, multi-faceted investment opportunity likely to realise returns on investment through:

- Its capacity to handle significant freight volumes
- The efficiencies and opportunities of consolidation and co-location with other businesses
- Its access to rural and regional communities and markets
- Its streamlined movement in and out of Melbourne
- Strategic positioning for future growth.

Staged investment opportunities, a flexible approach and attractive, negotiable terms for early and significant investment aim to meet investors' individual business needs and objectives, whatever they may be.

GV Link is investment ready now.

YOUR BUSINESS AT GV LINK

Imagine the possibilities for your business at GV Link.

The centre will support a range of commercial activities related to and vital for manufacturing and food processing, including:

- Secure, long-term storage for commodities such as fresh fruit, empty cans, processed fruit and finished goods
- Consolidation of packaging, labelling and other production processes
- Centralised warehousing, reducing product handling and transport costs, and saving time
- Quicker, easier freight distribution by truck and/or rail to the ports of Melbourne and Geelong of export-ready product
- Tenancy for and co-location with upstream or downstream services, including container servicing and truck maintenance.

The Goulburn Valley business community has embraced GV Link and can be confident that planning is on track and well underway.

GV Link is located at the junction of two major freight routes that service Victoria's Food Bowl and Southern NSW

- Victoria accounts for 25% of Australia's total food exports
- 85% of canned fruit production occurs in the Food Bowl region of Shepparton and the Riverina in NSW
- Goods from wider NSW border region and Murrumbidgee irrigation area also move into Victoria for packaging and export

**statistics sourced from Freight Futures, 2008*

REGIONAL FIT

The Goulburn Valley enjoys growth with stability. It has a strong, dynamic community, a diversified economy and a workforce skilled to meet the future employment needs of GV Link and local industry.

GV Link complements other major economic development initiatives underway in the Goulburn Valley. These projects will create reciprocal opportunities with GV Link, to the ultimate benefit of industry and the community in this region.

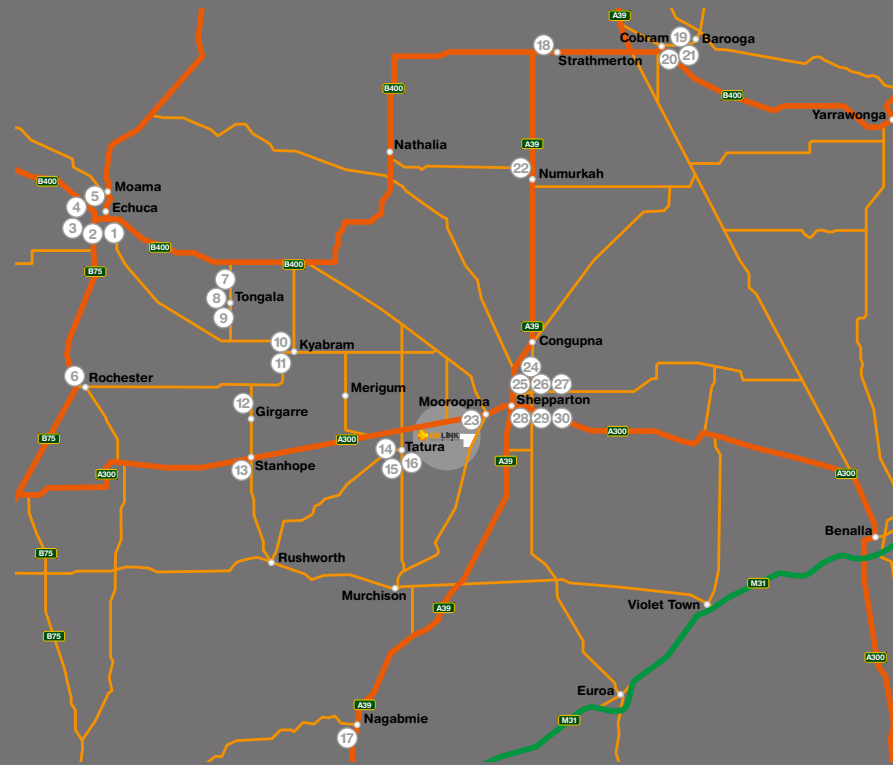
GV Link is Greater Shepparton City Council's highest priority project for its Economic Development Strategy 2009-2012, and commits Council and its government partners to driving this and other major economic development projects in the region.

