

Green Light for Greater Avalon Unlocks Australia's largest single owner freehold business park

MAB welcomes the approval of the Victorian Government's rezoning of its Greater Avalon project, a significant milestone that paves the way for one of Victoria's most unique and strategically located employment precincts, unlocking new opportunities for investment, job creation and economic growth.

Located adjacent to Avalon Airport in the City of Greater Geelong and connected to major road, rail, sea and air freight transport networks, Greater Avalon will become a premier destination for logistics, advanced manufacturing, warehousing and industrial businesses seeking unparalleled access to local, national and international markets.

MAB's Greater Avalon development comprises approximately 778 hectares, making it the largest single-owner freehold business park to be developed in Australia.

The rezoning importantly provides the planning framework to facilitate the orderly development of the Greater Avalon Employment Precinct West, a State-significant employment precinct, providing certainty for industry, businesses and the broader community, backed by environmental and airport operation safeguards.

MAB Chief Executive Officer David Hall said the approval represents a transformational outcome for the Greater Geelong region and Victoria's future economic prosperity.

"The rezoning of our Greater Avalon project is a landmark achievement that brings a long-held vision for the site one step closer to reality."

"Greater Avalon is uniquely positioned to become one of Australia's most significant employment and logistics precincts, leveraging its immediate proximity to Avalon Airport and exceptional freight connectivity, and its ability to accommodate large-scale occupiers."

"This approval is the result of close collaboration with the Victorian Government and the City of Greater Geelong, which will continue as we move to the next stage of this exciting project. We now have a clear pathway for investment, business growth and thousands of future employment opportunities that will benefit the region for decades to come."

MAB has worked closely with government agencies and key stakeholders to advance planning for the site, supporting its recognition as a state-significant employment precinct and ensuring protection of high biodiversity and ecological values. The precinct has been identified as a priority through the Victorian Government's planning policy, due to its ability to strengthen Victoria's employment, freight and logistics capability and support future economic development.

The rezoning also establishes the framework for the delivery of essential infrastructure, transport connections, employment land and supporting services that will enable the precinct to evolve into a major economic gateway for Victoria.

As development progresses, Greater Avalon is expected to attract significant private investment and provide new opportunities for businesses seeking large-scale freehold and leasehold premises that benefit from excellent access to Victoria's integrated road, rail, port and aviation infrastructure networks. The precinct's location alongside Avalon Airport also positions it as a critical component of Victoria's long-term freight and supply chain future.

MAB remains committed to working collaboratively with the Victorian Government and the City of Greater Geelong, industry and the community to realise the vision for Greater Avalon and deliver a world-class employment precinct that protects important biodiversity values and supports sustainable economic growth and job creation.

About MAB

Established in 1995, and founded by fifth generation property identities, Michael and Andrew Buxton, MAB takes great pride in shaping the fabric of the built environment with originality, quality and excellence.

Today MAB's diversified portfolio exceeds \$17 billion spanning master-planned communities, residential apartments, townhouses, commercial offices, business parks, retail and investments.

MAB has demonstrated experience in pioneering the delivery of large-scale urban-renewal projects and master-planned communities including NewQuay Docklands, University Hill Bundoora, and Merrifield Mickleham, set to be the largest mixed-use community in Victoria.

MAB is now embarking on two state significant projects in South Australia: The Gasworks, an urban renewal project located in the inner-city suburb of Brompton, and the former Port Stanvac Refinery site, 25km south of Adelaide's CBD, with the project now known as South Beach.

For more information visit: mab.com.au

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