

Ballymanus

ALFREDTON'S FASTEST
SELLING ESTATE



THE NEW ALFREDTON



LAKE WENDOUREE

BALLARAT HIGH SCHOOL

PRINCE OF WALES PARK

BALLARAT SPECIALIST SCHOOL
AQUATIC CENTRE

BALLARAT GOLF COURSE

ST THOMAS MOORE PS

ALFREDTON PS

SPORTING FACILITIES

PEDESTRIAN LINK

ALFREDTON

WALKING &
CYCLING TRAILS

FUTURE

FUTURE EDUCATION HUB

FUTURE COMMUNITY CENTRE

Alfredton is one of Regional Victoria's fastest growing areas and at the centre of the action is Ballymanus, a contemporary urban environment complete with a four hectare parkland for every imaginable outdoor pursuit, three hectare wetlands creating a haven for local wildlife, a planned primary school and community hub for your growing family and many more services all within reach.

Just seven kilometres from the Ballarat CBD and a short distance from the Lucas Town Centre living at Ballymanus will be carefree. An abundance of shops, schools, sporting facilities are within a few minutes drive, and the proposed neighbourhood shopping centre is a short stroll away on the southern side of Carngham Road.





beCONNECTED



close to everything yet away from it all

Ballymanus has all the essential elements for a connected community; its own community centre to serve your growing family's needs; a four hectare park and three hectare wetlands which will be linked with walking and cycling trails for you to enjoy.

Staying connected with the people and things you love will also be easy with NBN connections available to all home sites.

And when it comes to everyday needs, Ballarat's Central Retail District is just minutes away, with other major shopping facilities including the Lucas Town Centre, with a full-line supermarket and specialty stores located just two minutes by car. In time, a Neighbourhood Shopping Centre is will be located on the southern side of Carngham Road.

10 MIN DRIVE OR
RIDE TO
FACILITIES

 **PLANNED
COMMUNITY
HUB**

 **CONNECTED
TO EXISTING
ALFREDTON**







be**CLEVER**

an exciting future in the ballymanus education hub

An essential part of a community is its education facilities. With a school planned on-site at Ballymanus, your children and future generations will have a local place to grow, learn and play.

The future School adjoins the Ballymanus Central Park making it a very convenient, traffic-free solution for those working nearby to drive the children to school on the way to work.

Alfredton Primary School, St. Thomas Moore Primary School, Ballarat High School, Loreto College, St. Patrick's College, Ballarat Specialist School, Ballarat Clarendon College and Ballarat Grammar, along with the future Lucas Education Precinct are just a few of the outstanding education facilities close by.





FUTURE EDUCATION +
COMMUNITY HUB



FUTURE CENTRAL PARK

TRACK / OVAL

VIEWING MOUND

PLAY GROUND

WATERWAY

PICNIC AREA

MULTI USE COURTS

STREET CIRCUIT



FUTURE WETLANDS

PROPOSED FUTURE
NEIGHBOURHOOD SHOPPING CENTRE

1

NORTH

be**INSPIRED**



surrounded by streetscapes with style

Carefully thought out and considered, all of our home sites provide wide street frontages, creating open streetscapes and an overwhelming feeling of space. In consultation with the best builders in the industry, our diverse range of land sizes have been created specifically to accommodate the very latest in home designs.

Our lot range caters for today's modern lifestyle, whether you are looking for a large home site for luxury family living or a low maintenance allotment, Ballymanus has been designed to provide a range of options to suit a variety of lifestyle and budget needs.