Food Bowl Modernisation Project

This Victorian Government project is supported by Council and involves a \$2 billion modernisation of the irrigated farm sector by upgrading the water supply infrastructure in the Goulburn Valley Irrigation District. It aims to expand agricultural activity by boosting sector confidence in water security and future farm productivity.
www.nvirp.com.au
www.victoriasfoodbowl.com.au

Improved passenger and rail freight services

Improvements to passenger and freight rail into and out of the Goulburn Valley have been realised through recent rail track upgrades. Greater Shepparton City Council will continue to play a lead role in advocating for a significant stake in Australia's long-term rail infrastructure.



MANUFACTURERS IN GOULBURN VALLEY

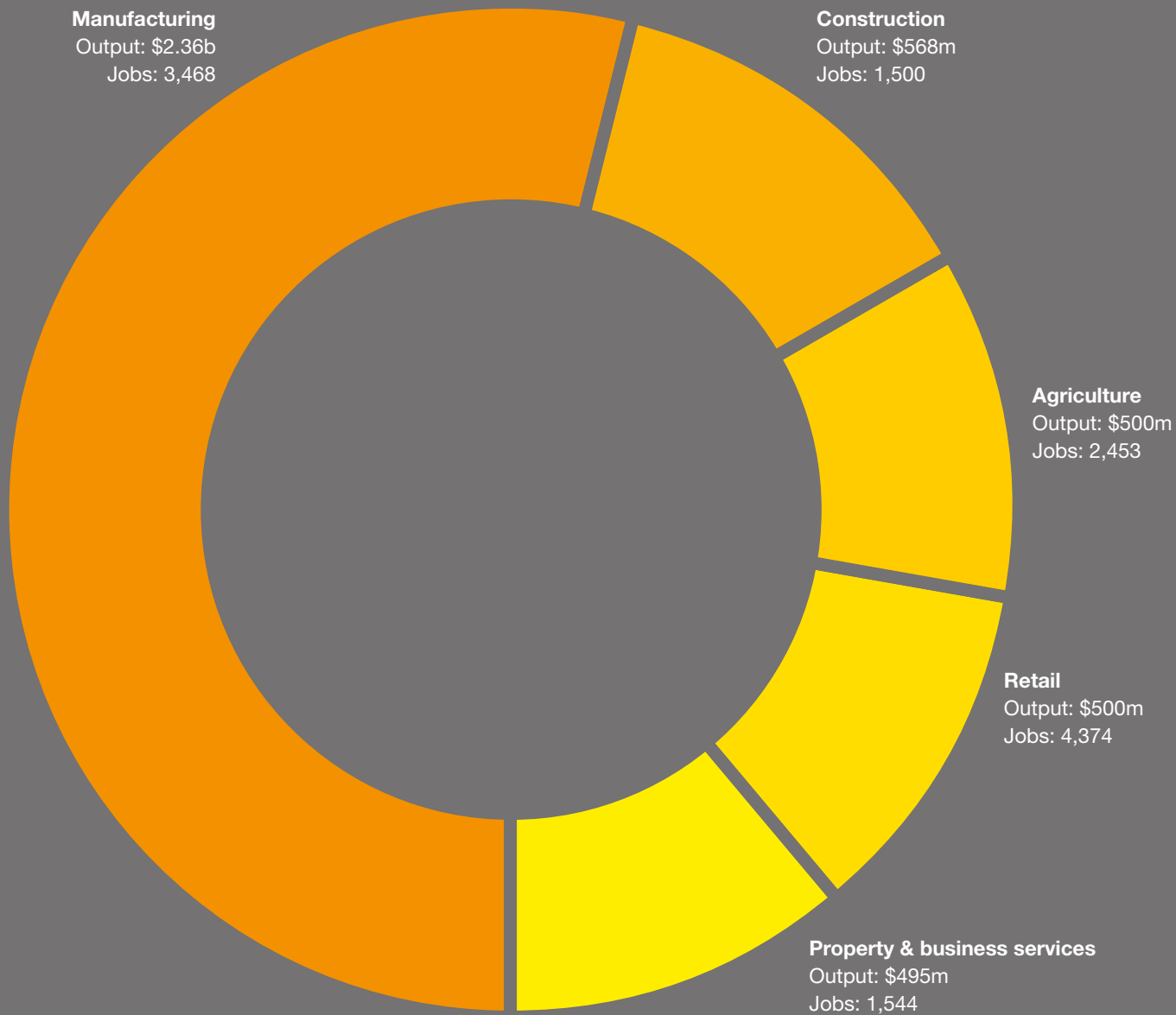
1. Heinz Wattie	Echuca	16. Unilever	Tatura
2. Riverside Meats	Echuca	17. Oz-Taste	Nagambie
3. Nestlé	Echuca	18. Bega	Strathmerton
4. Cedenco	Echuca	19. Murray Goulburn	Cobram
5. Simplot	Echuca	20. Meiji-MGC	Cobram
6. Murray Goulburn	Rochester	21. Vodusek Meats	Cobram
7. Nestlé	Tongala	22. Riverland Oilseed	Numurkah
8. HW Greenham	Tongala	23. SPC-Ardmona	Mooroopna
9. CopRice Feeds	Tongala	24. Campbell's Soups	Lemnos
10. SPC-A (IXL)	Kyabram	25. SPC-Ardmona	Shepparton
11. Amcor Cans	Kyabram	26. VisyPak	Shepparton
12. Heinz	Girgare	27. Visy Board	Shepparton
13. Fonterra (Bonlac)	Stanhope	28. Pental Soaps	Shepparton
14. Tatura Milk	Tatura	29. Geoff Thompson	Shepparton
15. Snow Brand	Tatura	30. Amcor Fibre Pack	Shepparton



