





As a major town on the Western Freeway, Bacchus Marsh and its surrounds have long been known as a source of employment and lifestyle living.

With extremely fertile soil and natural resources on its fringes, the area has a strong connection to agriculture and extraction industries.



Orchard Square

50 minutes to CBD  
 55 minutes to Geelong  
 40 minutes to Melbourne Airport  
 40 minutes to Melbourne CBD via express rail

Melbourne CBD

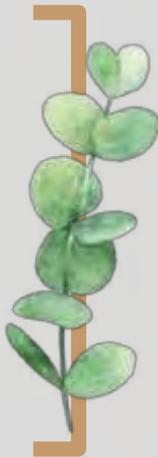
Melbourne CBD



# The Village Shopping Centre.



Just minute's drive from the site, the recently refurbished Village Shopping Centre in the heart of Bacchus Marsh offers locals a 'one-stop-shop' venue anchored by Coles, Aldi, Target, Liquorland and over 45 specialty stores.



10 minute drive up the Western Freeway, you'll find the Woodgrove Shopping Centre. Includes over 160 specialty stores such as Big W, Kmart, JB Hi-fi and Reading Cinemas.



# Education.

The area is well serviced by kindergartens, primary & secondary schools, offering residents of the municipality a multitude of options for their P-12 education.

Additionally, the Bacchus Marsh Community College and Western Institute of Technology provide vocational education to the immediate area.



# Parks & Reserves.

Boasting everything from plunging gorges and glacial valleys to lush forests and wildflowers in bloom, the state parks surrounding Bacchus Marsh are ideal destinations for nature lovers. Lerderderg Gorge, Werribee Gorge, Long Forest Nature Reserve,

and the tall timbers of the Wombat State Forest are all in easy reach. Bottle mineral water right from the spring by the Lerderderg River or venture further afield to be overwhelmed by springtime colour in the Brisbane Ranges.

