

WOLLERT — CONNECT



30-60 BOUNDARY ROAD, WOLLERT

WOLLERT

COMMERCIAL

DISTRICT



**WOLLERT CONNECT
PROMISES TO BE THE
MOST PROGRESSIVE
BUSINESS PARK IN
MELBOURNE'S
INNER NORTH.**

INTRODUCTION

THERE’S NOTHING LIKE IT IN THE INNER NORTH



Artist Impression

Wollert Connect promises to be the most progressive business park in Melbourne’s inner north.

Comprising 64 lots, NB EYE Land and LandxWise’s new commercial district will be home to a bustling business ecosystem. Within this masterplanned community, spaces ranging from 553 sqm – 4,783 sqm will allow businesses of all sizes to grow and thrive.

Located just 26km from Melbourne’s CBD, Wollert Connect is 18km from the airport and a short 5km drive to Epping. You’re 10 minutes from the Hume Freeway and at the doorstep of future E6, reducing transport times, improving logistics and ensuring easy connections to customers and suppliers.

One of Australia’s fastest growing suburbs*, Wollert is an exciting place to do business, where new companies and families are establishing themselves every week. Residential developments are emerging around multiple town centres, schools, recreational facilities and community services, creating vibrant hubs for daily life.

With rent costs within the industrial sector growing 28%** annually, this is a great opportunity to secure a long-term investment.

Capitalise on an upcoming location before the boom, and build on a solid foundation for your business to grow.

Eliminate paying rent and own an office space outright.

