



Information Memorandum

28 - 56 Balmer Grange
Brookfield VIC 3338



Introduction

PSP Property Group is delighted to offer the opportunity to purchase this 12 hectare (approximately 29.65 acres) land parcel, located within one of Australia's fastest growing municipalities.

The City of Melton has a rapid population growth rate, ranked 3rd fastest among LGAs (Local Government Area) in Victoria in 2010. It was granted city status in 2012.

Between 2001 and 2016, the estimated residential population of the City more than doubled and currently sits at 135,443. Population projections predict that the City's population will be more than 315,908 by 2036, meaning it will eventually be almost the size of the Canberra today.

The City of Melton has been developed with two residential communities (Melton Township and the Melton East Corridor) supported by small villages (with constrained boundaries),

all of which are surrounded and supported by non-urban land which provides agricultural, environmental, visual and tourist functions. Over the next 30 years the City of Melton will continue to grow at a rapid rate, which will ultimately result in continuous urban development between the township of Melton and the Melton East Corridor.

The property represents a unique opportunity to secure a rare development parcel South-West of the Melton Town Centre, in the suburb of Brookfield.

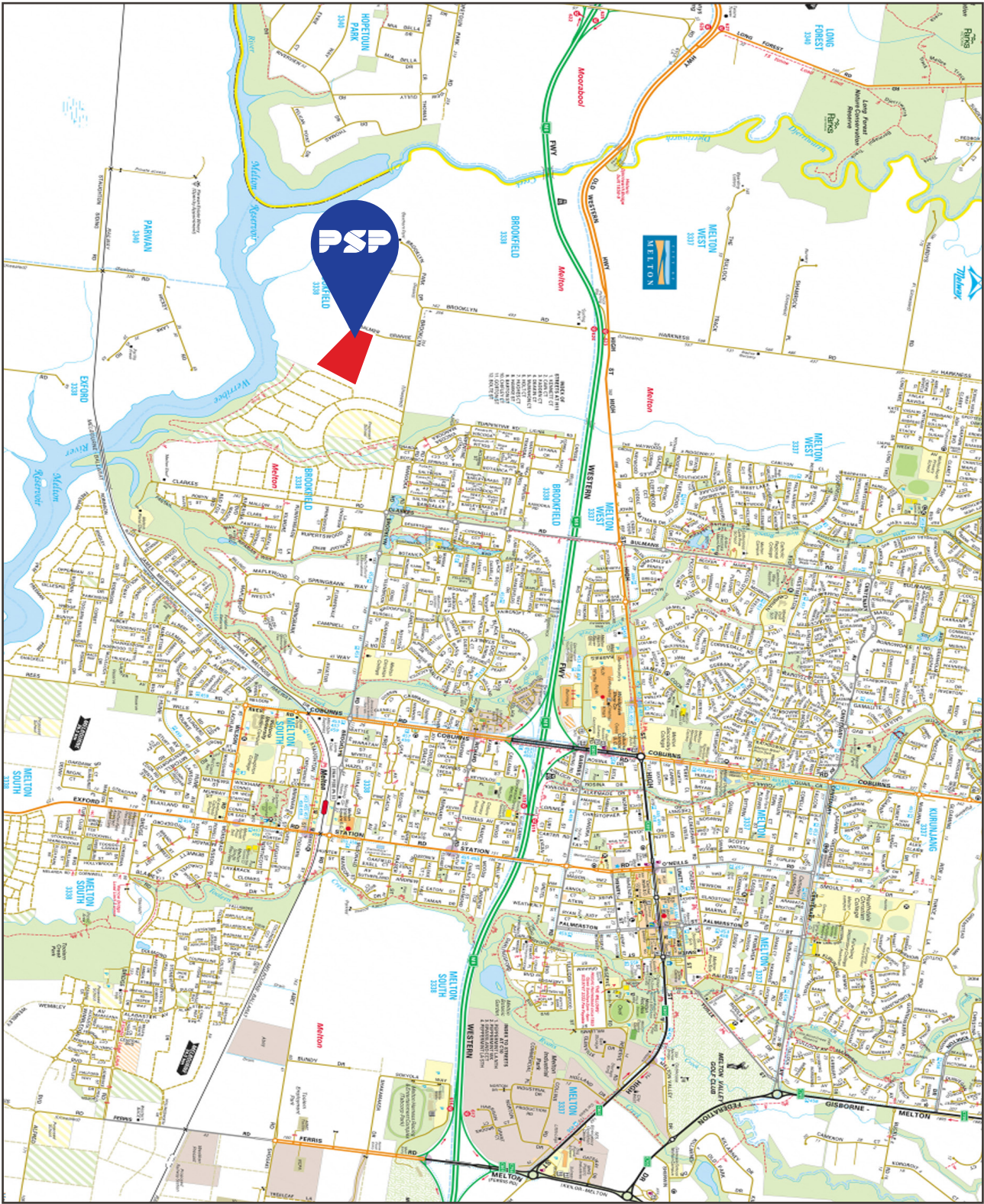
The property is being offered for sale by private treaty.

