

# SETTING A NEW BENCHMARK FOR BUSINESS PARKS IN MELBOURNE'S WEST



**Pellicano**



# ESTATE OVERVIEW

## Summary

<b>Estate:</b>	Orbis Business Park
<b>Address:</b>	Corner Robinsons Road & Riding Boundary Road Ravenhall, Victoria 3023
<b>Melways Ref:</b>	358 K11
<b>Council:</b>	Shire of Melton
<b>Total Area:</b>	30 hectares
<b>Zoning:</b>	Business 3

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.

Orbis has the flexibility to accommodate a wide variety of businesses including industrial users, corporate office premises, retail/large format retail, 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.



# ESTATE OVERVIEW





## Location & Connectivity

Orbis is located in the Shire of Melton, one of Australia's fastest growing urban districts. The estate has multiple entrances and huge frontages to major roads:

- > Deer Park Bypass
- > Robinsons Road
- > Riding Boundary Road



Orbis Business Park has excellent freeway access, providing your business with efficient linkages to inner Melbourne, the ports, and other major arterial roads which link to the airport, Geelong and Melbourne's South Eastern suburbs.

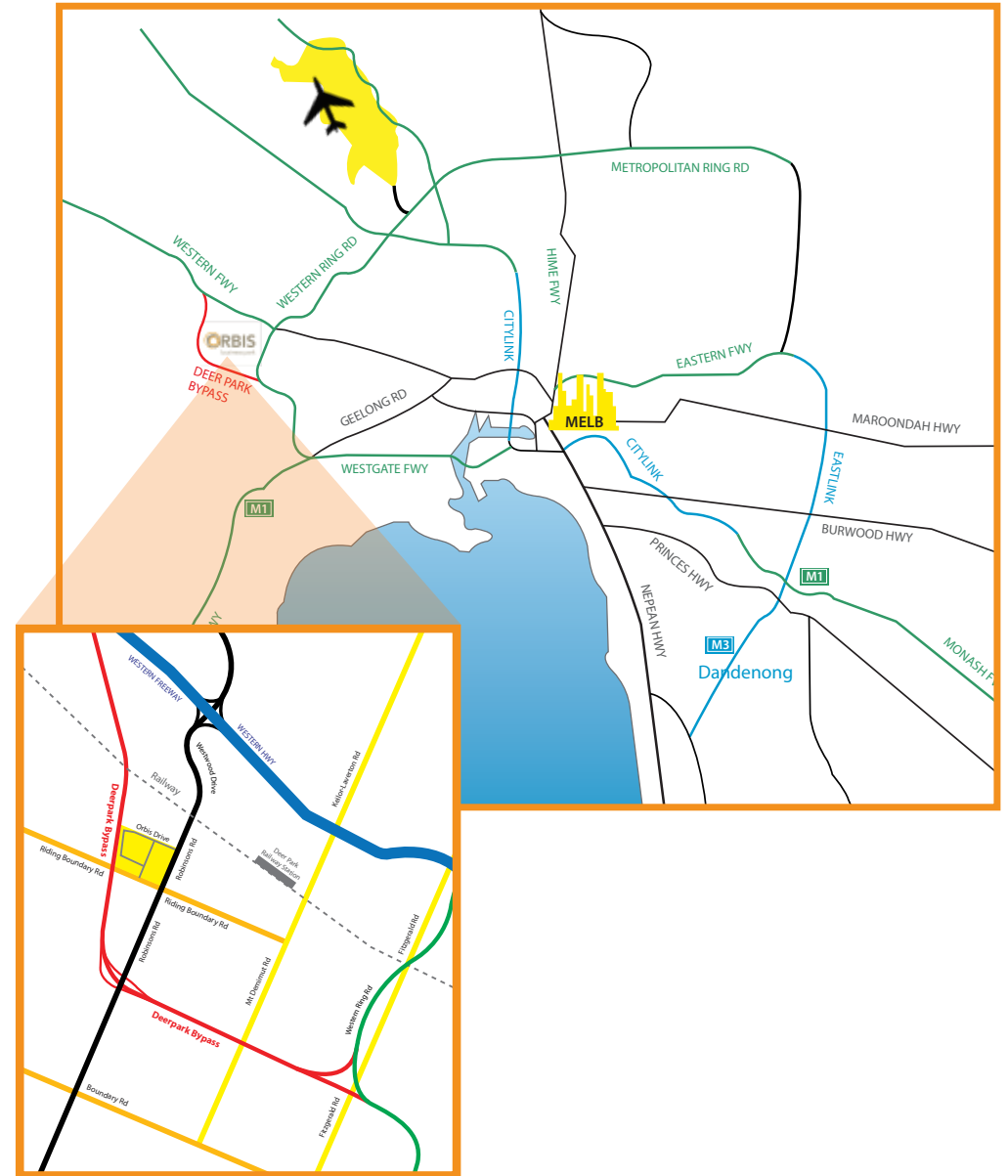
Approximate distances and estimated travel times from the estate are as follows:

