



lifestyle
is where it begins

— Information Memorandum



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melbourne context







introduction

Kelemen Commercial Property is delighted to offer an exclusive off market opportunity for this outstanding 140ha/346acres greenfield landholding situated in the emerging residential precinct of Lockerbie North PSP (central Beveridge). The site is located within the Shire of Mitchell.

The site is nestled between Stewart Street and the Melbourne - Bendigo Railway Line which forms the urban growth boundary east of Beveridge.

Exceptionally located nearby the existing Beveridge Township (0.5km), Metricon Resort Living (2.45km) Beveridge Primary School (2.7km) and easily accessible via existing on/ off ramps on the Hume Highway, the site represents a rare opportunity to capitalize on the emerging Beveridge residential corridor.

The property provides proximity to Wallan Township (7.5km north) and Kalkallo/ Merrifield (9.5km south). With direct access to the Hume Highway and the future Beveridge Train Station, this provides the site with fantastic connectivity to the Melbourne CBD, which is only a 38 kilometre commute.

The land is zoned Urban Growth (UGZ), and is incorporated into the approved Lockerbie North Precinct Structure Plan (PSP) by the Victorian Planning Authority (VPA).

This is the single largest landholding within the Lockerbie North PSP and is earmarked to yield approximately 1400 lots, a future Local Town Centre (LTC), a Primary School, a Secondary School, a future Local Sports Reserve, linear wetlands and local parks.

The Local Town Centre will provide for a two major tenancies, two speciality shops, medical centres and other ancillary uses.

With generous settlement terms being offered we highly recommend the property for your participation.

The property is For Sale by Expression of interest (EOI) - by invitation only. The interested parties are required to register, execute a Non-Disclosure Agreement (NDA) on acceptance of their registration and at that point will receive an Information Memorandum (IM). EOI closing 4PM, Wednesday 22nd, August 2018





executive summary

**75 Stewart Street, Beveridge VIC
3753, Australia**

**261 Beveridge Road, Beveridge VIC
3753, Australia**

LOCATION

- Approximately 38km north of the Melbourne CBD
- Approximately 1km east of the Hume Highway.
- Directly adjacent to the Melbourne-Bendigo Railway Line.
- Approximately 23km north-east of Melbourne's International Airport (Tullamarine).

SITE AREA

140ha/346acres (approx.)

TITLE PARTICULARS

Lot 1 TP246676

Lot 1 TPI3416

PLANNING ZONES/ OVERLAYS

- Urban Growth Zone (UGZ – Schedule 2 – Lockerbie North PSP),
- Development Contributions Plan Overlay (DCPO – Schedule 2).
- Lot yields 1400 lots and planning permit approved for 364 lots.

