

GOOD IS SUSTAINABLE DESIGN

GREAT IS WHAT YOU DO FROM HERE

MAKING
SPACE
FOR
GREATNESS



CANOPY AT CHIFLEY

Boundary Road, Moorabbin, VIC

OVERVIEW

Secure your future in the last remaining space at this innovative, highly sustainable industrial estate.

Reducing our carbon emissions is vital to a low carbon future.

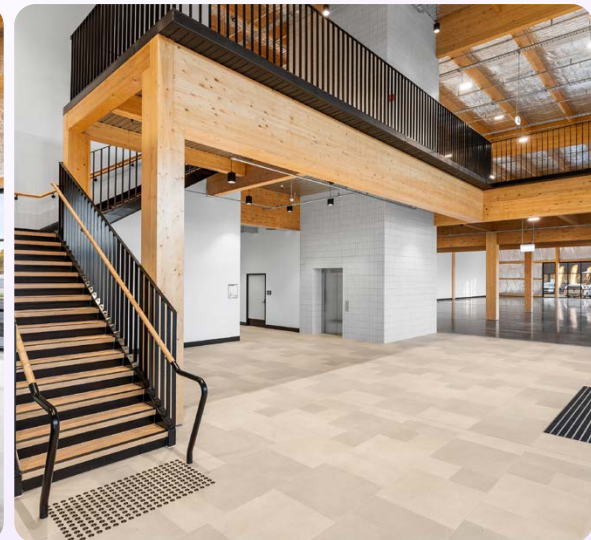
This estate is the first-of-its kind for Goodman, constructed predominantly from structural timber. The property's embodied carbon footprint is reduced by 24% compared to a similar steel development.

Unit A features

- + 4,300 sqm of quality warehouse and office space
- + Eight metre canopy
- + Three on-grade roller doors
- + On-site parking.

Sustainability features

- + LED lighting
- + 99kW solar
- + 5-star Green Star Buildings rating
- + Seven electric vehicle charging points
- + Climate Active Building Upfront Carbon certification.



LOCATION



1KM

to Mordialloc Freeway

2KM

to Dingley Bypass

5KM

to Eastlink

6KM

to Nepean Highway

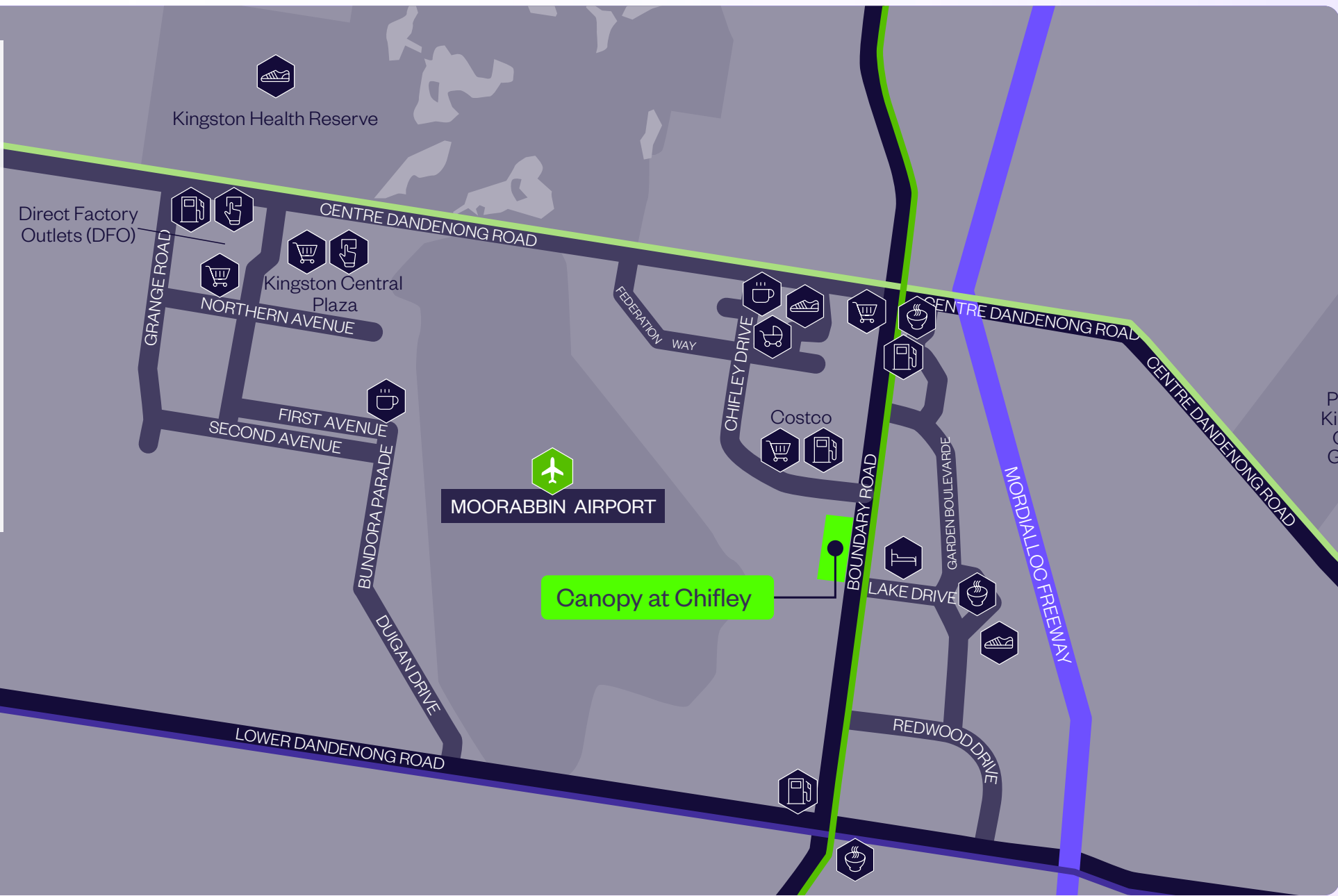
Canopy at Chifley, located in Moorabbin's vibrant business precinct, offers prime exposure on Boundary Road with around 44,000 vehicles passing daily. The estate is well-connected by four bus routes with stops on Centre Dandenong, Lower Dandenong and Boundary Roads.