Q1 2025

Stage 1 Starts Construction

Q3 2025

Stage 1 Complete

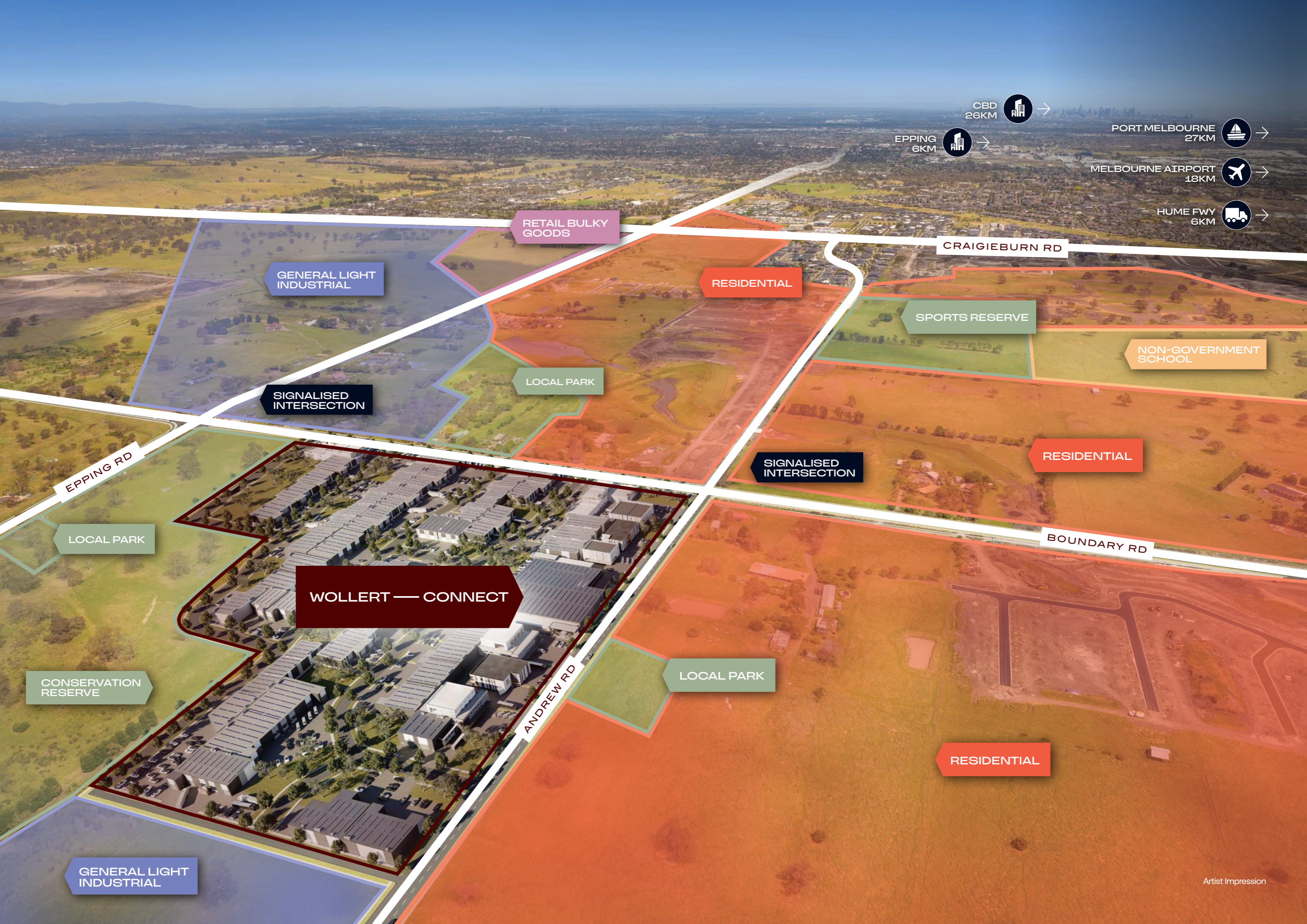
LATE 2025

Stage 2 Complete

MID - LATE 2026

Stages 3 & 4 Complete

*Source: CBRE, The Housing Industry Association (HIA) Population and Residential Building Hotspots Report 2018
**Source: Colliers Australian Industrial & Logistics Snapshot Q2 2023.



CBD
26KM

EPPING
6KM

PORT MELBOURNE
27KM

MELBOURNE AIRPORT
18KM

HUME FWY
6KM

RETAIL BULKY
GOODS

GENERAL LIGHT
INDUSTRIAL

RESIDENTIAL

SPORTS RESERVE

NON-GOVERNMENT
SCHOOL

LOCAL PARK

SIGNALISED
INTERSECTION

SIGNALISED
INTERSECTION

RESIDENTIAL

EPPING RD

LOCAL PARK

BOUNDARY RD

WOLLERT — CONNECT

CONSERVATION
RESERVE

ANDREW RD

LOCAL PARK

RESIDENTIAL

GENERAL LIGHT
INDUSTRIAL

Artist Impression

LOCATION

CONVENIENCE & CONNECTIONS



18KM

Melbourne Airport



26KM

Melbourne CBD



27KM

Port Melbourne



6KM

Epping CBD



5KM

Hume Freeway Entrance



500M

The Outer Metropolitan Ring/E6 Entrance

Wollert Connect is within reach of all the essentials; close to shopping destinations such as Pacific Epping or Westfield Plenty Valley, schools and medical centres are only a short drive.

Easy access to Tullamarine Airport means streamlined connections to national and international locations, while nearby Epping, South Morang and Mernda Stations connect you to Victoria. The 390 bus route is a short walk from the District, taking employees to Mernda Station in the east or Craigieburn Station in the west.

Today, Wollert is a small suburb growing at an unrivalled pace.

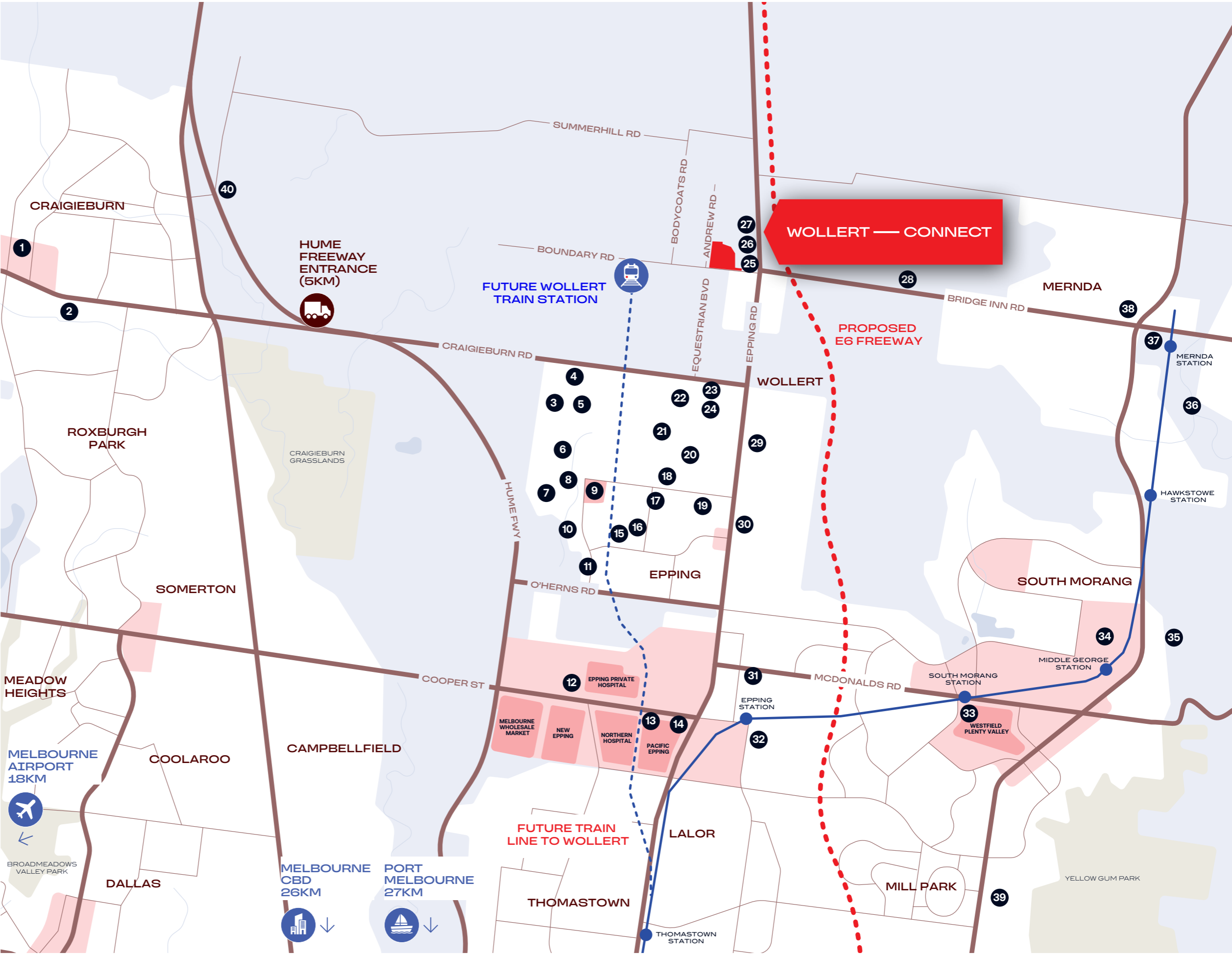
Tomorrow, it will have the scale and significance of other vital hubs.