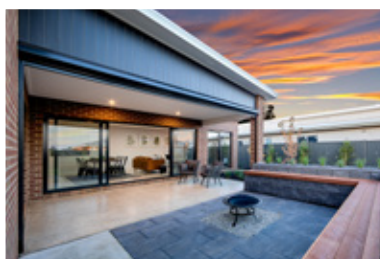
MASTERPLANNED FOR YOU



CAREFULLY LANDSCAPED STREETS

SPECTACULAR VIEWS

MT BUNINYONG &
MT WARRENHEIP





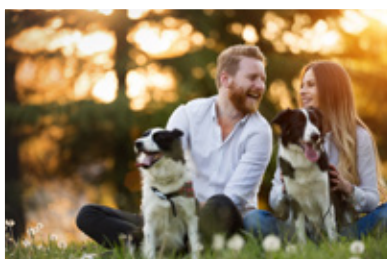
beGREEN



local parks and wetlands designed for you

Walkable green street networks have been purposefully designed to carry you easily into the heart of Ballymanus. The expansive central park is ideal for a game of footy and features a playground, pavilion for shade and enough open space for the most adventurous of activities.

The landscape at Ballymanus will be carefully planned to incorporate vital water saving solutions into the infrastructure ensuring great outdoor green spaces are a reality, all year round even during summer through the use of sensitively regenerated wetlands.





BALLARAT AERODROME

BALLARAT WEST
EMPLOYMENT ZONE

Ballarat - Skipton Rail Trail

RING ROAD

LEARMONTH ROAD

GREVILLEA ROAD

GILLIES STREET

WENDOUREE
RAILWAY STATION

STURT STREET (AVENUE OF HONOUR)

BALLARAT LINK ROAD

RING ROAD

BALLARAT
GOLF CLUB

LAKE
GARDENS

LUCAS

CUTHBERTS ROAD

BALLARAT WEST
GROWTH ZONE

ALFREDTON

CUTHBERTS ROAD

Ballymanus

VICTORIA PARK

1
NORTH

Ballymanus

Ballymanus is located within Alfredton, just a short drive from the Ballarat CBD. Ballymanus is within easy reach of the Lucas Town Centre and Ballarat West Growth Zone - an urban growth area destined to become a sought-after centre for living, working and recreation.

RETAIL

- 1 Future Neighbourhood Shopping Centre
- 2 Stockland Wendouree & Homemaker Centre
- 3 Howitt Street Shopping Centre
- 4 Pleasant Park Shopping Centre
- 5 Lucas Town Centre incl. Woolworths

EDUCATION

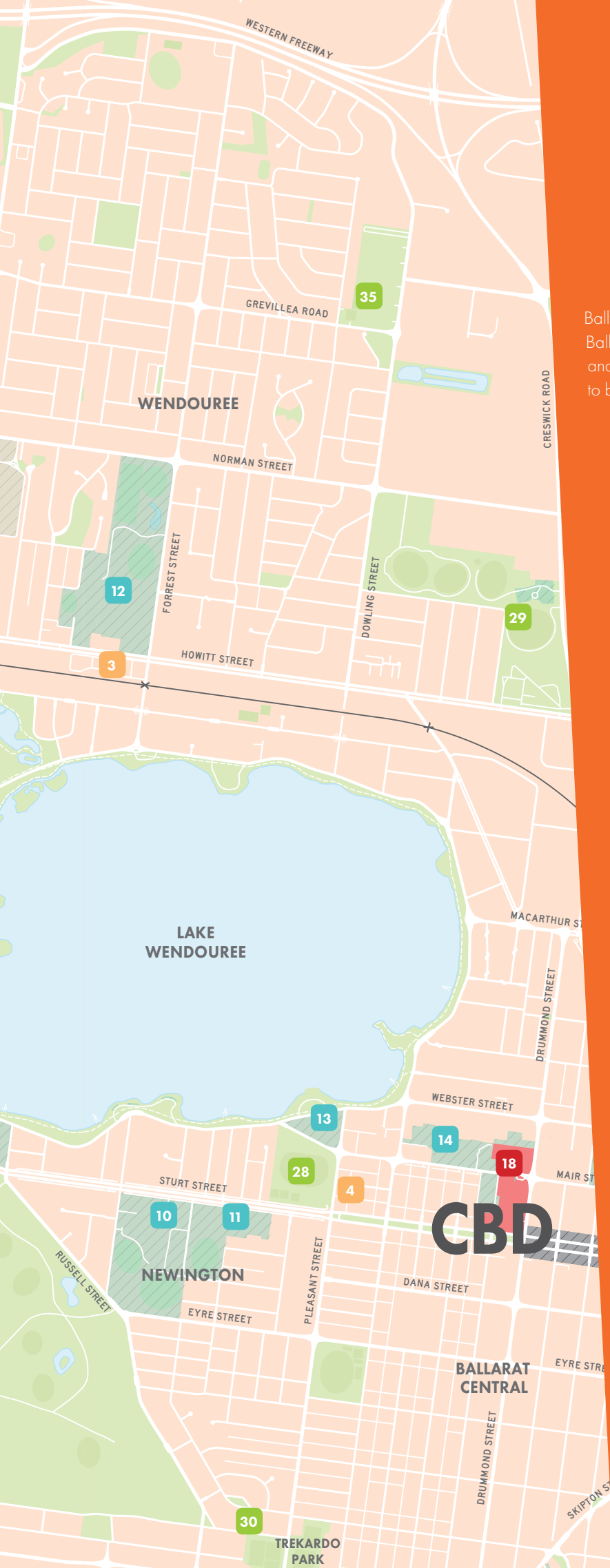
- 6 Future Ballymanus Education Precinct
- 7 Lucas Education Precinct
- 8 Ballarat High School & Ballarat Specialist School
- 9 Loreto College
- 10 St Patrick's College
- 11 Ballarat & Clarendon College
- 12 Ballarat Grammar School
- 13 Pleasant Street Primary School
- 14 Australian Catholic University
- 15 St Thomas Moore Primary School
- 16 Alfredton Primary School

