



# The lap of luxury

## Rippleside's Balmoral Quay development an \$80 million investment in Geelong's future

NATHAN MAWBY

A LUXURY townhouse development to be built on the Rippleside foreshore has been given the green light by the State Government.

The \$80 million Balmoral Quay, formerly known as Rippleside Quay under a different developer, was yesterday signed off by Minister for Environment Lisa Neville.

Ms Neville lauded the creation of jobs and the renewal of the site planned by developer Balmoral Quay Ltd.

"This was a commonsense decision. Promoting new jobs, housing and economic activity for the Geelong community is a no-brainer," Ms Neville said.

"This project is a real win for Geelong, delivering jobs and positive urban renewal for an area of our foreshore that was screaming out for revitalisation."

The project will also include public works, including the re-nourishment of a beach along the waterfront at the site.

It is expected to feature 85 townhouses ranging from \$800,000 to \$1.8 million, and



will help create 1360 jobs across a four-year timeline.

Balmoral Quay Development director Scott Miller said: "Today's announcement by the Victorian Government is another strong indication that Geelong is a key focus and this type of announcement provides the confidence required for business to continue to invest."

The project, which started sales of the first stages of townhouses at the site last month, has had a strong uptake from the Geelong region — with those facing the waterfront across the bay having emerged as preferred addresses.

As a result of strong interest it is expected construction will begin before Christmas, with

Canny Group yesterday confirmed as the builder for the site in a separate announcement by Balmoral Quay Ltd.

"We have sold across the full spectrum of the three- to four-bedroom townhouses on offer, achieving sales from \$800,000 to \$1.8 million," Mr Miller said.

The project has a long history in the city with an earlier developer having spent years trying to effect a development at the site with no success.

Geelong Mayor Darryn Lyons has previously noted the renewed efforts to develop the space on the Rippleside foreshore, formerly a shipyard, as a sign of confidence in the city of Geelong and proof that it is "open for business".



WIN FOR GEELONG: An artist's impression (above and top) of the Balmoral Quay development, and (inset) the interior on display.