

INFORMATION MEMORANDUM

246

TROUPS ROAD S  
MT COTTRELL





SUNSHINE HOSPITAL



BURNSIDE SHOPPING CENTRE



FUTURE TOWN CENTRE



WESTERN FREEWAY

GREIGS ROAD

TROUPS ROAD NORTH

TROUPS ROAD SOUTH

Hillgrove.





HOPKINS ROAD

MT. ATKINSON

PROPOSED OMR

246  
TROUPS ROAD S  
MT COTTRELL

# 246

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MT COTTRELL

## OVERVIEW

Located in one of Victoria's fastest growing corridors, this sprawling land holding offers unrivalled flexibility and development potential given the fact that the land is within the Urban Growth Boundary (UGB).

- Offering significant scale, with an expansive land holding of 61.37 ha\*
- Located inside the UGB and found within the Rockbank South PSP
- Surrounded by hugely successful estates via renowned developers including Hillgrove, Woodlea, Bridgefield, Thornhill Park, Atherstone, and meters to Mt Atkinson
- Ideal connectivity with an array of train stations in close proximity as well as easy access to the Western Freeway and the proposed OMR
- The proposed Mt Atkinson town centre merely minutes from the site as well as an array of retail within Caroline Springs and Melton
- The City of Melton is known as one of the fastest growing municipalities and is forecast to reach 477,900 by 2051 (source forecast.id.au)
- Flexible settlement terms available, with scope to offer over 6 years settlement

**The property is for sale via Expressions of Interest closing the 21<sup>st</sup> of November at 3:00 pm.**

For further information or to discuss the opportunity further, please contact one of the listed agents.



