

Winterfield.





Welcome to

Winterfield.

A New Dawn
for Ballarat.

Winterfield.
Your New
Home.

Welcome to Winterfield, Ballarat's refreshing new masterplanned community. Winterfield is designed to balance nature and amenity, to ensure health and wellbeing come first and a busy lifestyle doesn't take away from the peace that comes with owning a place that is truly your own.

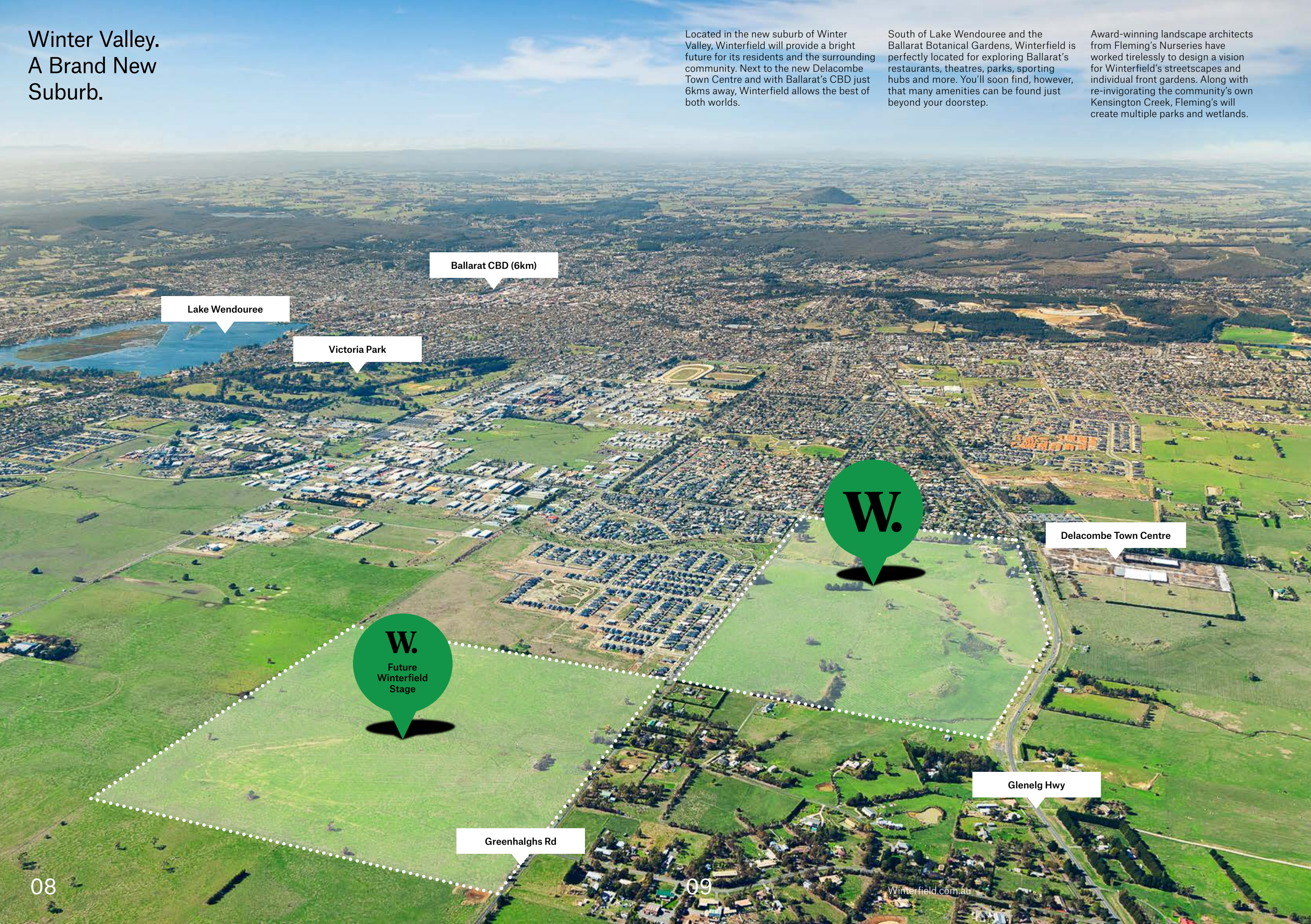
A unique estate within the suburb of Winter Valley, Winterfield will weave through and encourage the existing natural environment to establish a verdant green community for generations to come.

