

be connected
be active
be one big family



YARRABILBA

Created by

lendlease

be part of a brighter future

Children laugh on their walk to school as birds welcome the day. Sprinklers fire over sporting fields. Runners' feet pound the pavement. Cafés buzz with activity and local businesses open their doors. This is the sound of life at Yarrabilba, the place of song.



Image: Darlington Parklands water play area

Perfectly positioned between Brisbane's CBD, the Gold Coast's stunning beaches, renowned theme parks and Mt Tamborine's award-winning wineries, Yarrabilba really is in the middle of it all. Balance your busy lifestyle with weekend escapes and the weekday convenience of living in a meticulously planned community.

For hundreds of years this land has shaped the lives and fortunes of diverse peoples, from Aboriginal clans who called the valley a 'place of song' to European immigrants who farmed the soil, and American soldiers who trained for war. Now, new residents are writing their own chapter of the Yarrabilba story.

The community is fast taking shape, with residents already enjoying shopping, schools and incredible community facilities at their doorstep. Many more facilities are planned – from a major town centre with specialty shops, cafés and restaurants, to village centres, business precincts and up to 11 schools.

More than one quarter of Yarrabilba will become parkland, sporting fields and nature habitat sanctuaries, all linking to a surrounding bushland rich with history.

With the latest house and land offerings from Lendlease tailored to suit a wide range of lifestyles and budgets, there's never been a better time to be a part of one of Queensland's best-selling residential communities.

be part of the family

At Yarrabilba, you'll find real community spirit and more ways to connect – from festivals and family events to sporting groups and kids' clubs.

Local community groups and welcome events make it easy to meet new friends. Stay up-to-date via the community newsletter, or join the Yarrabilba Residents' Association and be involved in the events and important matters that shape the community.

Take advantage of the surrounding facilities by getting active in the outdoors. Try a brisk morning group walk at Darlington Parklands, or get your heart pumping with a five-kilometre Parkrun. Organised by volunteers, the weekly run now attracts over 70 runners every Saturday morning.

Darlington Parklands' water play area, climbing dome, flying fox, fortress with slides, outdoor gym, half basketball court and swings will help keep the whole family busy and healthy.

Spend quality family time kicking some goals on the footy field of Shaw Street Oval or shooting hoops on the multi-purpose courts. Let the dog off the leash at the dog park, or stroll through the community gardens. Meet fellow green thumbs at the Garden Group who are always ready to share their tips for a flourishing veggie patch. Yarrabilba gardeners have over 410 square metres of prime gardening space to enjoy, including planter beds and compost bays.

And there's more to come. Plans are underway for a new community space in the Shaw Street Oval precinct. That means more places to meet, train and enjoy the experience of being part of a strong, welcoming community.



Image: one of many community events



Image: early morning walks at Yarrabilba



Image: Shaw Street Oval under the lights



Image: weekly Parkrun



Image: festival fun at Yarrabilba



be amongst nature

Watch your children play and grow in a community connected by nature.

Leave the car in the garage and wind your way along the growing network of walking and cycling pathways through parkland and bushland reserves. Soak up the sun at Darlington Parklands and Shaw Street Oval or enjoy family time in one of the many shaded barbeque areas.

Enjoy horse-riding or bushwalking through neighbouring Plunkett Conservation Park or admire views of rock pools and waterfalls from Cedar Creek Falls in nearby Tamborine National Park. Rich in history, Yarrabilba is the land of the Aboriginal people who spoke the Yugambeh language and once used its extensive sandstone features. During World War II, it became the American Army's base, Camp Cable.

Be part of a community that values its history and protects the natural environment. Vegetation corridors of native trees and plants integrated with storm water controls are embedded into Yarrabilba's design to create

a cleaner, greener community. All waste vegetation including pine trees from the old plantation are chipped and used as garden mulch, while all site soils are carefully managed and reused within the land to minimise the need to import from elsewhere. Ongoing sustainability measures will ensure the health of the natural environment into the future.