COMMUNITY + HEALTH

- 17 Future Ballymanus Community Centre
- 18 Ballarat Health Services & Hospital / St John of God Hospital
- 19 Lucas Community Centre
- 20 Ballarat Community Health
- 21 Lucas Emergency Services Hub
- 22 Ballarat Group Practice/Arch Medical Clinic
- 23 K+L Dental
- 24 Ballarat Family Dental

SPORT + RECREATION

- 25 Ballymanus Central Park
- 26 Ballarat Golf Club
- 27 Prince of Wales Sports Park & Ballarat Aquatic Centre
- 28 City Oval
- 29 Mars Stadium
- 30 Trekardo Park (Soccer Ground)
- 31 Future Lucas Central Park
- 32 Victoria Park
- 33 Alfredton Recreation Reserve
- 34 Ballarat Botanical Gardens
- 35 Minerdom (Basketball)
- 36 Ballymanus Wetlands



bePROUD

Freedom fighter William 'Billy Byrne' of Ballymanus and the Rebellion of 1798 in the O'Byrnes Country, Ireland

Garret of Ballymanus and his cousins William Michael and Miles Byrne were all leaders of the 1798 rebellion in this area, but it was Garret's brother William "Billy" Byrne who was to become one of the most heroic figures of 1798, his fight for freedom and independence is immortalised in stone, story and song.

Billy's fame rests with what happened after the rebellion, particularly his trial in 1799. A leader of the Ballmanus contingent and famous for riding into camps of battles shouting "Up Ballymanus". Billy set a precedent and roused morale throughout the camps.

Billy returned to Ballymanus and joined in preparations for the rebellion subsequently taking part and leading his men in various engagements. He was convicted of being a principal rebel leader at the Battle of Arklow and Vinegar Hill and sentenced to death, executed on the 26th Sept 1799.

To read the full Ballymanus historical tale visit
ballymanusalfredton.com.au

WILLIAM 'BILLY' BYRNE OF BALLYMANUS

*Come all ye brave United Men, I pray you lend an ear
And listen to the verses I now will let you hear
Concerning noble Billy Byrne, a man of great renown
Who was tried and hanged at Wicklow as a traitor of the crown*

An extract of the Irish Folk Song, Billy Byrne of Ballymanus



Statue of Billy Byrne of Ballymanus in Wicklow, Ireland


beORGANISED

Ballymanus

the new alfredton

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PROJECT MANAGED BY
 **Integra** *vibrant, livable communities*

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