ACCESS

KEY

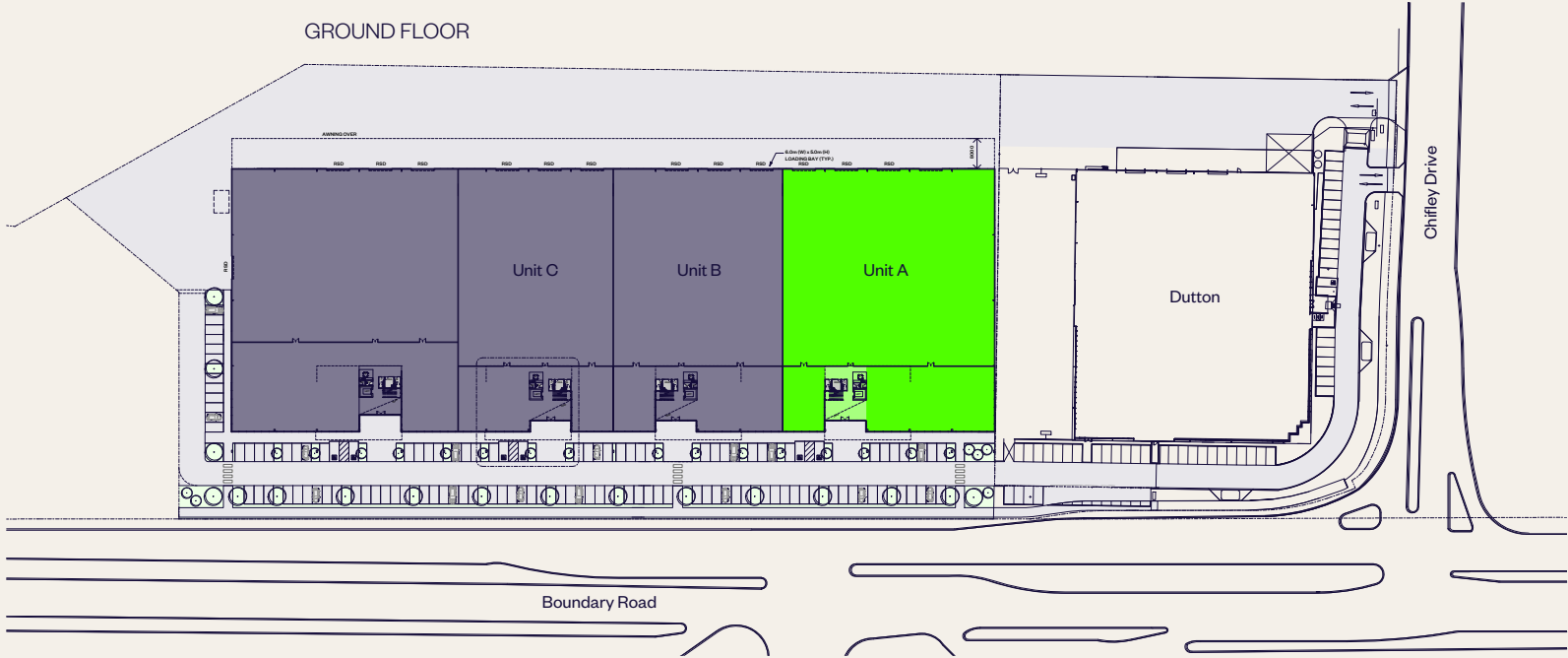
- Airport
- Bank/ATM
- Café
- Childcare
- Hotel
- Leisure/Sport
- Petrol Station
- Shopping
- Restaurant