Opportunity Summary

For sale by private treaty

Property Address	28 - 56 Balmer Grange Brookfield 3338
Land Parcel Size	12 Hectares (Approximately 29.65 acres)
Zoning	URBAN GROWTH ZONE
Title Information	LP 143925 Volume 9544665 Folio TBA Lot 15
Key Features	<ul style="list-style-type: none">• Located within one of the fastest growing municipalities in Australia, the City of Melton.• A rare land banking opportunity within the vicinity of the established Caroline Springs & Melton township.• Easy access to the Melbourne CBD via the Western Highway or via public transport. Two major employment precincts, easily accessible via Western Ring Road, in Craigieburn and Werribee are also being planned.• Only a 10 minute drive to already established amenities such as numerous schools, Melton Town Centre, Melton Indoor Recreation Centre and Woodgrove Shopping Centre.• Short drive to Melton Railway Station.• Only a 35 minute drive to Melbourne Airport.

Location



Location Amenity



Location Amenity

Due to its rapid growth, the City of Melton has attracted much infrastructure investment.

Woodgrove Shopping Centre

Woodgrove Shopping Centre is located within a 10 minute drive and is considered a retail powerhouse in the region. The shopping centre is home to Coles, Woolworths, Big W, Kmart, Reading Cinemas and approximately 160 specialty stores. The offer includes fashion, homewares, fresh produce, restaurants, cafes, a food court and more, Woodgrove is etched deep in the hearts of the Melton community.

Melton Town Centre

Also located within a 10 minute drive is Melton Town Centre, a major redevelopment of this precinct is due to commence during 2016. The proposed redevelopment works are within Palmerston Street between High Street &

McKenzie Street and along McKenzie Street between Alexander Street and Palmerston Street.

This area fronts onto the Melton Library and Learning Hub and encompasses the Amphitheatre and the Former Melton Court House heritage building.

The Town Centre design aims to strengthen the structure of the space by making clear pathways to encourage people movement, spaces that enable both passive and organised use and opportunities for traders to engage in the streetscape. The intended design outcome is to create a people focused space, attracting all and encouraging stimulation of local businesses.



Images from left to right: Woodgrove complex & Woodgrove food court.

Location Amenity

Melton Library and Learning Hub

The Melton Library and learning hub is located in the Melton Town Centre and has recently undergone a major redevelopment to provide expanded library facilities, access to children's health resources, formal and informal learning spaces, support for business through incubator spaces and an integrated social enterprise offering ongoing local training opportunities.

Victoria University Melton Campus

The Victoria University Melton Campus is located a 12 minute drive from the property. It delivers a range of local industry and community based courses in English Language studies and vocational education and training in carpentry, plumbing and bricklaying.

Melton Waves Leisure Centre

Melton Waves Leisure Centre is a completed Health and Fitness hub with extensive aquatic facilities totalling 7 pools, including pools suitable for children, together with pools

dedicated for lap swimming and hydrotherapy. The centre also boasts a state of the art fully equipped gym, catering for all aspects of fitness training. The centre is located within a 7 minute drive from the property.

Bridge Road Children and Community Centre

This award-winning facility is located within a 15 minute drive from the property. It incorporates:

- Three 3 - Place Kindergartens
- Occasional care for up to 33 children
- Maternal health facilities
- Professional offices
- A large community space
- Landscaping

The facility provides a quality space where the community can meet and socialise. It also incorporates a Traffic School and Sporting Precinct adjacent. The Bridge Road Children and Community Centre is available for use by community groups for events and meetings.



