

PROPOSED FUTURE DEVELOPMENT SITE

211 WIMMERA HIGHWAY, MARONG, VIC 3515



BENDIGO REGIONAL EMPLOYMENT PRECINCT (BREP)

CLOSE PROXIMITY TO MARONG-TOWNSHIP STRUCTURE PLAN



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PROPERTY INFORMATION

- Two Parcels with separate titles
- Office Area includes Reception Area + 15 offices + Boardroom + Store room + Conference Room + Lunch Room + Toilets
- Five Sheds with total shed area approx. 4675 m²

TOTAL AREA: 10.17HA

84,900 + 16,800 = 101,700 square metres (25.13 Acres Approx)

PRICE

Contact agent

SETTLEMENT

Preferred Short but various options can be discussed

LOCAL GOVERNMENT

City of Greater Bendigo

PRECINCT

Bendigo Regional Employment Precinct (BREP)

CURRENT ZONING

Farming

USE: INDUSTRIAL AND COMMERCIAL

Approval granted by Shire of Marong to use the building for industrial use.



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ABOUT MARONG

Marong is located on the western edge of the City of Greater Bendigo, approximately 15 kilometres from the centre of Bendigo. The original one-mile square township is centred at the intersection of the Calder, and Calder Alternative Highways. The town retains a number of important historic buildings, many with a civic and community function, such as the former Marong Shire offices.

Marong has always served a larger catchment than the township itself. Its various functions and services such as the primary school, hotel, doctor's clinic, and Malone Park support the wider region of western Bendigo. The two highways together with the Wimmera Highway provide links to Bendigo, Melbourne and to the north west and west of the state. With the progressive development of the Calder Alternative Highway Marong has become a more important link in the development of the state's highway network.



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BENDIGO REGIONAL EMPLOYMENT PRECINCT (BREP)

The Victorian Planning Authority (VPA) is working with City of Greater Bendigo to prepare a plan and planning scheme amendment (PSA) and development contributions plan (DPC) to deliver the Bendigo Regional Employment Precinct (BREP). The VPA is the planning authority for the project.

The BREP covers 294ha, immediately south of the Marong township, and provides an opportunity to meet the short to medium term industrial land needs of Greater Bendigo and the broader region. It will unlock zoned land for employment and industrial uses, which responds to the current industrial zone land shortage in Greater Bendigo.

The BREP is identified to become a future employment precinct that is estimated to support 6,000 direct and indirect jobs in the region. Key industries likely to be interested in establishing in the future precinct include advanced manufacturing and logistics.



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WHY IS IT IMPORTANT TO DEVELOP A PLAN FOR BREP?

The Bendigo Regional Employment Precinct (BREP) will provide much-needed industrial land for new and existing businesses looking to expand or relocate to Greater Bendigo.

The need for a new employment precinct is significant as there are currently less than 100 hectares of available serviced industrial land in Greater Bendigo. That means less than 10 years' land supply is left, which impacts the ability to attract and retain businesses. This new employment precinct is needed to meet Greater Bendigo's long-term industry needs.

Bendigo Manufacturing Group has been advocating council and Victorian Government for many years now about the need for large, unconstrained parcels of industrial land to facilitate business investment and development in the region.

For context, Bendigo currently has four times less industrial land available than Ballarat and Geelong, which significantly impacts Bendigo's ability to attract and retain key industrial business, investment and jobs in the region.