Winter Valley. A Brand New Suburb.







Located in the new suburb of Winter Valley, Winterfield will provide a bright future for its residents and the surrounding community. Next to the new Delacombe Town Centre and with Ballarat's CBD just 6kms away, Winterfield allows the best of both worlds.

South of Lake Wendouree and the Ballarat Botanical Gardens, Winterfield is perfectly located for exploring Ballarat's restaurants, theatres, parks, sporting hubs and more. You'll soon find, however, that many amenities can be found just beyond your doorstep.

Award-winning landscape architects from Fleming's Nurseries have worked tirelessly to design a vision for Winterfield's streetscapes and individual front gardens. Along with re-invigorating the community's own Kensington Creek, Fleming's will create multiple parks and wetlands.

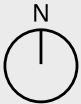
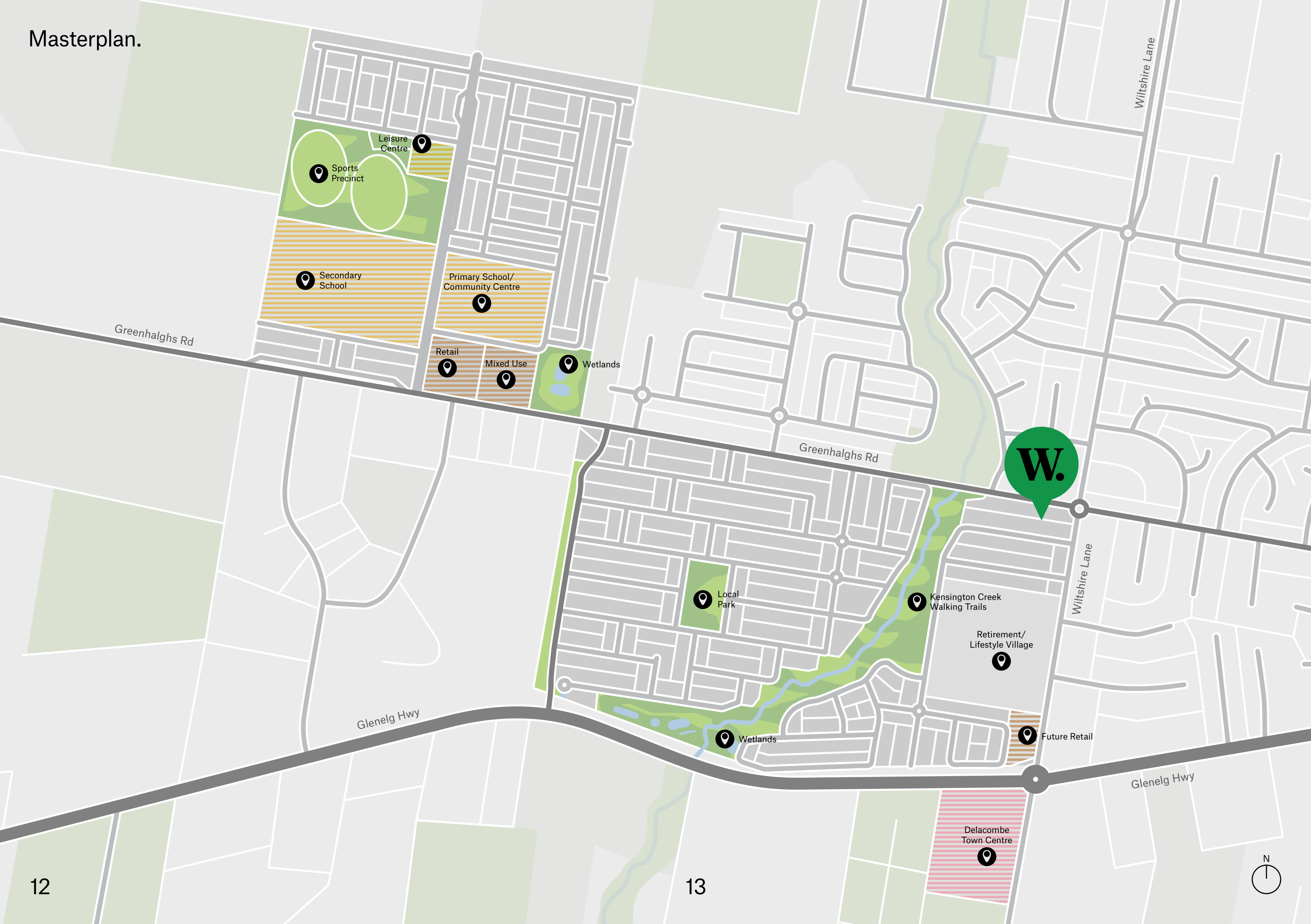


Location.

