

1130 TARNEIT ROAD, TARNEIT VIC

TARNEIT NORTH

TOWN CENTRE


LEASING OPPORTUNITY

DEVELOPED BY

Goldfields



Artist impression - subject to council approval.



TARNEIT NORTH
TOWN CENTRE

INTRODUCTION

Tarneit North Town Centre is set to become the heart of a rapidly emerging residential neighbourhood. Positioned on a highly visible site on the corner of Tarneit Road and Kenning Road, the shopping centre will house a mix of retailers, essential services and green spaces, all contributing to Tarneit's continual evolution.

Located within Melbourne's outer western growth corridor, 25km from the CBD and 10km north of Werribee, Tarneit North Town Centre presents an opportunity to establish your business within a precinct on the rise.

The design of Tarneit North Town Centre is inspired by the earthy tones of the surrounding farmlands, Dry Creek and Tarneit's agricultural heritage. Respectful and inspiring, the development engages harmoniously with the future needs of the area.

A landscaped town square at the centre of Tarneit North Town Centre will be a popular gathering place for outdoor dining, children's activities and relaxing in the fresh air. More than a place to shop, Tarneit North Town Centre will be a place where people come together to flourish, connect and build a sense of community.



Artist impression - subject to council approval.

KEY SITE ATTRIBUTES

The 4.7ha site will be anchored by fast-food retailer McDonalds and a full-line, 3,473m² Coles supermarket with a liquor store, while a mall will be activated by mini majors and smaller speciality retailers.

Tarneit North Town Centre will offer parking for 545 vehicles with car parks separated into three zones, affording patrons multiple options for accessibility. Prominently situated on the Tarneit and Kenning Roads intersection, Tarneit North Town Centre will be seen by 26,000 vehicles each day.

The well-connected site is also close to the Boundary Road employment corridor — anticipated to welcome 4,500 employees — as well as a designated Principal Public Transport Network that runs along Tarneit Road. Tarneit’s major rail interchange is less than 3km from Tarneit North Town Centre and a Tarneit West station is also under consideration.



Prominent exposure on the corner of Tarneit Rd & Kenning Rd



26,000 vehicles passing daily



545 free car spaces onsite



Anchor tenant Coles



Anchor tenant McDonalds



3km to rail interchange



Located on the designated principle public transport network

LOCATION

POINT
COOK

TARNEIT
P-9
COLLEGE

GODDARD
STREET RESERVE

PENROSE
COMMUNITY
CENTRE

WERRIBEE

FUTURE
SCHOOL

NAVIGATION
PARK

THOMAS
CARR
COLLEGE

FUTURE
SPORTS
FIELD

VERDANT
PARKLANDS

TARNEIT
STATION

MELBOURNE CBD
24min by train
30min by car

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

FUTURE
RING ROAD
1km

FUTURE WYNDAM
SOCCER STADIUM
10min by car

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

TARNEIT NORTH
TOWN CENTRE

KENNING ROAD

TARNEIT ROAD



TARNEIT NORTH TOWN CENTRE OFFERS AN INVITING AND SHELTERED SPACE FOR PEOPLE TO CONGREGATE.



GROWING COMMUNITY

The City of Wyndham is one of Victoria's strongest urban growth areas and encompasses large areas of land designated for residential housing. Young families, professionals and retirees are all drawn to an attractive mix of lifestyle, employment and education options.

Over the last few years, Wyndham's population has grown by **120,000** people and is now home to 295,000 residents. Population projections forecast that this figure will rise to **423,000** by **2033** — a **43%** increase on today's numbers.

The recent state budget allocated funding for five new Wyndham schools, significant road upgrades and brand new state-of-the-art sporting facilities, including the \$180m Wyndham City Stadium. The 15,000-capacity multisport stadium will be the future home to the Western United Football Club, hosting men and women's A-League matches as well as other events.



