
THE WILDWOOD 191



PRESENTED BY:

DTZ BUILDING DESIGN

5-9 BELVEDERE COURT, CHAMBERS FLAT QLD 4133

LOT 37 SCORIA STREET, YARRABILBA QLD 4207

SINGLE CONTRACT HOUSE & LAND PACKAGE

THE WILDWOOD



LOT 37 SCORIA STREET, YARRABILBA

PACKAGE OVERVIEW - FULL TURN KEY, FIXED PRICE HOUSE & LAND

Address:	Lot 37 "Scoria Street" Yarrabilba QLD 4207
House and land price:	\$447,000
Land size:	400sqm
House size:	190.857sqm
Registration due:	Registered – Completed house
Bedrooms:	4 Bedrooms
Bathrooms:	2 (Main bathroom + Ensuite)
Garage:	Double lock up garage

PATRICULARS

INITIAL DEPOSIT	\$1,000.00
REGISTRATION	REGISTERED

DEPOSIT TRUST ACCOUNT DETAILS

NAME:	WARLOW SCOTT LAWYERS
BSB:	084 391
ACCOUNT NUMBER:	476 727 045
REFERENCE NUMBER:	PLEASE INSERT – BUYER NAME & LOT NUMBER

DISCLAIMER

Façade, floor plan and furniture shown is for illustrative purpose – not included in purchase. Window location and sizes may change across styles.

LOT 37 SCORIA STREET, YARRABILBA

CONTRACT INCLUSIONS:

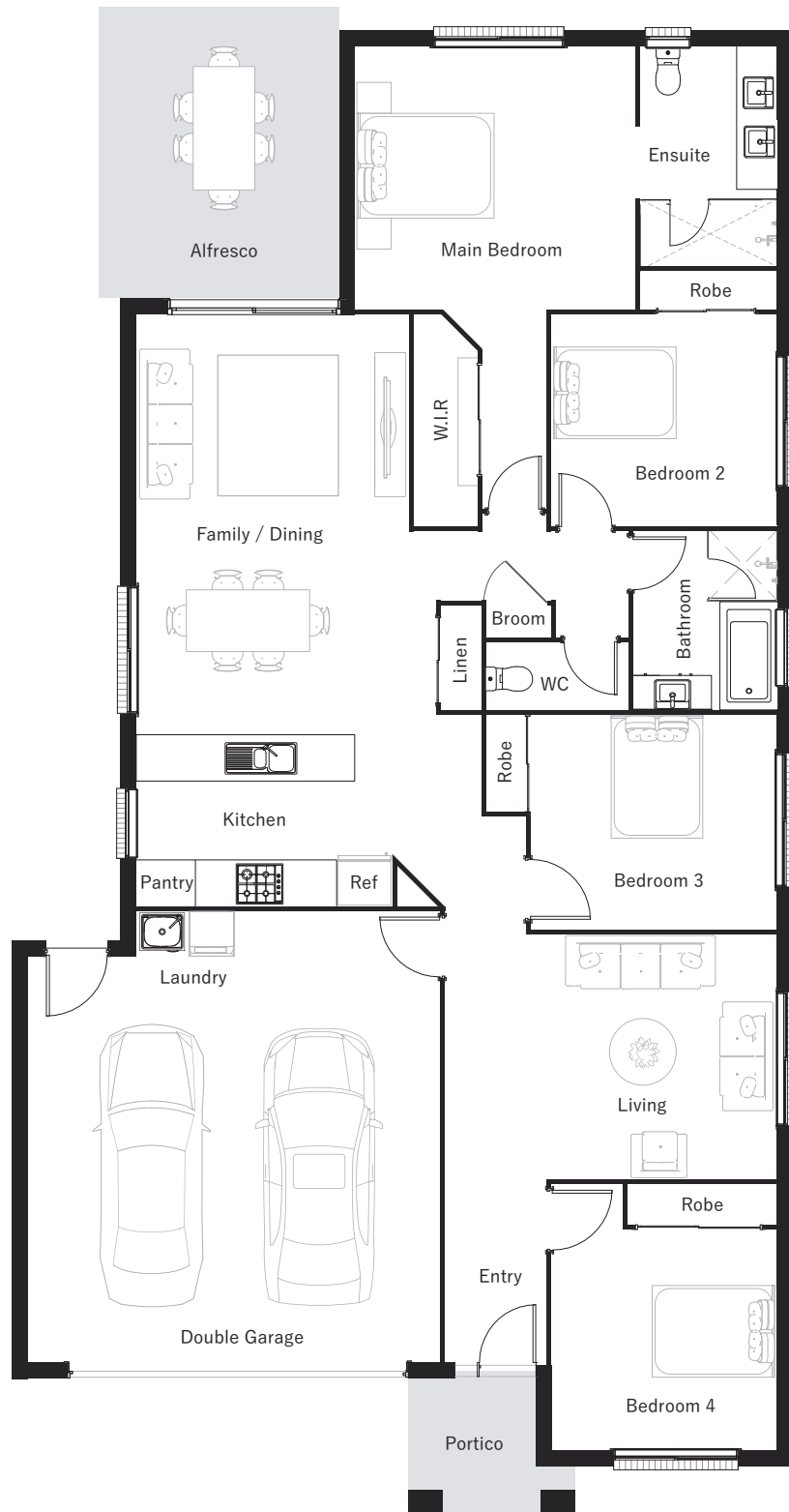
- Ext Finish: Face Brick house with render and paint to front
- Colorbond metal roof
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Beko Electric ceramic
- Kitchen Appliances: Beko Stainless Steel
- Dishwasher: Beko Stainless Steel
- Lighting/ Fan Package: Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 1 Split System to family / dining room
- Hot water: Rinnai 250L Electric
- Wardrobes: Full Height Built-ins for Easy Storage with WIR to master
- Stone bench tops to kitchen and vanities
- Tapware: Flick Mixers
- Entrance Door: Corinthian Panelcarve or similar
- Window Covers: Vertical Blinds to Windows and Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Readicote Flush Doors
- External Exposed Aggregate Concrete – to driveway, paths and alfresco area
- Internal Door Handles: Stainless Steel
- Architrave & Shirting: Splayed
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