Images from left to right: Melton Waves Leisure Centre & Victoria University Melton Campus.

Location Amenity

Schools

Located within a 10 minute drive are the following schools:

- Heathdale Christian College
- Melton Christian College (Prep - Year 12)
- Bacchus Marsh Grammar
- Staughton College
- Melton Secondary College
- As well as various early learning centres and other speciality schools

Employment

The Western Freeway provides easy access to the Melbourne CBD and links to the Western Ring Road and Princess Freeway.

Employment opportunities continue to grow within The Melton City and also many opportunities available in Derrimut, Truganina and Laverton North precinct. Melton train station provides the perfect platform for commuting to work.

Transport

- Easy access to the Western Freeway and Melton Highway.
- A 5 minute drive to Melton train station.
- A 35 minute drive to Melbourne Airport.

Natural Environment

Werribee Gorge retains a wild, rugged natural beauty. The park offers spectacular views and great opportunities for bushwalking and rock climbing.

There are a variety of walks in the park. A popular walk follows the Werribee River from Meikles Point picnic area, offering impressive view of both the river and the cliff faces of the gorge. It leads to popular swimming holes, historic sites and other park features.

Located in Bacchus Marsh, within easy distance of Melbourne, Geelong and Ballarat, Naturipe Fruits' offers a pick your own fruit experience people of all ages will love.



Images from left to right: Students from Bacchus Marsh Grammar & Melton Train Station.

Location Amenity

From holiday-makers to food lovers, fruit picking is fun for the whole family, from kids to grandparents alike. Enjoy a day out soaking up the fresh air while you pick delicious fruits from our strawberry farm and apple orchard or our cherries, peaches and nectarines.



Images from left to right: Werribee Gorge National Park, Strawberry Picking & Tabcorp Park.