Mernda Station

WOLLERT TODAY

1. Craigieburn Central
2. Craigieburn Golf Course
3. Edgars Creek Primary School
4. Aurora Adventure Park
5. Edgars Creek Secondary College
6. Whiz Kidz Early Learning Centre & Pre-School
7. Harvest Primary School
8. Aspire Childcare Centre - Wollert
9. Aurora Village
 - Coles Aurora Village
 - Aldi
 - Degani Aurora Epping
 - Aurora Village
 - Aurora Epping Dental Clinic
 - Aurora Village Medical Centre
 - Okami Japanese Restaurant
 - Group One Medical
 - Pharmacy Select Aurora Village
10. Lenmars Farm Park
11. Epping Golf Driving Range
12. Mantra Epping
13. TGI Friday's
14. The Groove Train
15. Prism Park Free Public Tennis Courts
16. Wallaby Childcare
17. Aurora Park
18. One Early Education
19. Fulham Park
20. Epping Stadium
21. Bellavista Park
22. Sophia Park Playground
23. Wollert Secondary College
24. Wollert Primary School
25. Wollert General Store & Takeaway
26. Wollert CFA
27. Tuttle Recreation Reserve
28. Five Vineyard
29. Glowrey Catholic Primary School
30. Vespa Pizza Pasta & Grill
31. North Star Dental
32. St Monica's College
33. Martini and Co Plenty Valley
34. Marymede Catholic College
35. Farm Vignos
36. Two Beans at Caraome Estate
37. The Groove Train Mernda
38. Chemist Warehouse Mernda Junction
39. RMIT University Bundoora
40. Amazon Distribution Centre



