

80

MILES STREET  
— Sebastopol —

**PTG**

PROPERTY TRANSACTION  
GROUP

# Executive Summary



## Site Area

5.85 hectares\*

## Address

80 Miles Street, Sebastopol, VIC 3356

## Zoning

Urban Growth Zone - Schedule 2 (UGZ2)

## Local Authority

City of Ballarat (LGA)

## Improvements

Fully fenced with 20mtr\* x 15mtr\* garage

## Development Yield

Circa 88 lots<sup>^</sup> (STCA) – average lot size 475sqm\*

## Frontage

222m\*

## Planning

This site is included in the Ballarat West Precinct Structure Plan (PSP)

## Method of Sale

For sale by Expressions of Interest closing 4pm Thursday 16 November 2023

## CONTACT DETAILS

Craig Weightman

0488 016 016

[craig@myptg.com.au](mailto:craig@myptg.com.au)

\*Denotes "approximately" throughout the document

<sup>^</sup>Denotes subject to planning approval

# Introduction

The site is situated in Victoria's largest regional towns, Ballarat seamlessly combines the urban conveniences of Melbourne with excellent shopping, delectable cuisine, and a flourishing restaurant scene, all while maintaining close proximity to Victoria's Goldfield regions.

Furthermore, it boasts direct road and rail connections to the Melbourne CBD, enhancing its accessibility and connectivity.

Comprising an area of approximately 5.85 hectares\*, this property is situated within the endorsed Ballarat West Precinct Structure Plan (PSP) and presents the potential for the development of approximately 88 conventional lots\*.

The Ballarat West Growth Area caters for primarily residential growth and provides services and infrastructure for new communities. The Growth Area will provide around 18,000 new houses at full development to accommodate a population of more than 40,000 people.

This appealing investment opportunity, located in a highly desirable area of Ballarat, offers astute investors the potential to capitalize on future benefits because of the (PSP) planning strategy.

\*Approx



PTG are proud to offer for sale  
80 Miles Street, Sebastopol, Ballarat



Delacombe Town Centre

Bunnings Delacombe

ROSS CREEK ROAD

COBDEN STREET

MILES STREET

TAIT STREET

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Morsehead Park

Lake Wendouree

Ballarat Base Hospital

Ballarat CBD

Ballarat Train Station

Federation University

Phoenix P-12 Community College

A300 MIDLAND HIGHWAY

MORGAN STREET

Club Wyndum Ballarat

5.85ha\*

# Location

The property is located approximately 7 km\* to the south of Ballarat's Central Business District (CBD) and only 4 km\* from the Delacombe Town Center (DTC).

The site benefits from exceptional transport linkages in proximity to both the A300 Midland Highway and M8 Western Freeway.

Conveniently, the site enjoys proximity to the 438ha\* Ballarat West Employment Zone, situated on the north-western outskirts of Ballarat. This employment zone is adjacent to the Ballarat Airport, existing rail infrastructure, and the Ballarat Western Link Road, all reachable in approximately 15 minutes\* from the site.

The location of this site strategically places it within the Ballarat West growth corridor and the framework of the Ballarat West Precinct Structure Plan. It stands to gain advantages from the presence of nearby existing residential developments as well as future ones in the vicinity.