— Bus route 705
— Bus route 828
— Bus route 811/812



ESTATE PLAN

GROUND FLOOR



FIRST FLOOR



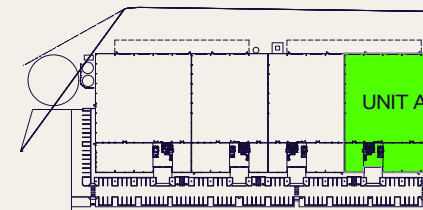
UNIT A PLAN

Canopy at Chifley

AREA SCHEDULE	SQM
Showroom/office	959
First floor office	353
Warehouse	2,986
Total Unit A	4,299

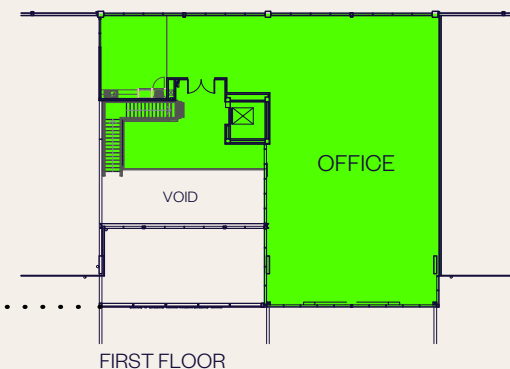


LOCATION PLAN



BOUNDARY ROAD

NOT TO SCALE



CAR PARKING PLAN

