

# PARWAN EPZ

## INDUSTRIAL PARK

229 Smiths Road, Parwan, VIC 3340



Development by





World's most liveable city for 8 times in a row, Melbourne is the fastest growing city in Australia. Victoria had the highest increase in population (10.7%) of all States and Territories of Australia.

Wealthy business owners and entrepreneurs from all over the world making their way to Melbourne, makes a huge demand of business and entrepreneurial activities, i.e. industrial, residential, agricultural and logistics, etc. Land in the EPZ area is a gold mine for future.

# CONTENTS

01. Introduction
02. Executive Summary
03. At a Glance
04. Parwan Employment Zone
05. Bacchus Marsh Urban Growth Framework
06. EPZ Master Plan
07. Local Council
08. Neighbouring Businesses
09. Sale Process
10. Site Plan







# 01 INTRODUCTION

Welcome to Parwan EPZ Industrial Park, the future growth area for Industrial and Agricultural based business park.

The total land area for the whole PSP is 2,480 hac (6,128 acres). The subject land is 122.7 hac (303 acres), located within the Parwan Employment Growth PSP. This is situated between Parwan Creek and the Bacchus Marsh Airport. The property offers a scale and scope for development seldom seen in this strategic location.

Out of 303 acres we have 60 acres of land on offer for astute investors and get the share transferred instantly. This rare opportunity is not to be missed.

# 02 EXECUTIVE SUMMARY

## Address

229 Smiths Road, Parwan, VIC 3340

## EPZ Total Area

6,128 Acres / 2,480 Hectares

## Planning Authority

Victorian Planning Authority ([vpa.vic.gov.au](http://vpa.vic.gov.au))

## Local Council

Moorabool Shire Council ([moorabool.vic.gov.au](http://moorabool.vic.gov.au))

## Subject Land Area

303 Acres / 122.7 Hectares

## Current Use

House, Sheds, Farming

## Future Use

Warehouse, Storage, Distribution, Logistics, Productions, etc.

## PSP & Status

Confirmed Employment (Industrial) Zone - 2018

# 03 AT A GLANCE



LAND AREA 122.7 HECTARE



APPROVED EPZ ZONE



INDUSTRIAL PARK



STRATEGIC LOCATION



BACCHUS MARSH  
AIRPORT



PROXIMITY TO PORTS  
& MARKETS



EXISTING BACCHUS MARSH  
TRAIN STATION



PROPOSED PARWAN  
TRAIN STATION



EXTENSIVE  
TRANSPORT LINKS



EASY ACCESS  
TO FREEWAYS



2,655 NEW BUSINESS  
WITH 9,084 JOBS



HUGE GROWTH POTENTIAL



2 DWELLINGS ON SITE



ENVIABLE RURAL  
RESIDENTIAL LIFESTYLE



HOME TO 2,500  
BUSINESSES



# PARWAN

## EMPLOYMENT ZONE



Source: Victorian Planning Authority (VPA)



Source: Commercial and Employment Zone Developments Parwan Pty Ltd.

# **05 BACCHUS MARSH**

## **URBAN GROWTH FRAMEWORK**

The Victorian Government Planning Authority (VPA) in conjunction with the Moorabool Shire (Council) prepared the Bacchus Marsh Urban Growth Framework (BMUGF), which was approved by the Minister for Planning in November 2018.

There are 4 growth areas outlined in this framework:

- 1. Merrimu Residential Growth Precinct.**
- 2. Parwan Employment Growth Precinct.**
- 3. Parwan Station Residential and Commercial Growth Precinct.**
- 4. Hopetoun Park North Residential Growth Precinct.**