\*Approx

# Site Details

## Gross Area

5.85Ha\* approximate

## Net Developable Area:

5.85Ha\* of standard residential

## Site Description

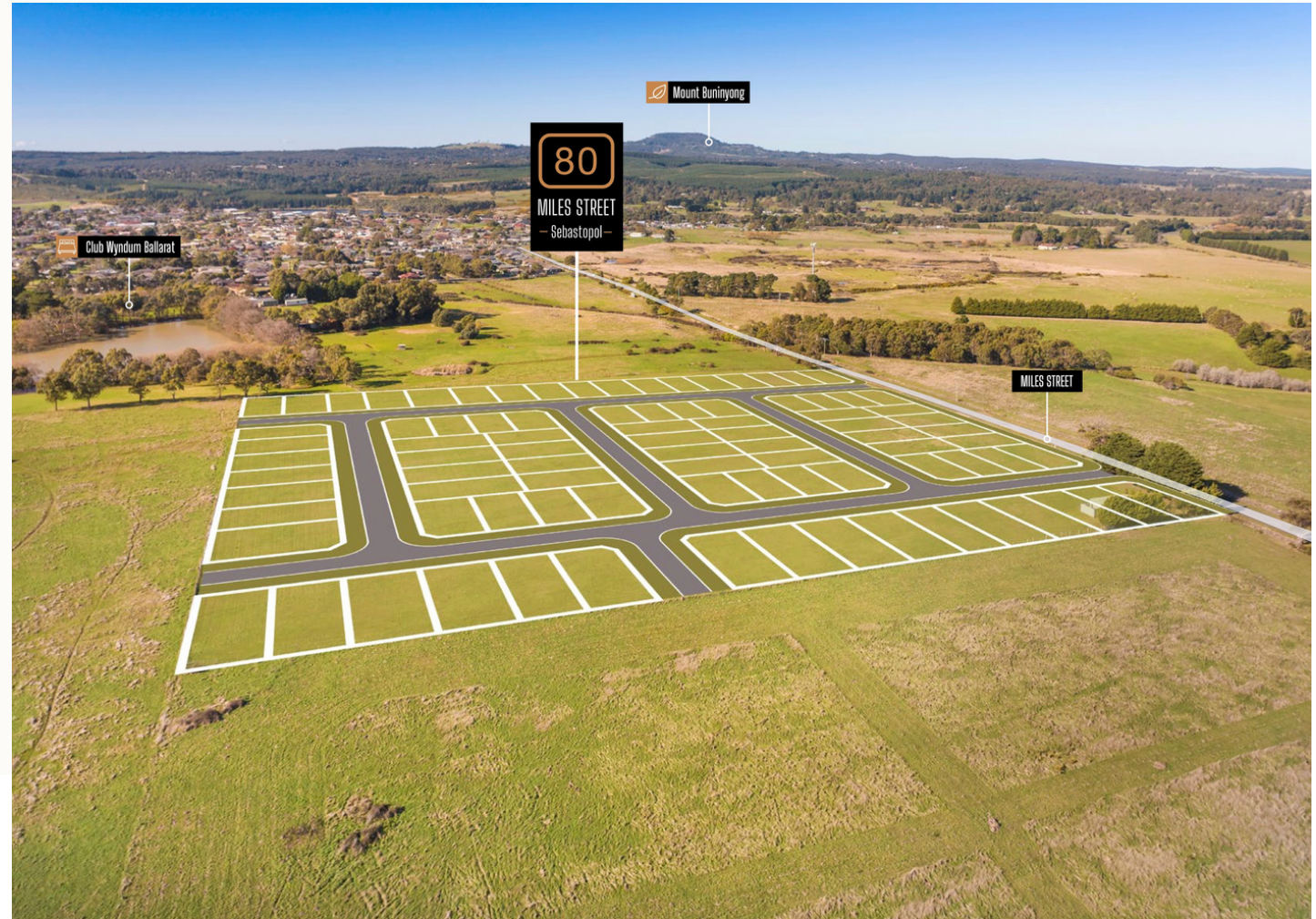
The site has an approximate 222 metre\* frontage to Miles Street, is almost square and has slight elevation to the northern rear boundary of the property which provides terrific views of Mount Buninyong.

## Title Details

The property is the land in Plan of Consolidation 158450N Certificate of Title Volume 09580 Folio 796

## Development Yield

Urban designers and town planning consultants Beveridge Williams have prepared a layout plan in accordance with the Ballarat West PSP which indicates a yield of circa 88 residential lots\*.

