

Residential Development Site Ellavale Drive Traralgon

For sale by Expression of Interest
Information Memorandum



EXECUTIVE SUMMARY



The land is zoned “General Residential Zone – schedule 1”



Certificate of Title Volume 11409 Folios 082 & 116

M²

33 Ha / 81.55 acres, available as 1 or in 2 lots



Private sale (\$E.O.I)

PROPERTY FEATURES

- Lot A1 – 24.86 Ha, Lot B1 – 8.140Ha
- Available to be purchased now, or once the planning permit for 307 Residential allotments has been issued
- Extension of the exceptionally popular Ellavale Park Estate; renowned for its open spaces, large allotments and peaceful, rural atmosphere
- Over 460 lots already sold in Ellavale
- Significant amount of infrastructure already in place
- Traralgon is the largest and fastest growing city in the greater Latrobe Valley urban area (population of 75,000*) major regional hub of the Gippsland region and only an 1 hr 45min drive from Melbourne

SUBJECT SITE

The site is located on the eastern edge of Traralgon’s urban area, adjacent to the extremely popular and successful ‘Ellavale Park Estate’ residential subdivision..

PROPERTY DETAILS

The site comprises two existing allotments more particularly described as Lots A1 and B1 on plan of subdivision 64413R, being land contained in Certificates of Title Volume 11409 Folios 082 and 116. A copy of the certificates of title is contained in **Appendix 2**.

The site is irregular in shape, with a total area of approximately 33 hectares. It fronts Ellavale Drive partially along its Western Boundary, with the remainder having an abuttal to an existing drainage and recreation reserve. Along its eastern boundary, the site has an abuttal to the western end of both Mahogany Drive and Nicholi Drive.

Views of the distant mountain ranges to the north-east of Traralgon can be seen from various vantage points across the site. The southern portion of the sites provides views of the adjacent rural residential estate to the south and south-west.



TRARALGON

Traralgon is a town located in the east of the Latrobe Valley in the Gippsland region of Victoria, Australia. The urban population of Traralgon at the 2011 Census was 24,590. It is the largest and fastest growing city in the greater Latrobe Valley urban area, which has a population of more than 75,000 and is administered by the City of Latrobe.

Traralgon is part of the Latrobe Valley tri-city urban area, a small area of industry and agricultural land separates it from neighbouring Morwell. Greater Traralgon includes localities such as Traralgon, the suburb of Traralgon East and satellite localities of Hazelwood and Traralgon South to the south, and Tyres and Glengarry to the north.

The Traralgon central business district is centred around Seymour and Franklin Street and includes an indoor shopping centre – Stockland Traralgon, however, commercial and light industry sprawl along most of the eastern stretch of the Princes Highway. Notable heritage buildings include the Post Office and Courthouse erected in 1886 and Ryan's Hotel erected in 1914, both in Franklin Street.

The economy is primarily driven by primary industry, natural resources and secondary industry including coal mining, processing and fossil-fuel power generation for the National Electricity Marketing.

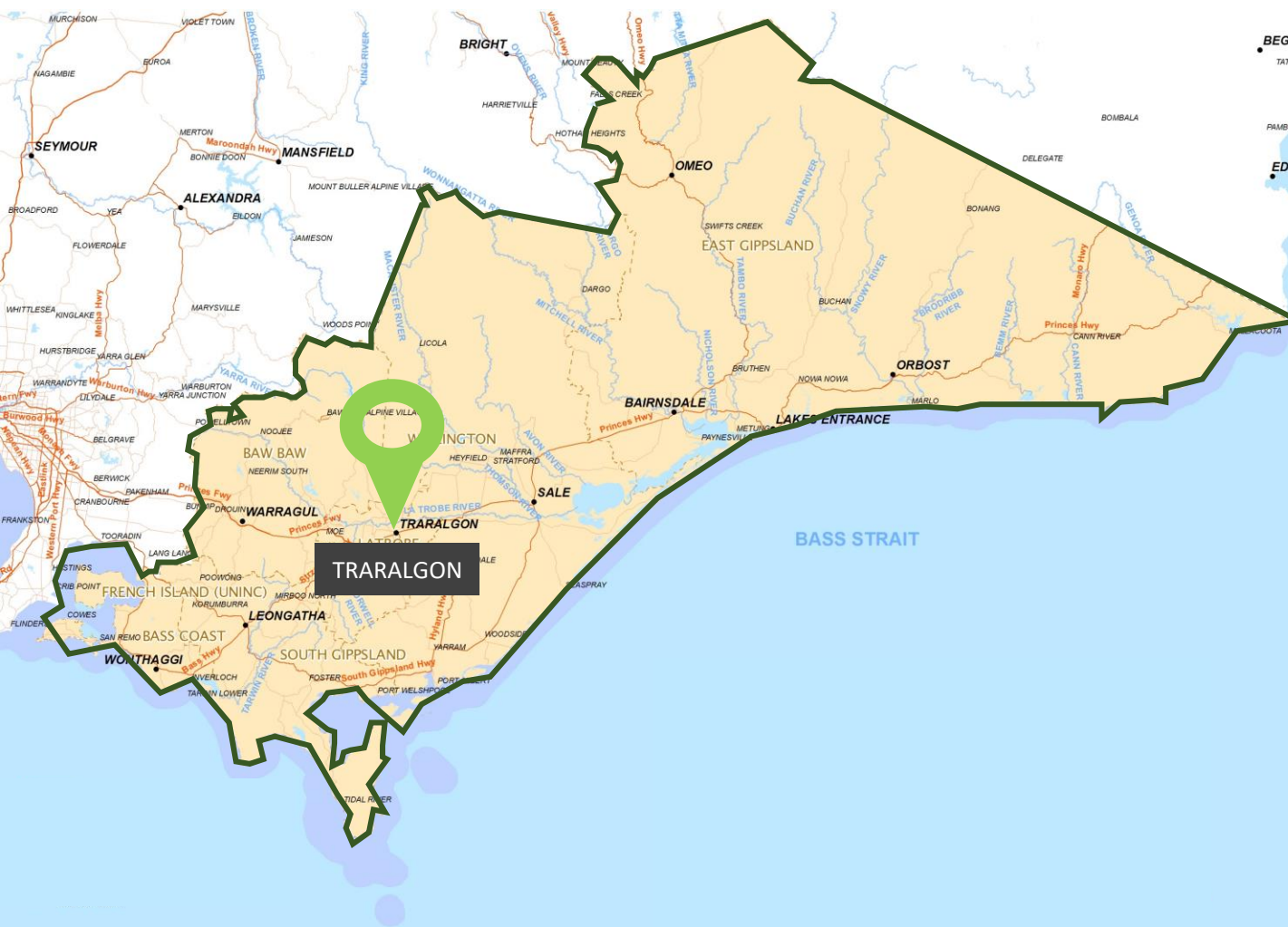
Along with electricity production, Traralgon benefits from the mining for oil and natural gas in the nearby Bass Strait fields. A significant forestry industry operates including logging of both plantation and natural forest timber. The largest papermill in Australia is located nearby in Maryvale and provides local employment for over 2,000 people.