City of Wyndham population forecast to increase by 43% by 2033



Overall catchment population forecast to increase by 222% to 26,454 by 2033



4 new primary schools + 1 new secondary school to be delivered



2,939 new residential lots in the immediate surrounding area in development or planned for development

References:
Deep End Services Economic Advice report.
wyndham.vic.gov.au



Primary Catchment
 Secondary Catchment South
 Secondary Catchment East



TARNEIT NORTH
TOWN CENTRE

WESTERN GARDENIA
250 LOTS

LIAQUAT ESTATE
400 LOTS

TARNEIT MEWS
76 LOTS

TARNEIT PLACE
206 LOTS

ORCHARD
640 LOTS

STADIO UNITED
120 LOTS

VERDANT
1400 LOTS

NEWHAVEN
1200 LOTS

EMERALD PARK
1350 LOTS

MARIGOLD
900 LOTS

CREEKSTONE
900 LOTS

HARLOW ESTATE
700 LOTS

BLUESTONE
461 LOTS

TARNEIT STATION

ELEMENTS
1600 LOTS

FUTURE RESIDENTIAL DEVELOPMENT

Melbourne's western corridor is one of the fastest growing regions in Australia. The City of Wyndham's growth has been swift, with Tarneit being the most rapidly evolving suburb. It is currently home to 20 new housing estates, with other developments soon to be announced.

The mix of stores within Tarneit North Town Centre will be selected to respond to demographic needs, particularly in terms of meeting local preferences for specialty ingredients and fresh food.

*Lot information sourced from external developers & real estate agents.



Artist impression - subject to council approval.

EXPECTED SPEND



Food & grocery spend forecast to reach \$164m in 2031



Supermarket spend estimated at 34% of market share



Significant population growth will drive a rapid increase in spending over the next few years as more people move into the area.

The food and groceries spend will be particularly relevant, with the supermarket and specialty retailers creating an interactive market precinct. Food and grocery spending by catchment residents is forecast to reach \$93.4m in 2025, increasing to \$126.4m by 2027 and \$164m by 2031.*

It is anticipated that the combined spending growth rate across food and groceries, liquor, dining out/takeaway, non-food, and retail services will increase by 48.9% between 2023 and 2025 and 17.7% between 2025 and 2027.*

*Deep End Services Economic Advice report.

CONTEMPORARY DESIGN INSPIRED BY THE HISTORY OF THE SITE.





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PROPOSED AMENITY

Tarneit North Town Centre will be home to an ecosystem of mutually supportive tenancies ranging from 17m² kiosks to a 3,473m² full-line supermarket, with childcare and health services planned to support the growing area.

The combination of a major supermarket, a mix of specialty retailers, groceries and fresh food stores, essential services, fuel and convenience stores, and food and beverage operators will create a vibrant place for the community to shop, work and play.



Childcare



Gym



Food & Beverage



Groceries & Fresh Food



Health / Medical



Fuel & Convenience

ANCHOR TENANTS



coles

As one of Australia's leading retailers, Coles Supermarkets is a national full-service supermarket retailer operating more than 800 stores across Australia. Coles deliver great value for customers on groceries, as well as offering convenience shopping and fuel, great value credit cards and simple insurance options, affordable prepaid phone plans and an extensive network of wine and liquor stores.

- 10-year initial term
- Full-line supermarket with a 3,520m² NLA
- 3,473m² supermarket including liquor



**McDonald's**®

With over 30,000 restaurants in more than 100 countries, McDonald's is one of the world's most recognised fast-food brands. Today there are over 970 McDonald's restaurants across Australia, with more than 100,000 people employed and close to two million customers visiting every day nationwide.

- 20-year initial term
- 450m² fast food restaurant
- Double lane drive-thru

MASTERPLAN

GROUND FLOOR

PAD SITES

Specialty (corner of Main Street/Resi Road)	260 m ²
Fuel	260 m ²
McDonalds	450 m ²

Total pad sites 970 m²

GROUND FLOOR

COLES - MAJOR SUPERMARKET + LIQUOR	3,473 m ²
Click & collect	60 m ²
SHOP 1	173 m ²
SHOP 2	90 m ²
SHOP 3	70 m ²
SHOP 4	73 m ²
SHOP 5	73 m ²
SHOP 6	73 m ²
SHOP 7 - (ground floor)	345 m ²
SHOP 8	81 m ²
SHOP 9	97 m ²
SHOP 10	68 m ²
SHOP 11	68 m ²
SHOP 12	65 m ²
SHOP 13	68 m ²
SHOP 14	75 m ²
SHOP 15	75 m ²
SHOP 16	93 m ²
SHOP 17	260 m ²
SHOP 18	97 m ²
SHOP 19	85 m ²
SHOP 20	77 m ²
SHOP 21	85 m ²
SHOP 22	114 m ²
SHOP 23	539 m ²
SHOP 24	470 m ²
SHOP 25	770 m ²
SHOP 26	790 m ²
SHOP 27	795 m ²
SHOP 28	113 m ²
SHOP 29	113 m ²
SHOP 30	113 m ²
Kiosks (total)	56 m ²

