



Distance to Melbourne	86km
Distance to Regional Centre	Gisborne 34km
	Bendigo 65km
Population	4,286

Total Local Employment	2,085				
Manufacturing	6.0%				
Transport, Postal and Warehousing	5.6%				
Current Industries	Local service industry, engineering, food production. Snapshot of other industries - Gainsborough furniture, Gumnut Country Bakehouse, Sale yards				
Stock of Industrial Land (ha)	217.8				
Land Vacancy Rate by Area (%)	27.2%				
Land Vacancy Rate by Lot (%)	10.8%				
Land Vacancy by Lot Size (ha)					
	0.00-0.10	0.11-0.25	0.26-0.50	0.51-1.00	1.01-5
	5+				
	31 (0 vacant)	45 (0 vacant)	38 (6 vacant)	25 (4 vacant)	26 (5 vacant)
					11 (4 vacant)
Key Infrastructure					
<i>Road</i>	Majority of access roads sealed. Serviced by Calder Fwy				
<i>Rail</i>	Refer to map				
<i>Water</i>	Available, ext. required for some				
<i>Sewer</i>	Available, ext. required for some				
<i>Electricity</i>	Powercor				
<i>Gas</i>	Yes (TRU West)				
<i>Telecoms</i>	Broadband Available				
Constraints to Use of Land	Overlays - ESO, HO, EAO, LSIO, drainage issues, buffer issues adjoining sensitive land uses - residential, waterways				
Opportunities for Future Growth	Infill opportunities within existing zoning, large vacant parcels, future growth areas identified				