# Transport.

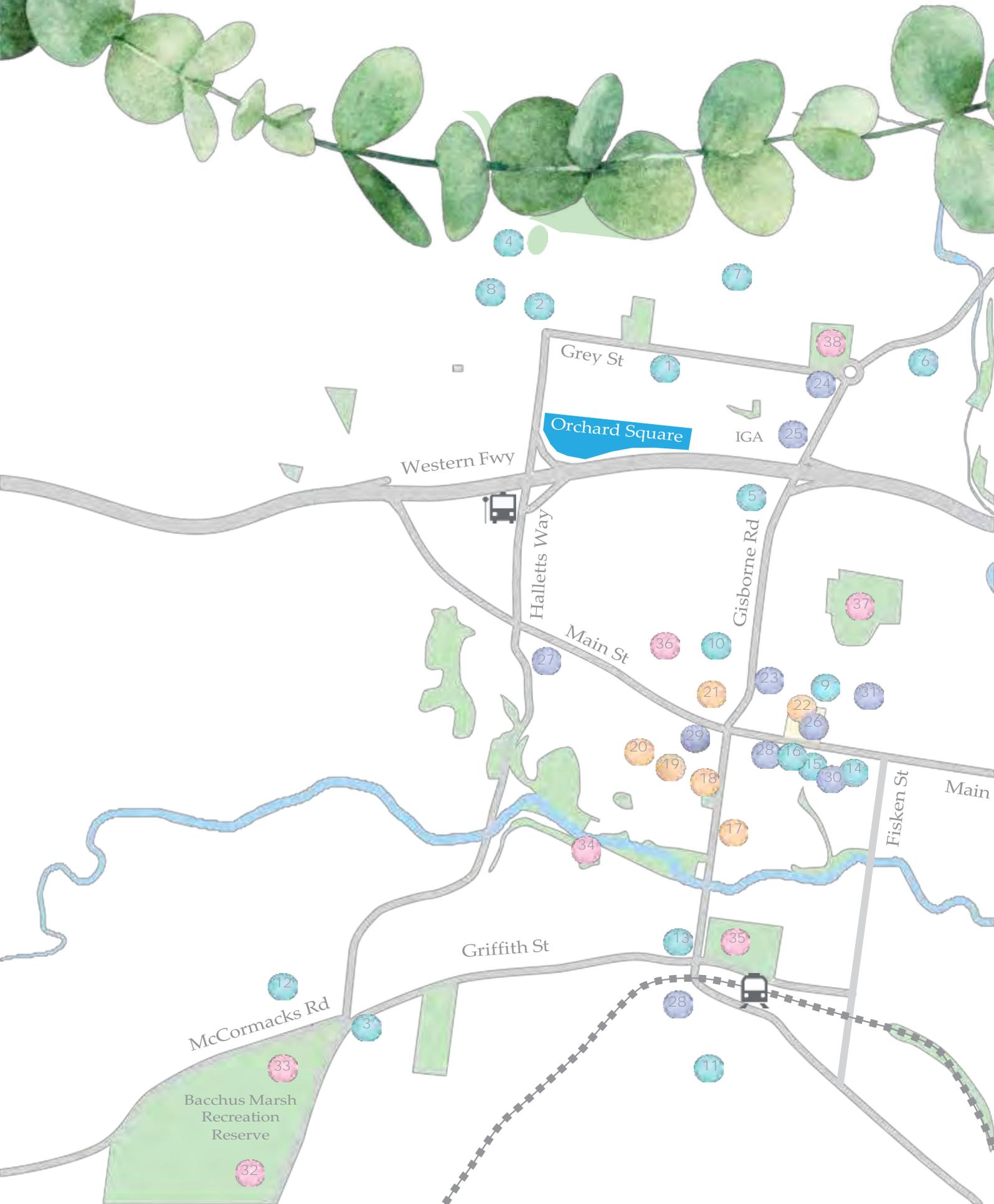
Orchard Square benefits from its location on the Western Freeway with easy access eastbound to the Melbourne CBD (50 mins) via several large towns and employment districts including Melton, Caroline Springs,

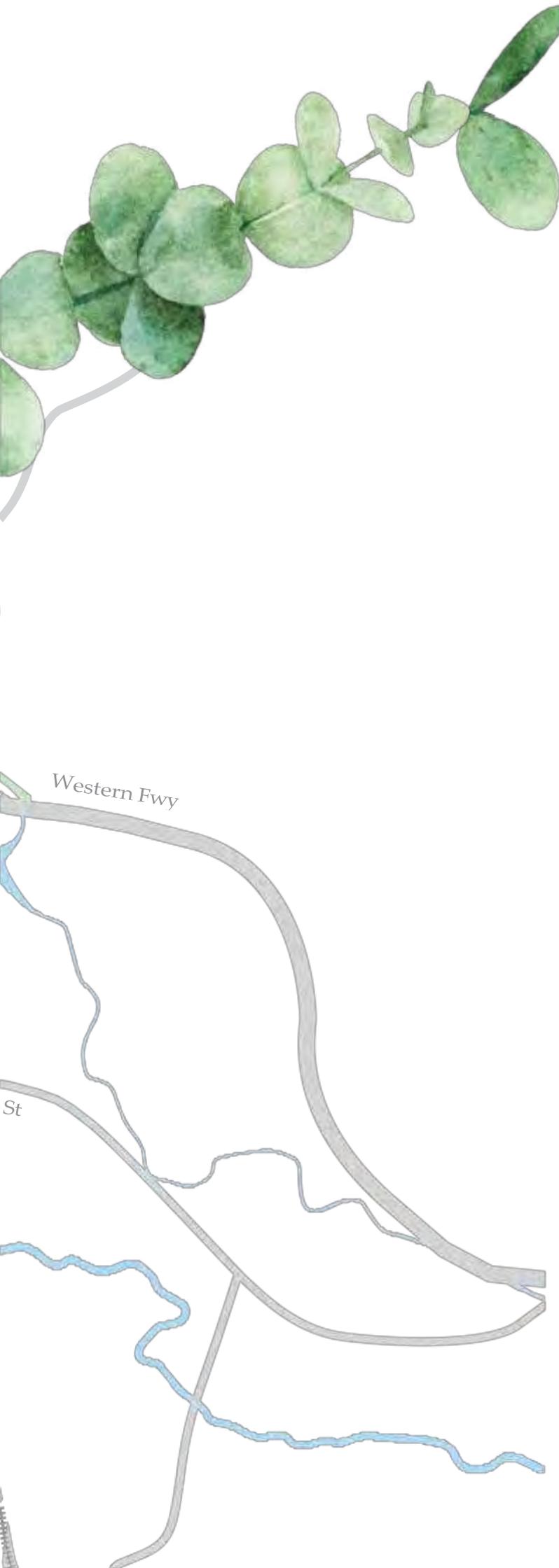
Derrimut and Sunshine. Alternatively, residents may travel westbound to Ballarat (42 Mins) or southbound via the Geelong-Bacchus Marsh road to Victorias second largest city, Geelong (56 mins).