MAERSK LINE

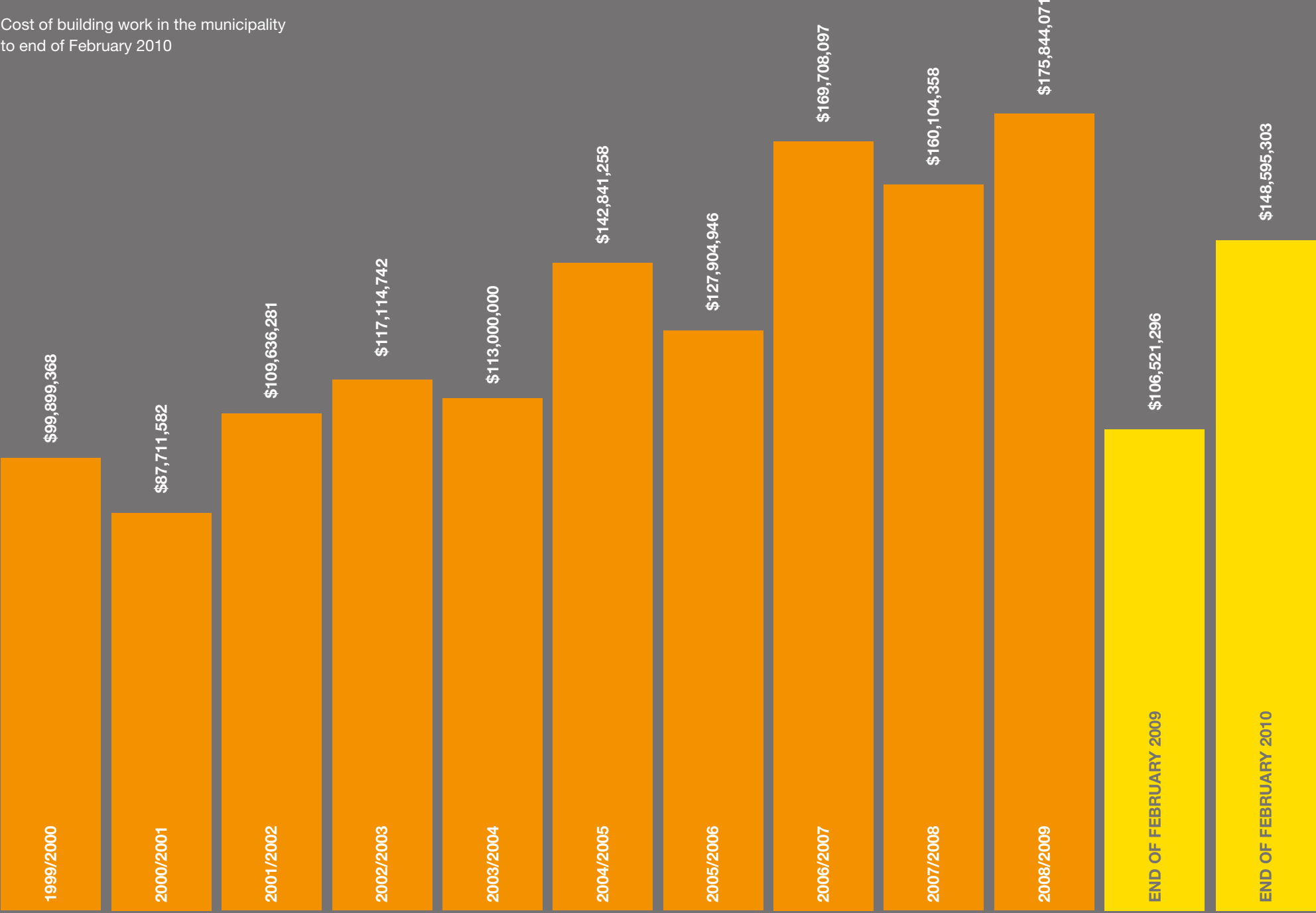
MAERSK PHUKET

KEY ECONOMIC ACTIVITIES IN GREATER SHEPPARTON



REGIONAL ECONOMY

Cost of building work in the municipality
to end of February 2010





GOULBURN VALLEY SNAPSHOT

- Shepparton's population increased by 2.3% between 2008 and 2009, which is amongst the highest growth rates in regional Victoria.
- Resident population of more than 61,000 is forecast to grow by 10,000, or more than 16 per cent, by 2026
- Vibrant community and economic activity across a 2,421 square kilometre area
- Central location within Victoria: 180 kilometres north of Melbourne and 72 kilometres south of the New South Wales border at Echuca
- Produces nearly \$2 billion worth of goods and services each year
- Agricultural production worth \$500 million in 2008 dollar terms, or 25 per cent of the total value of Victoria's agricultural production
- \$100 million building investment per year on average over the past decade and \$130 million in 2006 and 2007
- Commercial building approvals at record high in 2008/2009
- Retail floorspace has significantly increased from 144,000m² in 1996 to approximately 200,000m² in 2010
- Higher share of manufacturing jobs than regional Victoria generally (13.3 per cent vs 10.8 per cent)
- More than half of manufacturing jobs associated with food manufacture
- Existing transport and logistics industry base with dedicated workforce, 73 per cent of which is employed in road transport
- Nearly one in four trucks registered in Victoria is from the region
- Significant local demand exists for warehousing and logistics, particularly for seasonal produce.

** Data supplied by Greater Shepparton City Council 2009*

FACILITATING PARTNERSHIPS

Greater Shepparton City Council has assumed leadership as project developer of this landmark venture to ensure:

