

# NO SURPRISES — FIXED PRICE HOUSE & LAND PACKAGE



LOT 739 HARVEST STREET  
“EDENS CROSSING”  
REDBANK PLAINS QLD 4301



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435 . FRD Direct Licence: 3977053

LOT 739 HARVEST STREET  
"EDENS CROSSING" REDBANK PLAINS QLD 4301



## BARAMBAH 208 URBAN



**\$422,990**

FIXED PRICE ZERO SURPRISES CONTRACT

LAND PRICE: \$189,500

LAND : 375m<sup>2</sup>

HOUSE PRICE: \$233,490

HOUSE: 208m<sup>2</sup>

REGISTRATION EXPECTED:

AUGUST 2019



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435. FRD Direct Licence: 3977053

# LOT 739 HARVEST STREET “EDENS CROSSING” REDBANK PLAINS QLD 4301

## BARAMBAH 208 URBAN



### DESIGNER RANGE - PREMIER INCLUSIONS

- Fixed Price Site Costs
- **1200mm Wide Front Entry Door**
- Split System Air Conditioner to Living Room and Bedroom 1
- Roller Blinds To Windows and Sliding Door (Excludes Wet Areas, Window Behind Cooktop & Garage If Applicable)
- Security Screens To Opening Windows & Doors
- Floor Tiling & Carpet Throughout
- Two (2) Pendant Lights Above Kitchen Bench
- Cold Water Point To Fridge Space
- “Mizu Soothe” Sink Mixer Tap With Pull Out Spray
- 900mm Wide Stainless Steel Freestanding Electric Cooker
- 900mm Wide Glass Canopy Rangehood
- Frameless Mirrors to Bathroom & Ensuite
- Wall Mounted Vanity Unit With Square Basin
- Ceiling Fan to Alfresco
- Smoke Alarms & Quality Low Energy Lighting
- Fencing, Landscaping, Driveway & Path
- Clothesline, Letterbox & Pre-Selected Designer Colour Scheme



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435. FRD Direct Licence: 3977053



# PREMIER INCLUSIONS

## PRE-CONSTRUCTION

- ♦ Engineers soil report & slab design
- ♦ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

## SITE WORKS, FOUNDATIONS & CONNECTIONS

- ♦ Fixed price site works including cut/fill and retaining walls as required.
- ♦ Engineer designed concrete slab & footings with control joints where applicable
- ♦ Termite treatment to slab penetrations and physical perimeter barrier
- ♦ Sewer & Storm water connections to existing serviceable connection points
- ♦ Water connection from pre-tapped water main

## ENERGY EFFICIENCY

- ♦ 6 Star Rated as per government regulations.
- ♦ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ♦ R1.5 walls batts to external walls (where required)
- ♦ Double sided foil "Wall-wrap" to external stud walls
- ♦ 250L Electric Storage HWS
- ♦ Weather seals fitted to external hinged doors
- ♦ Wall mounted split system reverse cycle air conditioner to living room and master bedroom
- ♦ 500 KPA water pressure limiting device
- ♦ Energy efficient down lights to dwelling, fluorescent lights to garage

## BRICKS, WINDOWS, ROOFING & GARAGE

- ♦ Select range of clay bricks from the Builders standard range with natural mortar.
- ♦ Natural mortar with raked joints
- ♦ Feature render finish to front façade where required (Refer plan for details)
- ♦ Powder coated aluminium windows in the standard Builders range of colours
- ♦ Powder coated aluminium framed security screens to all openable windows and external doors
- ♦ Keyed window locks to all opening sashes and sliding doors
- ♦ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ♦ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ♦ Metal fascia & gutter in the standard Builders range of colours
- ♦ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ♦ Obscure glass to Bathroom, Ensuite and WC windows

## KITCHEN

- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish to joinery in the standard Builders range of laminates & handles
- ♦ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ♦ Technika 900mm wide stainless steel freestanding electric cooker
- ♦ Technika 900mm wide glass canopy rangehood
- ♦ Technika freestanding stainless steel dishwasher
- ♦ Inset stainless steel kitchen sink
- ♦ Chrome sink mixer
- ♦ 2 X Pendant lights to island bench (if applicable)
- ♦ Kitchen sink mixer tap Mizu Soothe with pull out spray
- ♦ Cold water point to fridge space

## BATHROOM, ENSUITE & TOILET

- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish wall hung vanities in the standard Builders range of laminates & door handles
- ♦ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ♦ White acrylic bath (1500-1675mm – design specific)
- ♦ 1050mm high aluminium frameless mirrors fitted to the same width as the vanity unit
- ♦ Chrome mixer tapware
- ♦ Chrome metal double towel rails and toilet roll holders
- ♦ Dual flush vitreous china suite with soft close seat
- ♦ White ceramic basins
- ♦ Hand shower on rail



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435. FRD Direct Licence: 3977053

# PREMIER INCLUSIONS



## CERAMIC TILING & FLOOR COVERING

- ♦ Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and single row of skirting tiles to wet areas
- ♦ Kitchen 600mm tiled splash back
- ♦ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ♦ Ceramic tiles to Kitchen, Meals and Family area as per plan
- ♦ Builders range carpet to Bedrooms, and Lounge as per plan

## ELECTRICAL

- ♦ Earth leakage safety switch & circuit breakers
- ♦ Single phase underground power connection from existing supply point.
- ♦ Meter box will be installed on the side nearest mains connection point
- ♦ Double power point to each room as per electrical plan.
- ♦ One (1) television point to each living/lounge area + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- ♦ Smoke detectors (hard wired with battery backup)
- ♦ Pre-wiring for two (2) Telstra phone points
- ♦ Weatherproof external light fittings (where applicable)
- ♦ Ceiling fans to living/lounge, bedrooms and alfresco

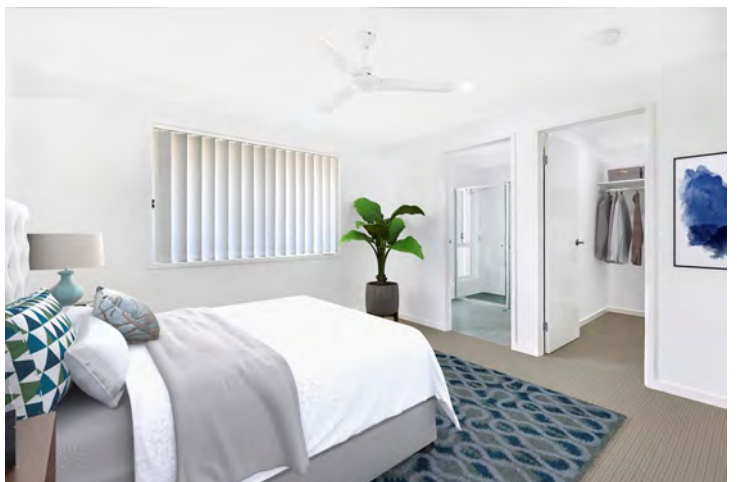
## STANDARD INTERNAL & EXTERNAL FEATURES

- ♦ 2440mm nominal Ceiling height
- ♦ 2040 x 820 feature external front door with clear glazing
- ♦ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ♦ Paint grade flush panel internal passage doors
- ♦ Gainsborough Ambassador Lever Set to front entry door
- ♦ Internal lever door furniture

- ♦ Door stops and catches throughout
- ♦ Deadlock to all external hinged doors
- ♦ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ♦ Three (3) coat internal paint system to Manufacturers standard specifications
- ♦ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ♦ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ♦ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ♦ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ♦ 45 litre freestanding stainless Laundry tub
- ♦ Two (2) external garden hose taps
- ♦ AAA Rated hand shower rail and tapware
- ♦ Exposed aggregate (unsealed) concrete driveway and paths
- ♦ Landscaping including A grade turf to front and rear yard and garden bed to front garden with garden edging (refer landscape plan)
- ♦ Timber fencing to side and rear boundaries including returns and gate
- ♦ Fold down clothesline
- ♦ Render finish painted letterbox and metal insert

## WARRANTIES

- ♦ Twelve months maintenance period
- ♦ 6 Year structural guarantee



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435. FRD Direct Licence: 3977053



## **WE WELCOME YOU TO DISCOVER MORE IN A FRD HOME**

FRD Homes is a dedicated residential building and construction company. We are privately owned, licenced by the Queensland Building & Construction Commission (QBCC) and operate within the highest standards of the Housing Institute of Australia (HIA).

Our homes are beautiful yet practical and are designed to meet the needs of the modern Australian family. We build futures and offer a range of quality homes which provide wonderful living spaces for our residents. Whether you are building your first home, you are an experienced investor or completing a residential community of in demand house and land packages, we can design and construct homes which are timely and affordable and meet the complexities of any budget, size, shape or covenant.

All our homes are built on a fixed priced contract set prior to execution so there are no hidden fees for peace of mind.

## **WORKING WITH FRD GROUP**

FRD Homes is part of the FRD Group which, since 2005, has been involved in the development, sales and management of more than 40 residential communities across southeast Queensland. We are an integrated property company with interests in finance, real estate and development. Our people have significant experience in property investment, development and construction and understand the stringent requirements of our strategic partners across our markets. We appreciate your need for full disclosure, open communication and expert response.

Our directors alongside all our team, invite you to do business with FRD and welcome you to discover more in a FRD Home today.