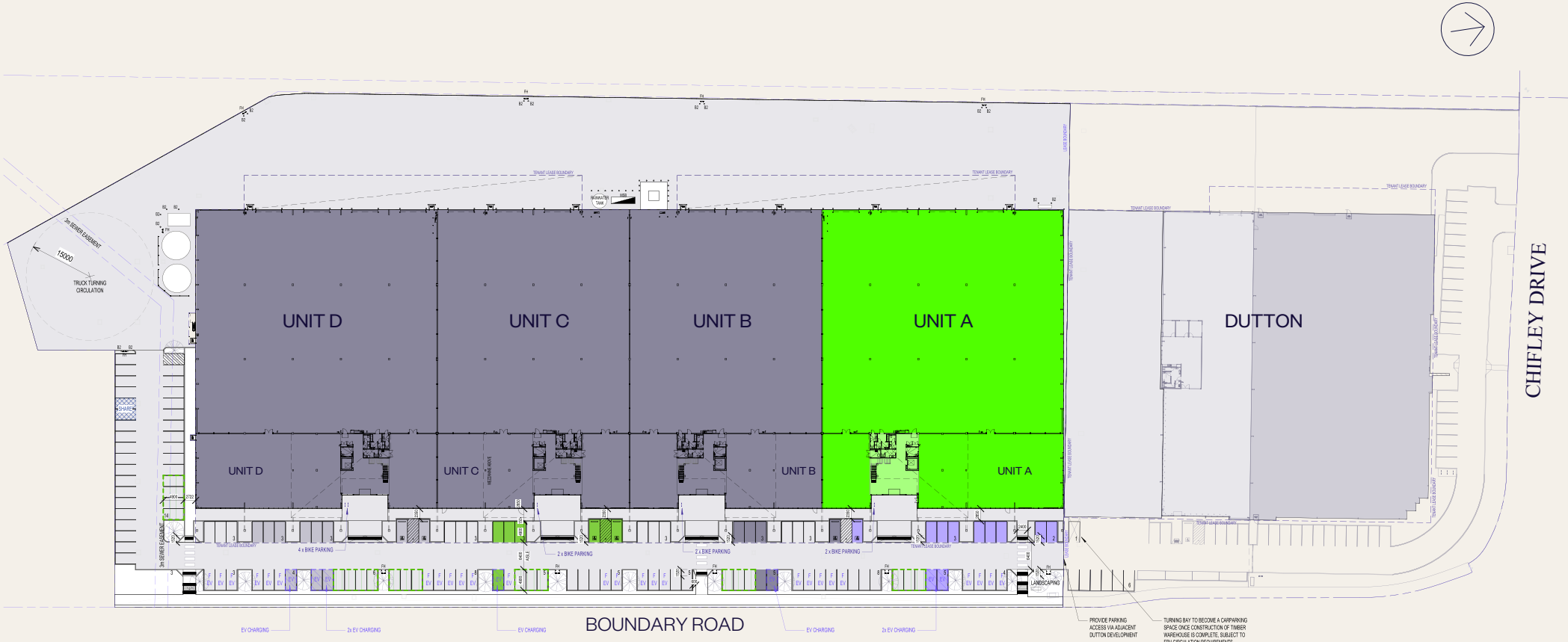
TOTAL CAR PARKS

Total car parks	130
Total accessible car parks	6
Total car parks	136

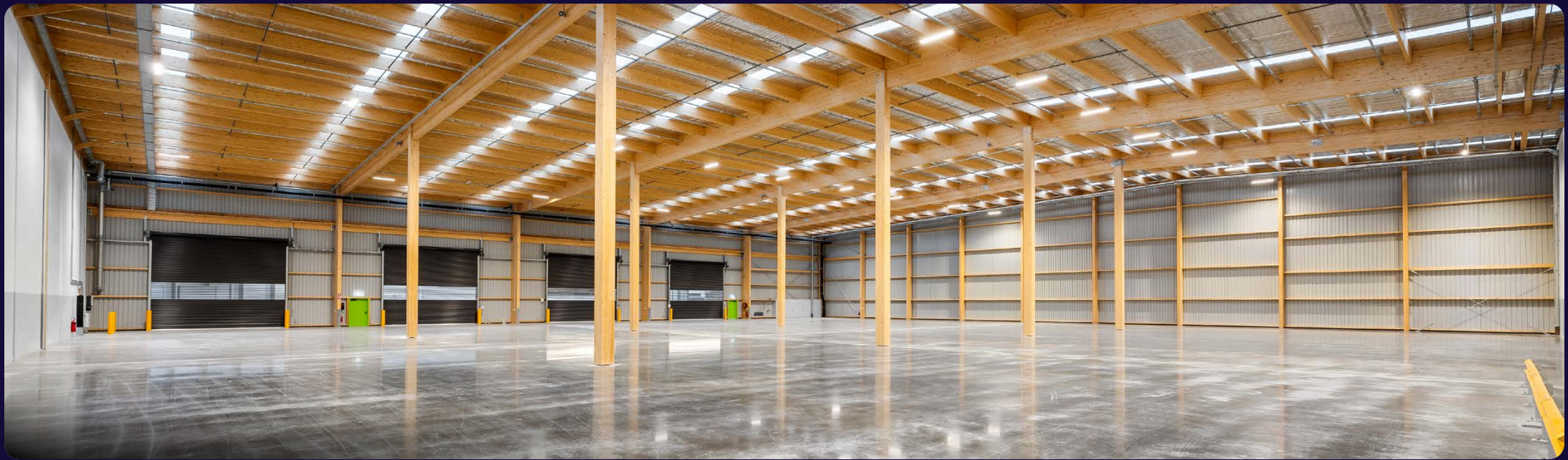
GREEN STAR REQUIREMENTS

(129 total car parks)

EV charging (5% of total)	7
Future EV charging (20% of total)	26
Car share (2 req.)	2
Fuel efficient car parks (15% of total)	20
Bicycle parking racks (5% of occupants)	10



