

645

DERRIMUT RD

TARNEIT VIC 3029



An outstanding opportunity for
an astute developer to secure
this vacant land in one of
Melbourne's fastest-growing
fringe suburbs
"Tarneit"

G O L D B A N KTM

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THE OFFERING

GOLDBANK REAL ESTATE GROUP is delighted to present for your consideration, one of the last available mixed use sites in one of the fastest growing municipalities of Australia - City of Wyndham . Subject site is situated with a main road frontage to Derrimut Road in the booming suburb of Tarneit, opposite the Traneit train station. The municipality has a current population of 302,650 and is forecast to grow to 512,591 by 2041 with a change of 69.37% from 2021-2041.

More than 18,000 vehicles (cars and trucks) rely on Derrimut Road every day. Derrimut Road connects you to Tarneit train station, shops, schools, jobs in East Werribee and Industrial areas. (source* Major Road Projects Victoria)

<https://roadprojects.vic.gov.au/projects/western-road-upgrade-derrimut-road>



HIGHLIGHTS

- > 13.70 Acres* | 5.54 Ha* parcel with a main road frontage
- > Earmarked for mixed use and residential development in the Tarniet North Precinct Structure Plan
- > The Tarniet North Precinct Structure Plan was approved by the minister of planning in September 2014 as amendment C188 to the Wyndham Planning Scheme. It was then amended through amendment C141 in December 2014
- > Vacant parcel of land adjoining major development of Rothwell Park and in close proximity to Elements Estate, Marigold, Westbrook and Verdant Hill.
- > Highly exposed parcel opposite to Tarniet train station and close proximity to new Tarniet Central that is anchored by Coles, Aldi and Kmart
- > Proximity to Tarniet P-9 College, Baden Powell College and Tarniet Senior College