Wildwood 191

FLOOR PLAN

4  2  2 

House Size: 191 m²



Key Features:

- 4 Bedrooms • Open Plan Family & Dining
- Separate Living • Covered Alfresco • Double Garage

Disclaimer: Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. The builder reserves the rights to alter the specifications.

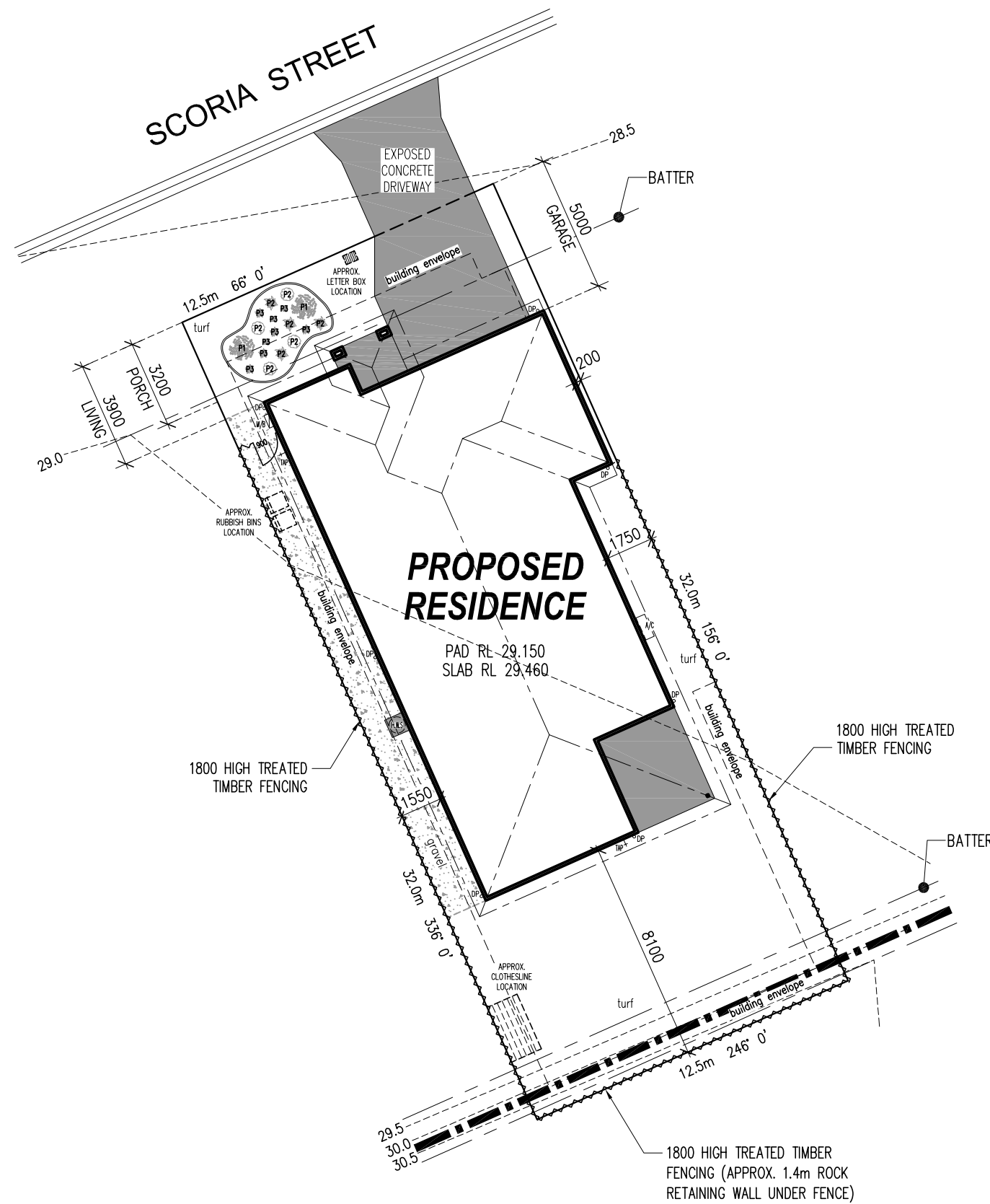
HOUSE PLANS



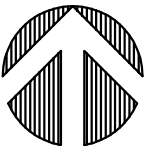
SITE COVERAGE	
BUILDING AREA	191 m ²
PRIVATE OPEN SPACE	164 m ²
SITE AREA	400 m ²
SITE COVER	47.8 %

NOTES:

- LANDSCAPING IS INDICATIVE ONLY – FINAL LAYOUT DESIGN BY LANDSCAPERS
- CLOTHESLINE & LETTER BOX POSITIONS ARE INDICATIVE ONLY – FINAL POSITIONS DETERMINED ON-SITE
- REFER TO AS-CONSTRUCTED DRAWINGS FOR ALL SERVICES LOCATIONS
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE
- REFER TO COLOUR SPEC. FOR INT. & EXT. MATERIALS & COLOURS
- BUSHFIRE CONSTRUCTION REQUIREMENT (AS-3959 2009)



Landscaping Requirements:	
P1	1.8m high tree to front – 200ml pot
P2	1.0m high plant (evergreen) – 140ml pot