- Its timely, efficient delivery in compliance with Council's robust planning, building, environmental and associated regulations
- Responsible financial management and sound, long-term investment secured from multiple, viable sources
- A development that addresses the broader economic needs of the region and of the transport and logistics industry locally
- Design values and standards that meet the needs of business investors that are also harmonious with the surrounding environment
- On-going consultation with all who have a stake or potential stake in GV Link's success
- The vision that has captured the imagination of the Goulburn Valley for over a decade is finally realised.

Greater Shepparton City Council is working in partnership with other levels and key agencies of government, including: the Australian Government, Victorian Government and the four neighbouring local government municipalities.

GV Link has the firm support of government at all levels because it fits within and meets a range of key and long-term policy objectives for economic development, transport, regional revitalisation, population growth and the environment.







GV LINK WILL STREAMLINE FREIGHT MOVEMENT IN AND OUT OF THE GOULBURN VALLEY

STRATEGIC SITE LOCATION

GV Link is being built on a superb 331 hectare greenfield site on Toolamba Road, two kilometres south of the Midland Highway at Mooroopna, 4.7 kilometres south-west of Shepparton.

Road access

GV Link is virtually at the crossroads of two major central Victorian road systems: the Goulburn Valley Highway and the Midland Highway.

Major roadworks in the planning phase or already underway in the Goulburn Valley are expected to streamline access to GV Link and cut travel times in and out of the region.