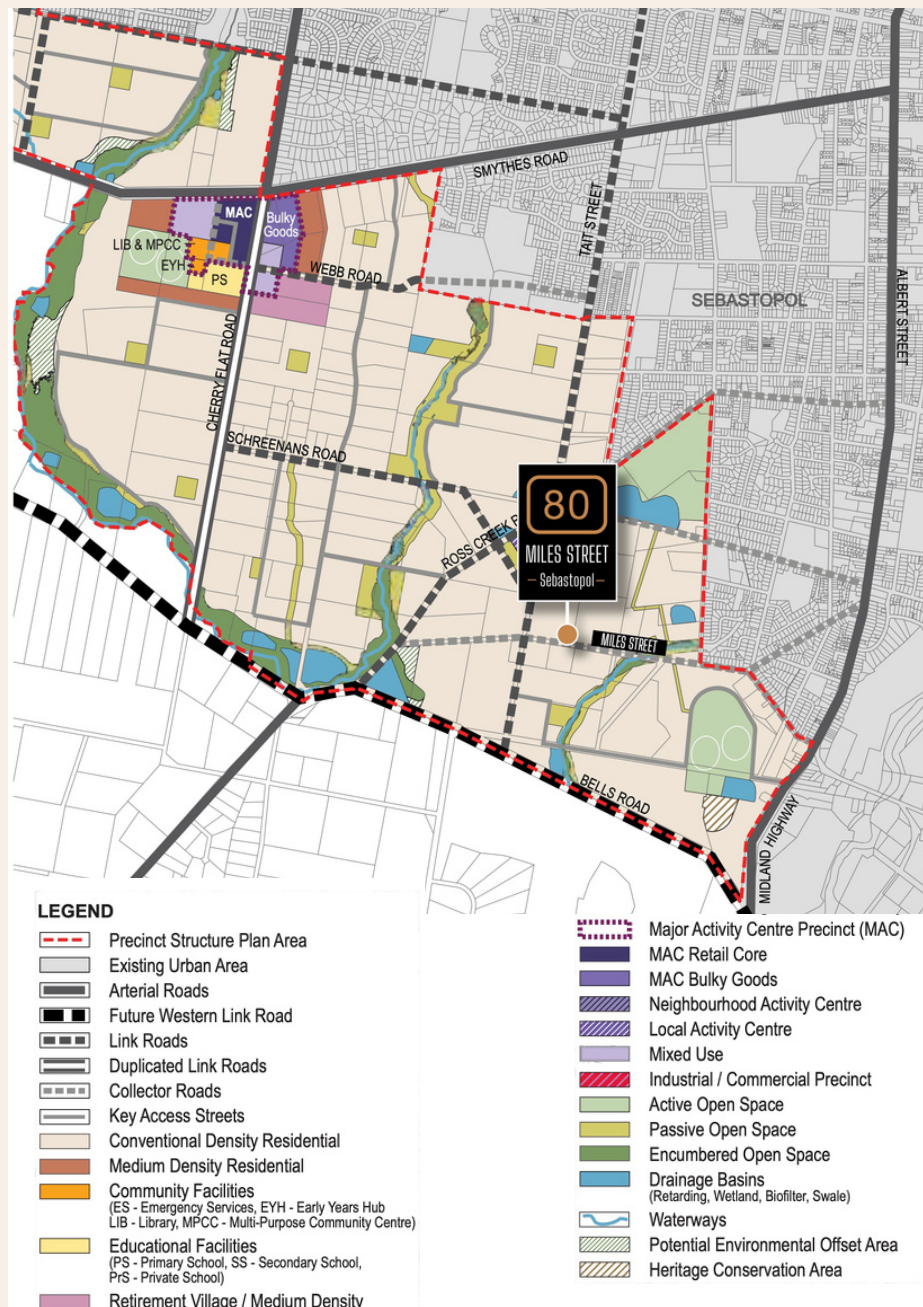


\*Approx

# BALLARAT WEST PSP

**Ballarat has experienced significant population growth over the past 5 years and will continue to grow due to its regional location.**

**Just 110km\* to Melbourne  
85km\* to Geelong**



The subject site is located within Sub-Precinct 1: Bonshaw Creek which covers approximately 707ha\*.

The overall Ballarat West PSP applies to approximately 1,290 ha\* of land in the Ballarat West Growth Area.

From a recent study outlined in the *City of Ballarat – Draft Housing Strategy 2023-2041* by 2041, the Ballarat municipality will have grown by up to 55,000\* people and will need an additional 29,000\* dwellings.

The Ballarat West Precinct Structure Plan (PSP) has outlined the proposed land use and development in the area, with a focus on creating a diverse range of housing options, employment opportunities, and community amenities. It will also aim to improve transportation infrastructure and connectivity to surrounding areas.

In essence, the PSP incorporates the potential offered by population growth to formulate a vision focused on long term environmental and economic viability for Ballarat.

\*Approx



# DEVELOPMENT POTENTIAL

Urban designers and town planning consultants Beveridge Williams have prepared an indicative subdivision plan in accordance with the Ballarat West PSP which indicates a yield of circa 88 residential lots.

Interested parties are encouraged to contact Jackson Zaal from Beveridge Williams for planning matters and urban design.



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 www.beveridgewilliams.com.au





# AMENITY



## HEALTH

The Victorian Government has recently invested \$595 million in the redevelopment Ballarat Base Hospital due to be completed in 2027 will include:

- New emergency department, a women and children's hub, state-of-the-art theatre suite and an extra 100 inpatient and short stay beds.
- The capacity to treat at least 18,000 more emergency patients and an extra 14,500 inpatients per year.



## EDUCATION

Ballarat boasts a robust educational infrastructure, featuring numerous primary and secondary schools, university campuses, and tertiary institutions, including:

- Phoenix P-12 Community College – 5min\*
- St Patrick's College Ballarat – 10min\*
- Ballarat Grammer School – 15min\*
- Ballarat High School – 10min\*
- Damascus College – 8min\*
- Ballarat Clarendon College – 10min\*
- Federation University Australia – 9min\*
- The University of Melbourne – 9min\*



## TRANSPORT

Ballarat enjoys convenient road and rail connections to Melbourne's CBD, thanks to the nearby M80 Western Freeway and A300 Midland Highway, both in close proximity to Miles Street.

Additionally, residents have access to a range of public transportation choices, including two train stations: Ballarat Central and Wendouree, providing direct rail services to Southern Cross Station in Melbourne.



# AMENITY



## SHOPPING

The immediate area offers a wide array of shopping options within proximity, including Delacombe Town Centre (DTC) that features prominent anchors such as

- Woolworths, Dan Murphys, Kmart, Chemist Warehouse, Starbucks, MyCar Tyre & Auto, NAB and ShowBiz Cinemas – 5min\*
- In addition, there are two other major shopping centers, Stockland Shopping Centre in the North and Central Square Ballarat CBD which features more than 30 specialty shops and is home to Myer and Target.



## RECREATION

Ballarat offers a diverse range of opportunities for sports, leisure, and recreational experiences, such as:

- Lake Wendouree & the Ballarat Botanical Gardens – 10min\*
- Victoria Park Community Sports Pavilion newly built \$3.1 million investment overall will be \$5.8 million for significant upgrades of soccer pitches, cricket nets and lighting – 9min\*
- Marty Busch Reserve – major upgrade investment from Victorian Government of \$8.4 million to begin 2023/24– Home of the Sebas Football Club, Cycling, and BMX track – 5min\*



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