



Stonehill AT BACCHUS MARSH

Devine has embarked on a joint venture with The Gull Group to develop a new \$500 million masterplanned community at Bacchus Marsh, west of Melbourne. The 141-hectare site, which borders a golf course on one side and the Werribee River on the other, is expected to yield approximately 1,500 lots over the next 10-12 years. Stonehill's country atmosphere, lush parks, beautiful wetlands and 45 hectares of open space makes for a relaxing, healthy lifestyle at this masterplanned community.

PROJECT	Stonehill at Bacchus Marsh
LOCATION	Approximately 48 km west of Melbourne CBD on Griffith St, Bacchus Marsh.
SIZE	Approximately 141 ha.
HOMESITES	Approximately 1,500 lots and Activity Centre.
LOT SIZES	263m ² to 616m ²
FEATURES	Just 1km to train station (into Melbourne), is opposite a Golf Course and has elevated views.
POPULATION	Approximately 3,750 residents at completion.
SITE CHARACTER	Gently sloping in the east to steep land with views to the west.
FACILITIES	<ul style="list-style-type: none"> - Community to incorporate an activity centre and primary school. - 45 hectares of open space. - Elevated western views. - Commercial town centre offering a mix of retail outlines. - Easy access to Melbourne CBD via the Freeway and train station. - Opposite to Golf Course. - Rich collection of state parks, national parks and waterways offering walking tracks and opportunities to explore the area. - Within close proximity to Werribee Gorge. - Rich in fertile surrounds that consist of orchards, market gardens and pastoral fields. - The town has a long history dating back to just before gold was discovered in nearby Ballarat during the 1850's.
PRODUCT	Detached dwellings.
MARKET	First Home Buyers, Second Home Buyers and Investors.
DEVELOPMENT STRUCTURE	Joint Venture project.
PROJECT END VALUE	\$500 million