**Danny Clark**  
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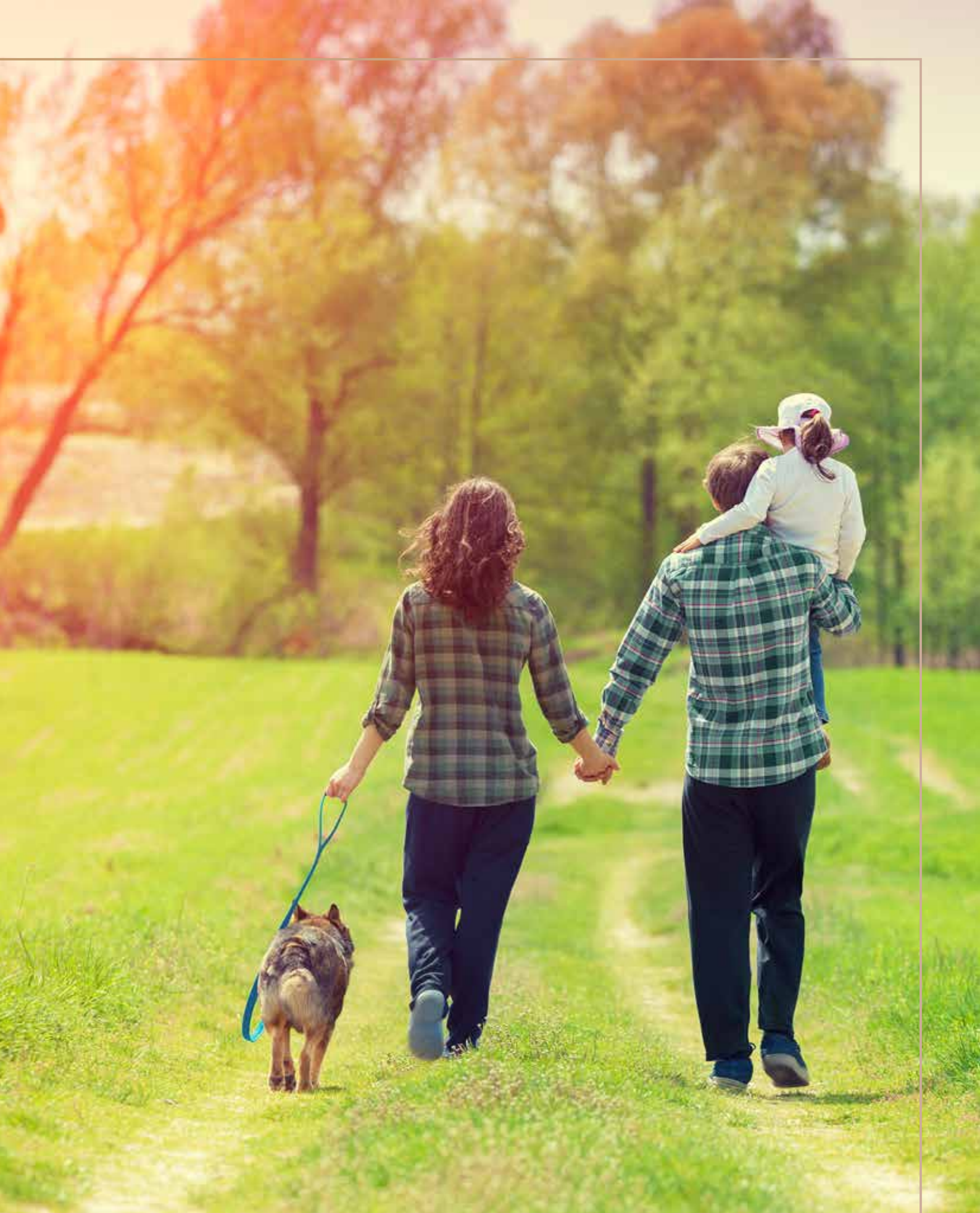


**Rudy Kelemen**  
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0438 598 011  
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**Sounik Chatterjee**  
0432 505 224  
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\*Approximately



***“The City of Melton is one the fastest growing municipalities and is home to some of Melbourne’s best residential estates built by the best developers”***

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MT COTTRELL

PROPERTY PARTICULARS

**ADDRESS**

246-344 Troups Road South, Mount Cottrell

**LAND DESCRIPTION**

The subject property is contained in:  
Certificate of Title Lots 1 & 2, TP134099.

**ZONING**

The property is zoned Urban Growth Zone (UGZ).

**LAND SIZE**

61.37 ha\* or 613,700 sqm\*

- 761 m\* to Troups Road South
- 805 m\* to the northern boundary
- 806 m\* to the southern boundary
- 765 m\* to the western boundary

**DEVELOPMENT POTENTIAL**

246 Troups Road South offers the long term potential to build one of Melbourne’s most truly connected urban developments with an estimated 820 - 920 lots (STCA) as per Taylors yield study.

\*Approximately





*Residents of the City of Melton enjoy an abundance of amenity including brand new purpose built parklands, sporting grounds and retail precincts.*



## AREA PROFILE - CITY OF MELTON

The City of Melton is home to some of Melbourne's fastest growing suburbs and is a bustling urban area within metropolitan Melbourne. As Victoria's population continues to expand at rapid rates, the City of Melton has experienced phenomenal growth in not only population and housing, but also amenity and allure.

Residents of the area benefit from an abundance of transport and retail amenity:



Easy access to major arterials



A short distance to an array of train stations



Multiple Shopping Centres: Woodgrove Shopping Centre, Station Square, Burnside Centre and the proposed Mt Atkinson Town Centre



Minutes to a plethora of primary and secondary schools



Flanked by established residential developments



Forecast population growth: 477,900 by 2051 (source forecast.id.au)

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MT COTTRELL

## DEVELOPMENT POTENTIAL

246 Troups Road South, Mount Cottrell boasts unparalleled development potential and has been earmarked for a landmark residential project (STCA).

Currently zoned inside the Urban Growth Boundary and within the Rockbank South PSP, this expansive parcel is set to benefit from its proximity to other established or proposed residential estates, as well as public transport and freeway connectivity.

Nestled just off Greigs Road and the Western Freeway, this exceptionally located greenfield development is set to provide 820-920 residential allotments (STCA) as indicated by the yield study created by Taylors Development Strategists.

Given the indicative Net Developable Area of 49.74 ha\* and subject to the varying average allotment sizes and density per ha, the 820-920 allotments can be amended to suit each developer's target market.

With generous settlement terms of approximately 6 years plus being offered, we highly recommend this property for your participation.

For further information regarding the Indicative Masterplan, please contact Taylors on the information below.