TRANSPORT



O1 Hume Freeway
O2 Freeway

RETAIL

- 01 Mernda Town Centre
- 02 Pacific Epping
- 03 Melbourne Market Epping



01



02



03

HEALTHCARE

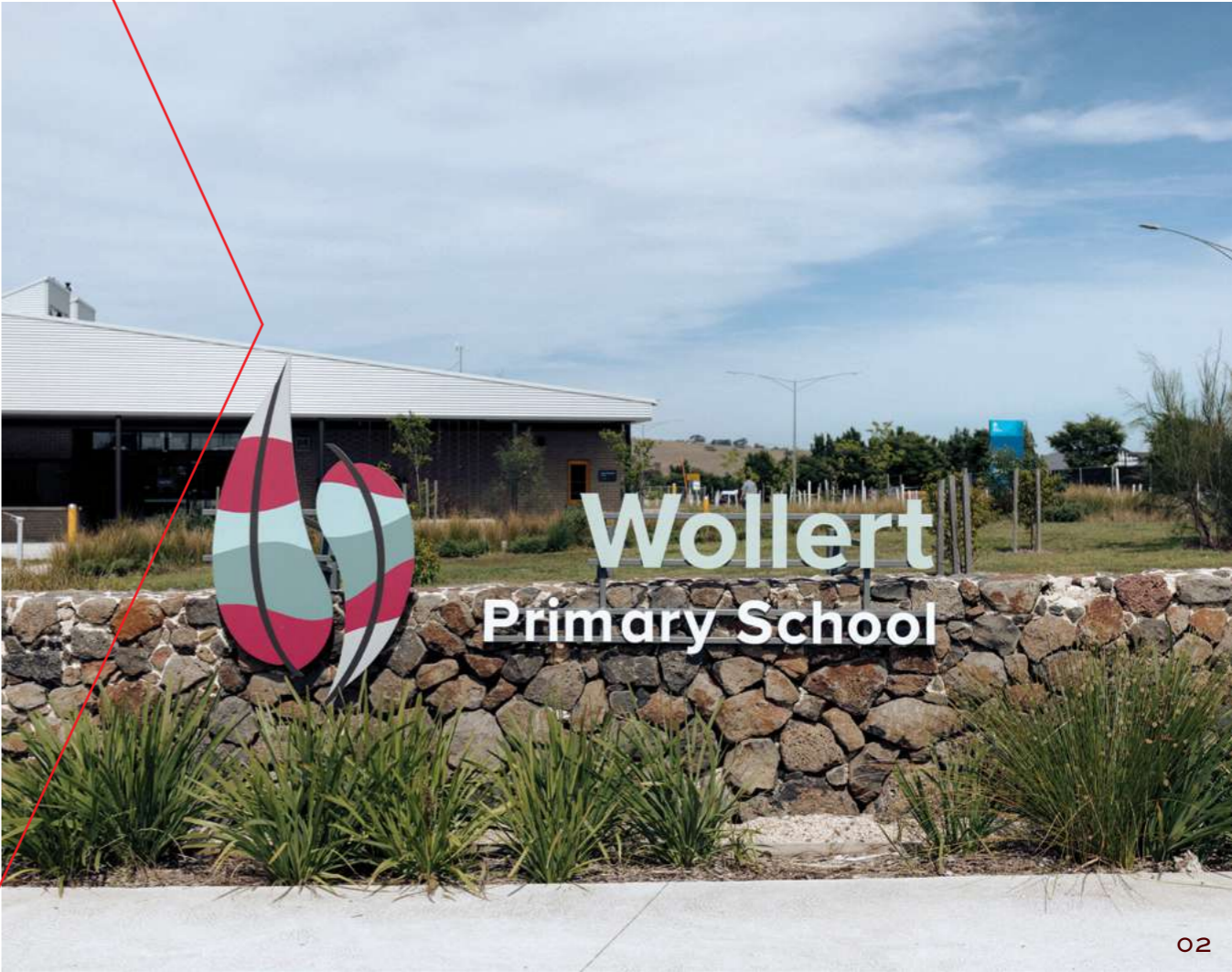


01



02

01 Northern Hospital Epping
02 Epping Private Hospital



DINING



WOLLERT COMMERCIAL DISTRICT

01 Five Vineyards Mernda
02 Five Vineyards Mernda



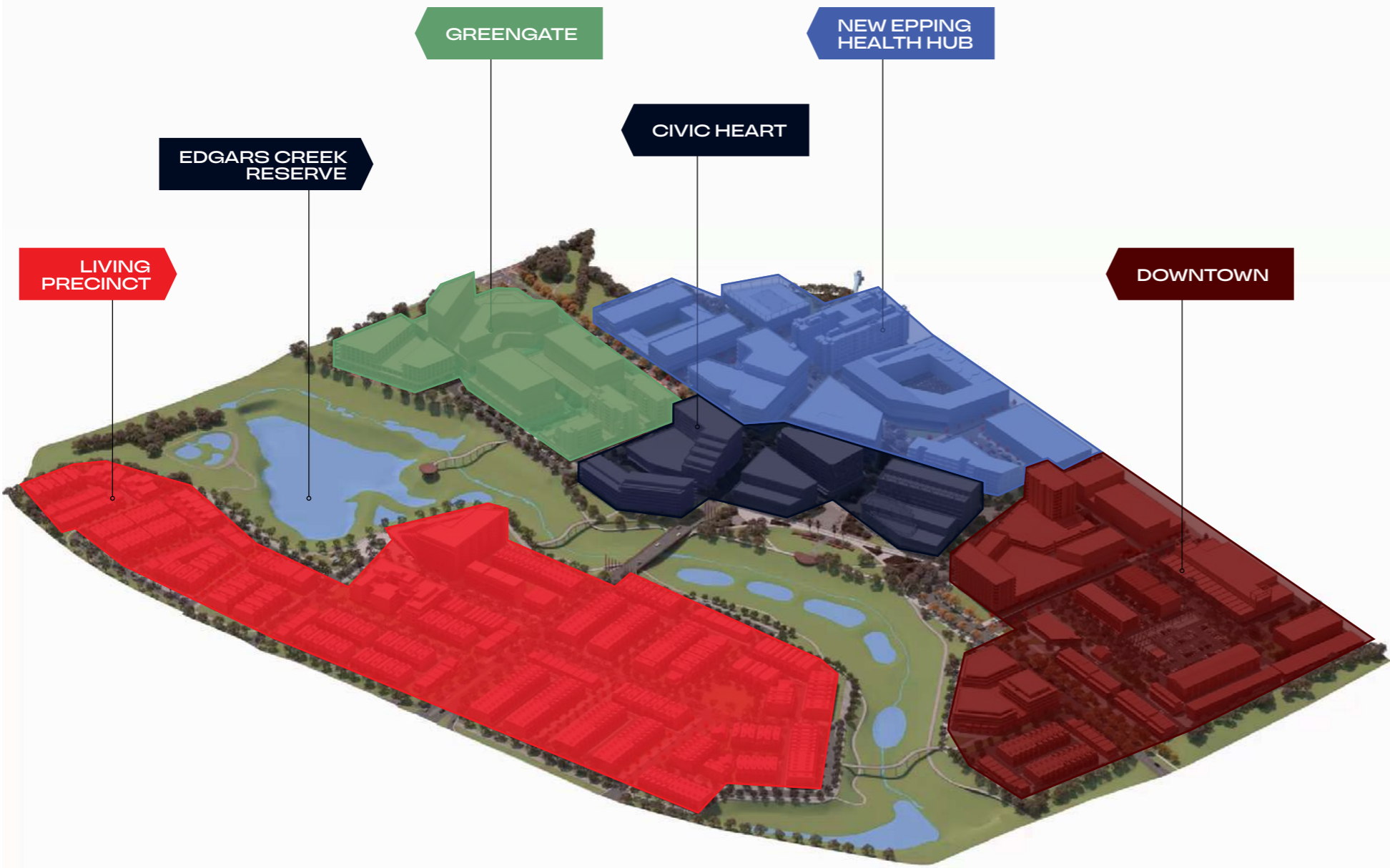
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NEW EPPING