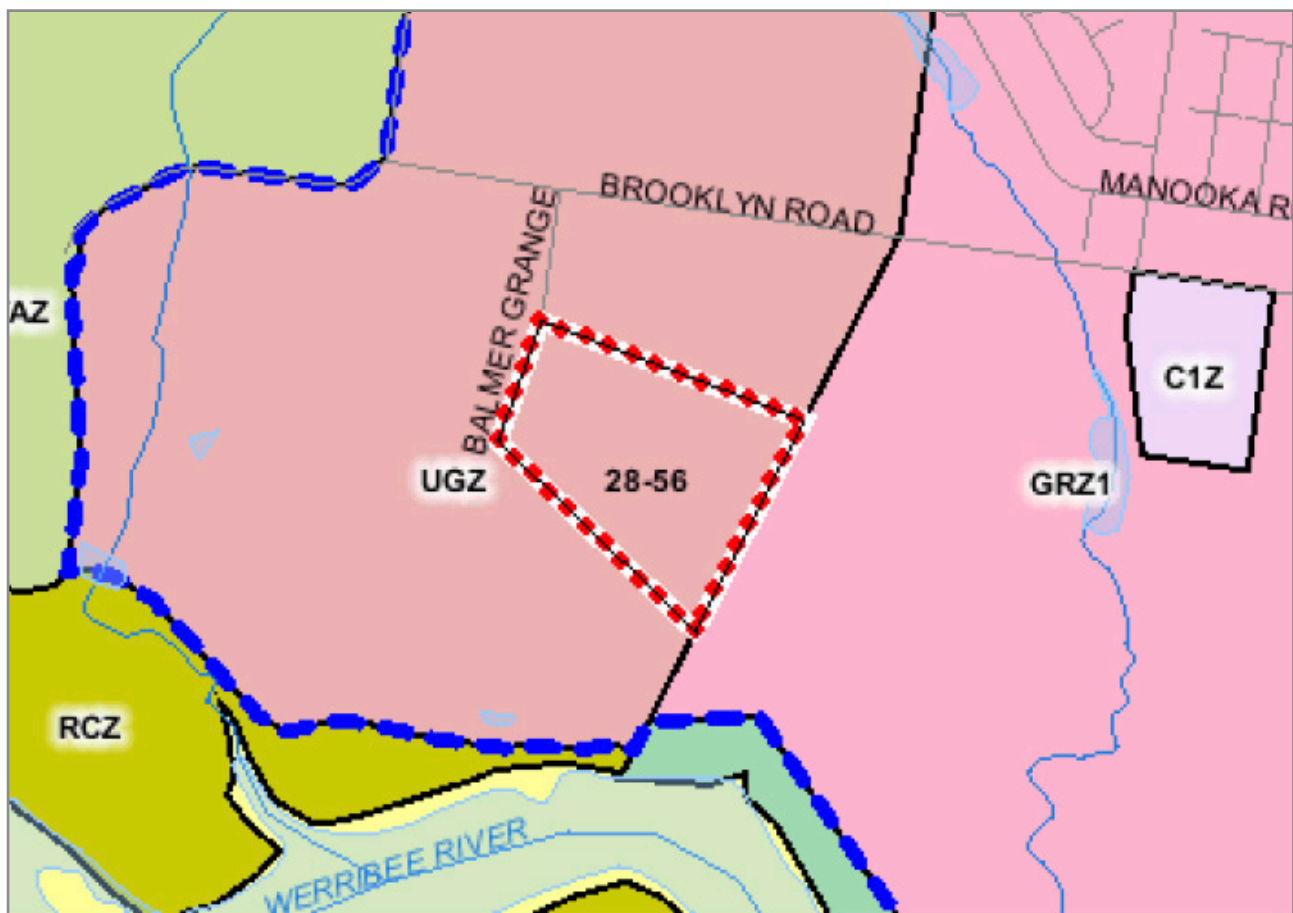
Property Description

Northern boundary	441.1 meters (approximately)
Southern boundary	429.3 meters (approximately)
Eastern boundary	372.5 meters (approximately)
Western boundary	200.7 meters (approximately)
Total area	12 ha



Planning

Planning Map



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN12 - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

+++++ Railway +---+ Tram --- River, stream Lake, waterbody

--- Urban Growth Boundary



PSP Property Group

We are Melbourne's land specialists

The PSP Property Group specialise in the sale and marketing of land. Company director, Manpreet Dandiwal has been at the forefront of Englobo land sales and property marketing throughout the state of Victoria, having successfully negotiated in excess of \$2 billion dollars in sales since 2010 – A true testament to this astonishing and unprecedented rise to the very top of the Englobo market.

As a full-service agency, we provide analysed & research-backed strategies on every project ensuring our clients achieve superior results coupled with the desired revenues. We assist our clients through each stage of the process from the initial brief, to acquisitions and master planning, sales strategies and thereafter on going marketing campaigns.

Manpreet and his dynamic, results-driven team are dedicated to providing superior service and are committed to achieving outstanding results for each of our clients with the utmost integrity. Together, with a team of dedicated and highly talented negotiators, the PSP sales and marketing team have now established themselves as the most dominant Englobo sales and planning force in Australia.



Manpreet **Dandiwal**
Director

Disclaimer

This information memorandum have been prepared by PSP Property Group solely for the information of potential investors to assist them deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property.

The information does not constitute all or any part of an offer or Contract of Sale, and is intended as a guide only.

The information in this report has been prepared in good faith and with due care by PSP Property Group. Potential investors should take note; however, that the calculations

contained in this report are based on figures provided to PSP Property Group by outside sources and has not been independently verified. Any projections contained in the report therefore represent best estimations only and may be based on assumptions that, while responsible, may not be correct.

Potential investors should not rely on any material containing in this report as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigations as they or their legal and financial advisers see fit.

Reference

Please note that information and images in this report have been sourced from Government/ Council websites including:

Moorabool Shire Council - <https://www.moorabool.vic.gov.au>

The Village Bacchus Marsh - thevillagebacchus.com.au

Visit Melbourne - www.visitmelbourne.com

Tabcorp Park - www.tabcorppark.com.au

Fruit Picking Bacchus Marsh - www.naturipe.com.au

Bacchus Marsh Grammar School - <http://www.bmg.vic.edu.au/>

Wikipedia - <https://en.wikipedia.org>

Parks victoria - <http://parkweb.vic.gov.au>

Live in Victoria - <http://www.liveinvictoria.vic.gov.au>

Victorian Planning Authority - <https://vpa.vic.gov.au/>

Land.vic.gov.au - www.land.vic.gov.au

Melway - <http://www.melway.com.au>

Nearmap - <https://www.nearmap.com.au/>