With protected wildlife corridors integrated into the community and thickly shaded 'greenway streets' connecting parks and green areas, both you and native animals will always have easy access to nature's beauty.

Image: Darlington Parklands

be inspired to learn

Experience the convenience of learning close to home.

A comprehensive range of education facilities to teach and inspire children and adults alike will be available just moments from your doorstep, with childcare centres, community business facilities and up to 11 public and private schools planned for the future.

Bambini, Yarrabilba's first early childhood education centre, offers quality teaching in a safe, nurturing environment, with cleverly designed outdoor playscapes to spark the youngest imagination.

From 2017, you can watch the kids walk to school. St Clare's Catholic Primary School will begin classes in term one, catering for up to 770 students from prep to year six. Yarrabilba's first public primary school will follow in 2019, with secondary schools planned for the future.

In the meantime, kids can catch the bus to local schools, including the nearby Logan Village Primary School, with stops along Yarrabilba Drive.

Learning is not just for kids. Boost your skillset or kick-start your career with locally organised community workshops and easy access to higher education facilities. It's just 30 minutes' drive to the University of Southern Queensland and TAFE Queensland South West and less than an hour to major Brisbane and Gold Coast universities.

High-speed broadband to all homes also gives you extra opportunities for online learning.



Image: Bambini Early Childhood Centre



Image: artist impression of IGA



Image: artist impression of future Coles

be open to opportunities

Yarrabilba's shopping and business districts are about to boom. A local convenience centre with an IGA opens in 2016, along with Yarrabilba Village, a retail and medical centre with Domino's Pizza, café and deli, doctors' surgery, dentist, skin clinic and hair and beauty services. Between Yarra Health and its sister practice in Logan Village, you have access to medical services outside of work hours and on the weekend.

Coles supermarket will bring fresh food shopping even closer to home, along with a host of specialty stores. In the meantime, it's a short drive to Woolworths Logan Village, Grand Plaza Shopping Centre, which has a cinema and specialty stores, and Logan Hyperdome, for the full shopping and dining experience.

Of course you can pick-up everyday essentials from the all-hours Caltex Service Station and Star Mart right now.

Local employment opportunities will grow as the community blossoms. From the business hub to the future town centre, there are plans for more than 13,000 jobs on-site, including plenty of possibilities for home-based businesses.

For the entrepreneurs there are new business ventures at Yarrabilba's 100-hectare mixed industry and business area. With fully serviced, generous sized blocks, it's the ideal site for showrooms, offices and service industries. A streamlined approval process ensures new businesses get up and running fast.

Stay connected with the community's lighting-speed fibre optic network and local opportunities for business networking.

Work or play, Yarrabilba makes it possible to do it all without leaving the comfort of your community.