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435 . FRD Direct Licence: 3977053

# LOT 739 HARVEST STREET

## "EDENS CROSSING" REDBANK PLAINS QLD 4301

### EXPRESSION OF INTEREST DETAILS

#### CLIENT DETAILS:

##### BUYER 1 (FULL NAME)

HOME ADDRESS

PHONE AND MOBILE NUMBERS

EMAIL ADDRESS

##### BUYER 2 (FULL NAME)

HOME ADDRESS

PHONE & EMAIL ADDRESS

#### SOLICITOR:

COMPANY NAME

CONTACT PERSON

ADDRESS

PHONE & EMAIL

#### FINANCE BROKER:

COMPANY NAME

CONTACT PERSON

PHONE & EMAIL

#### CONTRACT INSTRUCTIONS:

### INITIAL DEPOSIT DETAILS

TRUST ACC:

HWL EBSWORTH LAWYERS LAW PRACTICE TRUST ACCOUNT

BANK:

WESTPAC BANKING CORPORATION

BSB:

034 003

ACCOUNT:

246 634

REFERENCE:

LOT # / EDENS / SURNAME

DEPOSIT:

\$1,000 ON EOI + \$4,000 ON UNCONDITIONAL

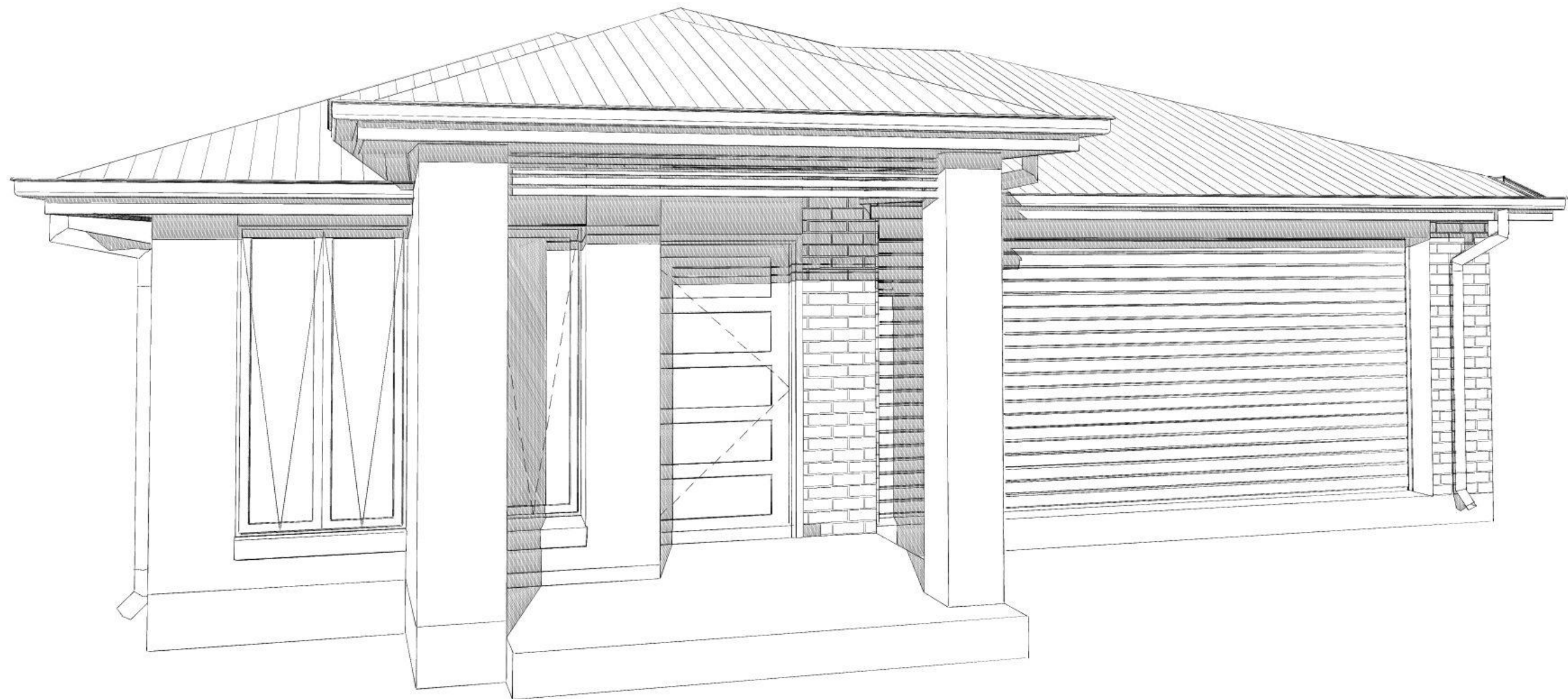


The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by FRD Homes. Images supplied are not to be reproduced in any form without written permission from FRD Homes. Land and prices are subject to availability and can change without notice. FRD Homes reserves the right to amend specifications and prices without notice. Please liaise with your FRD Homes representative for clarification prior to purchase. FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435. FRD Direct Licence: 3977053




# THE BARAMBAH URBAN

## RAISED PATIO 208



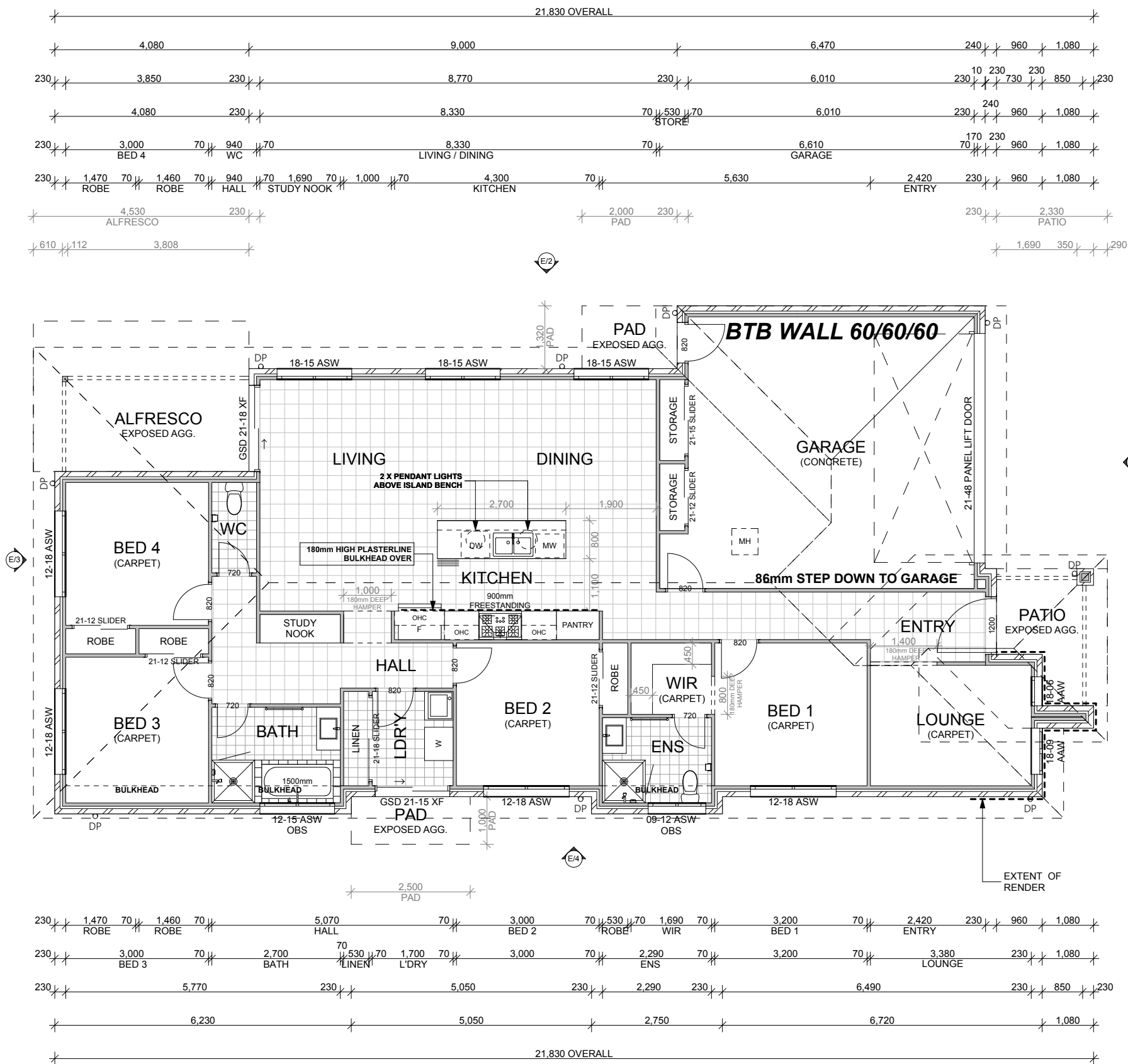
# CONCEPT PLANS

PLEASE NOTE : THESE ARE **CONCEPT PLANS ONLY**. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, ESTATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