SALE PROCESS

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beveridge area profile

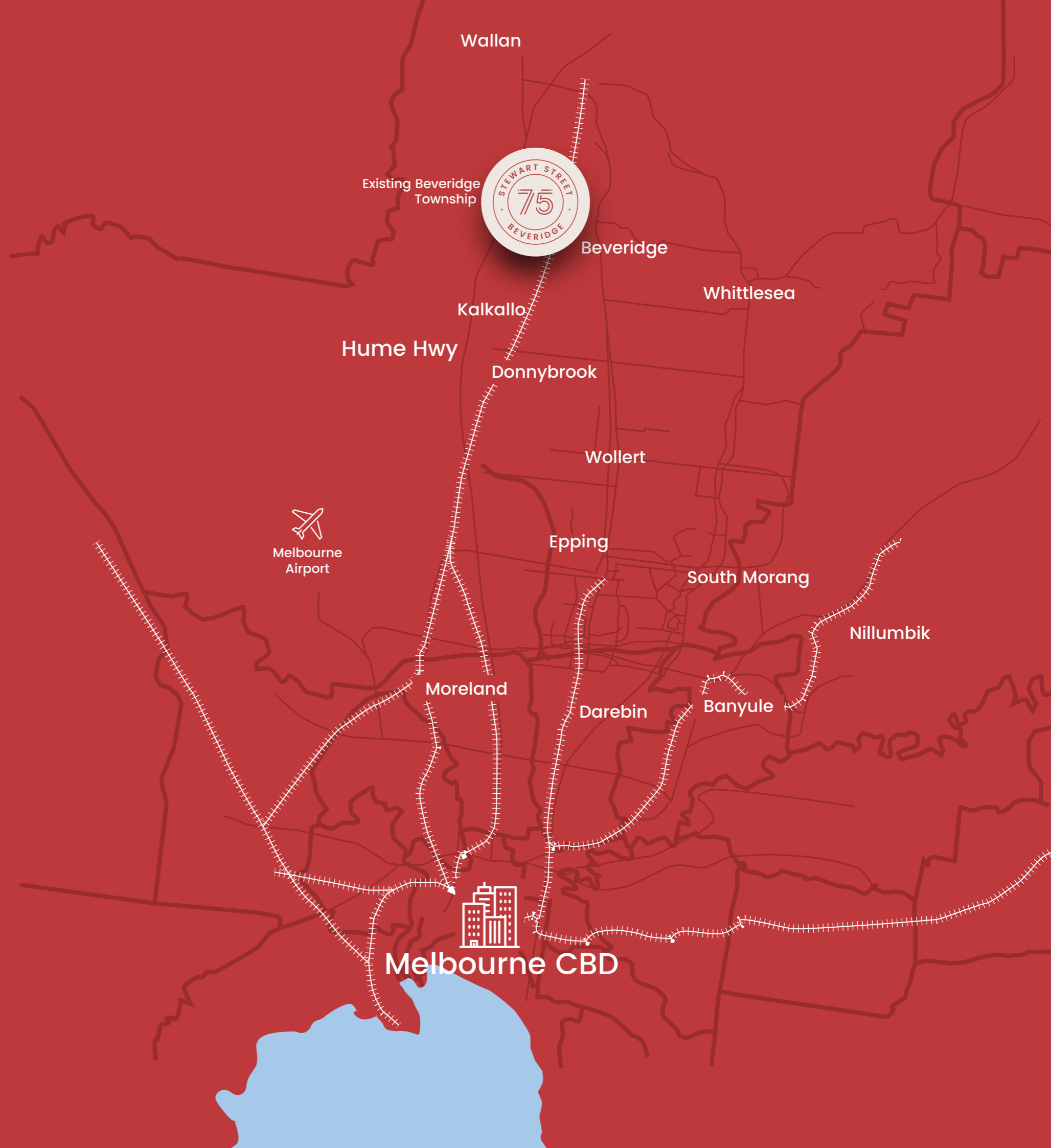
Beveridge is a suburb of Melbourne, Victoria, Australia, approximately 38 km north of Melbourne's Central Business District (CBD). Its local government area is the Shire of Mitchell, north of the City of Hume. At the 2016 Census, Beveridge had a population of 2,015 and is expected to reach a population of 23,367 by 2036, an annual growth of 13%.

Beveridge lies either side of the Hume Highway and adjoins the Melbourne–Bendigo Railway Line. Melbourne Airport is located 23km to the south-west of the township.

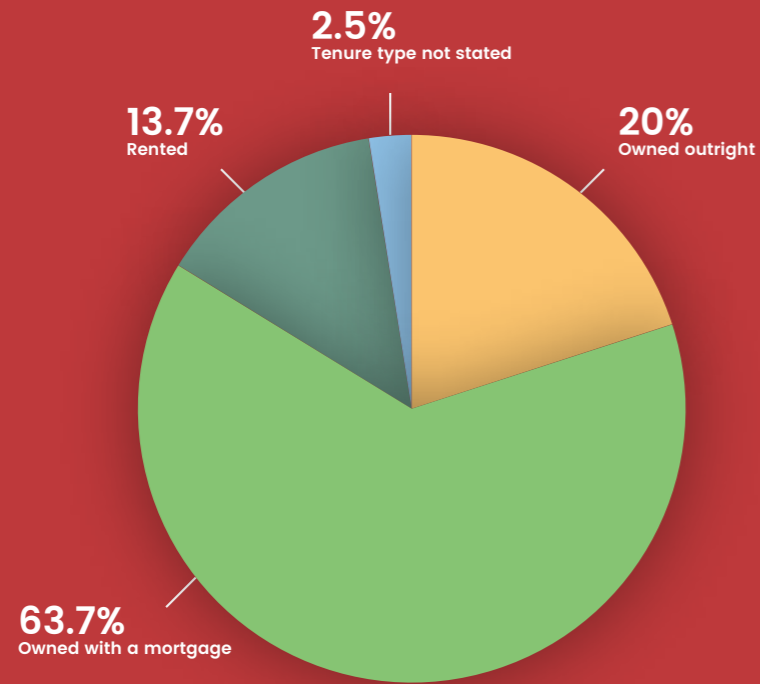
The existing Beveridge Township commenced its expansion with Lockerbie North PSP when it was approved in 2012. The early approval of this PSP was mainly due to the existing road and service infrastructure nearby such as the Hume Hwy and the utility services from the existing township.