# Local Amenities.

The property benefits from its proximity to a wide range of amenities including:





 Education

 Medical

Pre-School / Kindergarten

1. Aussie Kindies Early Learning Bacchus Marsh
2. Pentland Childcare & Kindergarten
3. Genius Childcare Maddingley
4. Darley Kindergarten
5. Bacchus Marsh Childcare & Kindergarten Centre
6. Bacchus Marsh Montessori Preschool

17. Grant Street Medical Centre
18. Lake Imaging Bacchus Marsh Hospital
19. Bacchus Marsh Medical Centre
20. The Elms Family Medical Centre
21. Darley Medical Centre
22. Rapha Bulk Billing Medical Centre

Primary

7. Darley Primary School
8. Pentland Primary School
9. Bacchus Marsh Primary School
10. St Bernards Parish Primary School
11. Bacchus Marsh Grammar
12. Proposed Primary School

-  Retail & Restaurants
23. The Village Shopping Centre
  24. 7-Eleven
  25. IGA
  26. Pet Stock
  27. Home Timber & Hardware
  28. Back to Bacchus Restaurant
  29. Sopranos Pizza Bar
  30. Fannigan's
  31. Bacchus Thai Restaurant

Secondary

13. Bacchus Marsh Grammar
14. Bacchus Marsh College
15. Indie School

-  Park Reserves
32. Bacchus Marsh Recreation Reserve
  33. Bacchus Marsh West Golf Club
  34. Maddingley Water Reserve
  35. Maddingley Park
  36. Lidgett Street Reserve
  37. Masons Lane Reserve
  38. Darley Park