UNIT A






SPEED TO MARKET





WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **3M**
Total population
-  **1.1M**
Total households
-  **\$178.2BN**
Total purchasing power

TOTAL SPEND ON

-  **\$5.2BN**
Clothing
-  **\$16.9BN**
Food + beverage
-  **\$4.1BN**
Personal care
-  **\$951.8M**
Online shopping

AMENITY AND SERVICES

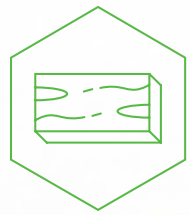
Click on interactive links for more information on nearby services



SUSTAINABILITY

At Canopy at Chifley, we have implemented a number of sustainable development initiatives that maximise efficiency and minimise environmental impact.

Key sustainability features:



STRUCTURAL
TIMBER
CONSTRUCTION



SOLAR
PANELS



EV
CHARGING



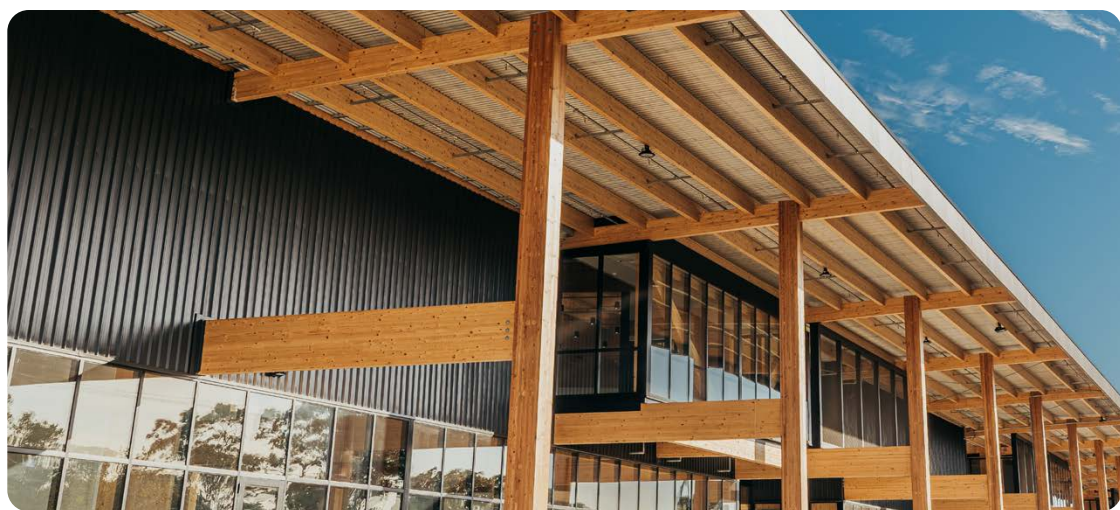
DROUGHT
RESISTANT
LANDSCAPING



RAINWATER
HARVESTING



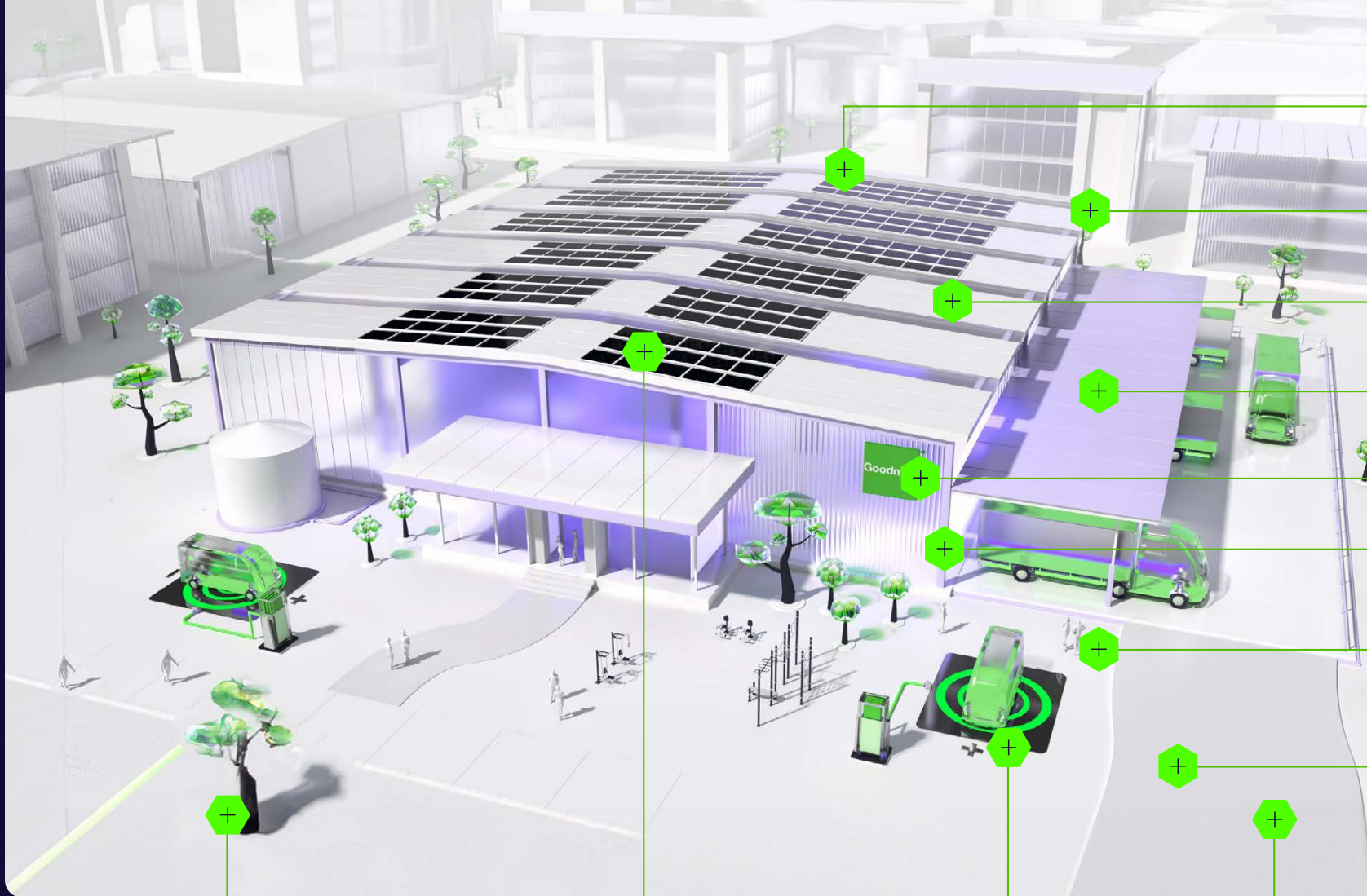
EMBODIED
CARBON
OFFSETTING



SUSTAINABLE DESIGN STRATEGY



5-star Green Star Buildings rating



Automated LED lighting

Airtightness testing for conditioned spaces

Cool roof

Low-carbon material selection

End-of-trip facilities

Low VOC materials and finishes

Designed with climate change resilience in mind

Electrical sub-metering to measure and monitor energy use