The Lockerbie North precinct will ultimately facilitate master planned communities which will house an additional population of 12,500 people in the next 30 years. This new precinct includes a Local Town Centre on the subject site, one future train station, and a range of local schools, sporting fields and community facilities.

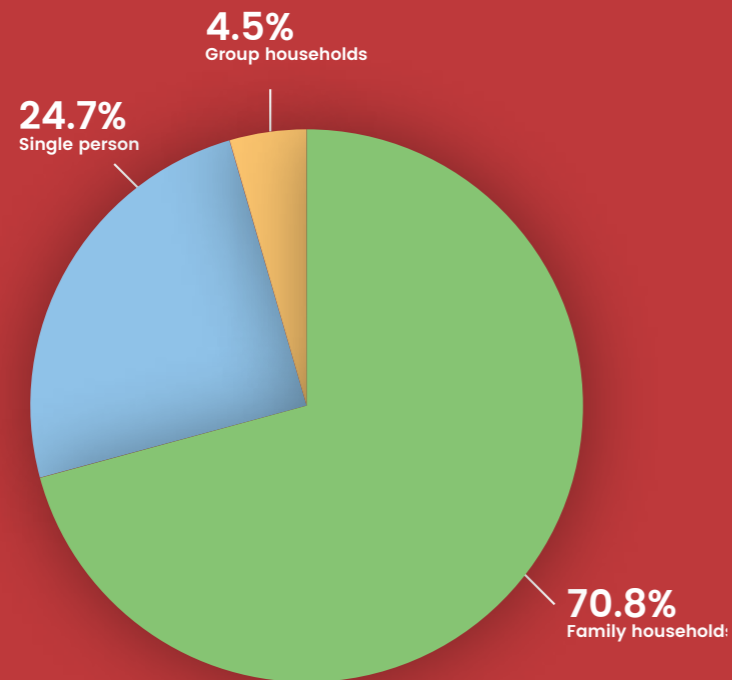
In addition to the Lockerbie North precinct, the broader Beveridge area has four additional precincts currently in planning being Beveridge Central, Beveridge South-West, Beveridge North-West, and Beveridge North-East.