Tertiary

16. Bacchus Marsh Community College

# Things to do on the weekend.

## Naturipe Fruits

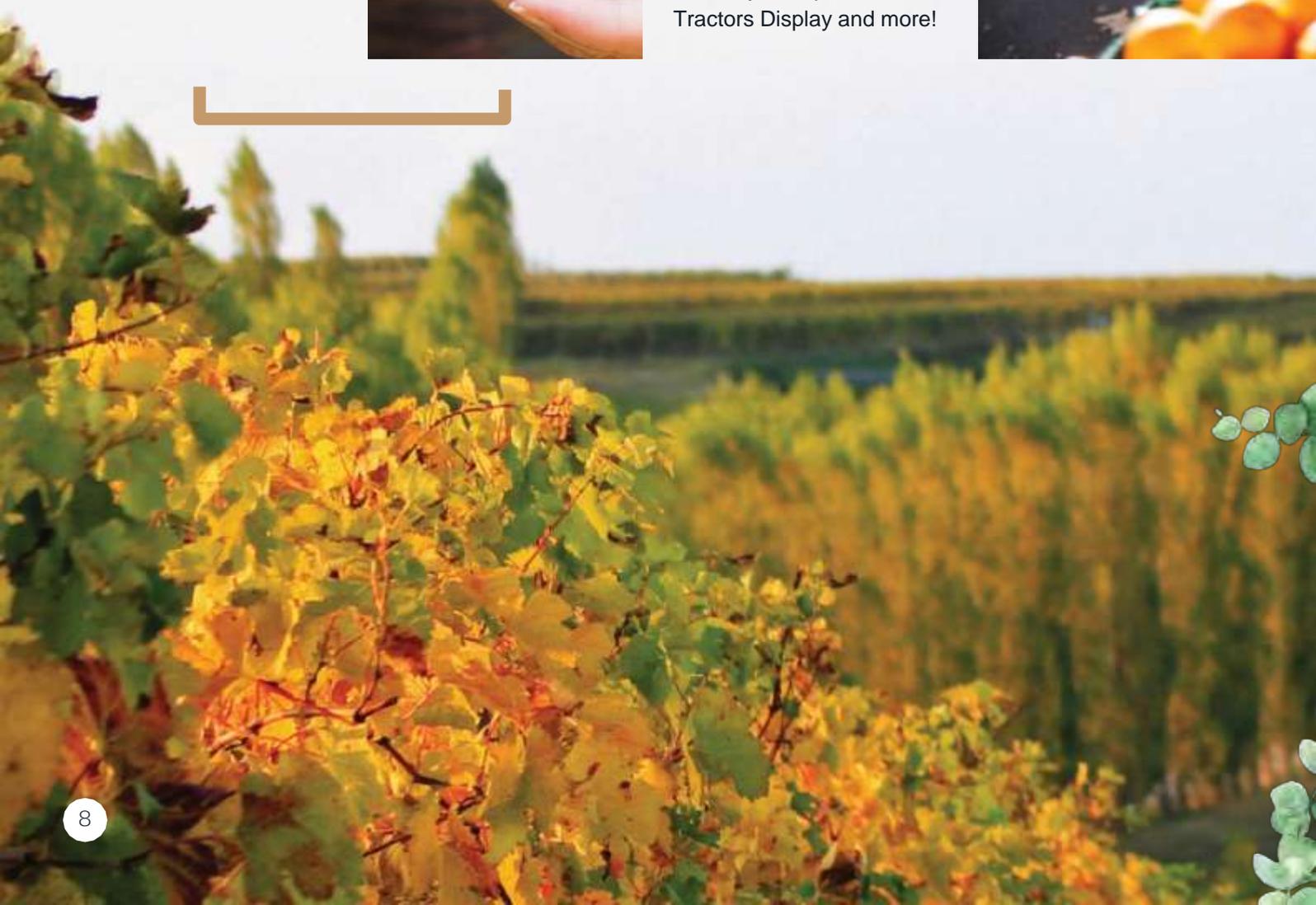
Hand-picked fresh fruits and summer go hand-in-hand. Located just a 6 minute drive down the Western Freeway, Naturipe Fruits' offers a pick your own fruit experience people of all ages will love.

Fruit picking is fun for the whole family, from kids to grandparents alike. Enjoy a day out soaking up the fresh air while you pick delicious fruits from our strawberry farm and apple orchard or our cherries, peaches and nectarines.



## Harvest Festival

The Harvest Festival is a celebration of the start of the fruit harvest in Bacchus Marsh! Lots of great activities in the heart of town to celebrate: Market stalls, Kids Entertainment, Food Trucks, Gum Boot throw competition, Pie/Jam/Chutney Competition, Tractors Display and more!





## Darley Market

Darley Market is a parkside country style market with a large variety of plants, foods, clothing, jewelry, tools, soaps, crafts, bric-a-brac and much more.