<div><div>FRD HOMES</div><div>FRD Homes Pty Ltd Suite 4/34 Harvest Court, Southport QLD 4215</div><div>Ph : 07 5512 4188 F : 07 5512 4122 QBCC Lic 15046435</div><div>© Copyright Reproduction in whole or part is forbidden without prior written consent. If In doubt... ASK! Do not assume.</div></div>	STANDARD:	NOTE:	Amendments:		Client Signature:	Wind Rating:	Areas:	UNIT 1	UNIT 2	Address:	Client:	Status: A	Date: 09.07.2019	
		CUSTOM:	Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A	09.07.19	CONCEPT PLANS	xx	Client Signature Approval:	LIVING FLOOR 143.00 m <sup>2</sup> PAD 5.14 m <sup>2</sup> PATIO 5.67 m <sup>2</sup> ALFRESCO 14.31 m <sup>2</sup> DOUBLE GARAGE 40.24 m <sup>2</sup> TOTAL AREA PER UNIT 208.36 m <sup>2</sup>	- m <sup>2</sup>			Scale: 1:42.27 @ A3	Drawn by: XX
								Client Initials:		- m <sup>2</sup>			Drawing Title:	
					Date:	- m <sup>2</sup>	COVER PAGE	Model:		Drawing No.:				
					NOTES:	- m <sup>2</sup>								
						- m <sup>2</sup>		THE BARAMBAH URBAN 208		Page No.: p. 2				
					- m <sup>2</sup>									



GROUND FLOOR PLAN  
1:100



AREA:

TOTAL = 208.36m<sup>2</sup>

**NOTE:- FINISHES AS PER INCLUSIONS PACKAGES.**

**NOTE:- PROVIDE 2 X PENDANT LIGHTS ABOVE ISLAND BENCH.**



**NOTE:- 180mm HIGH PLASTERLINE BULKHEAD OVER KITCHEN.**

**NOTE:- BUILT IN BENCHTOP TO STUDY NOOK.**

**NOTE:- FRONT PATIO DP TO BE FIXED AT THE REAR OF THE POST.**

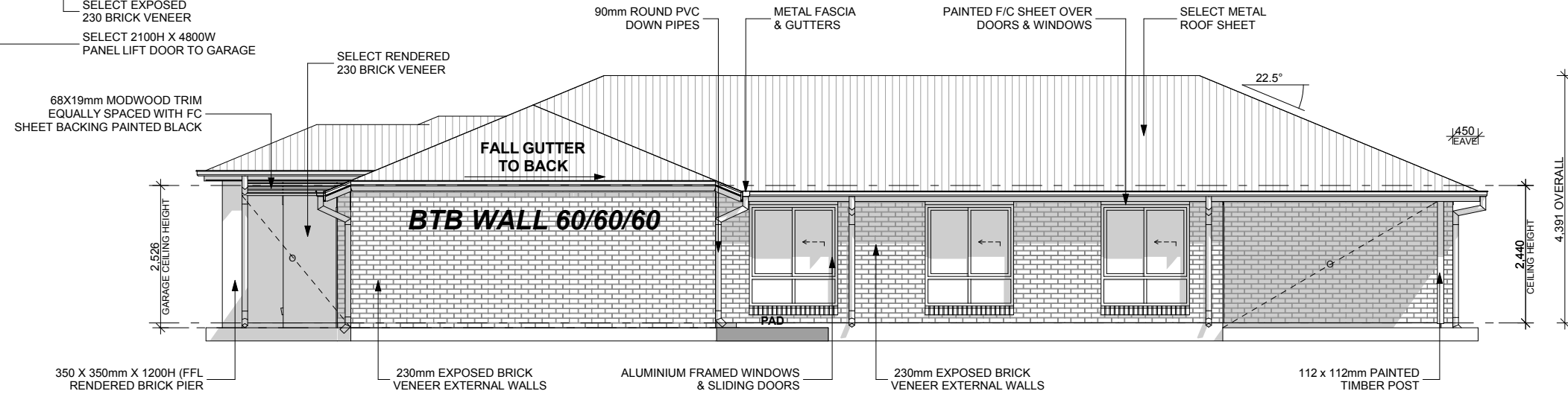
**NOTE:- 2700mm ISLAND BENCH WITH MICROWAVE SPACE.**

PLEASE NOTE : THESE ARE **CONCEPT PLANS ONLY**. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, ESTATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

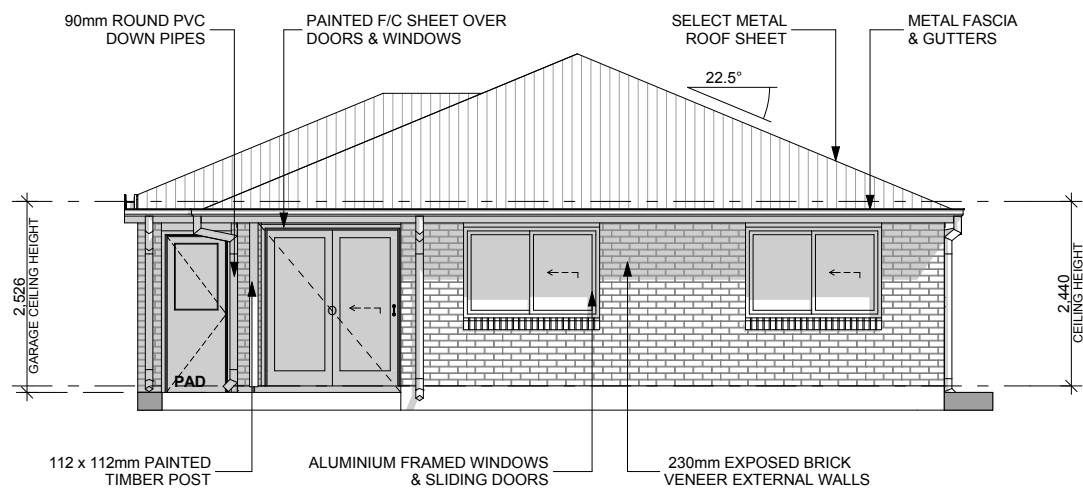
<div></div> <div>FRD Homes Pty Ltd Suite 4/34 Harvest Court, Southport QLD 4215</div> <div>Ph : 07 5512 4188 F : 07 5512 4122 QBCC Lic 15046435</div> <div>© Copyright Reproduction in whole or part is forbidden without prior written consent. If In doubt... ASK! Do not assume.</div>	STANDARD:	NOTE:	Amendments:		Client Signature:	Wind Rating:	Areas:	UNIT 1	UNIT 2	Address:	Client:	Status: A	Date: 09.07.2019	
		Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A	09.07.19	CONCEPT PLANS	xx	Client Signature Approval:	LIVING FLOOR	143.00 m <sup>2</sup>	- m <sup>2</sup>			Scale: 1:100 @ A3	Drawn by: XX
	CUSTOM:					Client Initials:	PAD	5.14 m <sup>2</sup>	- m <sup>2</sup>	Drawing Title:				
						Date:	PATIO	5.67 m <sup>2</sup>	- m <sup>2</sup>	GROUND FLOOR				
						NOTES:	ALFRESCO	14.31 m <sup>2</sup>	- m <sup>2</sup>					
					DOUBLE GARAGE	40.24 m <sup>2</sup>	- m <sup>2</sup>	Model:						
						TOTAL AREA PER UNIT	208.36 m <sup>2</sup>	- m <sup>2</sup>	THE BARAMBAH URBAN 208	Drawing No.:				
												Page No.: p. 6		



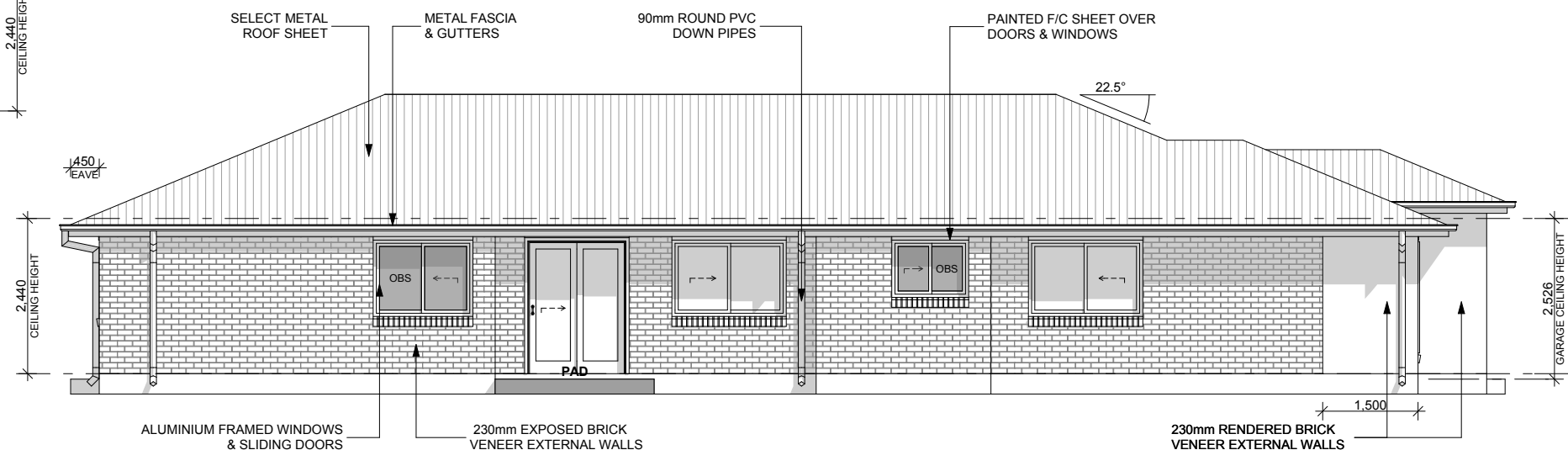
ELEVATION 1  
1:100



ELEVATION 2  
1:100




ELEVATION 3  
1:100



ELEVATION 4  
1:100

NOTE:- FALL BTB GUTTER TO BACK OF GARAGE.