Image: artist impression of future showroom/bulky goods precinct



Image: artist impression of Medical Centre

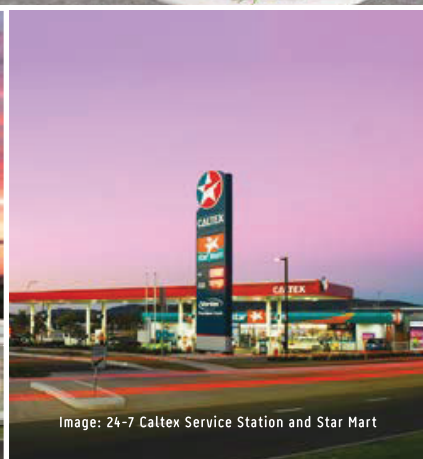


Image: 24-7 Caltex Service Station and Star Mart

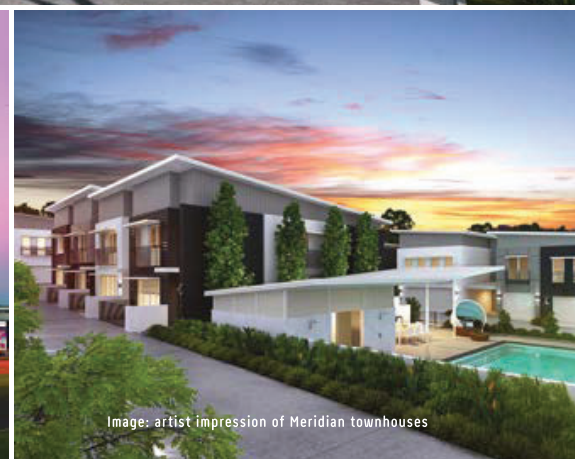


Image: artist impression of Meridian townhouses

be part of a growing community

Here now



Darlington Parklands and neighbourhood parks



Shaw Street Oval



24/7 Caltex Service Station and Star Mart



Bambini Childcare Centre



Weekly 5km Parkrun



Yarrabilba Residents' Association



Community groups and events including movie nights



Community garden



Bus services to schools, shops and train station



Dog park

Year 2016



New Sales Centre and 39-home Display Village



Cafés and deli



Domino's Pizza



IGA



Medical centre



Hair & beauty services



More neighborhood parks



Employment & training hub

Year 2017



St Clare's Catholic Primary School



Coles



Tavern



Vet hospital



Self-storage



Public Arts

The future looks bright



More sporting and recreational facilities



Business and employment hubs



Direct access to Plunkett Conservation Park trails



Town Centre



First State primary school (2019)



Secondary schools and further primary schools

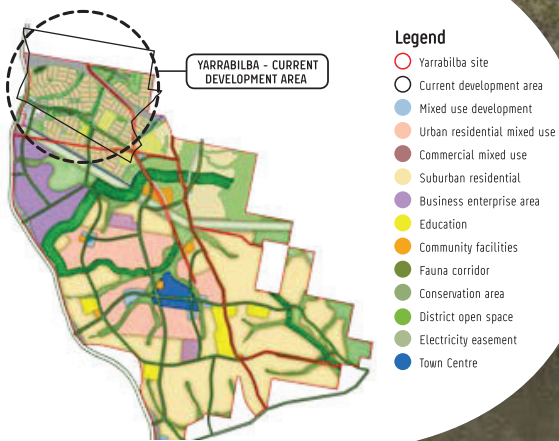
be connected



Current development area



MASTERPLAN



FAST FACTS



LOCATION AND TRANSPORT

- Located mid-way between Brisbane and the Gold Coast, just 15 minutes' drive from the Pacific Motorway (M1)
- 40 kilometres south-east of Brisbane's CBD
- A short drive to Logan Central, Beenleigh and Browns Plains
- Bus services to surrounding areas
- Commuter rail stations at Loganlea and Beenleigh, with connections to Brisbane and the Gold Coast

45,000 
POPULATION

SIZE AND POPULATION

- 2,029 hectares
- Home to over 45,000 people upon completion around 2041
- Over 17,000 residential dwellings

EDUCATIONAL FACILITIES

- A full range of public and private education facilities from childcare and early learning to primary and secondary schools
- Bambini Early Childhood Development open now
 - St Clare's Catholic Primary School open 2017
 - First State primary school planned to open 2019
 - A total of 11 primary and secondary schools planned

SHOPPING AND LIFESTYLE

- Multiple convenience stores throughout the community
 - Caltex Service Station and Star Mart open now
 - IGA-anchored convenience centre open 2016
 - Yarrabilba Village medical and retail centre open 2016
 - Coles supermarket and specialty stores open 2017
 - Tavern open 2017



- Less than 30 minutes' drive to Grand Plaza Shopping Centre and Logan Hyperdome
- Close to Woolworths Logan Village
- A future central 40,000 – 50,000 square metre town centre with specialty stores, cafés and restaurants

OPEN SPACES AND RECREATION

- More than 25 percent of the site reserved for open space and parklands
- Extensive network of walking and cycling paths linking local parks, sporting fields, playgrounds and picnic and barbeque areas



- Darlington Parklands water playground
- Shaw Street Oval sporting precinct
- Neighbourhood parks
- Hiking, mountain biking and horse riding tracks in nearby conservation and national parks

