

46

JOSES LANE

— Bonshaw —

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INTRODUCTION

Property Transaction Group is proud to offer for sale 46 Joses Lane, Bonshaw.

Victoria's Largest Regional Town

Ballarat seamlessly combines urban conveniences with Melbourne's shopping, cuisine, and restaurants while being close to Victoria's Goldfield regions. It boasts direct road and rail connections to Melbourne CBD, enhancing accessibility.

Strategic Location

110kms* west of Melbourne CBD, with easy access to Geelong's coastal surf region (75kms*). Ballarat is experiencing significant growth and attracts metropolitan buyers seeking larger lots and a healthier country lifestyle.

Development Potential

This 3.97ha* property falls within the approved Ballarat West Precinct Structure Plan (PSP). Potential for approximately 52* conventional lots[^]. The PSP aims to enhance transportation infrastructure and connectivity to the area.

Investment Opportunity

Located in a highly desirable area, this investment opportunity offers future benefits due to the PSP planning strategy. The Ballarat West Growth Area will provide around 18,000 new houses at full development to accommodate a population of more than 40,000 people.

We strongly encourage all interested parties to thoroughly assess this development opportunity.



For Sale by Expressions of Interest

Closing Thursday, 2 November at 4 pm (AEST).

FOR FURTHER INFORMATION

Craig Weightman

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*Approx

[^]Denotes subject to planning approval

EXECUTIVE SUMMARY



ADDRESS

46 Joses Lane,
Bonshaw VIC 3352

ZONING

Urban Growth Zone
Schedule2 (UGZ2)

SITE AREA

3.97ha*

DEVELOPMENT YIELD

Circa 52 lots* (STCA)
average lot size 439sqm*

DUAL STREET FRONTAGE

387m* Joses Lane
104m* to Schreenans Road

PLANNING

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

LOCAL AUTHORITY


City of Ballarat (LGA)


*Approx


Delacombe Town Centre 


Bunnings Delacombe 


Lake Wendouree 


Ballarat Base Hospital 

Ballarat CBD 

Ballarat Train Station 

Morsehead Park 

Federation University 

Phoenix P-12 Community College 

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Schreenans Road

Joses Lane



LOCATION



7 KM*
BALLARAT CBD



4 KM*
DELACOMBE TOWN
CENTER (DTC)

Proximity to Key Areas

Conveniently, the site is near the Ballarat West Employment Zone, located on the north-western outskirts of Ballarat. This zone is adjacent to the Ballarat Airport, existing rail infrastructure, and the Ballarat Western Link Road—all reachable within 15 minutes* from the site.

Exceptional Connectivity

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

Strategic Growth Corridor

Strategically placed within the Ballarat West growth corridor and the framework of the Ballarat West Precinct Structure Plan, the site 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

3.97Ha* approx.

NET DEVELOPABLE AREA

3.13Ha* approximately of standard residential

LOCAL GOVERNMENT

Ballarat City Council

SITE DESCRIPTION

The site, rectangular with a gradual slope from west to east with views to Mount Buninyong.

There is a 4 x bedroom, 2 x bathroom brick veneer residence with wrap around verandas.

NOTE: shedding is not included in sale.

TITLE DETAILS

The property is the land in Plan of Consolidation Lot 4 PS405208 Certificate of Title Volume 10400 Folio 560

PLANNING

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

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 52* residential lots.