PLEASE NOTE : THESE ARE **CONCEPT PLANS ONLY**. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, ESTATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

<div><div>FRD</div><div>HOMES</div></div> <div>© Copyright Reproduction in whole or part is forbidden without prior written consent. If In doubt... ASK! Do not assume.</div>	FRD Homes Pty Ltd Suite 4/34 Harvest Court, Southport QLD 4215  Ph : 07 5512 4188 F : 07 5512 4122 QBCC Lic 15046435		STANDARD:	NOTE:	Amendments:		Client Signature:	Wind Rating:	Areas:	UNIT 1	UNIT 2	Address:	Client:	Status: A	Date: 09.07.2019		
				Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A	09.07.19	CONCEPT PLANS	xx	Client Signature Approval: Client Initials: Date:  NOTES:		LIVING FLOOR	143.00 m²	- m²			Scale: 1:100 @ A3	Drawn by: XX
			CUSTOM:					PAD			5.14 m²	- m²					
								PATIO			5.67 m²	- m²					
					ALFRESCO	14.31 m²	- m²										
					DOUBLE GARAGE	40.24 m²	- m²										
					TOTAL AREA PER UNIT	208.36 m²	- m²										
											ELEVATION 1,2,3,4						
											Model: THE BARAMBAH URBAN 208			Drawing No.:			
														Page No.: p. 7			





**EDEN'S  
CROSSING**  
Naturally connected







## Eden's Crossing. Naturally connected.

Eden's Crossing is a masterplanned community located in Redbank Plains, one of South East Queensland's fastest growing regions.

Just 5 minutes from Springfield, 15 minutes from Ipswich and 30 minutes from the Brisbane CBD, it's a place that's connected to services and connected to nature.

You'll never feel closed in at Eden's Crossing. This 120 hectare masterplanned community features 4 large parks, kilometres of hike and bike paths and hectares of beautiful natural bushland setting to explore. Yet all the things that you need like transport, shopping and schools are nearby.

It's a place where you'll forge long lasting connections - to friends, to family and to memories.

**EDEN'S  
CROSSING**  
Naturally connected







Warner Lakes



Riverbank





Spring Mountain



Flagstone

# 120 YEARS OF OPPORTUNITY

Peet Limited was founded over 120 years ago by a man with an enduring vision and a strong desire to help people achieve the security that comes with owning property.

James Thomas Peet was a man who recognised the value in land in a "young, progressive country," a wonderful place rich with natural assets and enormous potential.

He created opportunity. The opportunity for every person of every kind to share the benefits of building a home to create a bright future for themselves and their families. Today, Peet creates high-quality masterplanned communities and innovative apartment developments across Australia.

These communities are designed to become an essential part of everyday life where people can relax and enjoy whatever is important to them.

With over 120 years of experience and expertise, Peet has a powerful heritage that sets us apart.

**That's the Peet difference.**

**PEET**



# EDEN'S CROSSING

## CATALYSTS THAT DRIVE CAPITAL GROWTH



### UNDER CONSTRUCTION

MOUNT  
JULLIERAT DRIVE  
CONNECTION TO  
CENTENARY HIGHWAY  
ESTIMATED COMPLETION  
MID 2018 - \$18M

IPSWICH CBD  
15 MINS

EDEN'S  
CROSSING  
Naturally connected

Fernbrooke  
Primary School  
Opened Feb 2017

Red  
Edge  
Shopping  
Village

town  
square

BRISBANE CBD  
30 MINS

Staines  
Memorial  
College

Greater Springfield  
Greater Possibilities

3 MINS TO SPRINGFIELD\*

Orion  
Springfield Central

ROBELLE  
DOMAIN

Mater

Proposed  
Redbank Plains  
Train Station

PROPOSED TRAIN LINE

Community  
Retail  
Village

Future  
Woolworths  
retail site



CENTENARY HIGHWAY - SPRINGFIELD 3 MINS\*

Future Retirement Village

### PROPOSED

MOUNT  
JULLIERAT DRIVE  
EXTENSION  
TO SPRINGFIELD

WHITE ROCK SPRING MOUNTAIN CONSERVATION RESERVE



\*On completion of the Mount Juillerat connection to Centenary Highway.

RIPLEY  
5 MINS





# Life at Eden's Crossing



## Green Open Space

35 hectares of Eden's Crossing has been set aside as green open space, conservation areas and creekside parks. For those that love sport, there will be ovals for kicking the footy or having a hit of cricket and kilometres of hike and bike paths.



## Staines Memorial College

Staines Memorial College neighbours Eden's Crossing and offers a high standard of education for all ages, from Prep to Year 12.



## White Rock Spring Mountain Conservation Park

This stunning national park adjoining Eden's Crossing features 12 bushwalking tracks, 8 mountain-biking trails, and even 19km of horse riding trails! Get in touch with nature and fill your lungs with beautiful fresh air.



## Woolworths Retail Centre

Located just 500m from Eden's Crossing, the future shopping complex will feature full line Woolworths supermarket, specialty stores, medical precinct, and an outdoor dining precinct.

TURN OVER  
A NEW LEAF



## Fernbrooke Primary School

The new primary school for Redbank Plains opened for the school year in February 2017 and is within walking distance of Eden's Crossing.



## Mt Juillerat Drive

The proposed Mt Juillerat Drive extension will connect Eden's Crossing directly with Springfield via the Centenary Highway or Augusta Parkway.



## Future Redbank Plains Train Station

You will be able to leave the car at home with the future Redbank Plains train station to serve as a convenient transport hub for Eden's Crossing residents and the growing community, just 500m down the road.



# Eden's Crossing Fast Facts



Direct access to  
Centenary Highway  
commencing in 2018



5 minutes to  
Springfield



30 minutes to Brisbane



10 schools, 2 universities  
and 8 child care centres  
within minutes



5 minutes from 2  
major shopping centres



500m from future Redbank  
Plains Train Station



TURN OVER  
A NEW LEAF



Eden's Crossing is located in South East Queensland, one of Australia's fastest growing regions.

**3.4M\***

Queensland's population in 2015

**4.9M\***

New residents projected by 2036

**1.55M  
INCREASE**

**\$177B\***

value of South East Queensland economy

**63%\***

of Queensland's total economy (\$270B)