Held on the 1<sup>st</sup> and 3<sup>rd</sup> Saturday of each month at the Darley Football Oval.

Darley Market provides the Darley & Bacchus Marsh communities with a family friendly, vibrant market with something for everyone.

## Werribee Open Range Zoo



Take a trip to the wilds of Africa without leaving Melbourne at the Werribee Open Range Zoo. The 200 hectares of natural surrounds is home to a pride of lions, a family of hippopotamus and the world's largest gorilla exhibit. You and your family can enjoy a guided safari and encounter zebras, giraffes and rhinos across the open range savannah.

# Sit back & relax. The local wineries.

Located within a short drive is a haven of award winning wineries in the Sunbury Wine Region. The rich volcanic soil, links to neighbouring wine regions and back drop of extensive vineyards, grassland and waterways is a hidden treasure of Victoria. Visitors have the opportunity to experience sample world class wines at the vineyard cellar door.

Wine has been made since the **1860's** in the cool climate of this region. Historically, the principal grape

variety has been Shiraz; however, recently chardonnay, Riesling, Semillon, Pinot Noir, Cabernet Sauvignon, and some Italian varietals have been planted. On these small owner-run vineyards, you can meet the vigneron, and learn about the craft of creating the unique style and flavours of our region. The fertile volcanic soils of the Western Plains provide our vigneron with an ideal setting to produce award winning flavours in their wines.



# The Bacchus Marsh Urban Framework Plan.

The Bacchus Marsh Urban Framework Plan sets out the future growth areas of the rapidly growing **settlement and gateway to Victoria's Central Highlands** region. The Highquality surrounding rural landscapes and open space enhance liveability together with Agriculture, natural resources (sand and coal) as well as local industry continue to provide employment opportunities.

Given that growth in Bacchus Marsh has well exceeded the rates of Ballarat or Melbourne for many years State planning policy identifies that Bacchus Marsh should continue to grow due to its locational advantages.

**As a rural city, Bacchus Marsh's service role and investment in education, health, retail and local industry will continue to be strengthened by the plan shown over the page.**

The Urban Growth Framework (UGF) details several potential new train stations, an airport, employment and open space areas, educational developments and residential areas for the city. This long-term growth plan cements Bacchus Marsh as one of **Victoria's fastest growing rural cities.**