-  Transport
-  Health Care
-  Shopping
-  Schools
-  Places of Interest
-  Sports



Masterplan.



Your Winterfield.

Winterfield's neighbourhoods will be planned to perfection, with landscaped gardens and town parks allowing for a range of areas that promote recreation and relaxation.

Winterfield will be unified by its exclusive individual front gardens, carefully planned streetscapes lined with established trees and homes separated by community gardens, parks and play areas.

Proposed primary and secondary schools will join a new community centre to encourage learning and exploration across generations, with a future boutique Winterfield retail hub on hand for all residents' needs. NBN will also be connected throughout Winterfield for all your modern data needs.







Ballarat.

Ballarat’s thriving community is well established and continues to grow. Known for its popularity during the gold rush era, Ballarat has developed into a bustling cultural centre that attracts visitors and day trippers, while maintaining a vibrant hometown community for those who enjoy active lifestyles, access to cultural events and an easy commute to Melbourne’s CBD.

A diverse regional city, Ballarat hosts a range of sport, arts and cultural events. Visit Her Majesty’s Ballarat to experience an array of musical and theatre productions or take a stroll through Australia’s oldest regional gallery, The Art Gallery of Ballarat, which hosts an acclaimed collection of paintings, rare books and sculptures by international and Australian artists.

Ballarat is a community that supports its own. There is a strong presence of small business owners, artisan food makers and local growers that can be found dotted throughout the city centre and at farmers markets throughout the region. From Winterfield there will always be exciting destinations and experiences just moments away.



Sites & Surrounds.

The combined heritage and historic landscape of Ballarat and the Goldfields has created a dynamic lifestyle for residents of the region. From the replica gold rush town of Sovereign Hill to spectacular views from Mount Buninyong, residents will relish being among some of the best countryside that Victoria has to offer.



Winterfield will bring about a new dawn for Ballarat, adding to the incredible established history and scenery with designed parks and gardens that highlight the area's heritage to ensure peaceful natural surrounds are celebrated now and in the future.



Make the most of the great outdoors at Winterfield with a variety of sports clubs, national parks and gardens in and around the surrounding community. Active residents will enjoy the opportunity to join one of Ballarat's established rowing clubs or sail with the Ballarat Yacht Club on Lake Wendouree, all only minutes away from Winterfield.

Add Lake Wendouree's 5.9km running track to your exercise routine or unwind at the nearby botanical gardens. An icon in the community since 1858, the Ballarat Botanical Gardens cover around 40 hectares of parklands, with a Victorian garden to the lake's west adding extra charm to your daily stroll or weekend picnic.

For a nearby adventure, drive to Victoria's top spa destination, Daylesford, for a weekend getaway or hike to the top Mt Buninyong and embrace the views of the region's breathtaking countryside.



Connected Lifestyle.



Just 6km from Ballarat’s CBD and the Ballarat Train Station, Winterfield allows its residents a peaceful outdoor environment close to a variety of amenities while remaining well connected. Drive to Melbourne in less than 90-minutes along the Western Freeway or commute in just over an hour on the high-speed V-Line train service to Southern Cross Train Station.

In addition, multiple bus routes connect Ballarat to its surrounding communities in just 15-minutes, meaning school or work commutes will be a breeze. Flying in and out of Melbourne’s Tullamarine airport will be carefree from Winterfield with an Airport Shuttle bus providing 138 weekly services from Ballarat Train Station.



The New Delacombe Town Centre.

Winterfield residents will have immediate access to one of Ballarat’s newest retail and lifestyle hubs, Delacombe Town Centre. Opposite Winterfield along Glenelg Hwy, Delacombe Town Centre will feature national brands such as Kmart and Woolworths as well as a wide variety of specialty retailers and a six screen cinema complex from Showbiz Cinemas.