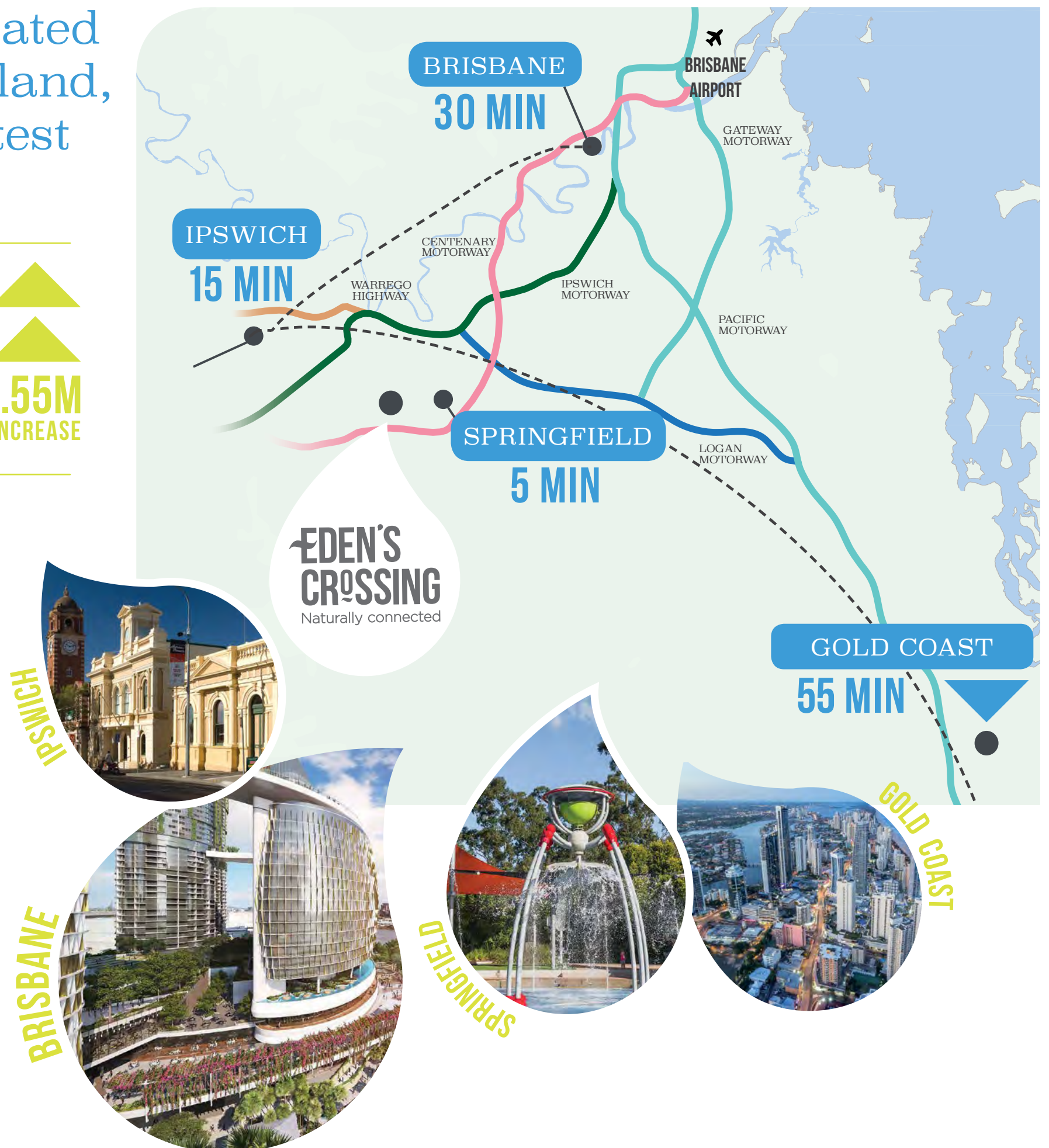
**66%\***

of SEQ's total population live outside of the Brisbane LGA

**6%#**

growth in SEQ's land prices in 2016

Source: \*SEQ Housing Report, Urbis 2016  
#AFR 31 January 2017

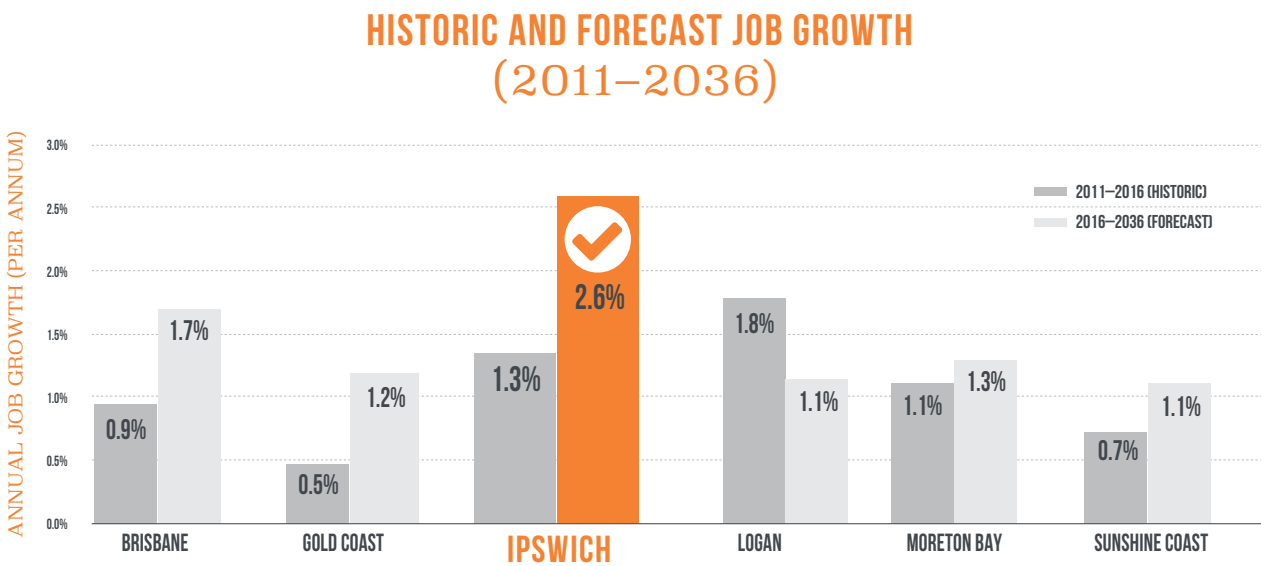




# IPSWICH

A city rich in history with a bright future

As Queensland's oldest provincial city, Ipswich is renowned for its heritage architecture and iconic landmarks. While the city preserves its deep historical roots it is quickly evolving into one of South East Queensland's major economic powerhouses.



Source: \*Urbis SEQ Housing Report 2016

## IPSWICH LGA POPULATION



**194,439\***  
2015 POPULATION

**60%\***  
INCREASE



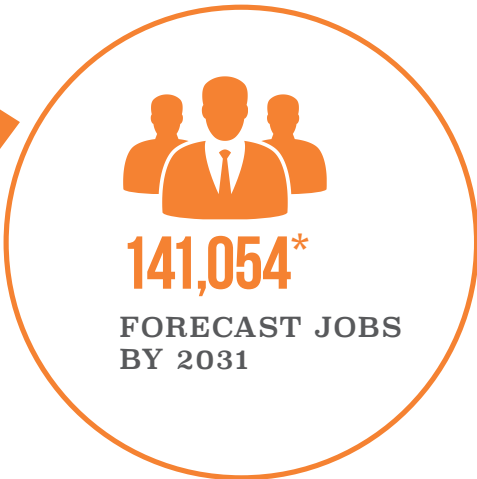
**486,432\***  
PLANNED 2030  
RESIDENTIAL POPULATION

## IPSWICH LGA JOBS & OPPORTUNITIES



**65,968\***  
CURRENT JOBS  
AT 2011

**4.39%**  
GROWTH P.A.\*



**141,054\***  
FORECAST JOBS  
BY 2031



The Ipswich LGA has the largest forecast growth rate in employment than any other LGA in South-East Queensland, between now and 2036.

Urbis SEQ Housing Report 2016



# INVESTING IN IPSWICH



## Health

### \$128 BILLION

Ipswich Hospital Expansion completed in 2014 features 90 new beds, two new wards and double the size of the existing emergency department

### \$85 MILLION

The Mater Private Hospital at Springfield, completed 2014, includes 80 beds, four operating theaters, and is supported by \$21.4 million in Government funding for a cancer care centre. The 10,000sqm facility also features a day surgery unit and medical imaging services



## Transport

### \$1.5 BILLION

Legacy Way tunnel has transformed access to and from Greater Brisbane's western suburbs

### \$1.415 BILLION

Ipswich to Springfield proposed transport corridor



## Retail

### \$154 MILLION

Orion Springfield Central features a Coles, Target, Event Cinemas, over 190 specialty stores, and has generated more than 1,140 jobs

### \$1 BILLION

The Ipswich CBD's Urban renewal project is expected to deliver 170,000sqm of commercial, retail, residential and public space



## Jobs

### \$570 MILLION

Swanbank Enterprise Park is forecast to create 15,000 jobs

### \$1 BILLION

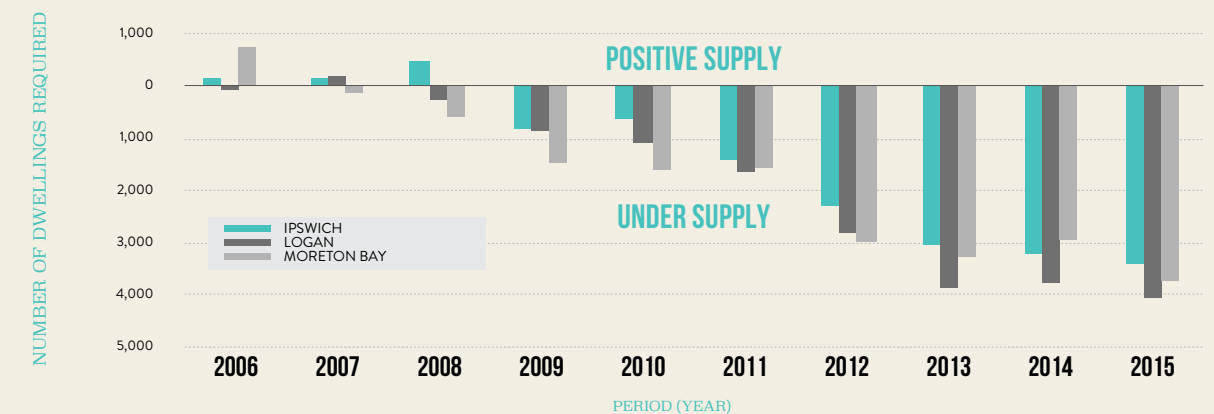
Citiswich Industrial Estate is one of Queensland's largest industrial developments and will create 5,000 jobs

### \$1.1 BILLION

Amberley Airforce Base upgrade will create more than 5,000 jobs

TURN OVER  
A NEW LEAF

## CRITICAL HOUSING UNDERSUPPLY SEQ LGA'S



Prepared by Urbis for Urbane Homes; Source ABS, QGSO, 2015

## KEY STATISTICS

### IPSWICH LGA VS BRISBANE LGA

\$332,000\* vs \$625,000\*

Median House Price Sept QTR 2016

2.1%\* vs 2.7%\*

Vacancy Rate Sept 2016

5.3%\* vs 3.9%\*

Gross Rental Yield Sept Qtr 2016

\$340\* vs \$470\*

Median weekly house rent Sept QTR 2016

“

As the fastest growing LGA, Ipswich is becoming chronically undersupplied, recording a housing shortfall of approximately 3,500 dwellings in 2015.

