

INFORMATION MEMORANDUM



505 Cooper Street, Epping VIC

BUILDING CUSTOMERS FOR LIFE

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OVERVIEW

Biodiversity Business Park is positioned in the heart of Melbourne's Northern Industrial and Commercial market on Cooper Street, Epping.

Possessing easy access to the full diamond exchange of the Hume Freeway, Biodiversity is one of Melbourne's most strategically located business parks.

Stage 2 of the development is currently available, offering for lease or design and build packages with buildings ranging from 3,154m² to 41,451m² positioned on 21Ha* of prime land.



FOR SALE AND LEASE
OPPORTUNITIES

THE OPPORTUNITY

Biodiversity Business Park provides the opportunity to consider one of Melbourne's most strategically located Business Parks in the heart of Melbourne's Northern Industrial and Commercial market, located on Coopers Street just meters from the full diamond interchange of the Hume Freeway.



HUME FREEWAY – 800M*



METROPOLITAN RING ROAD – 10.5KM*



EPPING PLAZA – 4.2KM*



ROXBURGH PARK SHOPPING CENTRE – 5.8KM*



EPPING'S NORTHERN HOSPITAL – 3.5KM*



901 FRANKSTON – MELBOURNE AIRPORT BUS NETWORK – 500M*



EPPING TRAIN STATION – 4.8KM*



MELBOURNE'S FRUIT, VEGETABLE AND FLOWER MARKET – 4.8KM*

The Opportunity

Stage 2 – Building 1–8 (total of over 109,626m²)

Land Sizes

A wide range of opportunities from 7,251m² to 73,000m²

Building Sizes

Building sizes range from 3,154m² to 41,451m²

Features

- For lease or design and build packages available
- Located within 20kms* to Melbourne's CBD
- Metres from the full diamond interchange of the Hume Freeway via signalised access from Cooper Street providing a gateway to Australia's Eastern Seaboard
- Access to an expanding transport and infrastructure network
- Heavy vehicle access (including B-Doubles)
- 24 hour operations permitted
- Flexible lot sizes
- Purpose built facilities to your specifications by reputable and proven developer, Vaughan Constructions

Title Forecast

Estimated titles are forecast for Q4 2018



Municipality

City of Whittlesea

Neighbours

Users within the area include:

- Melbourne's Wholesale Fruit, Vegetable and Flower Market
- Mission Foods
- Bunnings
- Volkswagen
- Scania
- Procal Dairies
- Mainfreight
- Direct Freight
- Westar Trucks



Biodiversity
Business
Park

04

*approximately



DEVELOPMENT PERSPECTIVE



LOCATION

The Biodiversity Business Park is situated within Melbourne's dynamic Northern Industrial Region on the corner of Cooper Street and the Hume Freeway, Epping.

Adjacent to the Hume Freeway, Biodiversity Business Park is strategically located just minutes from major arterials, Melbourne Airport, Port of Melbourne and Melbourne CBD.

The Hume Freeway Interchange is only 1km from Biodiversity Business Park and is accessible via a signalised intersection at Cooper Street.

The focus of activity of the Northern Industrial market has shifted over the years, due to the delivery of infrastructure, major government initiatives, proximity to amenities and a link between the inner and outer industrial and commercial markets.

The region is presently experiencing high levels of growth, which continues to drive improvements of infrastructure only adding to the geographical benefits.

This level of growth is also providing a significant employment pool for businesses to draw from.

With essential infrastructure just minutes away and also close proximity to Melbourne's Fruit Vegetable and Flower Market, this release is not to be missed.