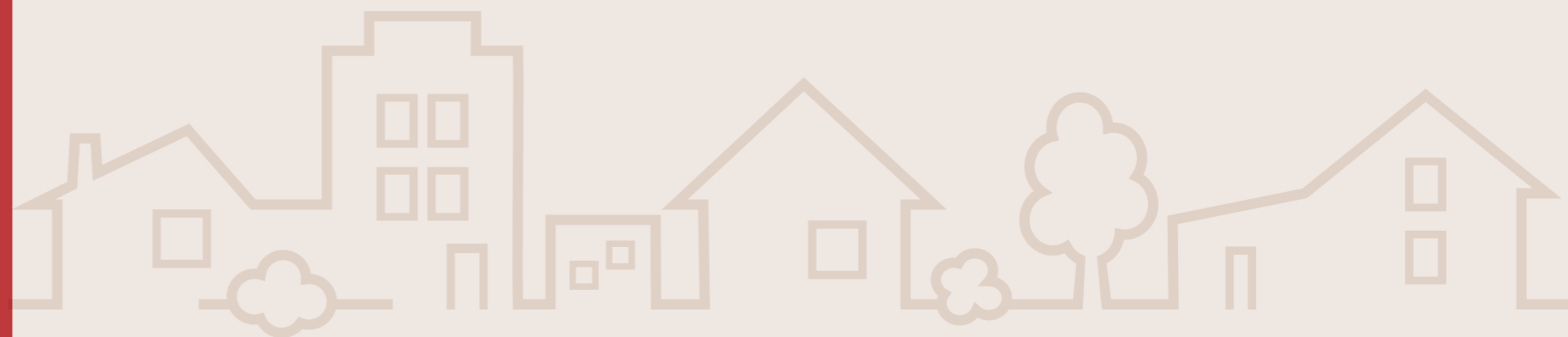
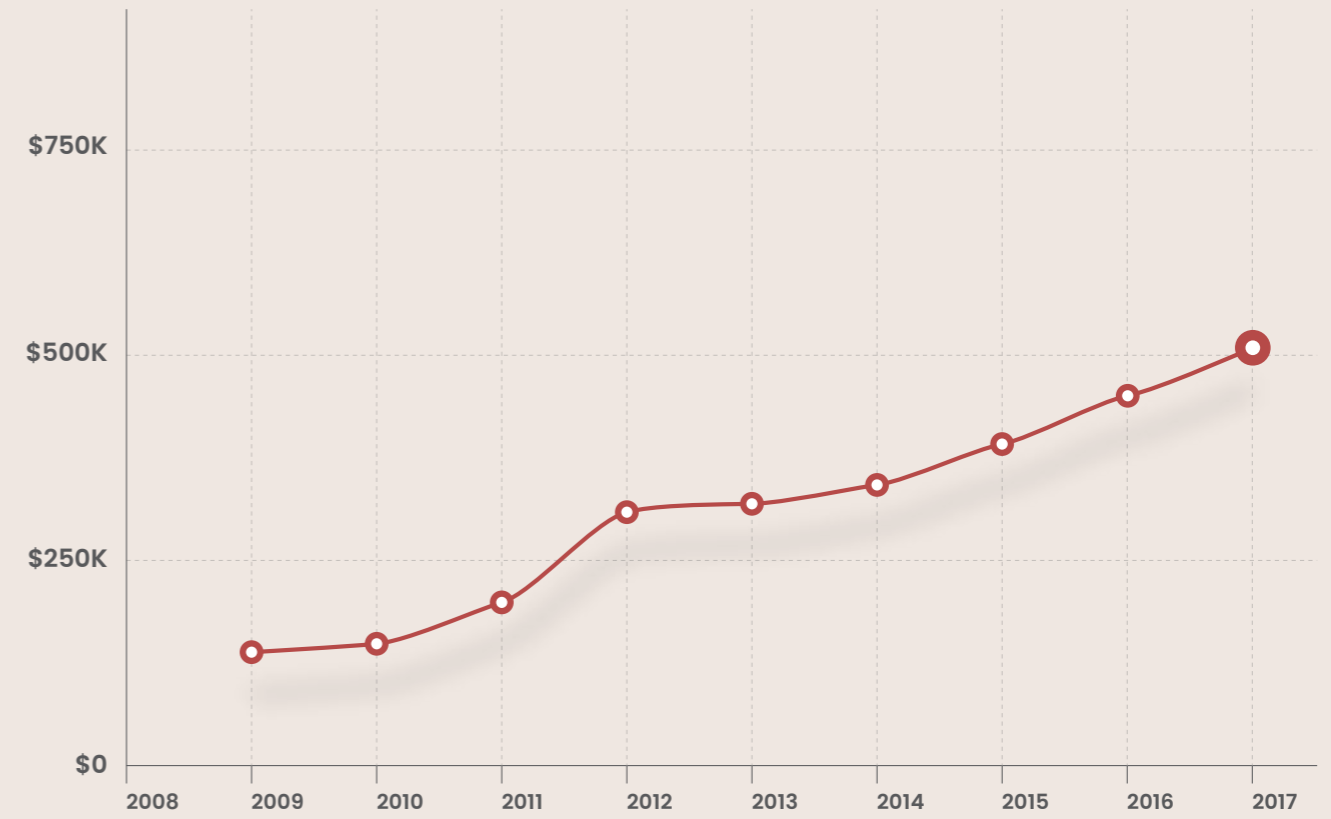
ownership



households



median property price



amenity

The site is located in a prime position to take advantage of existing and future infrastructure and amenities including the following:

SHOPPING

1. Wallan High Street Retail (7.1km)
2. Merrifield Major Town Centre (9.3km)
3. Mandalay Local Convenience Centre (2.4km)
4. Future Beveridge East Local Town Centre (subject site)