URBIS SEQ HOUSING  
REPORT 2016



Source: \*Urbis February 2017



# GREATER SPRINGFIELD

## Key Statistics

Just 5 minutes from Eden's Crossing, Springfield is Australia's largest masterplanned community, and in 2010, was voted one of the world's best masterplanned communities.

### POPULATION



**32,000\***

2015 POPULATION

**106,000\***  
NEW RESIDENTS

**138,000\***

PLANNED 2030  
RESIDENTIAL POPULATION



### Infrastructure

**\$12 BILLION\***

Infrastructure investment to date

**\$85 BILLION\***

Estimated infrastructure investment on completion

**\$85 BILLION\***

Mater Private Hospital completed 2014



### Investment

**\$1 BILLION\***

Aveo retirement village providing 2,500 dwellings

**\$6.3 BILLION\***

Central Gardens medium-to-high density apartment project comprising approximately 10,000 apartments plus ancillary commercial and retail space.

**\$1.27 BILLION\***

Springfield Transport Corridor Upgrade



### Housing Market

**\$441,000^**

Median house price at Greater Springfield September Qtr 2016

**4%^**

1 year capital growth rate  
September 2015-September 2016

**4.6%^**

Rental Yield as of September Qtr 2016

**\$375^PW**

Median rent per week as of September Qtr 2016

^Source: Urbis February 2017. Greater Springfield includes the suburbs of Springfield Central, Springfield Lakes, Augustine Heights, Spring Mountain and Springfield

\*Source Urbis SEQ Housing Report 2016



**SPRINGFIELD IS THE  
FASTEST GROWING  
MASTERPLANNED  
COMMUNITY IN  
QUEENSLAND.**

URBIS SEQ HOUSING  
REPORT 2016



# CLOSE TO SPRINGFIELD

## Voted the World's Best Masterplanned Community

- ✓ **5 minutes from Eden's Crossing**
- ✓ Current population - approximately 32,000 residents
- ✓ Planned 2030 residential population - 86,000 residents
- ✓ Estimated cost on completion - \$85 billion
- ✓ \$6.3 billion Central Gardens apartment project comprising 10,000 apartments
- ✓ 390 hectare masterplanned community, the largest in Australia
- ✓ Total land area - 2860 hectares
- ✓ Dedicated education, health and technology precincts
- ✓ \$1.2 billion train line extension completed in December 2013
- ✓ Access to 86% of Brisbane's metropolitan workforce in about a 30 minute drive (Urbis 2013)

EASY COME.  
EASY GO.





# Springfield has a multi pillar economy and is a lifestyle destination

“

Greater Springfield is forecast to create 52,000 jobs by 2030

URBIS SEQ HOUSING REPORT 2016

## HEALTH CITY

PUBLIC & PRIVATE HEALTH FACILITIES FOR A GROWING POPULATION

Health City is a 52 hectare integrated health precinct that delivers quality healthcare, medical education and research as well as aged and seniors living.

- ✓ Mater Private Hospital Springfield provides a range of medical and surgical services as well as a combination of in-patient, day and chemotherapy beds supported by \$21.4 million in Australian Government funding for a cancer care centre
- ✓ Approximately 70% of Mater Private Hospital employees live in the Greater Springfield area\*
- ✓ Aveo Group have begun construction on the \$1 billion Aveo Springfield aged care facility, providing up to 2,500 dwellings and a range of inclusive community, campus-style facilities



## EDUCATION CITY

A DEDICATED PRECINCT TO ACADEMIC EXCELLENCE

Education City offers world-class facilities for the more than 14,000 students from childcare to post-graduate university level in the area.

- ✓ 18 hectare masterplanned education hub providing a central nucleus for education
- ✓ The \$45 million University of Southern Queensland Springfield expansion
- ✓ TAFE Queensland South West, Springfield Campus
- ✓ 10 public and private schools established, 5 offering programs from Prep to Year 12
- ✓ 11 childcare centres



## IT & BUSINESS

CREATING JOBS THROUGH INNOVATION

Information Technology is one of the key pillars of Greater Springfield and forms an important component of the emerging city's world-award winning signature masterplan.

- ✓ 7 top tier businesses operate within Springfield including GE, British Gas and Mirvac
- ✓ Polaris Data Centre is one of the most advanced IT facilities in the world
- ✓ Idea City precinct designed to engage and encourage innovation, design and entrepreneurship. It will be a dynamic, evolving part of the city centre



## ORION SPRINGFIELD CENTRAL

Greater Springfield offers a huge variety of places to eat, shop and relax, and plenty of opportunities in the retail and hospitality sectors.

- ✓ 24 hectare Robelle Domain Parklands
- ✓ Orion Springfield Central includes Big W, Target, Woolworths, Coles, Aldi and over 190 specialty stores
- ✓ The Springfield Central Parklands contain more than 11km of boardwalks, walking and cycle tracks
- ✓ Brookwater Golf Course voted No.1 public access golf course in Queensland for the last 10 years



# SPRINGFIELD — A TIMELINE



**1992**

*PURCHASE OF GREATER SPRINGFIELD LAND PARCEL*

- Springfield Land Corporation

*SPRINGFIELD RESIDENTIAL DEVELOPMENT*

First residential allotment sells in the suburb of Springfield

**1993**

*RESIDENTIAL*

First residents move into Springfield

**1998**

*EDUCATION*

Springfield State School opens (now Woodcrest College)

The Springfield Anglican College opens (current enrollment of 724 students)

**1999**

*SPRINGFIELD LAKES RESIDENTIAL DEVELOPMENT*

Commences (4,500+ lots) – Delfin (now Lend Lease Communities)

**2000**

*CENTENARY HIGHWAY TO SPRINGFIELD (AUD\$72 MILLION)*



**2001**

*BROOKWATER RESIDENTIAL DEVELOPMENT*

Brookwater's first stage  
- The Greens (73 lots) opens

**2002**

*BROOKWATER GOLF COURSE*

**2006**

*EDUCATION CITY (AUD\$14 MILLION)*

- Springfield Land Corporation and Mirvac Developments opens

**2007**

*ORION SPRINGFIELD CENTRAL OPENS (AUD \$143 MILLION)*

**2008**

*SPRINGFIELD TOWER PARKSIDE CBD OPENS (AUD\$60 MILLION)*

**2009**

*TIER 3+ POLARIS DATA CENTRE, PARKSIDE CBD OPENS (AUD\$220 MILLION)*

Centenary Highway extension to Cunningham Highway (AUD\$366 million)

Augusta Parkway duplication completed



**2010**

*SPRINGFIELD TECHNOLOGY PARK OPENS (4.5 MILLION)*

**2011**

*RETAIL*

Opening of Masters (Woolworths/Lowes) 13,000m2 home improvement concept store.  
Project Value: AUD\$15.6 million

Construction commenced on Brookwater Retail Village  
Project Value: AUD\$30 million

**2011**

*EDUCATION*

Springfield Central State School opens

Springfield Central State High School opens  
Construction Value: AUD\$50 million

**2011**

*RESIDENTIAL COMMENCES*

Construction on Parkway Green Augustine Heights  
Project value: AUD\$45 million

*QUEENSLAND'S NEWEST PARKLANDS*

Opening of Robelle Domain a 24 hectare park in the heart of Springfield Central (AUD\$30 million)



**2012**

*EDUCATION*

Opening of new St Peters Lutheran College (P-12)  
Project value: AUD\$30 million

University of Southern Queensland purchase 3 hectares of land and commences planning of new campus building.

**2013**

*RAIL TO SPRINGFIELD/ DUPLICATION OF CENTENARY HIGHWAY TO SPRINGFIELD*

Project value: AUD\$1.2 million

*RAIL TO SPRINGFIELD*

Commencement of rail services from Springfield Central and Springfield rail stations on the urban rail network. TransLink to commence connecting bus/ rail services at an integrated bus interchange

**2013**

*RETAIL*

Opening of Brookwater Village which include a primary health service  
Project value: AUD\$30 million

*EDUCATION*

Opening of Good Shepherd Catholic School in Springfield Lakes and Hymba Yumba Community Hub



**2015**

*RETAIL*

Bunnings opened, Orion Springfield Central was completed - (\$154 million)

*COMMERCIAL*

Brisbane Lions Elite Training Administration Facility opened

GE Australia State Headquarters opened

*HEALTH*

80 bed Mater Private Hospital opens

*RESIDENTIAL*

Stage 2 Robelle Domain opens

**2017**

*RESIDENTIAL*

Proposed Central Gardens medium-to-high density apartment project comprising approximately 10,000 apartments plus ancillary commercial and retail space.

**2030**

Proposed investment on completion (AUD\$32 billion)





# REDBANK PLAINS & CATCHMENT \*

## Key Statistics

Located just 5 minutes from Springfield, 15 minutes from Ipswich and 30 minutes from the Brisbane CBD, Redbank Plains is the perfect place for growing families.