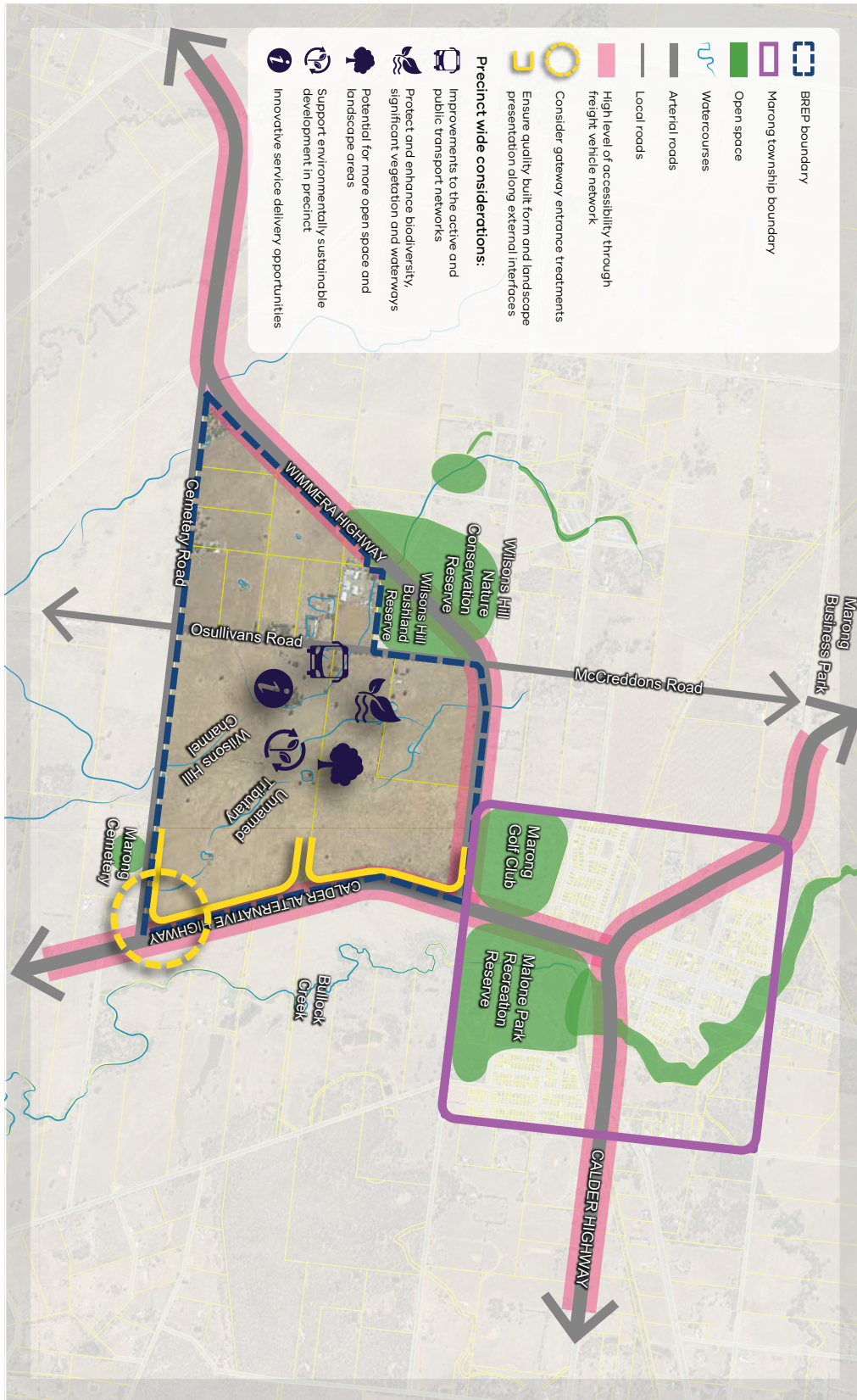


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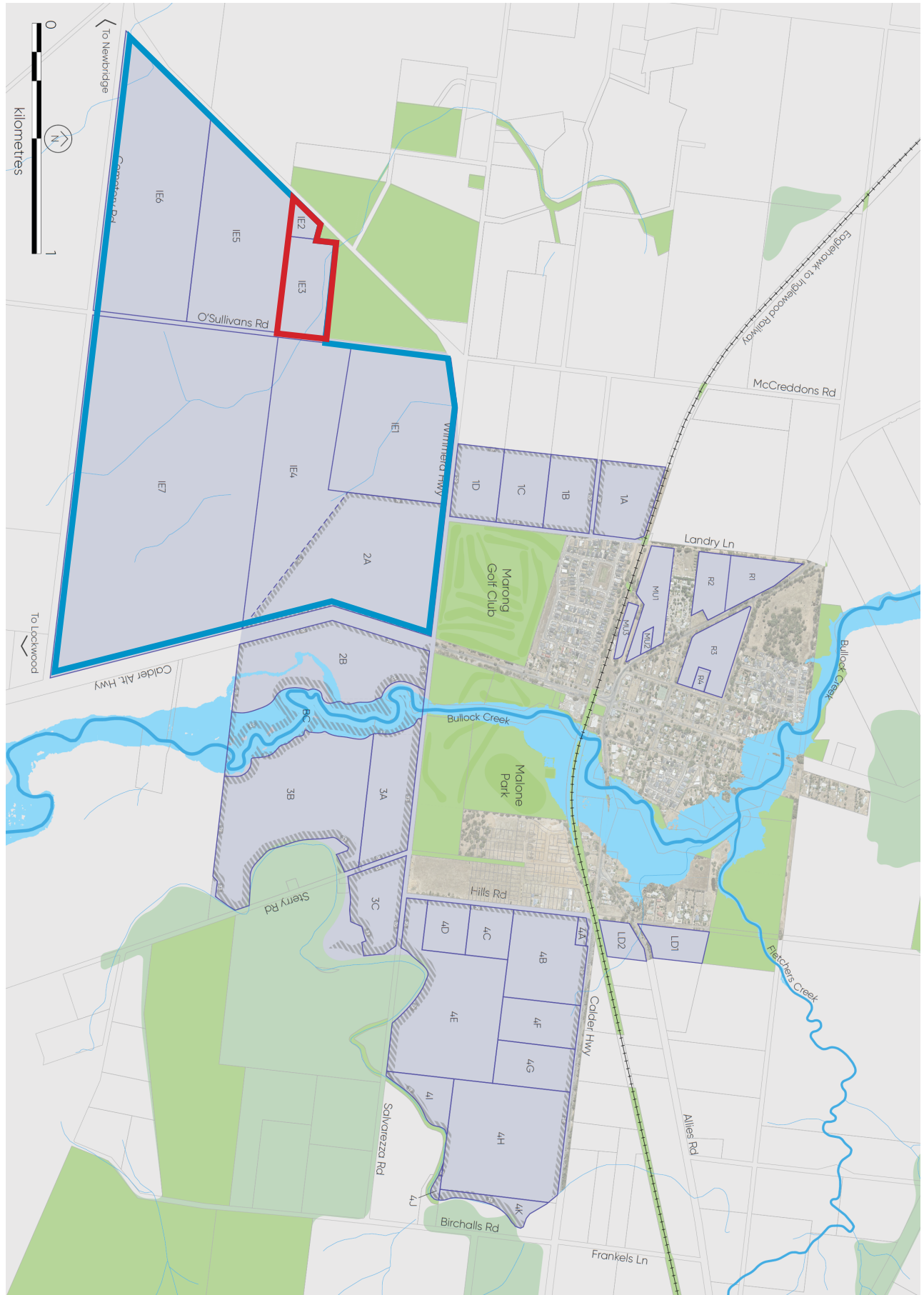
BREP SITE



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■ BREP SITE
 ■ SUBJECT SITE



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SALES IN MARONG



SOLD ON 02 AUG 2021 FOR \$3,623,025

1427 Calder Highway, Marong

5.12 HA



SOLD ON 07 JUL 2023 FOR \$1,100,000

41 Adams Street, Marong

1.04 Ha



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OFFER TO PURCHASE

Purchase

Dated: _____

I/We: _____

of: _____

Wish to make an offer to purchase:

Property: _____

The offer to purchase is as follows:

- Purchase Price: _____
- Deposit: _____
- Settlement: _____

Conditions: _____

.....

.....

Purchaser/s Signature



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