The ambitious \$2 billion urban renewal initiative, ‘New Epping,’ demonstrates the area’s appetite for growth and development. This project will transform a 51-hectare area into a dynamic mixed-use development, addressing the demands of the burgeoning corridor.

Currently under construction and forecast to be complete within the next decade, New Epping is poised to become one of Australia’s most ambitious urban regeneration projects. The envisioned development features a diverse residential mix, a premium commercial office precinct, and an expansive medical hub, including a private hospital, catering to the evolving needs of the community.

New Epping aligns with forecasts predicting a continuous influx of residents, bolstering its significance as a pivotal urban centre all of which will complement and add value to the businesses within Wollert Connect. This endeavour showcases the confidence of both the State Government and the City of Whittlesea but also signifies a collaborative revitalisation of the region and positioning the Inner North as a beacon of urban innovation.



\$2B

Urban renewal initiative

51

Hectares

2,000+

Homes

200

Retirement living units

110,000SQM

of commercial space

7 HECTARES

of health and wellness

CHILDCARE

Facilities

11 HECTARES

of Green Space

LIVING PRECINCT

A place that will be home to safe leafy streets, distinctive neighbourhoods and diverse housing choices.

CIVIC HEART

Comprising retail, an ‘Eat Street’ and a public plaza, this will be New Epping’s civic heart for community celebrations, shopping and dining.

EDGARS CREEK RESERVE

11ha of regenerated natural wetlands and creek corridor will be framed by bike paths, walking trails and pockets of discovery.

NEW EPPING HEALTH HUB

Set in a natural environment promoting rejuvenation and wellbeing, this 7ha precinct is designed with health, healing and innovation at its heart.

DOWNTOWN

This innovatively designed urban village will weave together purpose-built commercial spaces, boutique residences and artisanal retail.

GREENGATE

A new commercial community offering purpose-built spaces, unrivalled amenity and connections to nature.

New Epping by Riverlee
newepping.com.au
215 Cooper Street Epping VIC



INVEST



THE WOLLERT COMMUNITY



Wollert is one of the fastest growing areas in Australia, with families moving into new developments every week. With a current population of close to 8,000, it is set to grow to over 33,000 by 2041 – a 330% increase.* This ever-expanding population provides a community of future employees who'll enjoy working close to home.

The State Government has acquired land for new school sites in Wollert and Wallan East to meet the educational needs of the local population. The newly acquired land will host the Wollert Andrews Road Primary School and Wallan East Primary School, which are set to open in 2026.

GROWING OCCUPIER DEMAND

Across Melbourne, gross take-up increased in Q3 2023 from the previous quarter, – 359,000 sqm across 25 transactions — double the last quarter's figure. This increased demand bodes well for investors, with ongoing supply shortages leading to potentially higher rental incomes.

IMPROVE OUTLOOK FOR INTEREST RATES

As investors look ahead to 2024, sentiment has been buoyed by recent data pointing to declining inflation globally and hence improving outlook for interest rates, with markets factoring in the potential for rate cuts later this year.**

*Source: .idcommunity demographic resources, January 2023

**Source: Knight Frank, Industrial Review, Q4 2023

94,868

POPULATION GROWTH IN THE INNER NORTH

The population is expected to grow from 34,531 in Epping North and Wollert (2019) to 94,868 in 2041.

Source: www.whittlesea.vic.gov.au

17.8%

INDUSTRIAL RENTS ARE UP

Prime rents remained flat in Q4 with the exception of a 92.4% up tick in the North.