### POPULATION



**53,378\***

2015 POPULATION

**49%\***  
INCREASE



**116,484\***

PLANNED 2030  
RESIDENTIAL POPULATION



### Housing Market

#### **\$369,450\* HOUSE PRICE AT REDBANK PLAINS**

as of September Qtr 2016

#### **2.9%\***

Capital growth rate  
(September 2015 - September 2016)

#### **5.2%\***

Gross rental yield for  
September Qtr 2016

#### **\$379\*PW**

the suburb of Redbank Plains achieved  
Median house rent September Qtr 2016

#### **306\*SALES**

From January 2016 - September 2016,  
Redbank Plains achieved the highest  
number of house sales in Ipswich with  
a total of 306\* sales for the period.



### Who Lives In Redbank Plains\*



**55%\***

White collar professionals



**51%\***

Family with young children



**24%\***

School age children (5-19 years)



**56%\***

Owner occupier



**44%\***

Renters

Source: \*Urbis Report, 2016. Redbank Plains  
catchment includes Bellbird Park, Collingwood  
Park, Redbank, Redbank Plains, Springfield and  
Springfield Lakes.







# CONNECTION & INFRASTRUCTURE

**1** DIRECT ACCESS TO  
SPRINGFIELD FROM  
EDEN'S CROSSING

Commencing in 2018, Mt Juillerat Drive will provide direct access to Springfield via the Centenary Highway

**2** NEW AUGUSTA PARKWAY  
CONNECTOR ROAD

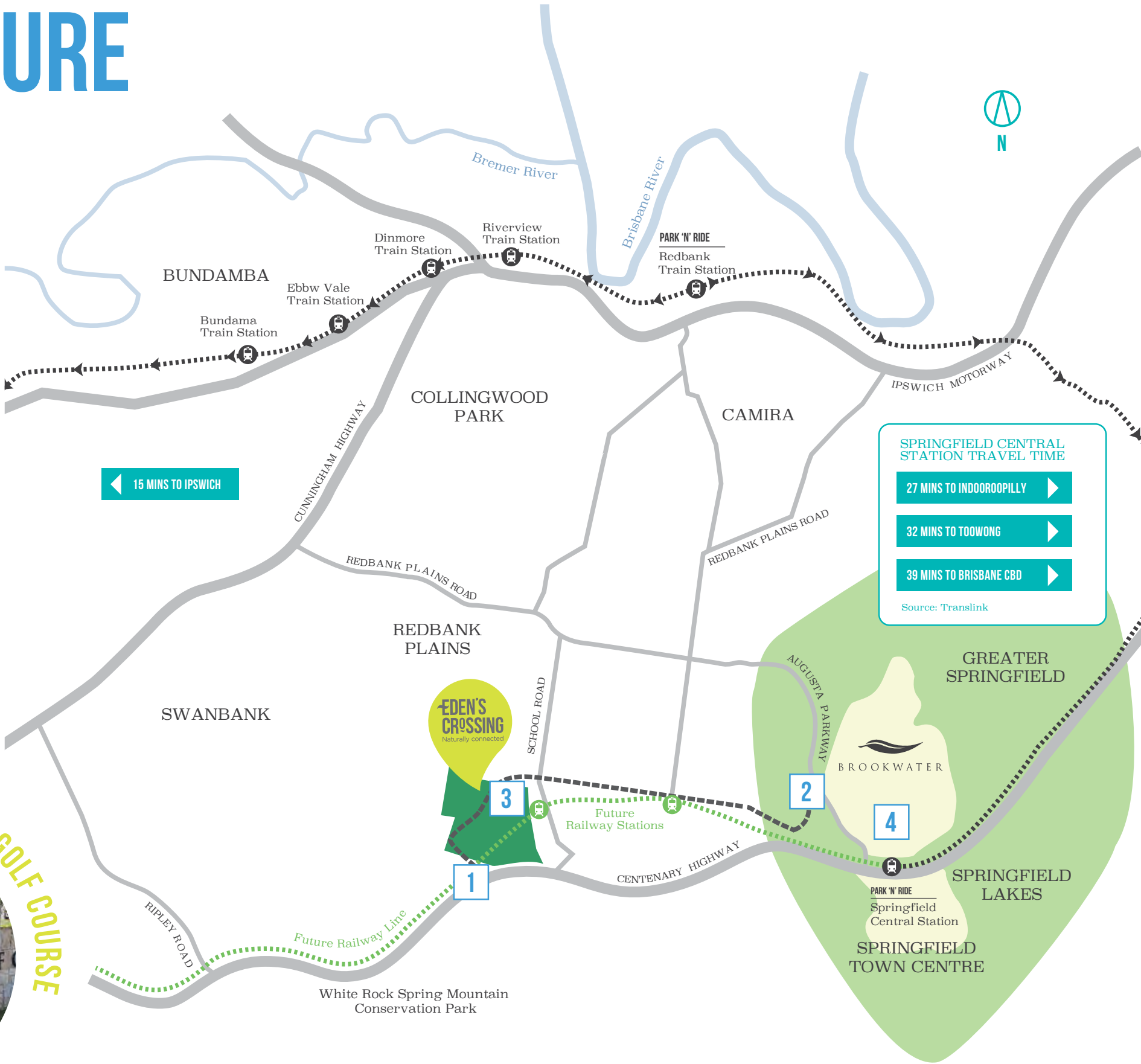
providing direct access to Springfield Town Centre and Brookwater in just 8 minutes

**3** FUTURE REDBANK PLAINS  
TRAIN STATION

500m from Eden's Crossing

**4** \$6.3 BILLION CENTRAL  
GARDENS APARTMENT  
PROJECT

Medium-to-high density apartment project comprising approximately 10,000 apartments plus ancillary commercial and retail space



# EMPLOYMENT

Eden's Crossing is just minutes from major employment opportunities

1

## **\$570M SWANBANK INDUSTRIAL PARK**

is forecast to create 15,000 jobs, and is already home to major companies such as Holcim, Veolia and EnergeX

2

## **HEALTH CITY AT SPRINGFIELD**

includes the new \$85 million Mater Private Hospital, the planned \$1 billion Aveo Springfield Retirement Village and more

3

## **EDUCATION CITY AT SPRINGFIELD**

will benefit more than 14,000 students with the University of Southern Queensland, TAFE Queensland South West, performing arts and early learning centres

4

## **CITISWICH INDUSTRIAL ESTATE**

is set to generate more than 5,000 jobs, with major tenants such as Caltex

5

## **REDBANK MOTORWAY ESTATE**

is home to companies such as TNT and is forecasted to create 2,500 jobs





# HEALTH + EDUCATION

At your fingertips



**18 PUBLIC  
& PRIVATE SCHOOLS**

Including the new Fernbrooke Primary School at Redbank Plains that opened in February 2017



**\$1 BILLION AVEO SPRINGFIELD**

Retirement Village which will deliver Australia's largest integrated retirement village



**\$85 MILLION MATER PRIVATE  
HOSPITAL AT SPRINGFIELD**



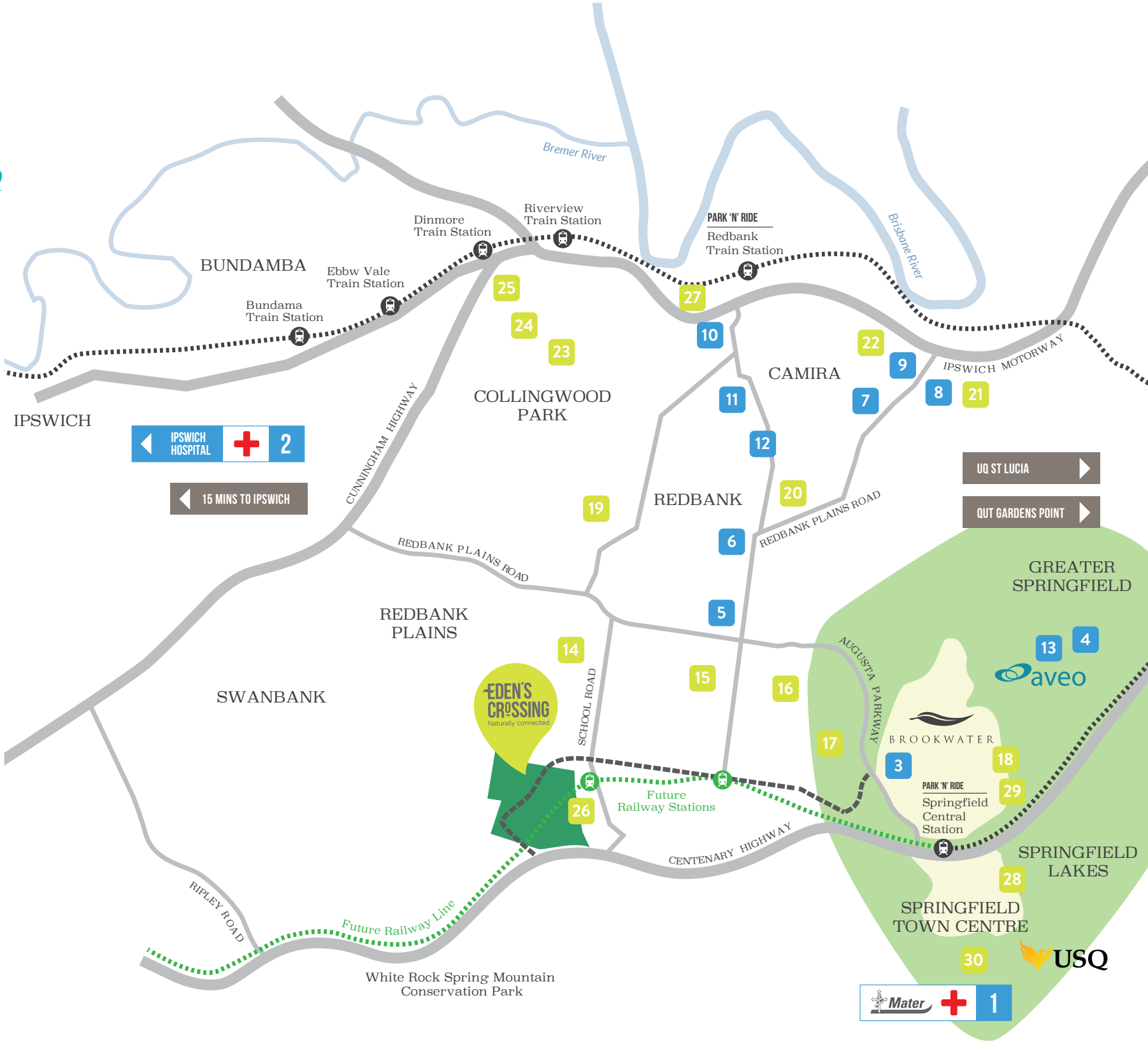
**\$128 MILLION IPSWICH  
HOSPITAL EXTENSION**