MELBOURNE AIRPORT – 15KM*



PORT OF MELBOURNE – 30KM*



MELBOURNE CBD – 20KM*



METROPOLITAN RING ROAD – 7KM*



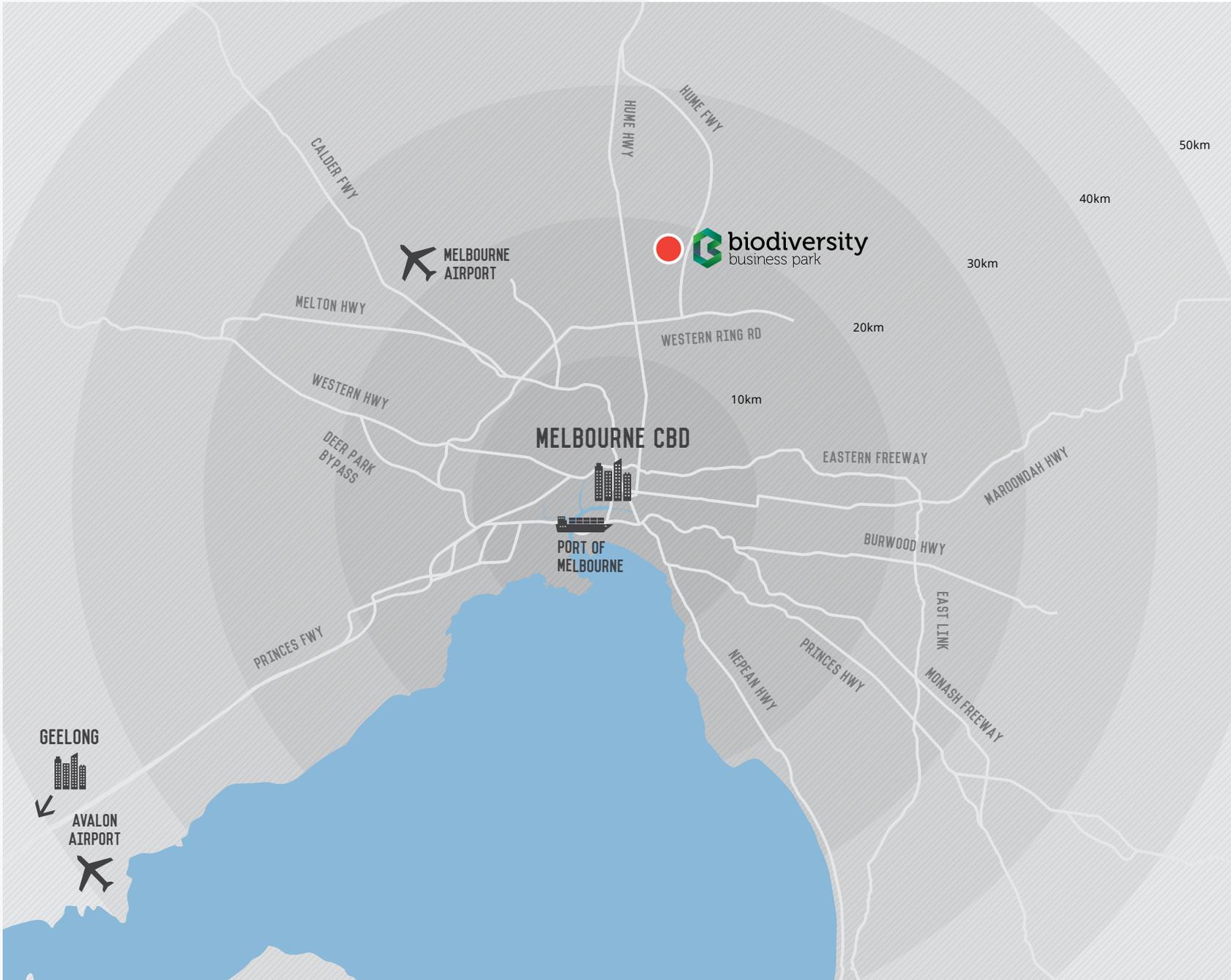
SYDNEY CBD – 700KM*



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06

*approximately



LOCATION



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07

LOCATION



biodiversity
business park

- EXISTING TRAIN STATION
- PROPOSED TRAIN STATION
- BUS INTERCHANGE
- FREEWAY INTERCHANGE
- MEDICAL CENTRE
- FUEL STATION
- EXISTING FREEWAY
- PROPOSED ROAD
- RAILWAY LINE
- PROPOSED RAIL LINE
- BUS ROUTE



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VAUGHAN
CONSTRUCTIONS

MELBOURNE CBD

20KM*



MELBOURNE FRUIT, VEGETABLE AND FLOWER MARKET

HUME FWY

STAGE 3

STAGE 2

STAGE 1

FUEL STATION

COOPER ST



THE OFFERING



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Biodiversity Business Park is now offering lease opportunities and design and build packages for buildings ranging from 3,154m² to 41,451m² over the 21Ha*site. Stage 2 remains flexible to accommodate a combination of allotments should larger building footprints be required.

ESTATE PLAN



STAGE 2 DEVELOPMENT PLAN



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STAGE 2



 biodiversity
business park

 STAGE 2 – LOTS AVAILABLE

The following is an outline of the individual indicative building areas on offer within Stage 2 of Biodiversity Business Park. Please note that areas and boundary locations are indicative only and remain flexible depending on individual customer requirements.

STAGE 2

• BUILDING NUMBER	• SITE AREA (M ²)	• BUILDING GFA (M ²)	• PLOT RATIO (M ²)	• CAR PARK PROVISIONS (M ²)	• HARD STAND AREA (M ²)
1	29,030	15,284	52.65%	116	5,794
2	73,000	40,748	55.82%	160	21,543
3	28,280	14,100	48.86%	97	5,794
4	9,248	3,692	40.00%	38	2,469
5	7,251	3,154	43.50%	28	1,795
6	16,290	8,360	51.32%	65	4,229
7	16,770	8,404	50.11%	56	4,382
8	29,142	15,181	48.60%	100	6,275