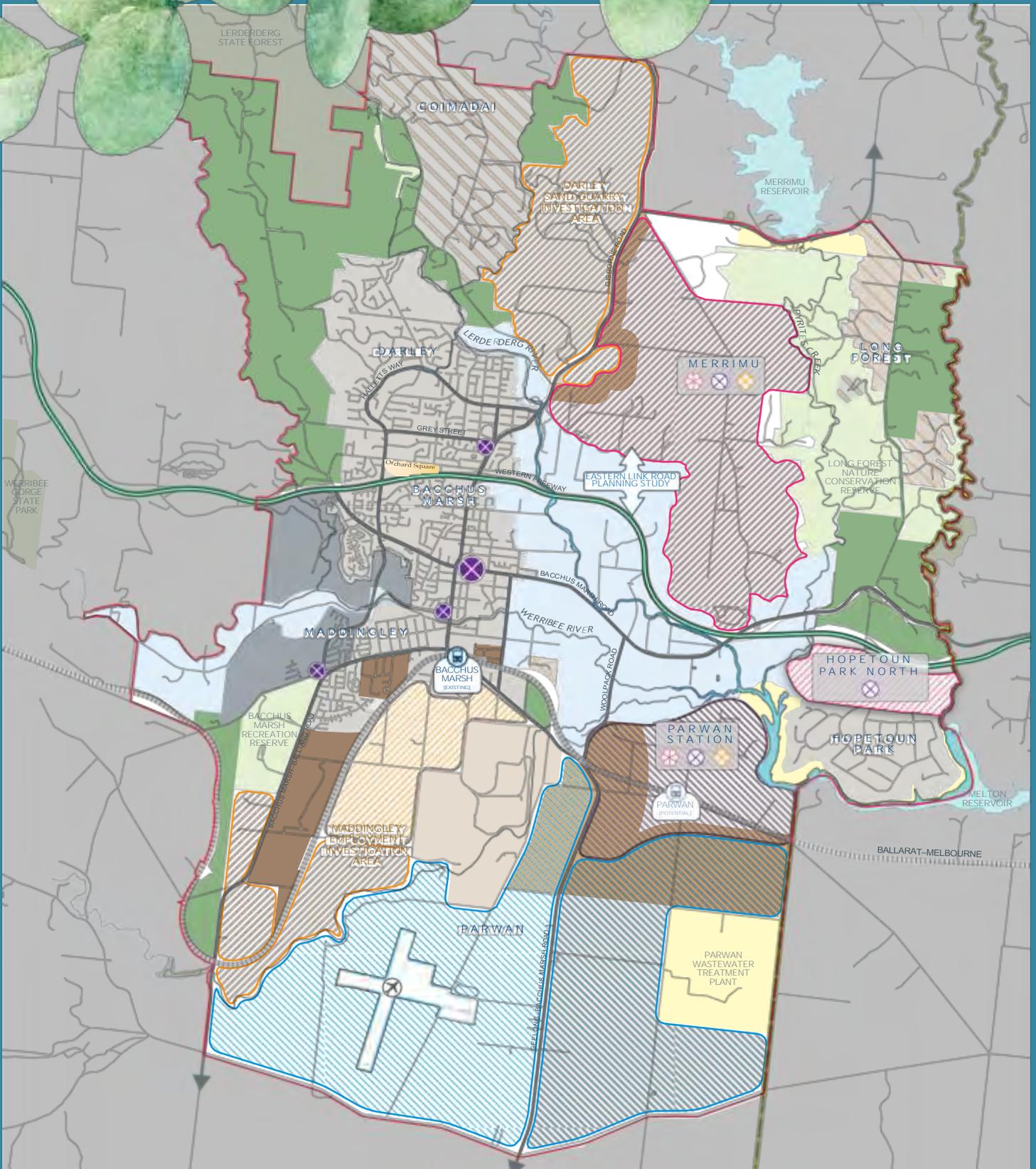
## West Gate Tunnel Project

With plans for the West Gate Tunnel to be completed in 2022, it will improve travel to and from **Melbourne's** west and create a much-needed alternative to the West Gate Bridge.

The project involves building four more lanes on the West Gate Freeway, twin tunnels under Yarraville and a new bridge over the Maribyrnong River.

When the West Gate Tunnel opens there will be 24/7 truck bans on local streets in the inner west, helping to improve road safety, local air quality and noise.

The West Gate Tunnel will cut travel times by up to 20 minutes, make travel more reliable, and create a more efficient route for freight to the Port of Melbourne.



- |   |  |   |
|---|--|---|
| Bacchus Marsh district boundary             | industrial uses                                | buffer interface required for sensitive uses (subject to further investigation) |
| municipal boundary                          | watercourses                                   | railway lines/stations (existing or future potential)                           |
| existing urban area                         | existing activity centre & retail              | freeway   |
| existing rural residential                  | potential activity centre & retail             | arterial road   |
| existing greenfield residential development | potential health & community                   | Bacchus Marsh Aerodrome   |
| farming                                     | potential education                            |   |
| Bacchus Marsh Irrigation District           | future residential growth precinct*            |   |
| public park                                 | future investigation area*                     |   |
| public uses                                 | future employment growth precinct*             |   |
| extractive industry                         | future residential/commercial growth precinct* |   |

**NOTES:**  
 \* boundary alignment subject to confirmation  
 Eastern Link Road planning study to be undertaken by VicRoads; location and alignment subject to confirmation