	Western Freeway	1.5km
	Deer Park Bypass	1.5km
	Princes Freeway	7.5km
	Melbourne CBD	19km
	Ports	25km
	Tullamarine Airport	22km

### Public Transport:

Further enhancing Orbis Business Parks' location is its links to public transport:

	Deer Park Train Station	1km
	Bus route No. 400	From train station, stops at Orbis Business Park (cnr Robinsons & Riding Boundary Roads)





# GREAT ACCESS FOR ALL FORMS OF TRANSPORT



\* lot sizes are indicative only and are subject to change



# ESTATE OVERVIEW CONT.

## Estate Amenity

Orbis Business Park offers numerous amenities including:



Controlled intersection to main estate entrance  
Freeway exposure to selected lots  
Wide internal roads for easy truck access



Drought tolerant landscaping



Underground power  
Enterprise grade high speed fibre optic business telecommunications services



Prominent estate signage & exposure



Cafè / Restaurant



Penguin Childcare Centre



Shopping precinct directly opposite including an IGA supermarket and medical centre

## Planned Amenity

Ravenhall Place will be the newest retail development at Orbis Business Park, fronting busy Robinsons Road and conveniently accessed from surrounding suburbs via feeder roads including Westwood Drive (Robinsons Road extension) and Foleys Road.

Offering a contemporary, two level precinct, Ravenhall Place will comprise of nine ground floor shops and first floor tenancies suited to offices, gymnasium and medical uses.



Cafés



Gym



Retail/Showroom



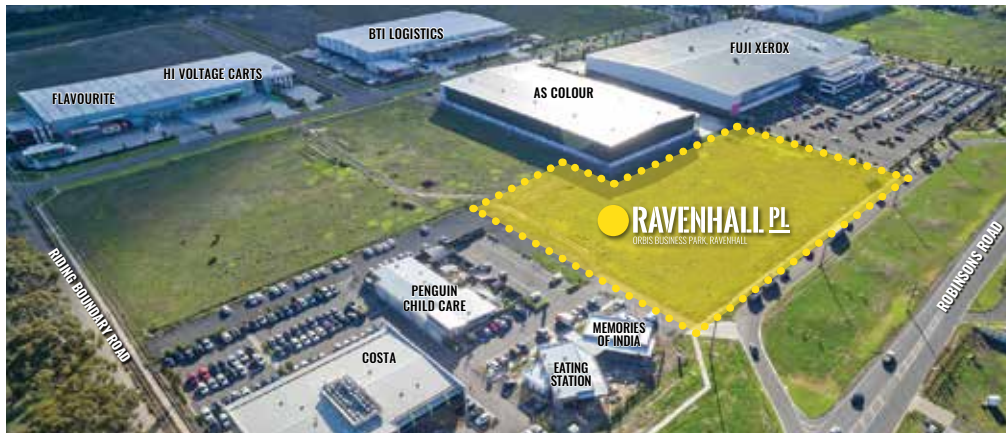
Medical



Supermarket



Office



# ESTATE OVERVIEW CONT.

## 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





# ESTATE OVERVIEW CONT.



- LEGEND**
- STAGE 1 - AVAILABLE Q4 2017
  - STAGE 2 - AVAILABLE Q2 2018
  - PRELEASE - AVAILABLE NOW
  - SOLD
  - WELLNESS BIKE / PEDESTRIAN TRAIL
  - TRAFFIC LIGHTS
  - 400 BUS ROUTE / STOP

# BIG BUSINESS NEIGHBOURS





# ECOLOGICALLY SUSTAINABLE DESIGN

Pellicano includes 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  
RAINWATER HARVESTING TO SERVICE PLUMBING & LANDSCAPING

Optional Extra:

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 and 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.

## **Our business parks include:**

M1 & M2 Industry Parks, Dandenong South VIC

Parkview Estate, Moorabbin VIC

Orbis Business Park, Ravenhall VIC

Kaiela Business Park, Yarrowonga VIC

Parkwest Business Estate, Ebbw Vale QLD

[www.pellicano.com.au/business-parks](http://www.pellicano.com.au/business-parks)







## CONTACT

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