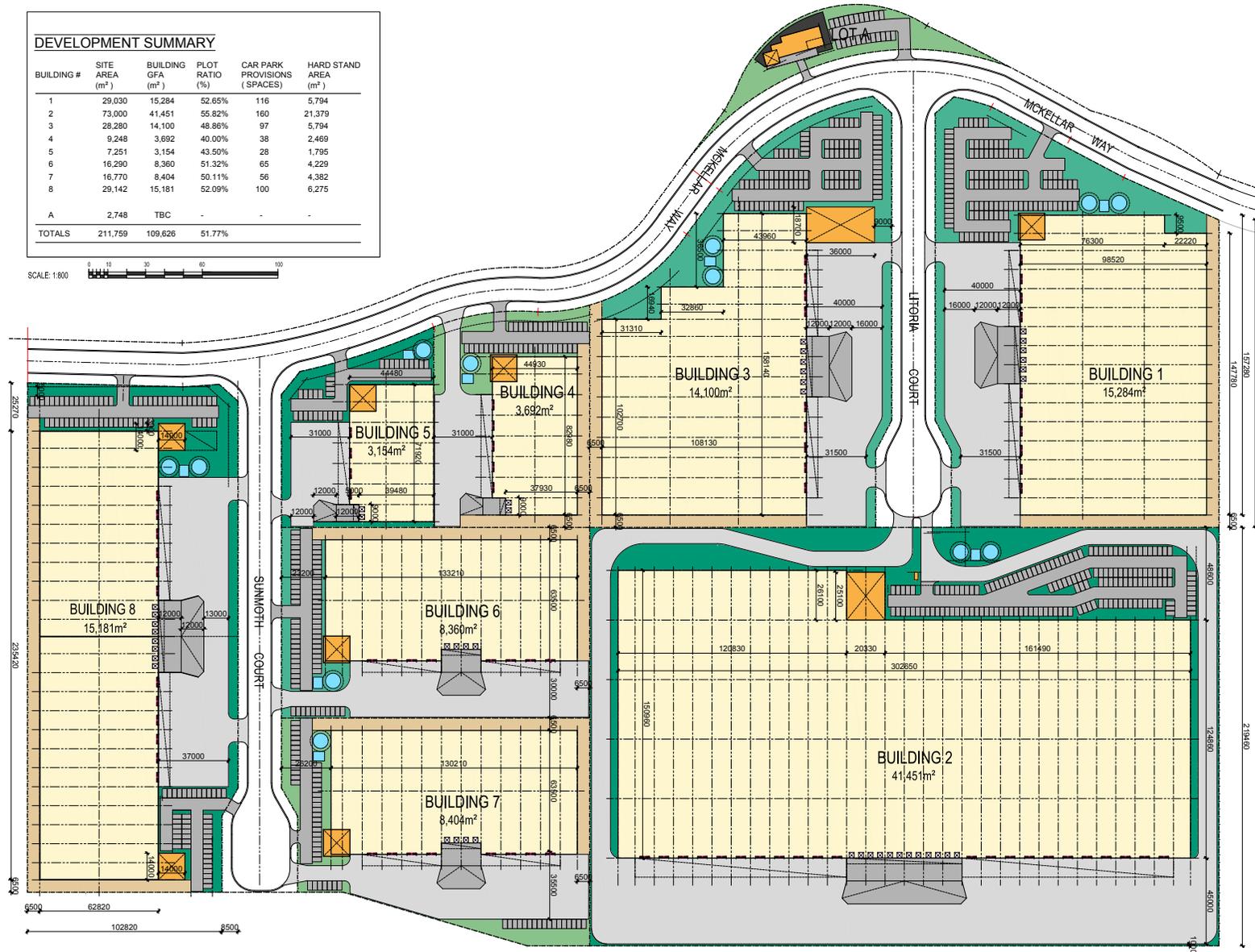
Note: All land areas and boundary configurations are flexible and can be altered to suit individual occupier design requirements. A price list for the included allotments is available upon request.



MASTERPLAN

DEVELOPMENT SUMMARY					
BUILDING #	SITE AREA (m ²)	BUILDING GFA (m ²)	PLOT RATIO (%)	CAR PARK PROVISIONS (SPACES)	HARD STAND AREA (m ²)
1	29,030	15,284	52.65%	116	5,794
2	73,000	41,451	56.82%	160	21,379
3	28,280	14,100	48.86%	97	5,794
4	9,248	3,692	40.00%	38	2,469
5	7,251	3,154	43.50%	28	1,795
6	16,290	8,360	51.32%	65	4,229
7	16,770	8,404	50.11%	56	4,382
8	29,142	15,181	52.09%	100	6,275
A	2,748	TBC	-	-	-
TOTALS	211,759	109,626	51.77%		

SCALE: 1:800



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VIP COOPER STREET
PROPOSED INDUSTRIAL DEVELOPMENT
COOPER STREET, EPPING, VIC

STAGE 2 MASTER PLAN
scale 1:800 (B1) & 1:2000 (A3)
date 13 / 09 / 2017
drawn XD

MP 3

A

Vaughan Constructions is committed to improving the environmental, ergonomic and social performance of our developments, whilst minimising the environmental impact of construction and operation.

Vaughan considers appropriate Ecologically Sustainable Design (ESD) initiatives for developments and highlights options that may further enhance environmentally sustainable design. The merit of initiatives ranges from incorporating high quality design solutions that have benefit across the board, to initiatives that have a payback in cost or corporate, community or environmental outcomes that makes the investment worthwhile.

ENVIRONMENTALLY
SUSTAINABLE



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