EDUCATION

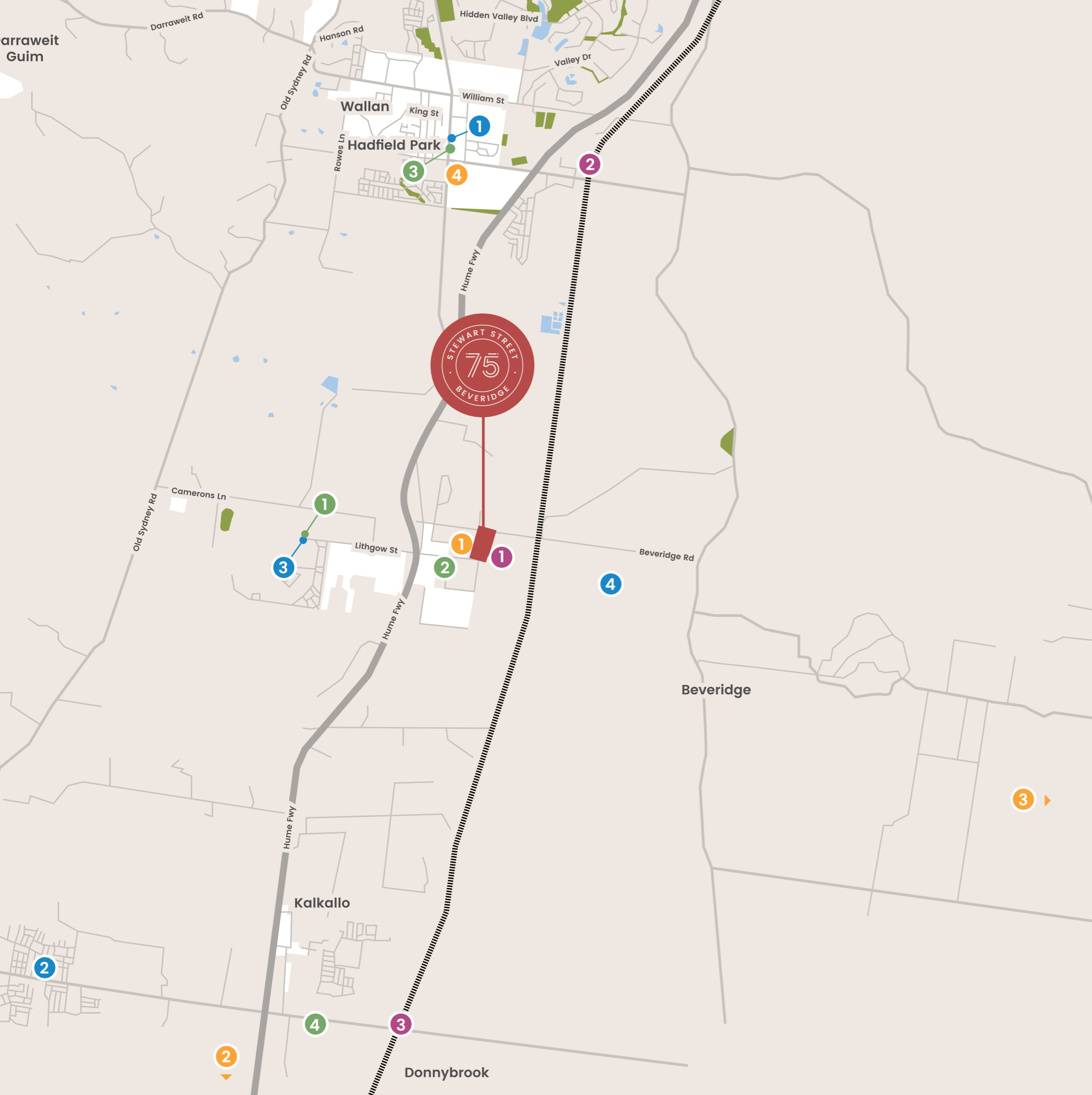
1. Beveridge Primary School (0.6km)
2. Hume Anglican College (10km)
3. St Marys School (11km)
4. Wallan Secondary College (5.7km)

PARKS & LEISURE

1. Mandalay Golf Course (2.5km)
2. Beveridge Reserve (0.5km)
3. Hadfield Park (7.4km)
4. John Laffan Memorial Reserve (8.17km)


























TRAIN STATIONS

1. Future Beveridge Station (subject site)
2. Wallan Station (6km)
3. Donnybrook Station (6.6km)





With planned local town center, Train Station, Two Schools, Sports Reserve, Parks & Trails on site, This is the place to be!