Drought tolerant landscaping

99kW solar system per unit

7 EV charging spots

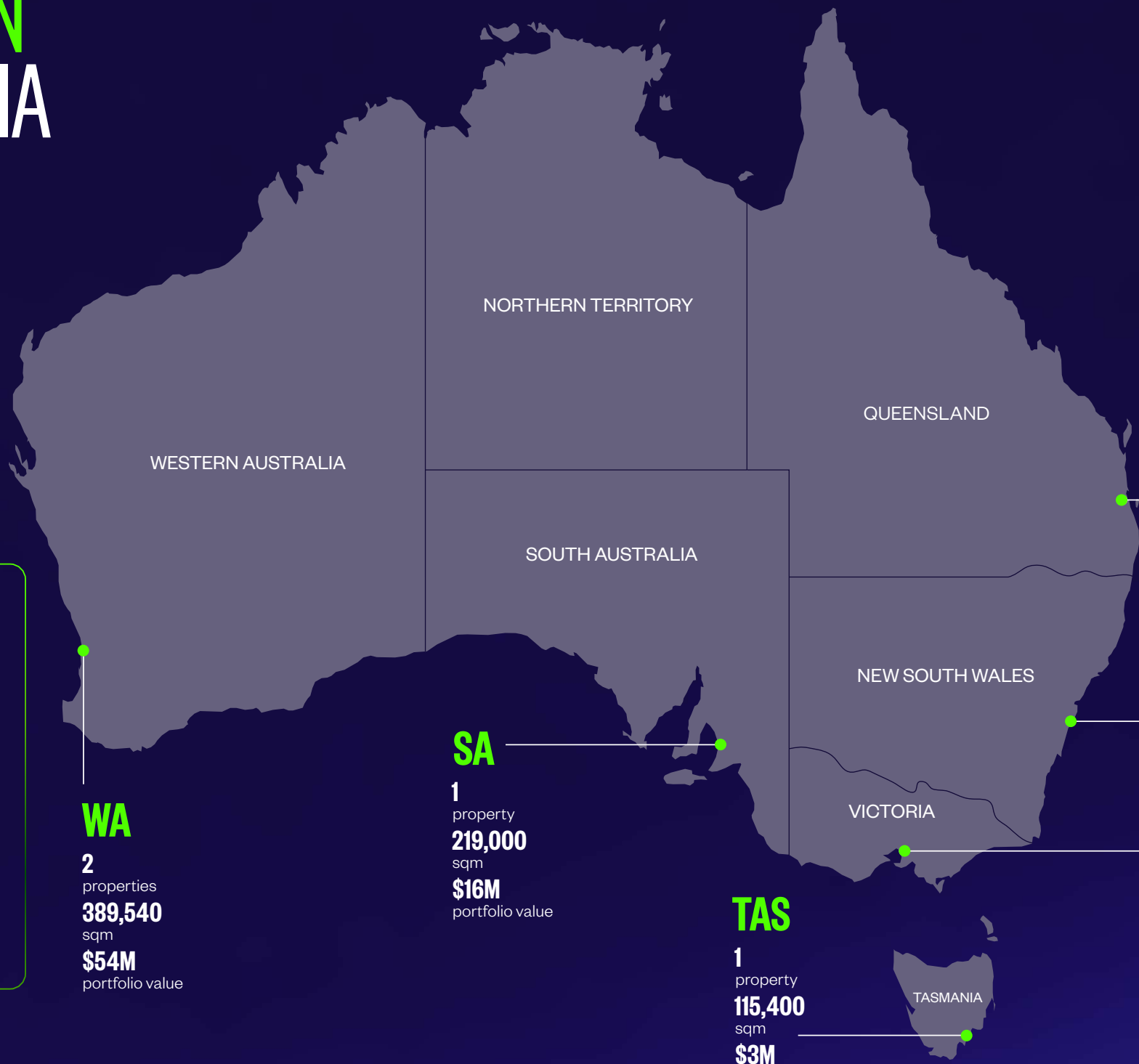
Low-flow fitting sand rainwater harvesting

GOODMAN AUSTRALIA

185
properties

11,691,286
sqm

\$34BN
portfolio value
(approx)



WA
2
properties
389,540
sqm
\$54M
portfolio value

SA
1
property
219,000
sqm
\$16M
portfolio value

QLD
34
properties
2,360,140
sqm
\$2.86BN
portfolio value

NSW
131
properties
4,751,050
sqm
\$27.64BN
portfolio value

VIC
16
properties
3,856,156
sqm
\$3.12BN
portfolio value

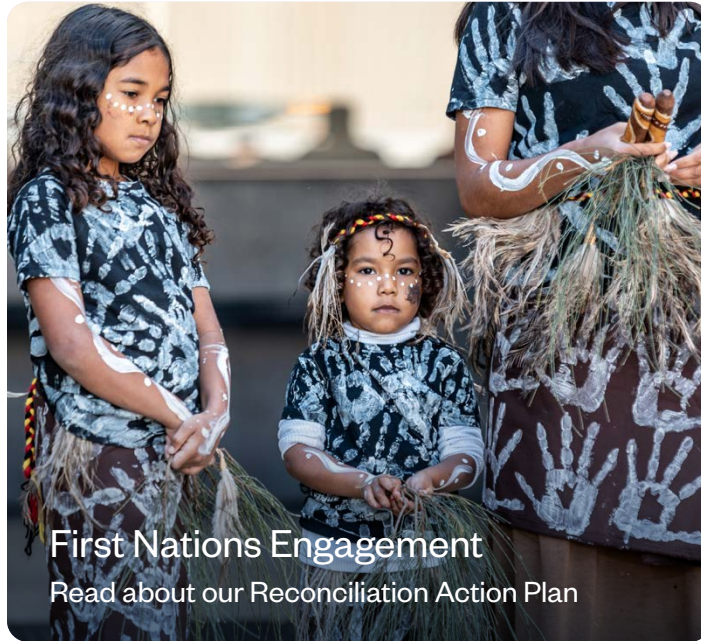
TAS
1
property
115,400
sqm
\$3M
portfolio value