P3	0.5m high plant (ground cover) – 140ml pot (or similar – Refer Notes)



NORTH

LOT	37
SCORIA STREET	
Estate	YARRABILBA
Suburb	YARRABILBA
Local Auth.	LOGAN CITY COUNCIL
SP	296373 Area 400m ²
Cmt/Par	WARD / MOFFATT

SERVICES

Electricity	Underground
Water	Yes
Sewer	Yes
Road	Bitumen
Telecom.	Yes
Stormwater	Road
Footpath	Yes
Kerb	Mountable
Flood Aff.	-

dtz building design

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5-9 BELVEDERE COURT
CHAMBERS FLAT QLD 4133

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residential building & design

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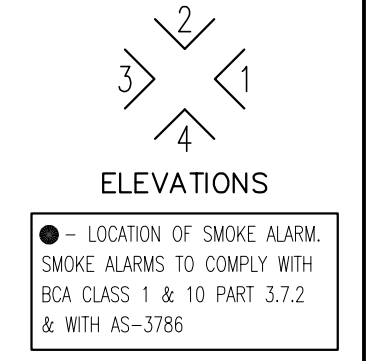
Clients: DTZ BUILDING DESIGN		
Drawing Issue		
A	COUNCIL ISSUE	22/11/17
Project PROPOSED DETACHED HOUSE at LOT 37 SCORIA STREET, YARRABILBA		
Drawing SITE PLAN		
DATE: 22/11/17	DWG No.	AMND.
SCALE: 1:200	BA-A3-01	A
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 17189
CAD REF: C:\SITES\LOT 37 YARRABILBA STG2		