Source: Knight Frank Industrial Review, Q4 2023

24.9%

RENT AND INCENTIVES

Over the past year, prime rents in Melbourne have surged by 24.9%.

Source: Colliers, Q2 2023

1.1%

INDUSTRIAL VACANCY

Rent growth has been driven by a lack of available space, with Melbourne's industrial vacancy rate remaining at a record low of 1.1%.

Source: CBRE, Q3 2023

15%

GROSS TAKE-UP

The Northern Precinct comprised 15% of gross-take up across Melbourne in Q3 2023.

Source: JLL, Q3 2023

50%

SUPPLY COMMITTED

The 2024 supply pipeline is already 50% committed.

Source: CBRE, Q3 2023

CURRENT & FUTURE RESIDENTIAL DEVELOPMENT PIPELINE

Experience the burgeoning landscape of Wollert, where not only a bustling commercial hub is taking shape but also a rapid surge in residential developments.

Just minutes away from Wollert Connect, there is an array of residential projects under development by some of Melbourne's prolific including; The Patch by Jinding, Mason Quarter by Cedar Woods, Ellery by Peet, Riverhills Estate by Dahua Group and Aurora Estate by Lendlease.

With this growth and the addition of these masterplan communities, most of which will create additional amenities for the area including schools, supermarkets and parks, Wollert is poised to become Melbourne's coveted residential destination.

In total, more than 35,000 homes are planned with the surrounding catchment set to grow to 350,000 by 2041.



Estate Name	Developer	Address	Residential Lots total	Distance from WC	Description
Acacia Village	CFMG Capital	405 Epping Road, Wollert VIC	100	500m	Acacia Village is the peak of modern living for families looking for a natural environment that meets urban convenience. It's a place where community comes together, and where you won't just have new neighbours, you will have new friends.
THE PATCH	JINDING	471 Epping Road, Wollert VIC	1,020 new dwellings Town Centre Government School	600m	Leafy streetscapes with shaded paths leading you into an amenity-rich community where you can build your dream home. Enjoy a convenient life where your favourite local shops, outdoor sporting grounds, parks to play in, and schooling for the kids are at your doorstep.
Mason Quarter	CEDAR WOODS	100 Craigieburn Road, Wollert VIC	800 dwellings 2 x schools Community Facilities	1.7km	Mason Quarter is a 64-hectare master planned community. The project incorporates around 800 dwellings, two schools, community facilities, a 7.9-hectare conservation reserve and over 30 distributed tree reserves with majestic river red gums.
Ellery	PEET	50 Craigieburn Road, Wollert VIC	300 new dwellings	1.6km	Ellery, a bespoke community developed by Peet, where premium, boutique living is attainable.
Riverhills Estate	Dahua Group	150 Bindts Road, Wollert VIC	800 dwellings		
Lyndarum North	AV Jennings	220 Craigieburn Road, Wollert	2150 dwellings	2.3km	High quality homes in a stunning masterplanned community by AV Jennings.
Eucalypt Estate	Stockland	290 Epping Road, Wollert VIC	1700 dwellings	3.5km	
Arramont	Evolve Development	290 Craigieburn Road, Wollert VIC	2500 dwellings	3km	Arramont has been master planned to embrace the native, the historic and the contemporary to create a truly unique address.
Rathdowne Estate	Villawood Developments	Portofinfo Way, Wollert VIC	1,100 dwellings	3.7km	Resort life at the Residents' Club, a unique Villawood Properties concept with first class facilities including tennis courts, pools, fully equipped gym, venue spaces, a range of spacious and affordable townhouses, future Childcare, an onsite non-Government School, plus a neighbouring Government Primary School.
Amber	ID_Land	360 Craigieburn Rd, Wollert VIC	582 dwellings	3.5km	Featuring an impressive 21 hectares of sport facilities, parklands and conservation areas it adds an abundance of amenity to one of Melbourne's fastest growing residential corridors, with a host of new amenity including schools, shopping precincts and manicured parklands all planned for the suburb in the coming years.
Stonefields		260 Craigieburn Rd, Wollert VIC	Unknown	2.2km	Combines the ultimate blend of city and semi-rural living – offering you a great lifestyle at Stonefields in a sought-after location.
Elyssia	HB Land	40 Bodycoats Road, Wollert, VIC	303	900m	Wide open space, an abundance of amenity, and moments from the bustling lifestyle of Epping, Elyssia brings the very best of modern living to Melbourne's burgeoning northern suburbs. Sporting fields, parks, conservation reserve, schools and three town centres, will all be effortlessly enjoyed by residents chasing an active and vibrant lifestyle with community at its heart.
Aurora Estate	Lendlease	405 Craigieburn Rd, Wollert VIC	7,500	3.8km	630 hectare masterplanned community, to be home to 25,000 residents upon completion.

INFRASTRUCTURE & BIG PLANS



The City of Whittlesea and the Victorian State Government are collaborating on the Wollert Precinct Structure Plan (PSP), a long-term strategy for local urban development. Their shared vision is for Wollert to be a self-sustaining community defined by urban villages and green spaces that provide a variety of recreation opportunities.