- The proposed route for the Goulburn Valley Highway bypass of Shepparton, anticipated within the decade, will take the highway to the west through Toolamba and directly past GV Link
- The Nagambie bypass on the Goulburn Valley Highway has now been funded and the five-year construction program will commence in 2010. It will extend the four-lane freeway route for 17 kilometres to Nagambie's east
- The Midland Highway, just two kilometres north of GV Link, offers easy east-west road connections through to Benalla and Bendigo.

Rail access

- The rail terminal at Mooroopna, located just one kilometre north of GV Link, provides some broad gauge rail siding facilities to existing businesses in the region
- Stage 3 of GV Link envisions a true intermodal terminal, with freight seamlessly arriving at the western side of the facility by road and leaving to the east by rail from modern new purpose-built rail siding
- GV Link complements plans for the Donnybrook/Beveridge Interstate Freight Terminal under the Victorian Transport Plan, easing large truck congestion and freight delays through metropolitan Melbourne, and forming part of a new network of major intermodal freight terminals outside the Port of Melbourne.

Key Reference Documents:

Freight Futures: Victorian Freight Network Strategy, State of Victoria, 2008.

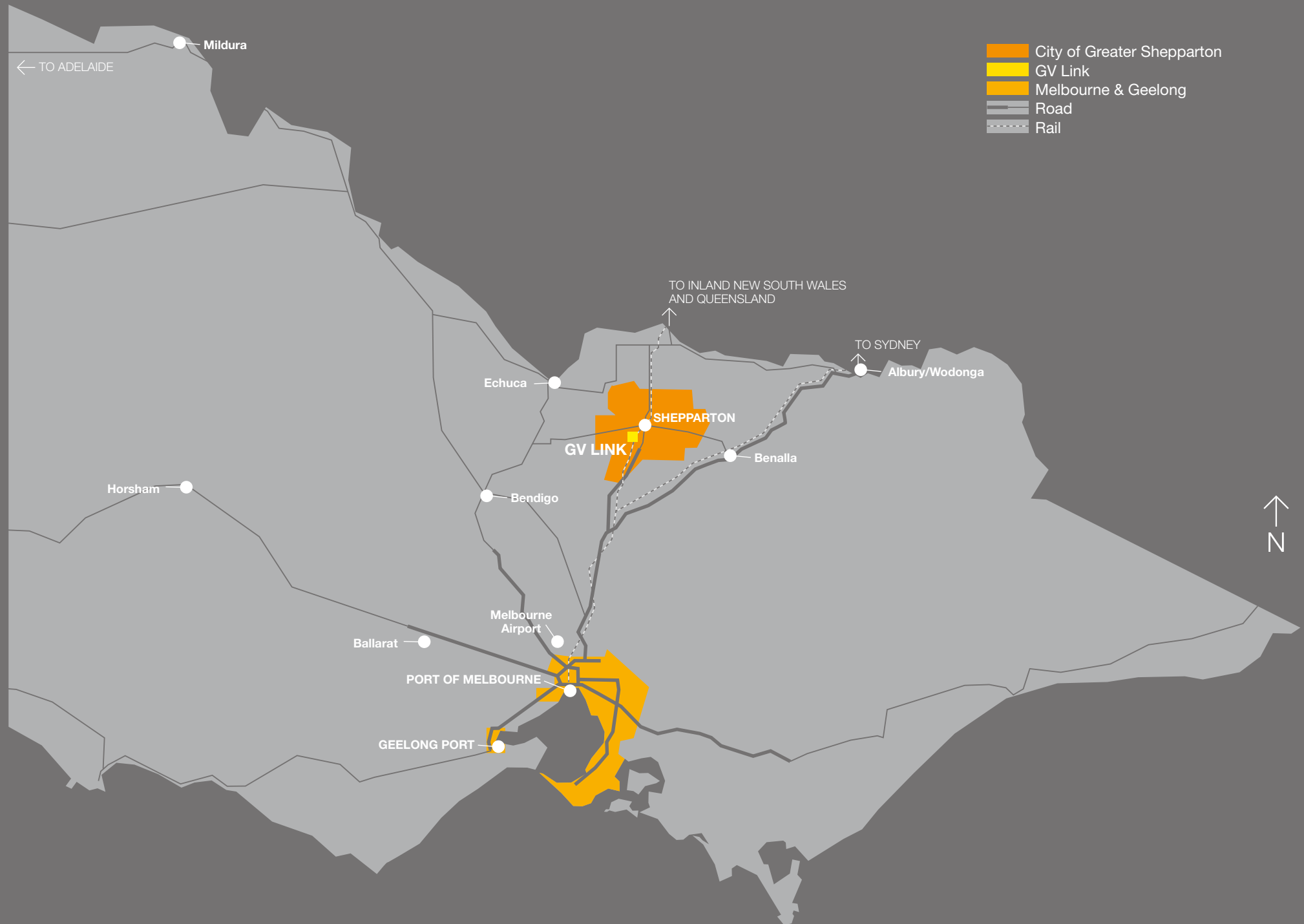
Northern Victoria Regional Transport Strategy, 2009.