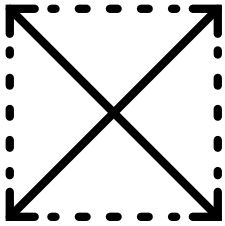
## TAYLORS

Relationships | Expertise | Solutions

Sarkis Yelandjian  
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The indicative masterplan derived by Taylors envisages the following. A full yield analysis is found overleaf.



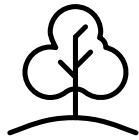
61.37ha  
SITE  
AREA



49.74ha  
NET DEVELOPABLE AREA



7.93HA  
OR 13%



3.71ha or 6%  
OPEN  
SPACE



DRAINAGE  
WATERWAY AND  
RETARDING  
BASIN











## DEVELOPMENT YIELD

821  AVERAGE: 367 sqm  
LOTS  DENSITY: 16.5 lots / NDA

870  AVERAGE: 346 sqm  
LOTS  DENSITY: 17.5 lots / NDA

920  AVERAGE: 328 sqm  
LOTS  DENSITY: 18.5 lots / NDA

**TAYLORS**  
Relationships | Expertise | Solutions



MELTON

Atherstone

thornhill  
PARK

GREIGS ROAD

246  
TROUPS ROAD S  
MT COTTRELL

*"Surrounded by some of Melbourne's preeminent residential estates"*



WESTERN FREEWAY

WOODLEA

Bridgefield.

Hillgrove.

TROUPS ROAD NORTH

TROUPS ROAD SOUTH

PROPOSED OMR

MT. ATKINSON

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## SURROUNDING DEVELOPMENTS



### THORNHILL PARK

Located at the corner of Wiltshire Boulevard and Mount Cottrell Road



### ATHERSTONE ESTATE

Located at the corner of Fenway Street and Atherstone Boulevard



### MT. ATKINSON

Located at the corner of Greigs Road and Hopkins Road



### WOODLEA

Located at the corner of Woodlea Boulevard and Leakes Road



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**MT. ATKINSON**

Construction of a new suburb, Mt. Atkinson, will begin before the end of the year and will ultimately be home to up to 5,000 families. This world-class development is designed to deliver job opportunities and every aspect of quality living, including healthcare, education, connectivity, parks and amenities for an active lifestyle.

246 Troups Road South will directly benefit from this world class development as the subject site is less than 2km\* away and will assist in activating our proposed development.



PROPOSED  
TOWN  
CENTRE



30 MINS  
TO EITHER  
AIRPORT



PROPOSED  
BIKE  
PATHS  
& WALK  
WAYS

25KM

MT. ATKINSON → MELB CBD



PROPOSED  
TRAIN  
STATION

19,000+

TOTAL MT. ATKINSON  
PRECINCT JOBS



UP TO  
5,000

FAMILIES WILL CALL  
MT. ATKINSON HOME



4.9  
km

EXISTING

ROCKBANK  
TRAIN STATION

3



PROPOSED  
SCHOOLS  
INCLUDING

- A PRIVATE PRIMARY SCHOOL
- A STATE PRIMARY SCHOOL
- A PRIVATE SECONDARY SCHOOL

50+  
HECTARE



MT. ATKINSON  
CONSERVATION RESERVE

\*Approximately

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## SALES PROCESS

### **METHOD OF SALE**

Knight Frank and Kelemen Commercial are pleased to offer this sprawling land holding For Sale via Expressions of Interest closing on the 21<sup>st</sup> of November at 3pm (AEDT).

### **ACCESS TO PROPERTY**

For further information or to arrange an inspection of this site, please contact the exclusive marketing agents listed.



**Danny Clark**  
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APPENDIX ONE

Delivered by LANDATA®. Land Use Victoria timestamp 17/10/2018 09:02 Page 1 of 1  
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TITLE PLAN		EDITION 1	TP 134099R
Location of Land Parish: PYWHEITJORRK Township: Section: 17 Crown Allotment: Crown Portion: 4(PT), 5(PT)		Notations  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Last Plan Reference: Derived From: VOL 9455 FOL 031 Depth Limitation: NIL		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07-09-1999 VERIFIED: AD	
Description of Land / Easement Information			
TABLE OF PARCEL IDENTIFIERS WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 PARCEL 1 = CP 4 (PT) PARCEL 2 = CP 5 (PT)		TOTAL AREA = 61.37 ha	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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