THE PSP ENCOMPASSES MULTIPLE OBJECTIVES:

- To create a sense of place and diverse neighbourhoods
- To provide attractive streets and cycle networks under large canopy trees
- To create town centres with local character that cater to shopping, services, accommodation and entertainment needs
- To develop local employment opportunities
- To establish an integrated transport network
- To maximise the accessibility of the precinct by connecting to surrounding public, private and active transport networks
- To protect the land for the Epping North Wollert transport corridor for a future train station.

Wollert Connect is in the heart of the proposed employment section of the PSP, offering buyers an ideal position surrounded by complementary businesses. The PSP also includes a proposed government school just a few blocks from the District.

FUTURE LINKS TO WOLLERT

- The City has asked the State Government to secure the remaining land for a much-needed Wollert Rail line extension — connecting the Epping line to Epping North and Wollert.
- The Federal Government has also committed \$250,000 in the 2022-23 Budget for the Wollert extension, contingent on the State Government matching funds.
- Construction of the 23km E6 from the Hume Freeway to M80 Ring Road will provide a north-south corridor through the heart of Wollert, connecting established suburbs and growth area suburbs and improving access to regional employment centres. This will allow businesses within Wollert Connect even better connectivity and accessibility.

STATION STATS

40,000

It's estimated that 15,000 daily trips will be taken on the Wollert rail, increasing to 40,000 daily trips by 2040.

\$250,000

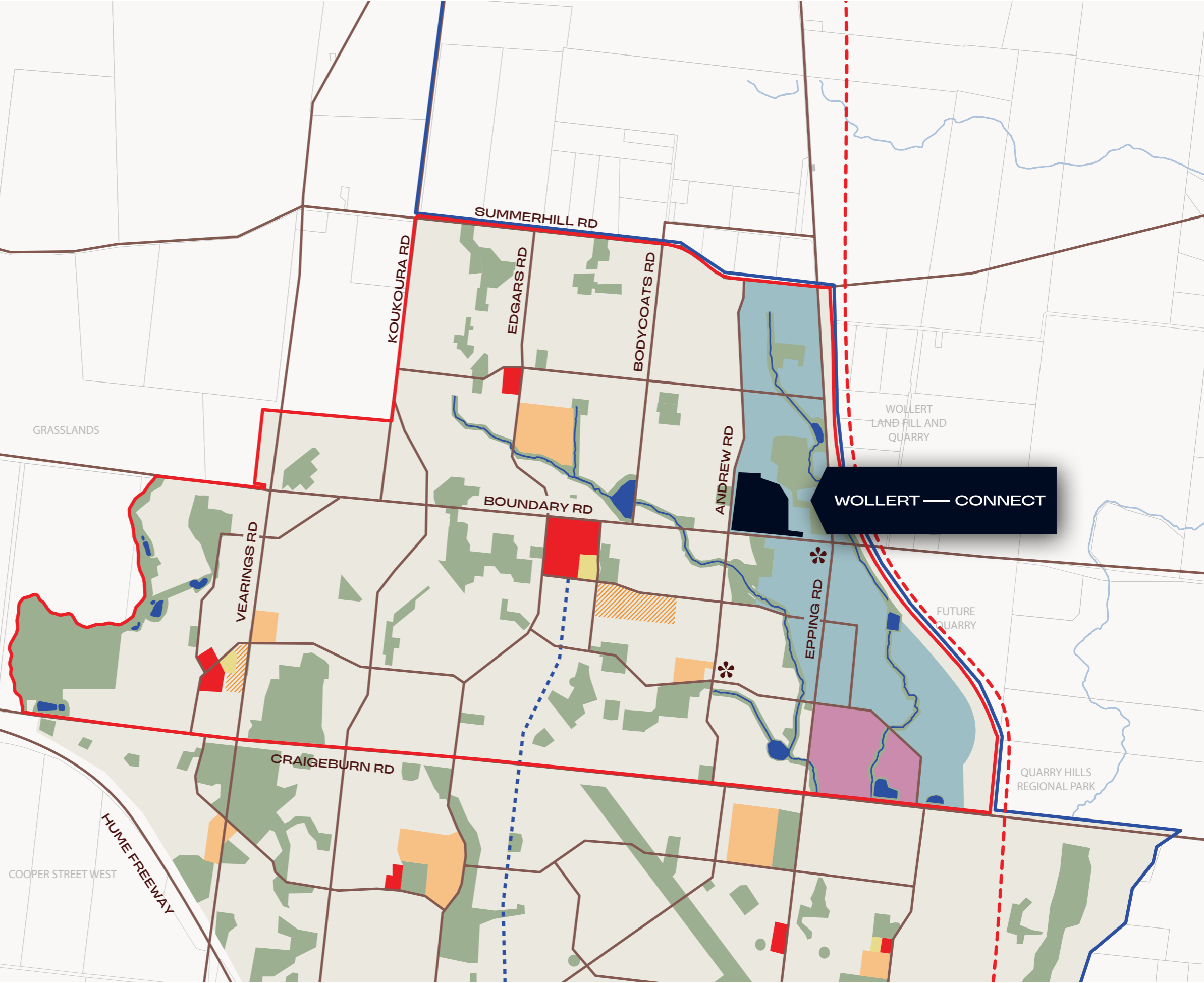
Federal Government investment in the Wollert Rail.