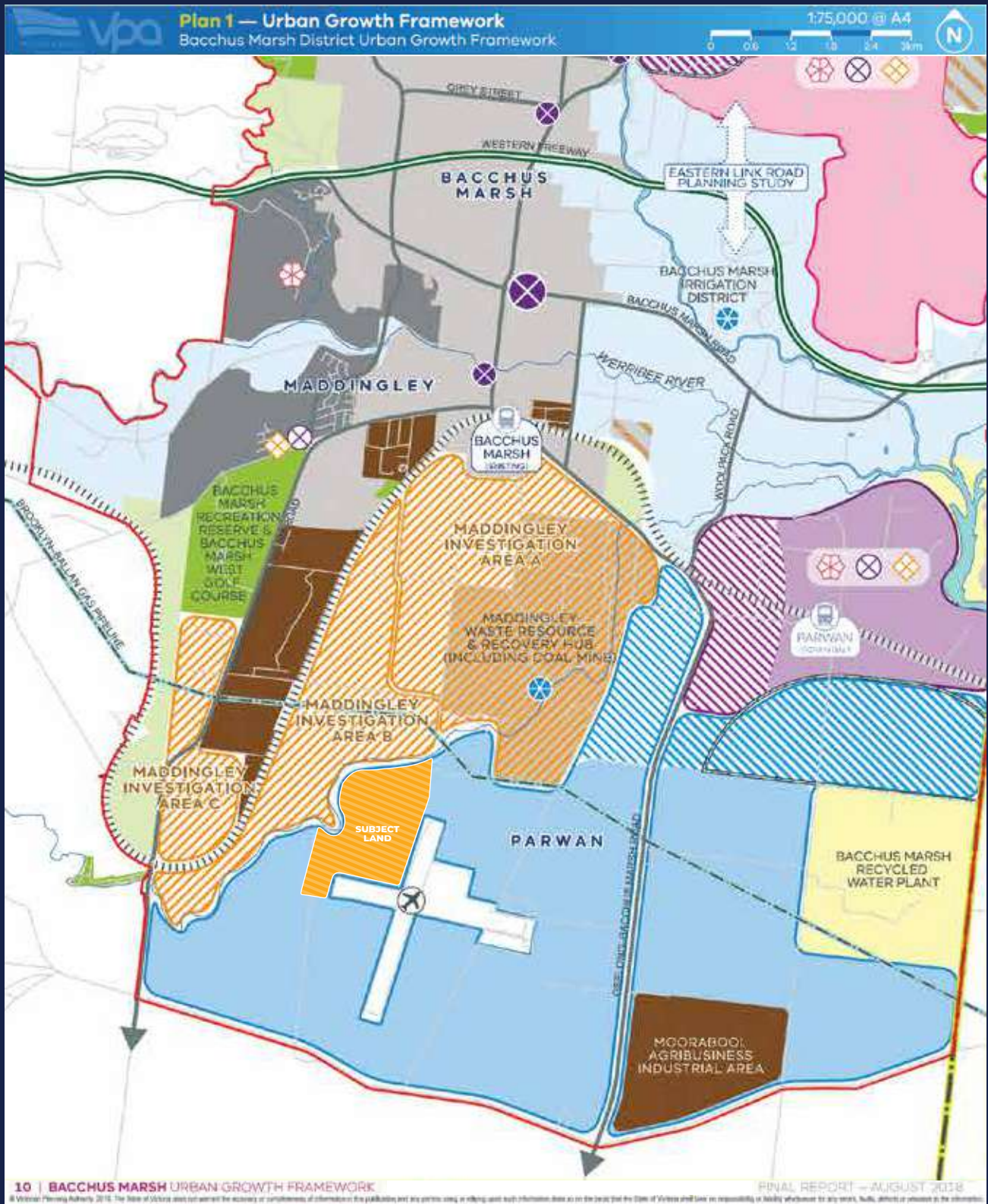
The Parwan Employment Precinct Zone (EPZ) is designated to produce 1,500 new jobs. The EPZ will attract high levels of industrial investment for uses such as warehousing, cold storage, distribution centre, logistics, production and plants, etc.

Connectivity to the EPZ is already in place via Western Freeway, Calder Highway, Hume Freeway and Princes Freeway, high speed VLine train. Most utilities are also connected to the land. This reinforces the vision and great potential for Melbourne.

The draft plan was due to be published by November 2020. Due to COVID-19 this has been delayed but now expected to be published by middle of 2021.



