

# Exclusive Development Opportunity

VICTORIAN GOVERNMENT INCLUSIONARY HOUSING PILOT



WODONGA

BROADMEADOWS

RESERVOIR

BORONIA

PARKVILLE

NOBLE PARK



FOR SALE INDIVIDUALLY OR IN ANY COMBINATION  
BY EXPRESSIONS OF INTEREST CLOSING THURSDAY 6 SEPTEMBER AT 2PM





# THE VISION

This Expression of Interest process invites proposals from experienced development groups for the sale and development of six sites.

- To deliver a minimum of 100 new community housing homes across all six sites.
- To introduce affordable housing opportunities across all six sites.
- To establish a collaborative development partnership between the private sector and community housing providers.
- To invite innovative and sustainable development proposals.

# THE 6 KEY SITES

## PARKVILLE

- 11,542SQ M\*
- RESIDENTIAL ZONE 1
- STREET FRONTAGE OF 94M\*

## BROADMEADOWS

- 21,623SQ M\*
- INCLUDES 0.75HA\* OF OPEN SPACE
- RESIDENTIAL GROWTH ZONE 1

## BORONIA

- 82,184SQ M\*
- NEIGHBOURHOOD RESIDENTIAL ZONE 3
- FOUR STREET FRONTAGES

## WODONGA

- 19,220SQ M\*
- GENERAL RESIDENTIAL ZONE 1
- THREE STREET FRONTAGES

## NOBLE PARK

- 23,311SQ M\*
- PUBLIC USE ZONE 2
- STREET FRONTAGE OF 288M\*

## RESERVOIR

- 5,976SQ M\*
- GENERAL RESIDENTIAL ZONE 1
- STREET FRONTAGE OF 55M\*

This is an unprecedented opportunity for an experienced developer to deliver six defining developments in line with the State Government and its Inclusionary Housing Pilot.



# THE EXCLUSIVE OPPORTUNITY



87-103 Manningham Street  
**PARKVILLE**



2-16 Nicholas Street  
**BROADMEADOWS**



16-20 Dumbarton Street  
**RESERVOIR**



30 Jarrah & 41 Pearce Streets  
**WODONGA**



30-40 Athol Road  
**NOBLE PARK**



40 Mount View Road  
**BORONIA**



# For Sale Individually or In Any Combination by Expressions of Interest closing Thursday 6 September at 2pm.

## An Unprecedented Victorian Development Opportunity

- ✔ AN EXCLUSIVE COLLECTION OF SIX LARGE DEVELOPMENT SITES
- ✔ PORTFOLIO AMASSING A TOTAL LAND AREA IN EXCESS OF 16HA\*
- ✔ STRATEGICALLY POSITIONED IN ESTABLISHED VICTORIAN LOCATIONS
- ✔ SUITING MULTIPLE DEVELOPMENT OUTCOMES
- ✔ TRANCHE 1 SITES – FLEXIBLE NEW PLANNING CONTROLS, MINISTERIAL PLANNING PERMIT APPROVAL PROCESS
- ✔ TRANCHE 2 SITES – OPPORTUNITY TO EFFECT NEW PLANNING CONTROLS VIA MINISTERIAL PLANNING SCHEME AMENDMENT PROCESS
- ✔ PART OF THE VICTORIAN GOVERNMENT'S INCLUSIONARY HOUSING PILOT, ENSURING A MINIMUM OF 100 NEW COMMUNITY HOUSING HOMES ARE DELIVERED TO MARKET

## Exclusive Selling Agents

### JULIAN HEATHERICH

P: +61 (0) 3 8686 8076

M: +61 (0) 412 995 655

E: [JHEATHERICH@SAVILLS.COM.AU](mailto:JHEATHERICH@SAVILLS.COM.AU)

### MARK STAFFORD

P: +61 (0) 3 8686 8082

M: +61 (0) 404 401 053

E: [MSTAFFORD@SAVILLS.COM.AU](mailto:MSTAFFORD@SAVILLS.COM.AU)

### JESSE RADISICH

P: +61 (0) 3 8686 8038

M: +61 (0) 402 085 702

E: [JRADISICH@SAVILLS.COM.AU](mailto:JRADISICH@SAVILLS.COM.AU)

YOU MAY ALSO SUBMIT YOUR ENQUIRIES OR REQUESTS FOR FURTHER INFORMATION VIA [WWW.TENDERS.VIC.GOV.AU](http://WWW.TENDERS.VIC.GOV.AU) AND SEARCHING FOR INCLUSIONARY HOUSING PILOT