Designed to function as a traditional high street that leads to a central town square, this destination will encourage community use with social spaces that create a hub of activity. With the creation of new employment opportunities and a proposed medical centre, library, sports oval and primary school nearby, Delacombe Town Centre will soon become a vibrant local destination for residents of Winterfield and Ballarat.



Illustration of proposed Delacombe Town Centre



Fresh Produce & Local Markets.



Support your local creators and makers with monthly and bi-monthly markets in and around greater Ballarat. Perfect for exploring, make one of the many local markets a part of your weekend routine. Treat yourself to locally roasted coffee and a baked delicacy then buy your fresh fruits and vegetables from the area before settling into your day.



A short trip from Winterfield to Ballarat's CBD will see you at the Bridge Mall Farmers Market on the first Saturday of every month. Here farmers, artisan bakers and providers from all around the Ballarat region gather in rain or shine.

The bi-monthly Ballarat Farmer's Market on the shores of Lake Wendouree within the Ballarat Botanic Gardens is a unique and picturesque setting to gather with friends and family, wander the lively market atmosphere and meet the community's makers who add that personal touch to your weekly shop.



Cafés & Restaurants.



International cuisine, trendy brunch spots and wine bars can all be found near Winterfield in Ballarat's city centre. From dumplings at Fu Man Lou to Asian fusion at Catfish Thai or wood-fired pizza at The Forge and its function centre Housey Housey, you'll be spoilt for choice when it comes to dining out. Winterfield's proximity to the Delacombe Town Centre means that a wide variety of specialty shops, cafes and restaurants will also be a short stroll away from home.



Experience a slice of Melbourne's coffee culture at FIKA, run by a barista from Melbourne's renowned St Ali. The Bean Bar is known for roasting its own coffee on site and prides itself on being one of the first specialty coffee purveyors in Ballarat. Vegas and Rose serves an array of delicious homemade cakes, vintage wares and sports a rewarding seasonal menu.

Housed in a renovated industrial workshop from the 1800s, visit Mitchell Harris Wines to sample a quality local drop made from grapes sourced from Ballarat's neighbouring regions. From the cellar door to the wine bar and restaurant, settle in and appreciate the extensive wine list with some good food and local atmosphere.



Schools.

Winterfield is ideally located when it comes to education for all ages. Delacombe Good Start Early Learning has childcare and kindergarten programs in Alfredton and Wendouree, both a short drive from Winterfield.

Delacombe Primary along with secondary schools such as Loreto College, Phoenix Community College and Ballarat High School are all situated just 5 minutes from Winterfield.

Winterfield has a proposed primary and secondary school as well as a community and learning centre within its masterplan. This means future schooling for your family may be closer and more convenient than ever.

- Delacombe Community Kindergarten
- Delacombe Primary
- Loreto College
- Pheonix Community College
- Ballarat High School
- Federation University Australia



Family.

Winterfield is curated so you can spend leisurely days enjoying the community's parks, gardens and Kensington Creek. Family picnics, bike rides and outdoor adventures are all right on your doorstep, but fun and educational day trips around Ballarat are just as convenient to get to.

Sovereign Hill, just 10 minutes from Winterfield, hosts famed Christmas in July celebrations as well as year-round events. For some medieval fun, visit Kryal Castle and watch knights in a tournament or test your aim with the ancient practice of archery.

For a truly Australian experience, visit Ballarat Wildlife Park where you can cuddle a koala or watch a live crocodile feeding before relaxing into a picnic lunch amongst roaming kangaroos.



Sports.

Winterfield and Ballarat have multiple options, both indoors and outdoors, when it comes to maintaining fitness and a healthy lifestyle. Winterfield has its own sports precinct, with another sporting field adjoining Delacombe Town Centre across the road. Walking trails along Winterfield's Kensington Creek mean you'll always have local paths and tracks to wander.

Less than 10 minutes from Winterfield, Ballarat Aquatic & Lifestyle Centre houses a heated 50m indoor pool as well as a 25m lap pool and spa facilities. It's a place for swimming laps or aqua play.