Total ground floor area 9,597 m²

FIRST FLOOR

SHOP 7 - (first floor)	670 m ² + 100 m ² terrace
Medical	510 m ²
Commercial	660 m ²
Child care (130 child)	1,730 m ²

Total first floor area 3,670 m²

TOTAL AREA (G+L1) 13,267 m²

TOTAL DEV AREA (Pads+G+L1) 14,237 m²

TOTAL CARS 545 cars

NOTE: ALL EXISTING AREAS ARE APPROXIMATE ONLY
FULL SITE RE-ESTABLISHMENT SURVEY TO BE UNDERTAKEN TO CONFIRM ALL AREAS



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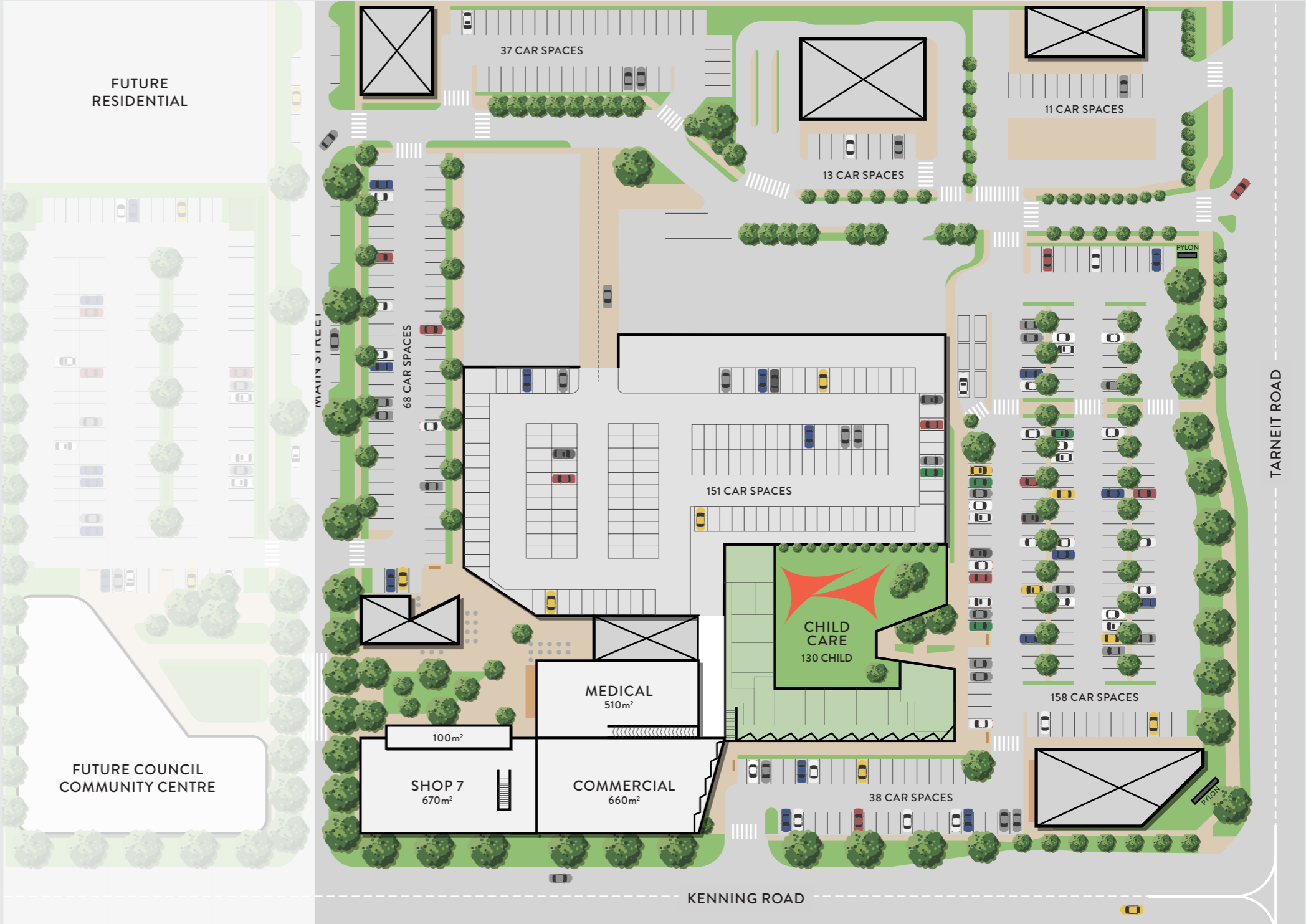
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ABOUT GOLDFIELDS