THE FUTURE OF WOLLERT

PSP MAP

KEY

- Precinct Structure Plan (PSP)
- Urban Growth Plan
- Town Centre
- Local Convenience Centre
- Community Facility
- Future Government School
- Potential Non-Government School
- Residential
- Green Spaces
- Bulky Goods/Restricted Retail
- General Light Industrial
- Public Transport Corridor (Future Train Line)
- Wollert Connect Site
- Proposed E6 Freeway



THE PROJECT



JOIN TOMORROW'S BUSINESS COMMUNITY

Over the past 20 years, Melbourne's inner north has attracted big names in logistics, food, healthcare, manufacturing, construction, and transport industries, with businesses drawn to the location and future growth prospects.

Accordingly, the area has cemented its reputation as the preferred location for businesses that work together and facilitate connections and this take up continues to rise increasing by 14% in Q4 2023 according to the latest Knight Frank report.*

Wollert Connect will continue this tradition as a place that celebrates collaboration and mutual success, and like-minded businesses will be attracted to this commercial and industrial hub.

*Source: Knight Frank, Industrial Review, Q4 2023





RESIDENTIAL

GENERAL LIGHT INDUSTRIAL

LOCAL PARK

CONSERVATION RESERVE

ANDREW RD

SPORTS RESERVE

WOLLERT — CONNECT

LOCAL PARK

EPPING RD

BOUNDARY RD

GENERAL LIGHT INDUSTRIAL

SIGNALISED INTERSECTION

MASTERPLANNED FOR MAXIMUM IMPACT

Flexible, accessible, and brand new — Wollert Connect is a place to make your mark in Melbourne’s inner north.

The project has been cleverly designed across four stages, with lot sizes and dimensions to suit most businesses, lot sizes range from 553 sqm- 4,783 sqm. There is also further opportunity to subdivide internally and/or purchase adjacent land lots and amalgamate into a single address.

Significant works are being undertaken on Epping and Boundary Roads in anticipation of growth in the area and to drive unparalleled access to this commercial and industrial Hub.

Furthermore, the addition of the proposed Outer Metropolitan Ring / E6 interchange at the district’s doorstep will provide access to a 100 km long high-speed transport link for people and freight in Melbourne’s north and west, thus linking residential and business growth.



THE TEAM

A TEAM TO COUNT ON

PROJECT BY

**NBEYE—
—LAND**

Based in Melbourne, NB EYE Land develops residential, commercial and industrial assets.

Together, with industry leaders, NB EYE Land delivers innovative, high-quality projects that provide enduring value for Victorian communities.

NBAYELAND.COM.AU



Artist Impression - Samara, Fraser Rise

DEVELOPED BY

**LAND
X WISE**

LandxWise is a specialised greenfield and sub-division development and project management company. Our projects span across Melbourne's growth corridors and cover a wide range in scope, size, and budget. We take pride in bringing the diverse and deep skills of our team to deliver exceptional outcomes for our clients on every project we manage.

At LandxWise our mission is to help developers and investors make informed decisions about their landholdings in Melbourne's growth area corridors.

Put simply, we help clients unlock the full potential of their land, wisely.

LANDXWISE.COM.AU



In Wollert, business is booming. Streets are lined with new residential homes and there is a palpable sense of energy and momentum for businesses in the area.

With its multicultural population, and significant government investment, it is known as a place that welcomes innovative businesses and progressive thinkers. Discover the various industries that could thrive here, boosted by a skilled local workforce and extensive transport connections which could grow in step with a rapidly expanding business community.

Take advantage of this opportunity to leverage the existing lifestyle, infrastructure, and industry clusters, and join a group of like-minded, future-focused companies to write your next chapter.

WOLLERT CONNECT – THERE’S NOTHING LIKE IT IN THE INNER NORTH.

WOLLERT COMMERCIAL DISTRICT



WOLLERT — CONNECT

Artist Impression

Information contained herein is subject to change without notice. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images are artist's impression and/or illustrative purposes only. The plan is indicative only, and specific uses, road alignment and boundaries shown may vary due to detailed design consideration and approval by the relevant authorities. Street names are subject to change. 2024

WOLLERTCONNECT.COM.AU
30-60 BOUNDARY ROAD, WOLLERT
1800 WOLLERT

PROJECT BY
**NBEYE—
—LAND**

DEVELOPED BY
**LAND
X WISE**

MARKETED BY
SALES X WISE