● As at 31 December 2025 (Australian currency)

ABOUT GOODMAN



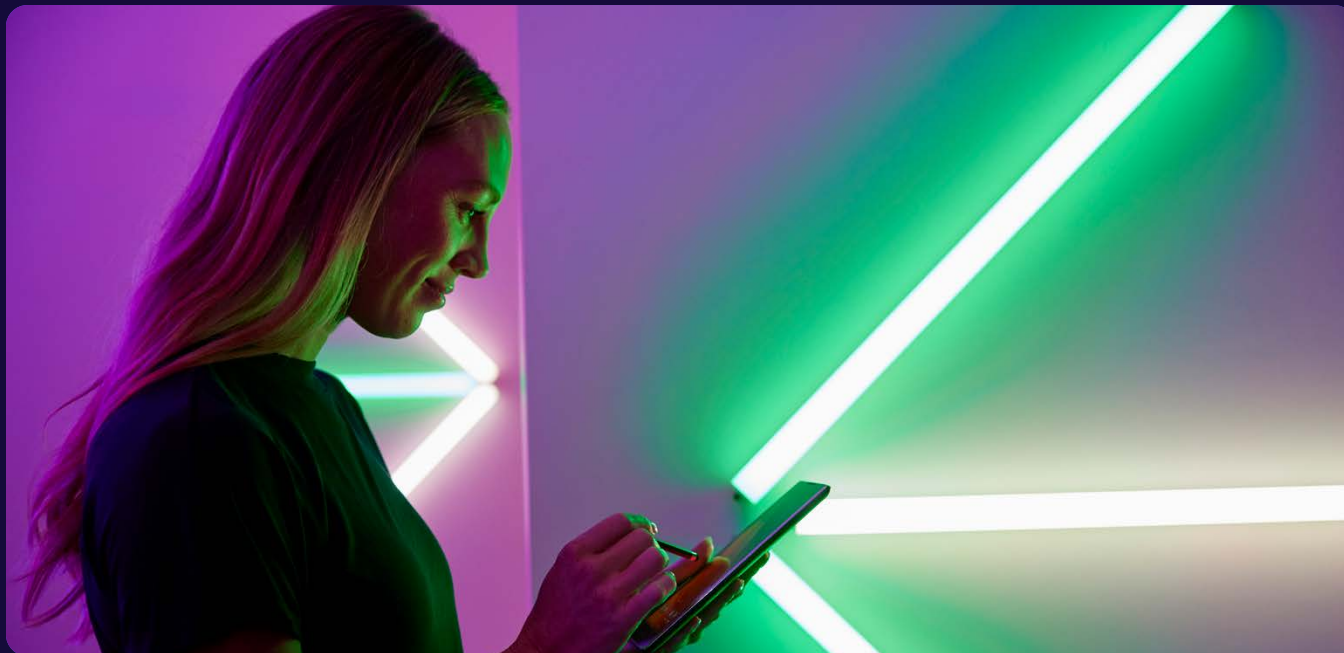
Our sustainability strategy
See how we're working to create a more sustainable future



First Nations Engagement
Read about our Reconciliation Action Plan



Goodman Foundation
This is how we do good in the world



We own, develop and manage high-quality, sustainable properties globally that are close to consumers and provide essential infrastructure for the digital economy.

In Australia, Goodman is the largest industrial property developer. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

LEARN MORE



CONTACT US



Nick Schofield
Head of Development, Southern States

T. 03 9012 8206
M. 0439 033 689
nick.schofield@goodman.com

Claudia Mee
Assistant Development Manager

T. 03 9012 8278
M. 0448 527 981
claudia.mee@goodman.com

Goodman
1/467 Plummer Street
Port Melbourne VIC 3207
T. 03 9012 8200

[VIEW THIS PROPERTY ONLINE →](#)

goodman.com/au