Goldfields is a diversified national property development group renowned for its unparalleled vision and expertise in the property industry.

Over the past decade, Goldfields has forged a reputation for delivering distinctive projects, constantly striving to combine sophisticated environments with refined aesthetics, attention to detail and superior design.

The team has a vast wealth of experience across multiple facets of property development including residential apartments, townhouses, masterplanned land communities, mixed-use projects and commercial developments.

\$850M

Successfully completed projects

\$1.2B

Projects under construction

\$3.5B

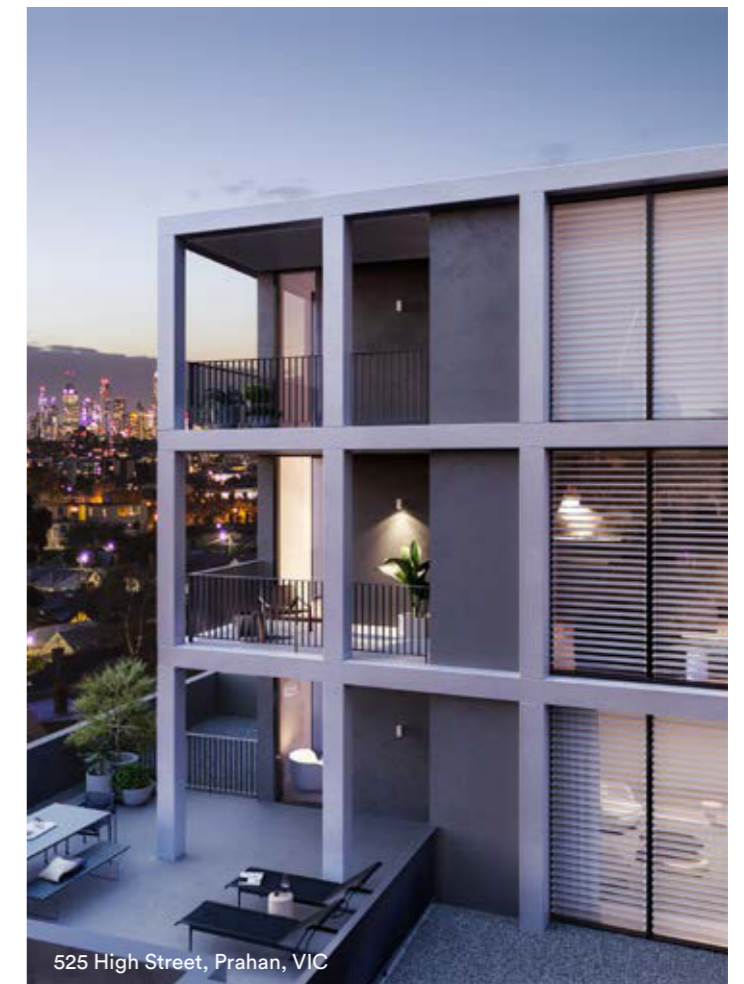
Secured opportunity pipeline



Edgecombe Rd, Kyneton, VIC



Goldfields House
627 Chapel Street, South Yarra, VIC



525 High Street, Prahan, VIC



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**FOR ALL LEASING ENQUIRIES,
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