The local agriculture industry is involved in the production of wool and dairy products, as well as vegetable growing. The tertiary sector of the economy is also important for employment with major government administration offices for the Australian Securities and Investments Commission (ASIC) and health services.

GIPPSLAND

Gippsland is an economic rural region of Victoria, Australia, located in the south-eastern part of that state. It covers an area of 41,556 square kilometres (16,045 sq mi), and lies to the east of the eastern suburbs of Greater Melbourne, to the north of Bass Strait, to the west of the Tasman Sea, to the south of the Black-Allan Line that marks part of the Victorian/New South Wales border, and to the east and southeast of the Great Dividing Range that lies within the Hume region and the Victorian Alps.[2] Gippsland is generally broken down into the East Gippsland, South Gippsland, West Gippsland, and the Latrobe Valley statistical divisions.

As at the 2016 Australian census, Gippsland had a population of 271,266, with the principal population centres of the region, in descending order of population, being Traralgon, Moe, Warragul, Morwell, Sale, Bairnsdale, Drouin, Leongatha, and Phillip Island.



LATROBE VALLEY

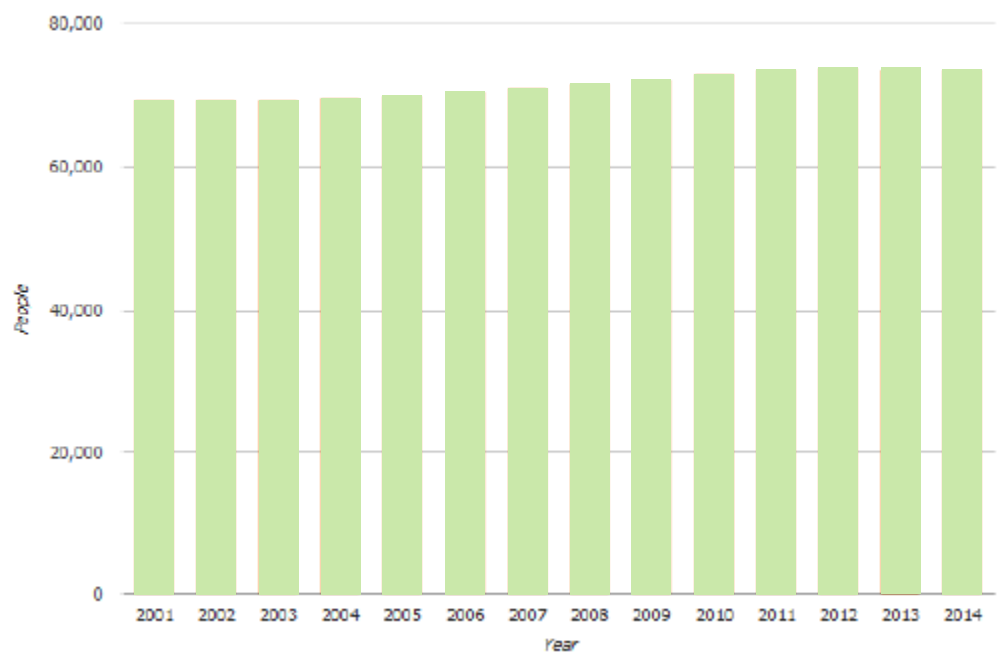
Latrobe City is located approximately 150kms east of Melbourne and is one of Victoria’s major regional centres. It covers an area of 1,426sqm and at the 2011 Census has a population of 72,395.

The region is made up of four central towns; Churchill, Moe-Newborough, Morwell and Traralgon. Latrobe City is less than two hours’ drive from Melbourne from the Melbourne Airport along the M1 (Princes Freeway). The V/Line train also runs hourly services between Melbourne and Traralgon.

Other Industries in the area include food processing, engineering, post-secondary education with the new Federation University Australia and the service sector. Being the largest population centre in the Gippsland region.

Latrobe City provides excellent opportunities for investment. New and existing investors have access to skilled workforce, strong road and rail transport links, natural resources, established electricity infrastructure, locally based education institutions and affordable land prices.

Latrobe Valley Population growth



APPENDIX