HEALTH AND WELLBEING

- Yarrabilba Village with doctors' surgery, dentist, skin clinic and beauty services open 2016
- Weekly 5km Parkrun event
- Ripple Fitness outdoor boot camp sessions
- Falcon Allsports based at Shaw Street Oval offering soccer, tennis and netball opportunities
- Future Pro Tennis Academy offering weekly tennis lessons

COMMERCIAL

- 100-hectare mixed industry and business precinct ideal for showrooms, offices and service industries

LIVING OPTIONS

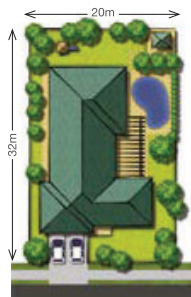
- Comprehensive range of living options from affordable villas to town houses and family homes, with home and land packages available
- Block sizes ranging from 250m² to over 800m²
- 39-home display village with observation tower, café and outdoor TV



Build your dream home



THE AUSTRALIAN DREAM

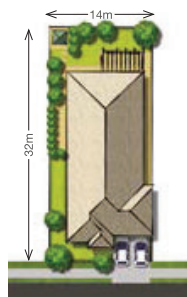


TRADITIONAL

- Average lot size 640m²
- Block sizes range from 640 to 800+m²
- Ideal for families
- Plenty of room for a big backyard and pool
- Room for a double garage



AN ENTERTAINER'S DELIGHT

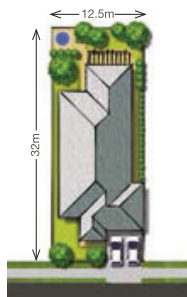


COURTYARD

- Average lot size 448m²
- Ideal for private courtyards and indoor/outdoor living areas
- Room for a double garage and a pool
- Low maintenance living



LOW MAINTENANCE LIVING

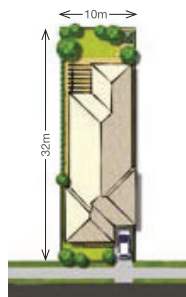


PREMIUM VILLA

- Average lot size 400m²
- Emphasis on practical entertaining spaces for easy open plan living
- Less gardening and maintenance
- Room for a double garage



MAXIMISE YOUR LEISURE TIME



VILLA

- Average lot size 320m²
- Ideal for first home buyers and those looking for an affordable option
- Low maintenance living
- Build to boundary on one side to maximise usable space
- Stylish alternative to apartment living

LOW MAINTENANCE AFFORDABLE OPTION

TOWN TRADITIONAL

- Avg. size 480m²
- 20m wide x 25m deep

TOWN COURTYARD

- Avg. size 336m²
- 14m wide x 25m deep

TOWN PREMIUM VILLA

- Avg. size 300m²
- 12.5m wide x 25m deep

be home
at Yarrabilba

Home and land package options



A MODERN HOME



PACKED WITH PERSONALITY

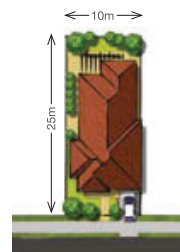


LOTS OF LIVING



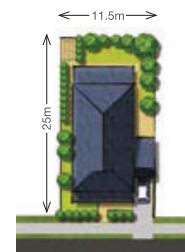
EASY LIVING WITH BIG APPEAL

HOUSE AND LAND PACKAGE OPTIONS ONLY



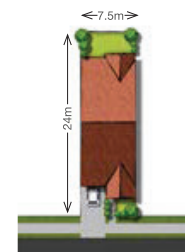
TOWN VILLA

- Average lot size 250m²
- Great for busy lifestyles
- Stylish and affordable living option
- Contemporary design
- Ideal for singles and young couples



TOWN COTTAGE

- Average lot size 276m²
- Low maintenance designs
- Practical outdoor living spaces
- Great street appeal
- Light and airy living spaces



TERRACE

- Average lot size 180m²
- Double or single storey living
- Ideal for growing families
- 3 to 4 bedrooms
- Modern living option
- Spacious design



GALLERY COLLECTION

- Average lot size 720m²
- Multi-dwelling homes
- Attractive street appeal combined with low maintenance living
- Available in a range of 2, 3 and 4 bedroom options

STEPS TO PURCHASING A NEW HOME

1 Get started

- Establish your budget and work out how much you can spend.
- Choose your land and secure with a deposit.
- Sign land contract & seek finance approval with your preferred lender or broker requesting a construction loan.