Image courtesy of Port of Melbourne Corporation



GV LINK LOCATION





DESIGN AT ITS VERY BEST

GV Link will be a place where optimal functionality meets beautiful industrial design.

The built environment will be innovative, ecologically sustainable and contemporary.

It will encompass Environmentally Sustainable Design (ESD) principles that set a new benchmark for future industrial development in the Greater Shepparton region.

These best practice urban design principles are embedded in the design process from the outset and will include:

- Energy efficiency in design, construction, materials and landscaping
 - Water efficiency and management to conserve and maximise usage of the region's precious water resources
 - An on-site stormwater treatment facility to manage site run-off and rural drainage
 - All industrial and storage functions planned to minimise the visual and noise impacts for business and site neighbours
 - Architecture that is responsive to the environment in terms of the scale of envelopes, storage areas and building proportions
 - Shipping container storage areas located, wherever possible, out of public view and the communal container stacking area located alongside the Melbourne-Shepparton railway line
- Good solar orientation for environmental and occupancy benefit
 - Building envelopes attuned to the site and local environs, including harmonious building colours, materials, signage and quality fencing
 - Safe, efficient truck and car parking areas with minimal visual impact on the streetscape
 - Landscaping that balances functional, industrial needs with a natural outlook
 - Toolamba Road re-routed and landscaped to form an attractive boulevard main entrance to the site
 - Traffic planning and management that addresses the needs of both site users and the local community
 - The site will be fully serviced, with allotments designed to accommodate the growth of GV Link businesses, so there's no risk of being encroached upon.

GV Link is positioned to become an industrial centre of great pride to the Goulburn Valley region and one of national repute.

SECURE, PLANNED DEVELOPMENT

GV Link is being developed as a multi-stage yet highly integrated construction project.

Stage 1: a general freight and logistics area comprising four allotments.

Stage 2: an additional freight and logistics area comprising five allotments.

Stage 3: a true intermodal terminal connecting GV Link businesses to streamlined road transport access and a high capacity modern rail terminal.

Key milestones

The following project milestones have already been achieved within the timeline and budget:

2007

- Economic Review completed
- \$3 million Australian Government commitment

2008

- Planning Scheme Amendment gazetted
- Land acquired for development
- Design EOI concluded
- \$2 million Victorian Government commitment
- Planning permit issued

2009

- Landscape Design Report completed

2010

- Detailed design plans complete

Next Steps:

- Industry commitment
- Site preparation (12 months)
- New tenants relocated and operational
- Commitment of GV Highway Shepparton Bypass
- Funding sought for next stages of GV Link

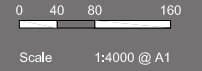
GV LINK IS SITUATED AT THE CROSSROADS OF TWO MAJOR
CENTRAL VICTORIAN ROAD SYSTEMS



BAY 3



MASTER PLAN



This map is for information purposes only as the Plan of Subdivision has not been finalised and may be subject to change.

The intermodal terminal is expected to be constructed as part of Stage 3 of GV Link however may commence earlier with market demand.

STAGE ONE



Scale 1:4000 @ A1



This map is for information purposes only as the Plan of Subdivision has not been finalised and may be subject to change. The intermodal terminal is expected to be constructed as part of Stage 3 of GV Link however may commence earlier with market demand.

TAKE THE NEXT STEP

GV Link awaits your serious consideration and investment.

If you would like to learn more about GV Link or discuss your business opportunity on a confidential basis, contact:

**Economic Development Manager
Greater Shepparton City Council
Locked Bag 100, Shepparton Vic 3632
Telephone (03) 5832 9847
Email info@gvlink.com.au**

You can also visit the GV Link website at www.gvlink.com.au for regular project news and updates.







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