-  Precinct Area
-  Arterial Road
-  Boulevard Connector Street
-  Connector Street
-  Access Street
-  Railway Line & Station
-  Transport Hub
-  Town Centre
-  Mixed Use
-  High Density Residential
-  Medium Density Residential
-  Conventional Density Residential
-  Government Education Facility
-  Non-Government School - Primary
-  Community Facility
-  Unencumbered Active Open Space
-  Indoor Recreation Facility
-  Unencumbered Passive Open Space
-  Encumbered Open Space
-  Waterway - Wetland - Retarding Basin
-  Highpoint
-  Potential Future Grade Separation
-  OMRR Public Acquisition Overlay
-  Future Urban Area
-  Existing Township Zone





planning/ development background

The subject site comprises of two properties being 75 Stewart Street and 261 Beveridge Road, Beveridge directly east of the existing Beveridge Township and west of the Melbourne- Bendigo Railway Line.

The site is zoned Urban Growth Zone – Schedule 2 and is located in the approved Lockerbie North PSP which was approved in June 2012.

The approved PSP identifies a Local Town Centre, Future Train Station, Primary School, Secondary School, Community Facility, Active Open Space (Sports Reserve), a Community Facility, and various local parks and wetlands on the site. This is reflected in the PSP- Property Specific Land Use Budget and Taylors preliminary subdivision plan accompanying this document.

The vendor has obtained a planning permit for Precinct 1 (364 lots) of the subject site which can commence development works in the 18/19 FY.