# EPZ MASTER PLAN



# 07 LOCAL COUNCIL

## BACCHUS MARSH & MOORABOOL

The subject land is located within the Moorabool Shire, in Melbourne, one the fastest growing area in Australia. The whole area witnessed significant population growth and economic success in the past five years in sectors such as warehousing, logistics, health care, education, horticulture, agriculture and related service industries.

The competitive advantages of the area include:

- **Home of 2,500 businesses.**
- **Location close to outer metropolitan Melbourne.**
- **Access to national transport routes – Western Freeway, Calder Highway , Hume Freeway and Princes Freeway.**
- **Access to multiple sea and air ports including Melbourne, Geelong, Tullamarine & Avalon in addition to a growing airport in Bacchus Marsh.**
- **Access to commuter and rail freight terminal in Bacchus Marsh.**
- **Significant government investment in the area.**
- **One of the best school in Melbourne (Bacchus Marsh Grammar).**
- **Top ranking hospitals and healthcare facilities.**

# NEIGHBORING BUSINESSES

**Bacchus Marsh Airport**  
Airport and TVSA Pilot Training.



**Westside Meats Australia Pty Ltd**  
Abattoir / slaughterhouse processing beef, mutton, lamb for domestic and international export.



**PARWAN VALLEY MUSHROOMS**  
Products white and brown agaricus bisporus mushrooms.



# NEIGHBORING BUSINESSES

## **NIXON BLOODSTOCK EQUINE**

Horse Breeding for Australian yearling sale market



## **GENETICS AUSTRALIA**

Collection and supply of Bull Semen around the world for dairy industry.



## **MADDINGLEY BROWN COAL MINE**

Operating since 1948, currently used for mining coal, landfill and stone recycling.

# SALE PROCESS

The industrial park subject land is 303 acres (approx). This is going to be under 3 individual titles each comprising of 100 acres. Lot A is 100 acres in area. Only 60 acres are on offer for investors to buy. You can purchase the land by purchasing equivalent share of the holding company. For example, if you buy 5 acres, we will transfer 5 shares of the company to you.

Our aim is to hold this land for 3-5 years. When the whole area start development, we will develop it by a renowned developer and sell / lease to big super chain shops like Woolworths, Coles, Bunning's, Bulk Goods Storage, Cold Storage, Agriculture Storage Facilities, Logistics, etc. We can sell land to these companies also.

Collectively the whole 100 acre (Lot A) will be managed by the company where you will be a share holder and any earning (from the lease) or expense (council rate) from the land will be distributed to the share holders annually, proportionate to the share.

For any decision of the company, you will have voting right. One vote per acre/share. You can sell your land / share any time. In future when the land gets developed, you get the developed land proportionate to your share. All share holders (owners) can visit the farm, make annual picnic, watch price rise, and enjoy. The price we are offering is for land as it is now only. Any future development cost is not included in price.

If you are interested to purchase acres with a minimal price, contact us today before its too late. This is once in a 100 years opportunity.

Initial deposit is 10% and balance in 2-3 days on share transferred into your name.

## Inspections

As we have tenant in the other 200 acres, we do not allow anyone go individually and enter the property. Please contact us to arrange a farm tour.

## Contact



**Ahsan David**

Land Sales Consultant  
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**Md Zahangir Alom**