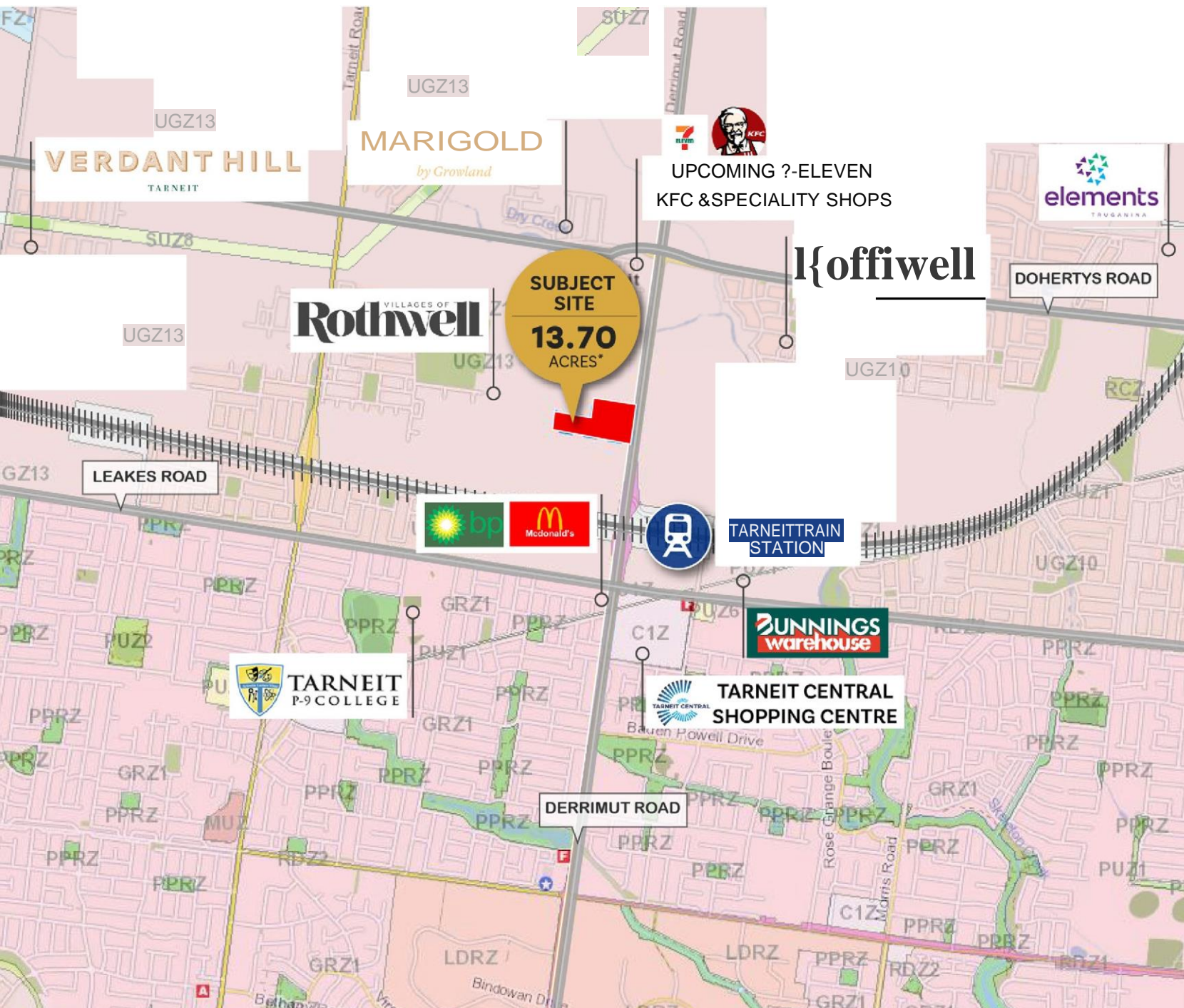
EXECUTIVE SUMMARY

PROPERTY ADDRESS	645 Derrimut Road, Tarneit, VIC 3029
CURRENT TITLE	Lot 12 on Plan of Subdivision 082234
AREA	13.70 Acres* 5.54 Ha*
ZONING	Urban Growth Zone - Schedule 13
PSP PLAN	Tarneit North Precinct Structure Plan
COUNCIL	Wyndham City Council
MAIN FRONTAGE	Derrimut Road - 184 m ²
TOWN PLANNING	Mixed use and residential development
SITE DESCRIPTION	Strategically located with a main road frontage to Derrimut Road and benefits from lane expansion of Derrimut Road
LOCATION	<ul style="list-style-type: none">- 25km* from Melbourne CBD- Surrounded by some of the best Residential Estates of Tarneit such as Marigold, Village of Rothwell Verdant Hill and Elements Estate- Tarneit Central Shopping Centre is within close proximity and is right opposite Tarneit Park Hub.



*APPROXIMATELY





LOCATION

- > Located 25kms* from Melbourne CBD
- > Surrounded by some of the best Residential Estates of Tarneit such as Marigold, Village of Rothwell Verdant Hill and Elements Estate
- > Bunnings warehouse has also responded to the growth of Melbourne's western corridor, committing to a new warehouse in Tarneit Park Hub which is within the close proximity to the site
- > Tarneit Central Shopping Centre is in close proximity and is right opposite Tarneit Park Hub
- > A new railway line opened in 2015, the Regional Rail Link, travels from West Werribee through Tarneit to Deer Park and includes the new railway station of Tarneit. The new station, built near the north east corner of Derrimut and Leakes Roads, provides a much faster service than the current Werribee railway line
- > Located within the City of Wyndham, the nation's third-fastest growing municipality, the population of Tarneit and the surrounding suburbs are booming. Access, proximity to public transport and adjoining Tarneit Central sets an excellent foundation and importance of 645 DERRIMUT ROAD TARNEIT VIC 3029