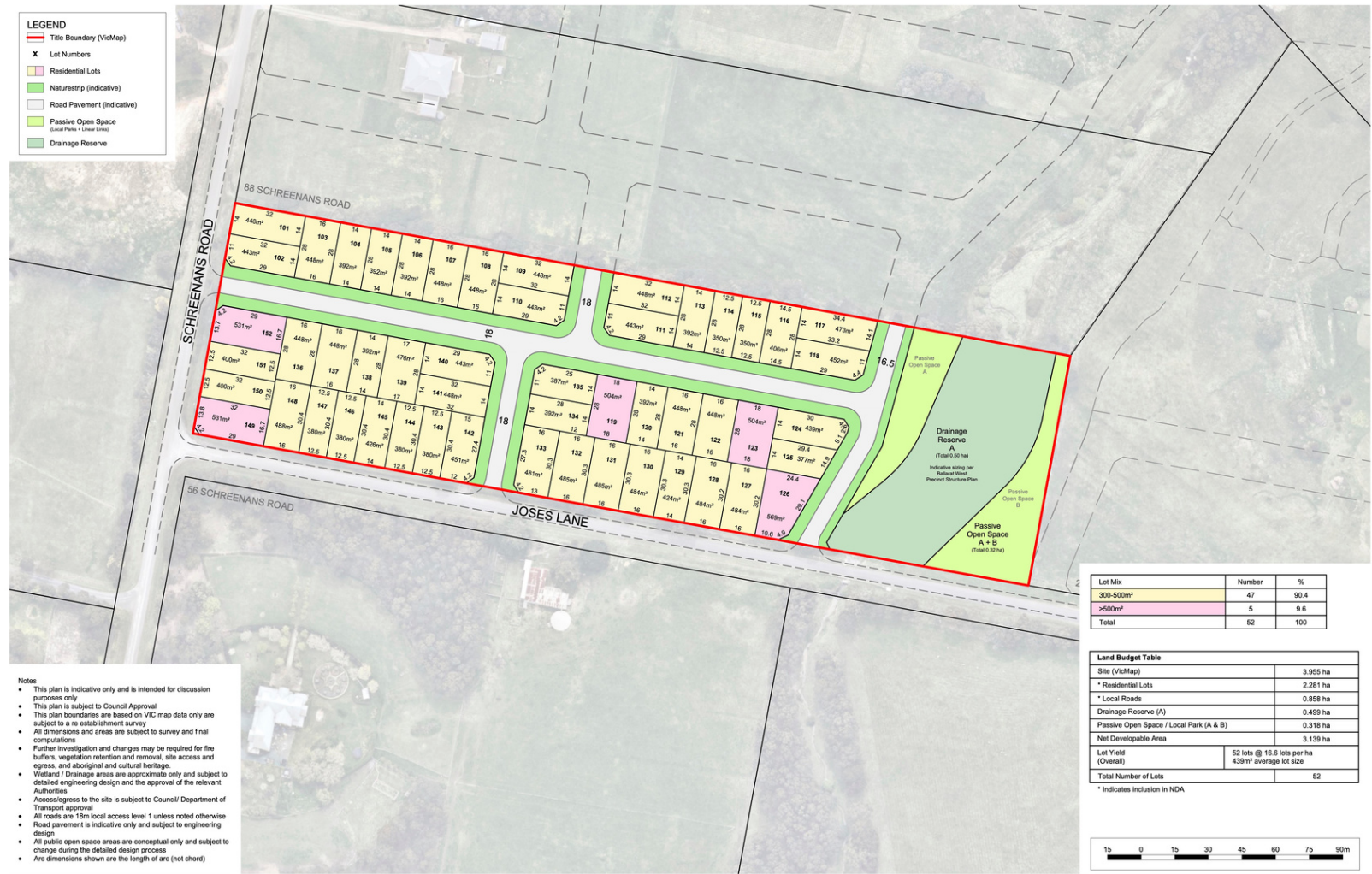
DEVELOPMENT POTENTIAL

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 52 residential lots.