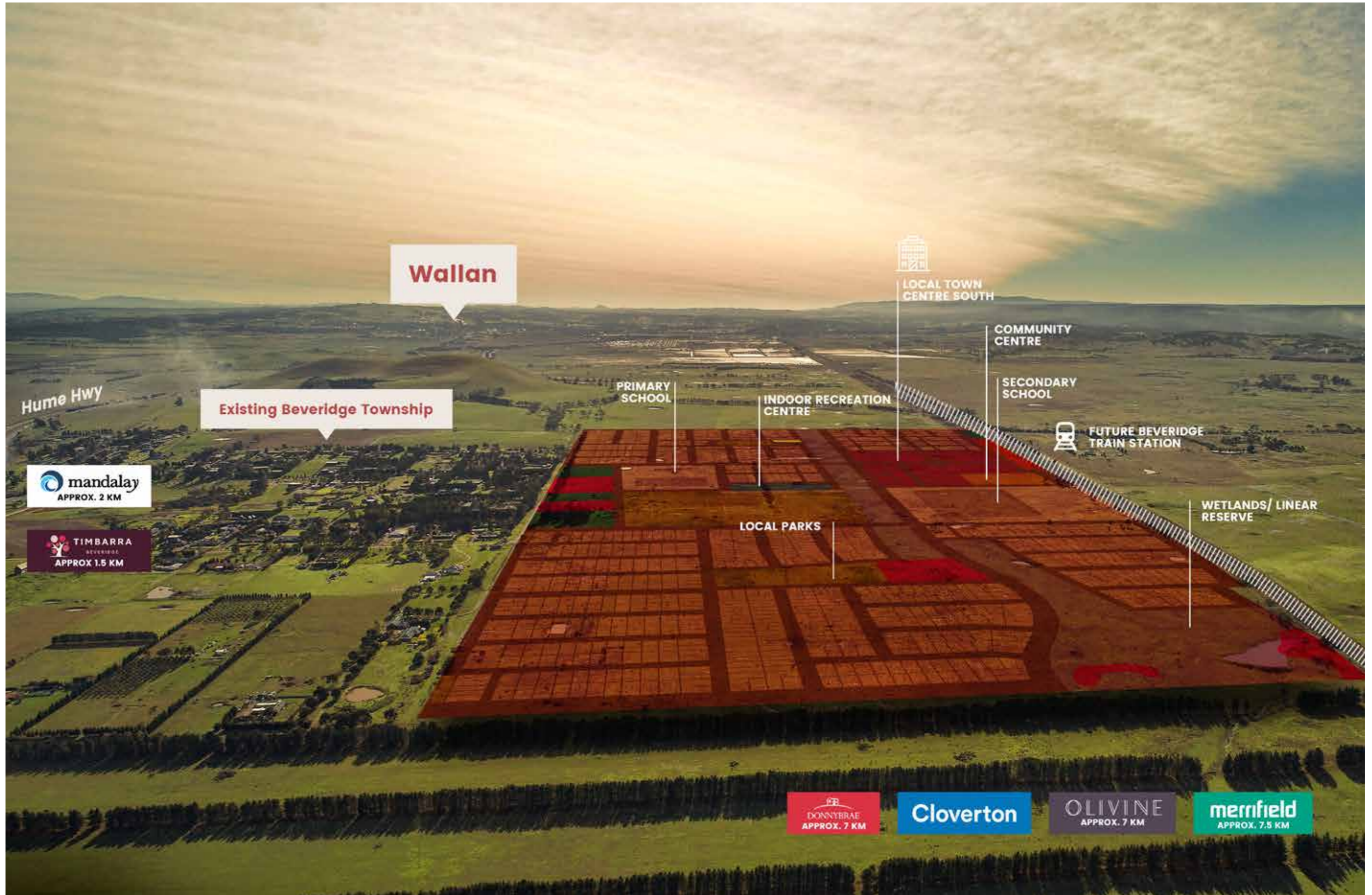


SITE AREA		140 ha	
LAND BUDGET TABLE			
	AREA (ha)	% of S.A.	
Transport			
PAO / Arterial Road Widening	0.63 ha	0%	
Grade Separation (Railway)	0.29 ha	0%	
Connector Road	9.17 ha	7%	
Future Road Acquisition	0.12 ha	0%	
sub total	10.21 ha	7%	
Education & Community			
Government School - Primary	3.50 ha	3%	
Government School - Secondary	8.43 ha	6%	
Community Facility	1.5 ha	1%	
Indoor Recreation Centre	1.0 ha	1%	
sub total	14.45 ha	10%	
Land for Recreation (unencumbered)			
Active Open Space (sports grounds)	8.05 ha	6%	
Passive Open Space (local parks)	2.55 ha	2%	
sub total	10.61 ha	8%	
Others (encumbered)			
Drainage Reserve / Wetlands	12.53 ha	9%	
Heritage Sites	3.92 ha	3%	
sub total	16.44 ha	12%	
TOTAL NET DEVELOPABLE AREA		88.27 ha	
Town Centre	5.01 ha	4%	
Mixed Use	2.00 ha	1%	
Tree Reserve	0.89 ha	1%	
Transport Hub/ Station Parking	1.41 ha	1%	
Residential Superlots	3.21 ha	2%	
Residential Lot Area (includes substation)	49.01 ha	35%	
Road Reserve	26.74 ha	19%	
sub total	88.27 ha	63%	
RESIDENTIAL LOT BREAKDOWN			
CONVENTIONAL RESIDENTIAL			
Street Loaded Lot Yield	1046	84%	
Laneway Loaded Lot Yield	200	16%	
TOTAL	1246	100%	
Net Residential Density (Excluding: Town Centre, Mixed Use, Res-Superlots & Transport Hub)	16.3	Lots / Ha	
Estimated population (@2.8 people / house)	3489	People	
Lot Schedule (excluding Superlots)			
0 - 299m ²	216	17%	
300m ² - 399m ²	315	25%	
400m ² - 499m ²	539	43%	
500m ² - 599m ²	164	13%	
600m ² +	12	1%	
total	1246	100%	
SUPERLOT YIELD (estimated)			
Yield (dwellings); estimate	154		
Density (as per PSP expectations)	48.0	dw/NDA-R	
OVERALL YIELD (including superlots)	1400 dwellings		



development
yield





due diligence

To assist in the assessment of this offering, approved recipients will be provided access to detailed due diligence information on the property and other matters concerning the property, to be provided at the discretion of the Agents.

DOCUMENT

- Taylors Infrastructure Servicing Report
- Taylors Proposed Subdivision Plan
- Taylors Preliminary Planning Report
- Taylors Preliminary Development Costs Estimate
- Planning Permit for 364 lots

sales process

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disclaimer

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