Setting a new benchmark for business parks in Melbourne’s west
Orbis is setting new benchmarks for business parks in Melbourne’s West. Pre-lease or purchase premises designed and built to your exact requirements.

Orbis Business Park is a premium 30 hectare masterplanned business park.

Located in an ever expanding region of Melbourne, Orbis is designed to fully utilise the surrounding infrastructure and facilities on offer.

Orbis has the flexibility to accommodate a wide variety of businesses including industrial users, corporate office premises, retail/bulky goods, medical and recreational facilities.

With its prominent location and superior amenity boasting estate dining, together with excellent access and freeway exposure, Orbis business park is the perfect place for your business.

And to make it that little bit easier, there is public transport access too. The No. 400 bus stops at the front of the estate, giving you and your employees greater access and flexibility.

All these features and benefits, just 19km to the Melbourne CBD.

**Overview**

- **Site:** Orbis Business Park
- **Address:** Corner Robinsons Road & Riding Boundary Road Ravenhall, Victoria 3023
- **Mel Ref:** 358 K11
- **Site Area:** 30 hectares
- **Lot Sizes:** Tailored to suit your needs
- **Zoning:** Business 3
- **Local Council:** Shire of Melton

**Estate Features**

- Controlled intersection to main estate entrance
- Drought tolerant landscaping
- Wide internal roads for easy truck access
- Freeway exposure to selected lots
- Underground power
- Enterprise grade high speed fibre optic business telecommunications services
- Prominent estate signage & exposure
- Architecturally designed buildings
- Cafe / Restaurant
- Penguin Childcare Centre
- Shopping precinct directly opposite including an IGA supermarket and medical centre
Location

Just 19km from Melbourne’s CBD, Orbis is bordered by the Deer Park Bypass, Robinsons Road and Riding Boundary Road.

The Deer Park Bypass offers convenient access to inner Melbourne, the ports, and other major arterial roads which link to the airport, Geelong and Melbourne’s South Eastern suburbs. It also offers excellent exposure to passing traffic, estimated to be over 70,000 vehicles per day, of which approx 7,000 are heavy vehicles.

Orbis is located in the Shire of Melton, one of Australia’s fastest growing urban districts. The area is home to over 100,000 residents, which is rapidly increasing as new residential estates are released and built.

Directly opposite Orbis is Central Park Estate, which is estimated to house over 750 families upon completion. Caroline Springs, one of the largest residential communities in Melbourne, is only minutes from Orbis, and features its very own town centre with shopping, sporting and education facilities. Currently home to over 17,000 residents, Caroline Springs is set to grow to 23,000 in the next two years.

East of Robinsons Road, almost 3,000 dwellings have been constructed in the new suburb of Derrimut in the last 10 years. This area is now approaching final stages of development and has direct access to Orbis via Foley’s Road.

Source: Deep End Services

Transport Infrastructure

Orbis Business Park is centrally situated to major road linkages including the Western Freeway, Western Ring Road, Deer Park Bypass and Princes Freeway.

The Melton train line is adjacent to the northern boundary of Orbis Business Park and a $5.3B rail link from Werribee to Southern Cross Station has recently been completed which included a major upgrading of Deer Park railway station.

The No. 400 bus route stops directly at the front of the estate linking passengers with Sunshine, Deer Park and Laverton railway stations, with Deer Park train station located just 1.5kms away.

The existing and future transport infrastructure in Melbourne’s west provides highly attractive opportunities for growth in industry and commercial developments.

Approximate distances from Orbis Business Park:

- Deer Park Railway Station 1km
- Western Freeway 1.5km
- Deer Park Bypass 1.5km
- Princes Freeway 7.5km
- Melbourne CBD 19km
- Melbourne Airport 22km
- Melbourne Ports 25km

Source: Deep End Services

Take advantage of the huge exposure and access to Deer Park Bypass
Be part of the fastest growing catchment in Melbourne

Orbis Business Park is located in the Shire of Melton approximately 19km west of Melbourne's CBD, one of Australia's fastest expanding urban districts and growth corridors.

The area is home to over a rapidly increasing 100,000 residents, as new residential estates are released and the estate is situated directly opposite a residential subdivision demonstrating its connection with the community.

Caroline Springs, one of the largest residential master plans in Melbourne, is only minutes from the estate, and features a town centre with shopping, sporting and education facilities.

Source: Deep End Services

Regional Growth

A corridor plan released by the Victorian State Government identifies areas for urban development, open space networks, transport and other regional infrastructure and locations for job creating activities including town centres, mixed use areas and industrial precincts.

It shows a major westerly extension of the West Industrial Node and new residential growth areas from Caroline Springs to Melton and north and west of the Wyndham urban area.

The West Growth Corridor Plan is expected to accommodate in excess of 290,000 people and have the capacity for 130,000 jobs.

Source: Deep End Services

Orbis presents a wonderful opportunity for your business to create a highly visible corporate facility, highlighted by direct exposure and access to three main roadways, linking you with all that Greater Melbourne has to offer.
Wide roads for easy truck access
Underground power
Drought tolerant landscaping
Positive estate covenants
Enterprise grade high speed fibre optic broadband
Architecturally designed buildings
Controlled intersection to main entrance
ECOLOGICALLY SUSTAINABLE DESIGN

Pellicano include the following ESD initiatives as standard practice in all our designs. We also have a vast range of ESD upgrades that can be customised at your request.

Standard Inclusions:

- HIGH PERFORMANCE GLAZING THROUGHOUT
- EXTERNAL SHADING SYSTEMS TO COMBAT THE HARSH SUMMER SUN
- WALL & CEILING INSULATION TO MAINTAIN COMFORTABLE WORKING CONDITIONS
- LED T5 LIGHTING TO WAREHOUSE
- LED DOWNLIGHTS TO OFFICES AND WORKSPACES
- AUTOMATED EXTERNAL LIGHTING USING P.E CELLS AND TIMERS
- PLUMBING FIXTURES RATED UP TO WELS 6 STAR
- AUTOMATED LANDSCAPE IRRIGATION TO ALL GARDENS
- SITE SPECIFIC WATER RETENTION AND DRAINAGE SYSTEMS
- ZONED AIR-CONDITIONING AND ADVANCED AIR FILTRATION SYSTEMS
- SOLAR PV SYSTEMS FOR GREENSTAR AND NABERS ACCREDITATION

Pellicano understands that while Australia is growing so quickly and that it is not without the detriment to our environment. Ecologically sustainable development (ESD) is a key priority in the development of today’s built environment. It is the intention to eliminate negative effects on our environment, secure today’s living standards and future-proof our community against rising energy, water and waste disposal and its associated costs.

With relentless attention to the building life cycle, Pellicano is constantly developing strategies that enable us to build smarter, cleaner and greener facilities whilst enhancing the value offered to our customers. This is being achieved by continual research and evaluation of:

- New technologies to efficiently utilize energy and water resources
- Innovative approaches to improving work environments
- Sourcing new products to minimize waste and prolong the building life cycle
Developer Profile

Bricks & mortar
That’s the real start of construction
That was our beginning

Building on 50 years of experience, Pellicano is a national, award-winning leader in the design, construction, development and management of residential, retail, commercial, industrial and hospitality projects. Since the year 2000 we have successfully completed $2.6 billion of developments.

From humble origins as a family-owned bricklaying business, Pellicano has grown into a comprehensive, “multi-disciplinary property and construction enterprise with a stellar reputation for excellence and meticulous attention to detail.

The Pellicano Group currently owns and manages more than 170 properties, with over 310 commercial clients across a diverse property portfolio.

For information on our company, please visit www.pellicano.com.au