**HEALTH**

- 1. Mater Private Hospital, Springfield
- 2. Ipswich Hospital
- 3. My Life Medical Group
- 4. Springfield Medical & Dental Centre
- 5. Redbank Plains Dental & Redbank Plains Family Health Centre
- 6. Redbank Dental Centre
- 7. Goodna Family Dentist
- 8. Cedars Medical Centre, Goodna
- 9. Goodna Medical Centre
- 10. Redbank Plaza Medical
- 11. Redbank Plaza Dental Centre
- 12. Palm Lake Medical Centre
- 13. Aveo Springfield

**EDUCATION**

- 14. Redbank Plains State School
- 15. Redbank Plains High School
- 16. Augusta State School
- 17. St. Augustine's College
- 18. Woodcrest State College
- 19. Woodlinks State School
- 20. Kruger State School
- 21. St. Francis Xavier Catholic Primary
- 22. Goodna State School
- 23. Collingwood Park State School
- 24. Riverview State School
- 25. St. Peter Claver College
- 26. Staines Memorial College
- 27. Redbank State School
- 28. Springfield Lakes State School
- 29. Springfield Anglican College
- 30. Springfield Central State School & Springfield Central High School



# ENTERTAINMENT & RETAIL

Eden's Crossing has a vast array of amenity right on your doorstep



1

## **PROPOSED WOOLWORTHS SHOPPING CENTRE AND RETAIL PRECINCT**

500m from Eden's Crossing



2

## **THE NEW \$140 MILLION TOWN SQUARE**

Opened in November 2016 and features Coles, Target, Aldi, Woolworths and specialty shops



3

## **THE ORION SPRINGFIELD SHOPPING CENTRE'S**

\$154 million second stage has provided 80 additional specialty shops including major retailers Coles, Target and Event Cinemas



4

## **REDBANK PLAZA**

Convenient option for shopping and entertainment with K-Mart, Big W, Coles, Aldi, Reading Cinemas plus specialty stores





JUST A 3 MINUTE DRIVE DOWN THE ROAD



Our commitment is to provide a retail offering with a point of difference to other centres, that meets the needs of the Ipswich community but also adds to the social capital of the area.

DAVID WATSON  
CAPITAL TRANSACTION MANAGING DIRECTOR





# TOWN SQUARE REDBANK PLAINS NOW OPEN



The newly completed Town Square Redbank Plains opened in November 2016 and features Woolworths, Coles, Aldi, Target and over 3,000 square meters of big box retail, specialty stores and a dining precinct.

Town Square Redbank Plains is a subregional centre and community hub servicing the rapidly growing eastern suburbs of Ipswich.

“

**The development is a response to the continued growth in population in the eastern suburbs of Ipswich, more than three times the Queensland and Australian averages. The trade area population will double in the next 16 years, and the Redbank Plains Super Centre will become a major asset for the community.**

TODD PEPPER,  
DIRECTOR ALCEON



**\$154 MILLION**  
**EXPANSION**





## JUST A 5 MINUTE DRIVE AWAY

# Orion Springfield Central

### ORION SPRINGFIELD

Orion Springfield is one of the South East's most prominent retail and entertainment precincts, and is just a 5 minute drive from Eden's Crossing.

Orion Springfield recently underwent a \$154 million expansion, including a Town Square dining precinct and an added 31,545sqm of retail, entertainment and commercial office suites including Coles, Target, Event Cinemas, Orion Hotel, a JB Hi-Fi and more than 190 specialty stores.

The centre continues to grow with international retailers including Flight Centre, Lorna Jane and Smiggle announcing their tenancy.

Orion Springfield has been a catalyst for growth in the area and has generated more than 1,140 jobs.

**EVENT**  
C I N E M A S

**JB HI-FI**



**coles**

**AMART**  
SPORTS

**SPOTLIGHT**

**BIGW**





# MASTERPLAN



SPORTING OVAL

FERNBROOK PRIMARY SCHOOL  
OPENED FEBRUARY 2017

FUTURE  
RETAIL SITE  
INCLUDING WOOLWORTHS

EXISTING LOCAL PARK

FUTURE TRANSIT RESERVE

FUTURE RETAIL SITE

STAINES MEMORIAL COLLEGE

FUTURE SPORTING OVAL

DIRECT ACCESS\*  
TO CENTENARY HIGHWAY  
COMMENCING 2018

EDEN'S CROSSING EXISTING DEVELOPMENT FUTURE DEVELOPMENT

Information correct as at 1st October 2016 and subject to change without notice. The masterplan illustration is to be used as a guide only and is not to exact scale.

\*Proposed Centenary Highway access is due to commence construction in 2017 and is subject to operational work approval.





The background is a solid blue sky. On the left, there is a stylized illustration of a house with a purple roof and walls, and a green base. A yellow sun is positioned above the house. A large, light blue circular frame is centered on the right side of the image. Inside this circle, the text "10 reasons why you should buy at EDEN'S CROSSING" is displayed. The background of the circle shows a green field and a white cloud. The overall style is modern and minimalist.

**10** reasons why  
you should buy at

**EDEN'S  
CROSSING**

**PEET**



# 10 reasons why you should buy at Eden's Crossing.

01



It's the future home of over 1,200 families, with a close-knit community quickly growing thanks to plenty of events and activities put on throughout the year.

06



Over 30% of Eden's Crossing is dedicated to green open space. With kilometres of running, walking and cycling tracks, and regional sized sporting fields, you can keep active, connected to nature, and living a healthy lifestyle.

02



Direct access to the Centenary Highway is soon to open, so you can be in Springfield in under 10 mins, the Brisbane CBD in just over 30, or on the Gold Coast beaches in under an hour.

07



There are creekside adventure playgrounds, BBQ and picnic areas, play equipment, and plenty of shade for you and the family to live up, or wind down, on the weekends.

03



Peace of mind that comes with investing in one of South-East Queensland's fastest growing corridors.

08



Located next to White Rock Spring Mountain Conservation Park, Eden's Crossing families can truly appreciate over 2,500 ha of wildlife reserve just moments from their driveway.

04



Orion Springfield Shopping Centre brings everyday conveniences and even retail therapy just 5 mins from your door.

09



The commute to work and everywhere else is easy with direct access to major arterial roads, bus links, and Springfield Central train station.

05



It's home to 10 established public and private schools, 8 childcare centres and 2 universities making Eden's Crossing a true education hub.

10



A great choice of lot sizes, home styles, and street views so you can build a lifestyle designed with your family in mind.





---

## Nature on your doorstep

---

Eden's Crossing is a quality residential masterplanned community in the established neighbourhood of Redbank Plains – situated 34 kilometres west of Brisbane city and will ultimately be home to over 3,000 residents.

Once you move to Eden's Crossing, you'll immediately feel at home, with endless opportunities for adventure, choice of schools, shops, transport links and future parks.

---

Land in the new Dawn Release is now selling, with homesites ranging in size from 330m<sup>2</sup> – 890m<sup>2</sup>, there's something for everyone. Live just a short stroll from a future landscaped park and Fernbrooke State School.





Sales and Information Centre  
Corner School Rd and Alawoona St, Redbank Plains, Qld 4301

Call **(07) 3814 1286** or **0437 374 424**  
or email **Stephen.Harris-Hughes@peet.com.au**

Disclaimer: the information shown on this plan has been prepared with care, however is subject to change and cannot form part of any other offer or contract, other than to identify the lot number and location of the allotment being purchased. Whilst every reasonable care has been taken in preparing this information, PEET does not warrant its accuracy. Interested parties must be sure to undertake their own independent enquiries and, where applicable, obtain appropriate professional advice relevant to their particular circumstances. All information is subject to change without notice. Lot information is subject to survey and Titles Office approval. For additional details, please refer to the Design Guidelines. Photographs are indicative only. Final produce may differ from that illustrated. Map indicative only.