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



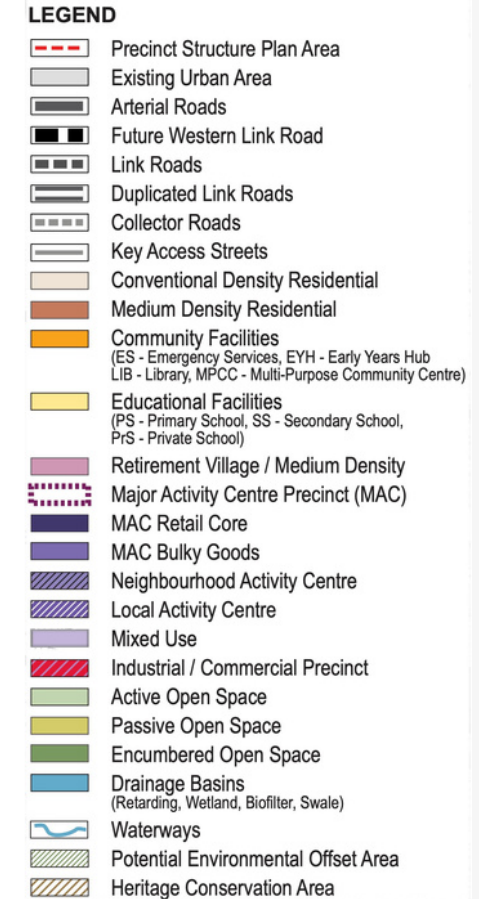
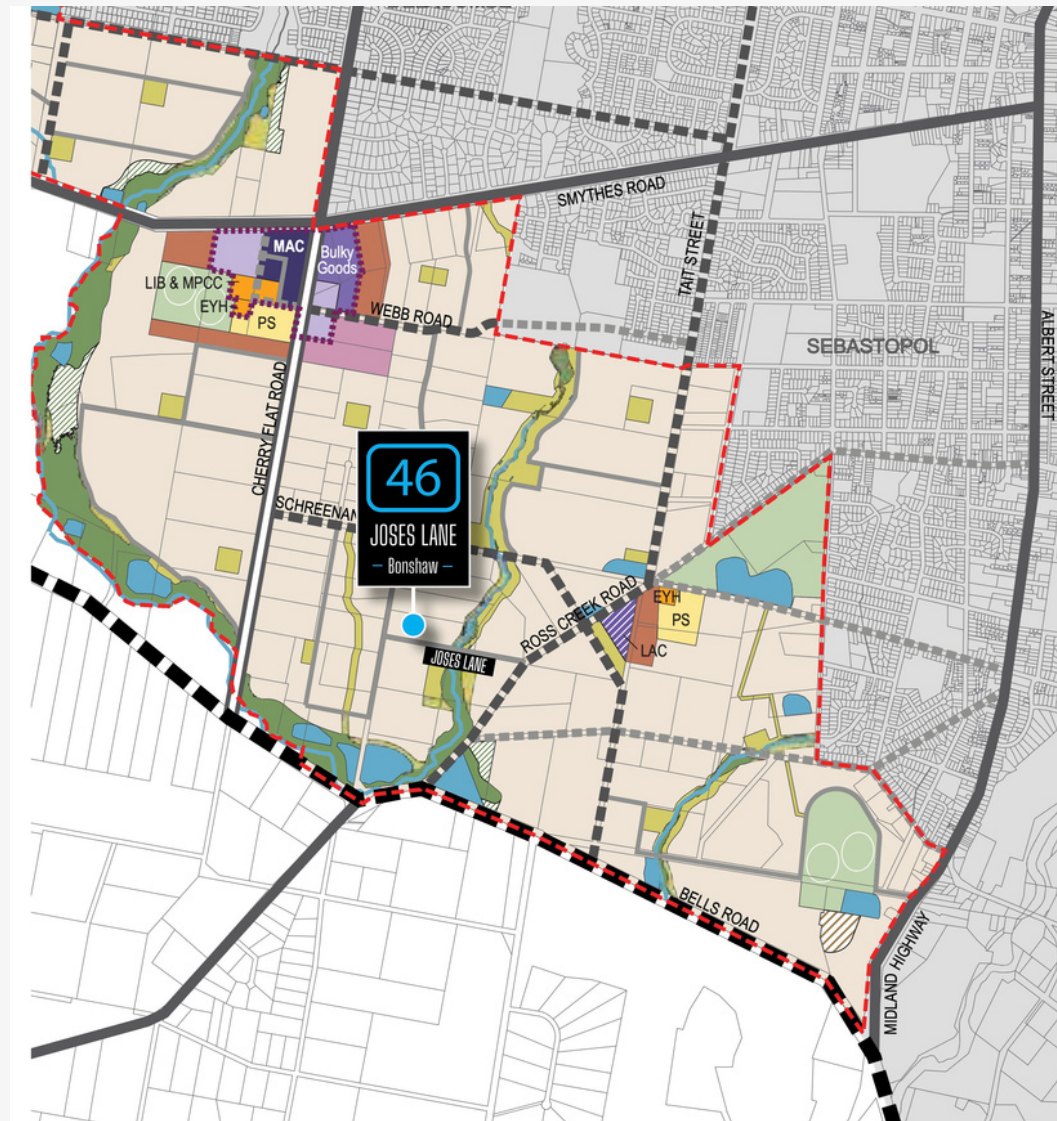
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BALLARAT WEST PSP

The subject site is located within Sub-Precinct 1: Bonshaw Creek which covers approximately 707 hectares*. The overall Ballarat West PSP applies to approximately 1,290 hectares* 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.



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.





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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