SITE PLAN LAYOUT - Wildwood 191

FIXTURE NOTES:
 T/P HOLDER: 800 FROM BACKING WALL, 800 UP FROM FLOOR (UNLESS OBSTRUCTED)
 TOWEL RAIL: 1200 UP FROM FLOOR TO CENTRE OF RAIL

LEGEND
 SQ. SET SQUARE SET HEIGHT @ 2170mm AFL.
 R.H. RANGEHOOD
 O.H.C OVERHEAD CUPBOARDS
 REF. FRIDGE PROVISION
 M.W. MICROWAVE PROVISION
 D.W. DISHWASHER PROVISION
 W.O. WALL OVEN
 U.B.O. UNDER BENCH OVEN
 M.H. 600 x 600mm CEILING MANHOLE
 W.M. WASHING MACHINE PROVISION
 L.T. 45L LAUNDRY TUB
 C.S.D. CAVITY SLIDING DOOR
 DP. DOWNPIPE
 M/B. METER BOX
 FLOOR WASTE
 SHR. SHOWER - FLOOR AREA NOTED
 SHOWER TAP @ 1150 ABOVE
 SHOWER BASE TO C COMBINATIONS
 SHOWER ROSE @ 1800 ABOVE
 SHOWER BASE
 SMOKE ALARMS TO COMPLY WITH BCA PART 3.7.2 & WITH AS-3786

NOTES
 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE
 ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE BCA/AS-1684 1999
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660.1