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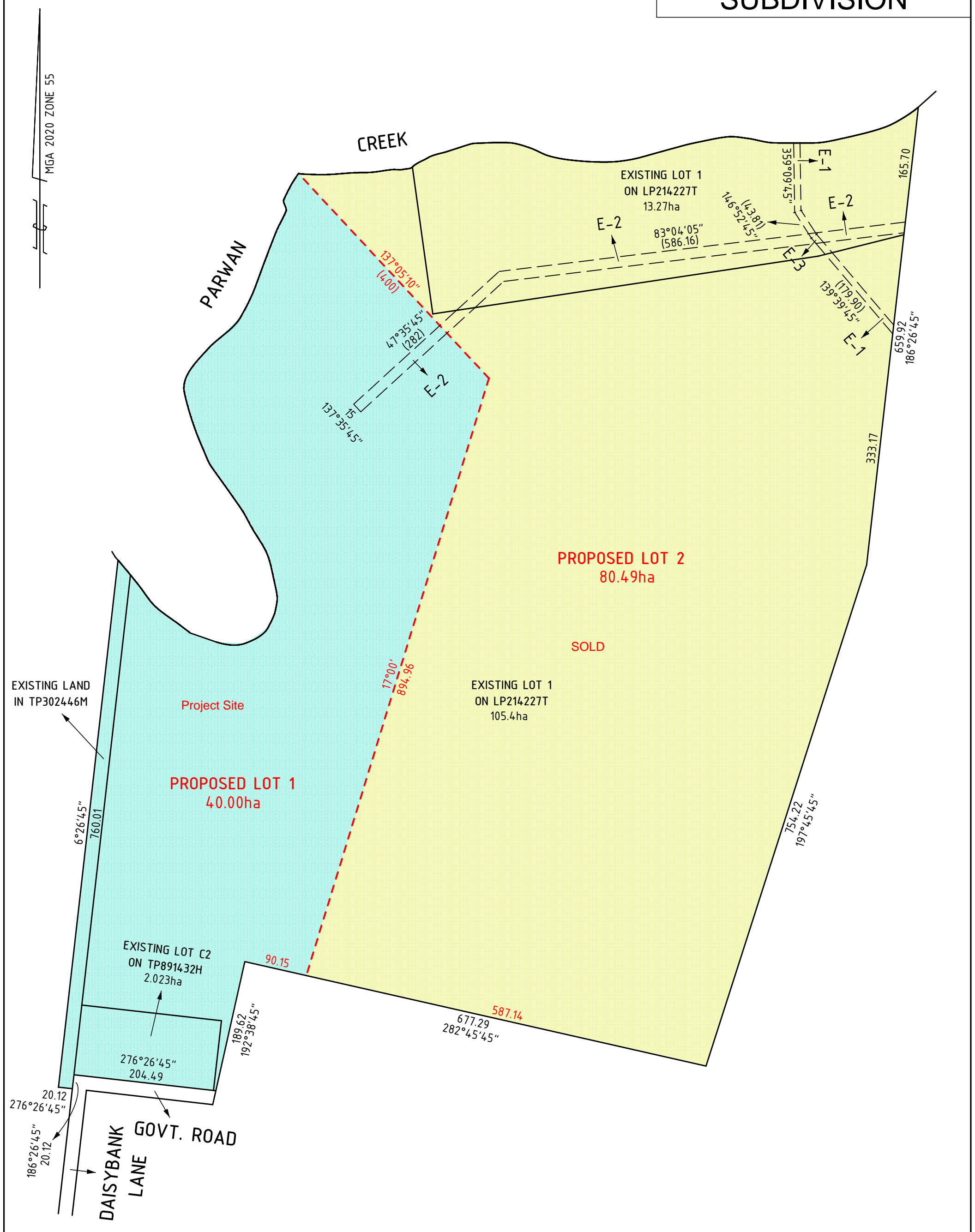




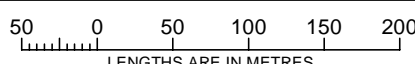




# PROPOSED SUBDIVISION




**FarrenGroup**  
 Creating New Boundaries  
 74 Maribyrnong Street  
 Footscray 3011  
 Phone 9689 1000  
 Fax 9689 1002  
 admin@farrengroup.com.au  
 LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE  
 1:5000  
  
 LENGTHS ARE IN METRES  
 LICENSED SURVEYOR: PETER J. FARREN

REF: 12405 VERSION: 03	ORIGINAL SHEET SIZE: A3	SHEET 1
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# PARWAN EPZ

## INDUSTIAL PARK



VENUS HILL  
ESTATE

**H** Homeington  
Building Group



CASSANDRA  
ESTATE

### Disclaimer

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