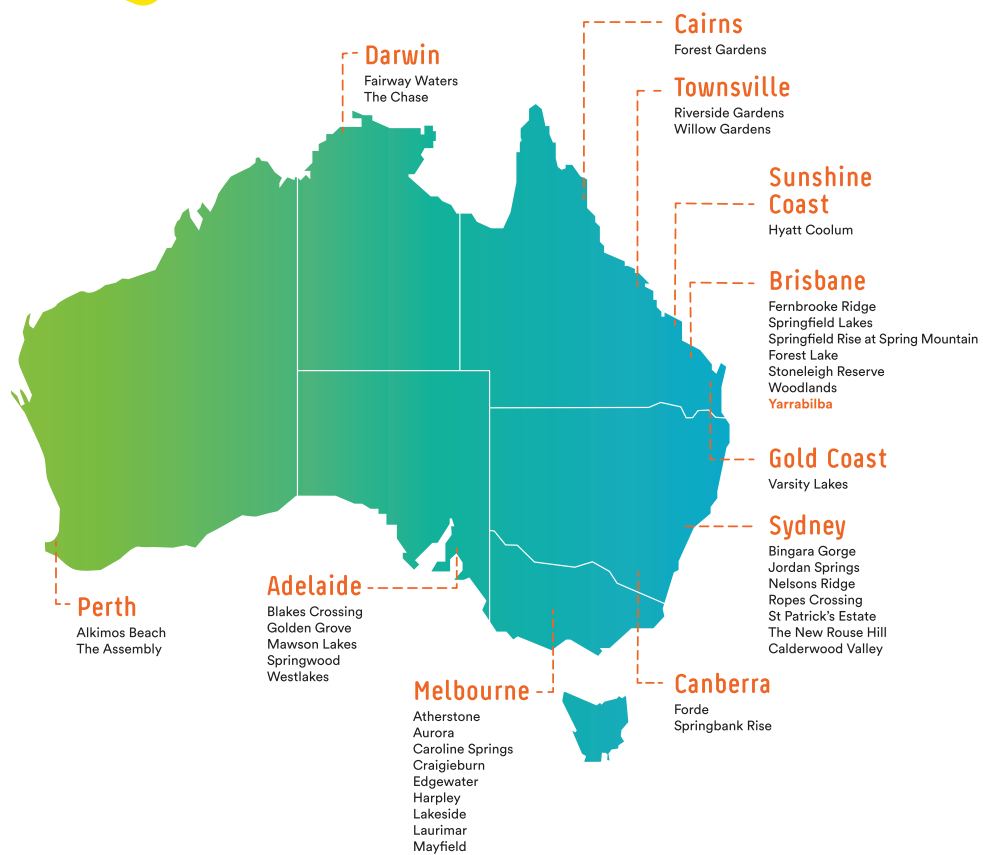
2 Choosing your home & finance

- Choose a builder and start designing a home to suit you. Pay deposit to builder.
- Obtain finance approval and send a copy to your land sales consultant and builder.

3 Construction & moving in

- Land registers and settles and you can commence building your new home.
- Make progress payments to builder throughout stages of the build.
- Handover with builder and move in. Congratulations!

be part of a
larger community





Yarrabilba

Sales and Information Centre

Darrau Avenue
Yarrabilba QLD 4207

Opening hours

Monday, 1:00pm – 5:00pm

Tuesday – Friday, 9:00am – 5:00pm

Saturday & Sunday, 10:00am – 5:00pm

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