* APPROXIMATELY

MARIGOLD

by Growland

VERDANT HILL

TARNEIT



UPCOMING 7-ELEVEN
KFC & SPECIALITY SHOPS



VILLAGES OF
Rothwell

SUBJECT
SITE

13.70
ACRES

VILLAGES OF
Rothwell

DOHERTYS ROAD

DERRIMUT ROAD

LEAKES ROAD



TARNEIT TRAIN
STATION



TARNEIT CENTRAL
SHOPPING CENTRE

ABOUT TARNEIT NORTH PSP PLAN

The PSP applies to approximately 1,065 hectares of land. The PSP area is generally defined by Boundary Road to the north, Davis Road to the west, Leakes Road to the south and Derrimut Road to the east. Development proponents within the Tarneit North precinct will be bound by the Wyndham North Development Contributions Plan (the DCP) incorporated into the Wyndham Planning Scheme. The Tarneit North PSP will ultimately accommodate approximately 28,537 people and 10,192 dwellings.

The Site as per the Tarneit North Precinct is suitable for mixed use and residential development. The property number in the plan is 89-SE-12 and is documented with 97.76% net developable area.

CITY OF WYNDHAM

The City has continued to expand, particularly to the north and north west into new suburbs such as Tarneit and Truganina, but also south into Point Cook. In the late 2000s and early 2010s, the City of Wyndham consistently recorded some of the highest population growth rates in the country. This population growth has been the result of increased demand not only fuelled by demographic factors such as higher levels of net overseas migration and fertility, but also the availability of relatively affordable family housing.

It is assumed that these migration patterns will continue into the future, but demand for new housing will also be driven by the maturing of households within the City of Wyndham, particularly as children leave home and start forming their own households.

The number of dwellings in the City of Wyndham is forecast to grow from 75,837 in 2016 to 117,862 in 2026. In 2016, the total population of the City of Wyndham was estimated to be 227,060 people. It is expected to increase by over 190,301 people to 417,361 by 2026, at an average annual growth rate of 6.28%. This is based on an increase of over 63,017 households during the period, with the average number of persons per household falling from 3.10 to 3.06 by 2026.

In 2016, the dominant age structure for persons in the City of Wyndham was ages 30 to 34, which accounted for 10.9% of the total persons. The largest increase in persons between 2016 and 2026 is forecast to be in ages 5 to 9, which is expected to increase by 13,077 and account for 8.9% of the total persons. The largest 5 year age group in 2026 is 30 to 34 years, with a total of 34,866 persons.



TARNEIT

FASTEST GROWING FRINGE SUBURB



TOTAL
POPULATION

6670



WEEKLY
HOUSEHOLD
INCOME

1358



HOUSEHOLD
SIZE

3.1



SUBURB OVERVIEW

Tarneit is a suburb located 25 kilometres west of the Melbourne central business district. It is under the jurisdiction of the City of Wyndham.

Tarneit is currently reaping the benefits of the immense growth undergone by its neighbouring suburbs. Residents and visitors, in fact, are quick to notice the changes that the suburb has seen in just a span of years. Nearly 20 housing estates have been established, are near completion, or are about to commence in Tarneit, yet its real estate growth shows no signs of slowing down. Such upcoming residential havens are accepting interests from buyers for several vacant lots for sale.

Access to commercial centres

Tarneit's proximity to retail hubs and facilities in Werribee and Hoppers Crossing makes it an attractive destination for property buyers. Moreover, travelling from Tarneit to Melbourne CBD by car is just about 40 minutes, allowing residents to enjoy a cosmopolitan lifestyle that the city provides. Tarneit in itself is self-sustaining, boasting a number of shops that cater to residents' day-to-day needs.

The suburb is also great for families with children as it has a number of academic institutions to choose from. It also features an efficient transport link, as well as a new railway system that would make getting in and out of Tarneit convenient.





MEDIA NEWS

“The perfect pandemic storm has resulted in surging demand for housing, and greenfield land developers are riding the wave”

- AFR

This is one of the fastest-growing regions in Australia

- Independent Australia

Population booms in Tarneit

-Wyndham Star weekly

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DERRIMUT RD

TARNEIT

VIC 3029

SALES PROCESS

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