When it comes to watching sport, the new Eureka Stadium development in Wendouree will bring 2016 Premiers the Western Bulldogs and AFL football to Ballarat in 2017.

The racing season brings another sporting highlight, the Ballarat Cup, where fashion shows and live music accompany the nail-biting races.

Lake Wendouree's picturesque boat houses launch rowers setting off for their morning trainings and are also home to quaint sail boats that leisurely weave across the lake throughout the day.



Parks & Trails.

Winterfield will be filled with bicycle and walking trails that lead to welcoming open spaces, play areas and shaded awnings inspired by windmills from the land's previous pastoral life.

Sporting ovals will be home to vibrant, active play, with tree-lined streetscapes and shaded communal picnic areas setting a relaxing undertone.

The revival of Kensington Creek will inspire residents to make the most of the great outdoors at Winterfield and throughout Winter Valley.

Fleming's will create parks and gardens using materials with ochre tones and rich, rusty reds paired with signature Victorian bluestone and grey, weathered timbers inspired by farmland fencing.

All these intricate details alongside native Kangaroo Grass and Swamp Gum create a unique Winterfield palette that paints a vivid picture of a beautiful and diverse community landscape.







Award Winning Designs.



The land's recent agricultural past has given famed Fleming's Nurseries a clean slate when it comes to designing and reinvigorating Winterfield's green areas to ensure that there's always leafy green above and green grass below.

Led by award-winning landscaper and horticulturalist Wes Fleming and his team, Winterfield's landscape will be curated to ensure an environmentally conscious community with a positive connection to the great outdoors.

The five neighbourhoods of Winterfield will be distinguished by their signature trees such as the Golden Rain Tree with it's array of yellow flowers in the summer; the Scarlet Oak, which turns a velvety red in the autumn; the Montpelier Maple with it's spring time yellow and white flowers; Cimmarron Ash which turns from dark green to fiery red across the seasons; and the tough but lustrous Chinese Pistachio.

A community is not just about the homes that make it, but it's also about the feeling you get when you walk down a tree-lined street, walk your dog in the park or stroll through your front garden to your door.

It's the safety that you feel, the beauty of a front garden and the convenience of accessibility and fresh air. The Winterfield team knows this and has worked hard to make sure this will be a vibrant new community that will continue to thrive through the seasons.

Winterfield will bring a refreshing new dawn to Ballarat and provide you with beauty and convenience, all in one balanced lifestyle package in the breathtaking Victorian Goldfields.



Wes Fleming of Fleming's Nurseries

The Team.

Your future is in good hands at Winterfield, with a talented and experienced team collaborating to make Winterfield a secure, cohesive and desirable community in which to create a life of fulfilment and success.

Goldfields

Developer

Goldfields' prolific history has seen the brand forge an enviable reputation of delivering distinctive residential environments of superior design and style. The Goldfields brand is synonymous with quality and continues its commitment to delivering residential environments that reflect the way people want to live today and into the future.

Goldfields has a vast wealth of experience across many facets of property development including residential apartments and townhouses, masterplanned communities and mixed-use projects.



Gardens, Parks & Landscapes

Fleming's 90 year history has seen them become a diverse company that spans landscape and garden design, installation and maintenance, as well as remaining Australia's premier tree supplier.

A family business still wholly owned and run by the Fleming family, the company firmly believes that the surroundings in which we live can have a transformational impact on our health, happiness and wellbeing.

hockingstuart

Sales

hockingsstuart is Victoria's most successful real estate network, with offices across Melbourne, Mornington Peninsula, Geelong, the Surf Coast and regional Victoria. Setting the industry benchmark for training and career development, we have made sure our people are the best in the business.

With extensive involvement in the sale of two of Ballarat's most desirable residential communities, we attribute our success to our unique ability to work harmoniously with residential development companies and a wide-ranging buyer demographic.

Plans, illustrations and images are depictions for presentation purposes and are indicative only and believed to be correct at the time of printing. This should not be relied upon by purchasers, as no warranty or representation is given or to be construed. Areas and dimensions are subject to survey and proposed facilities are subject to regulatory approval and change without notice. This does not form part of any contract and purchasers should review the contract carefully, make their own inquiries and obtain independent advice before proceeding.

Notes.

[illegible]

Notes.

Lined area for notes.