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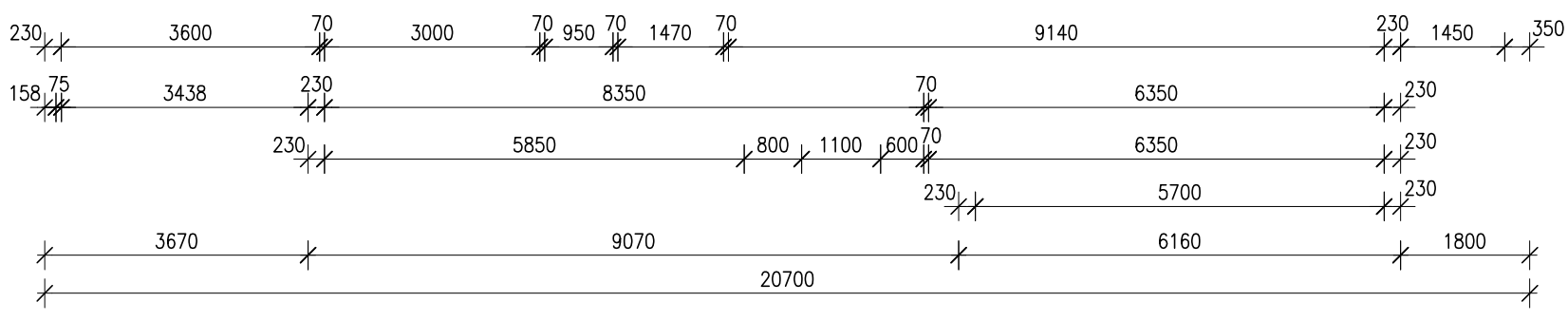
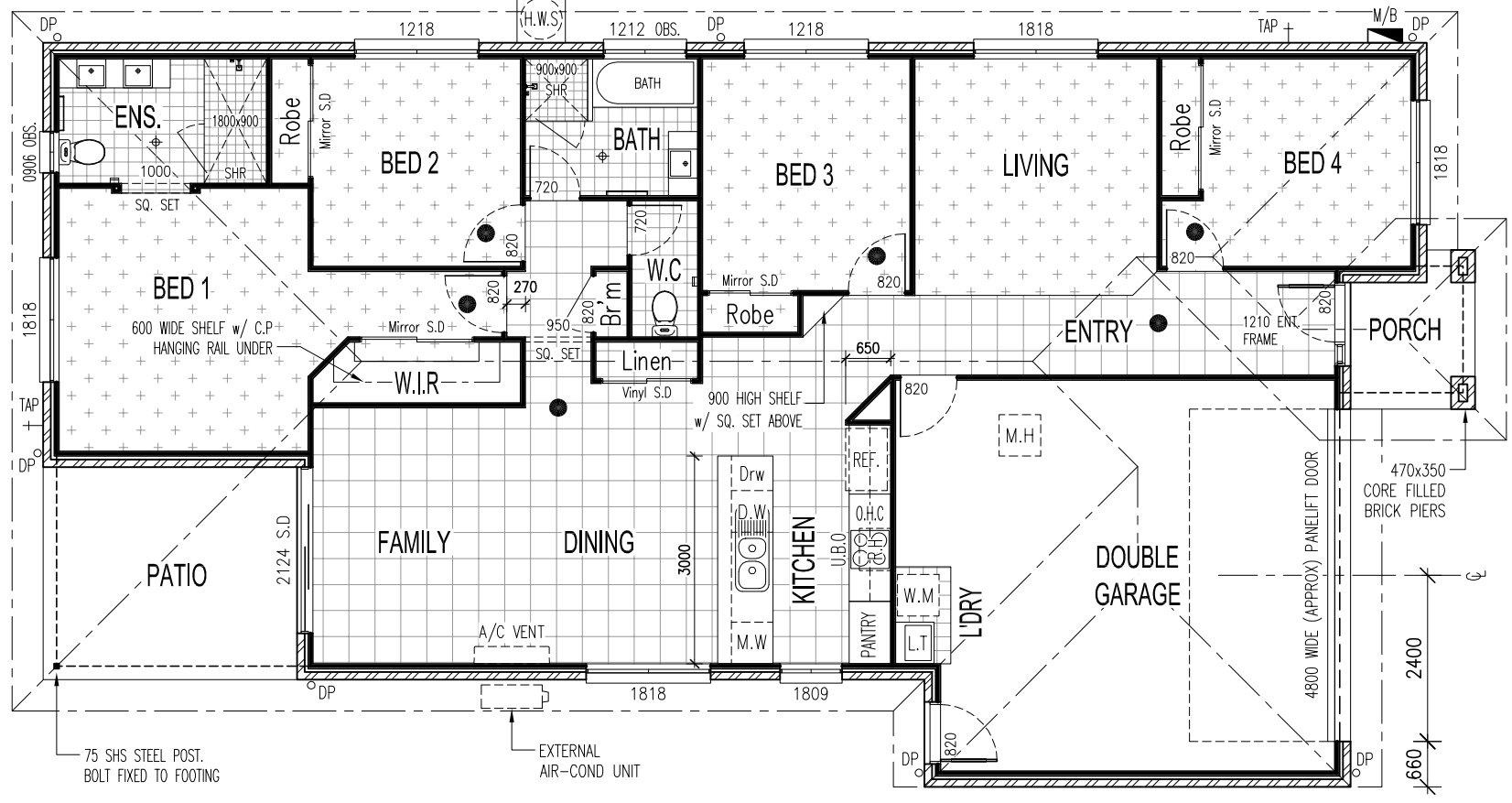
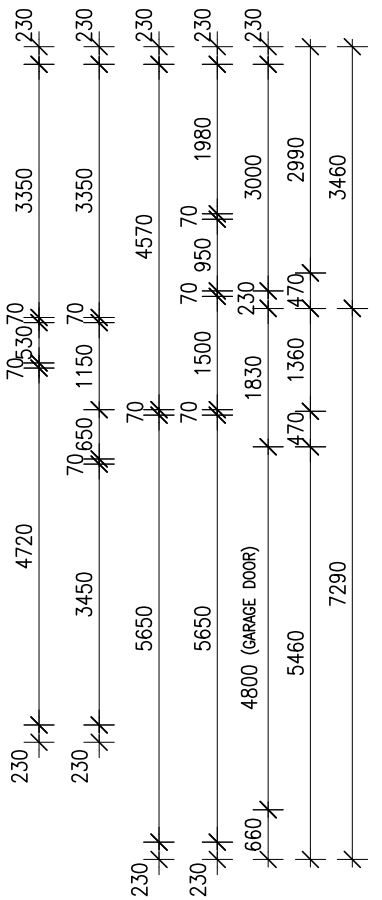
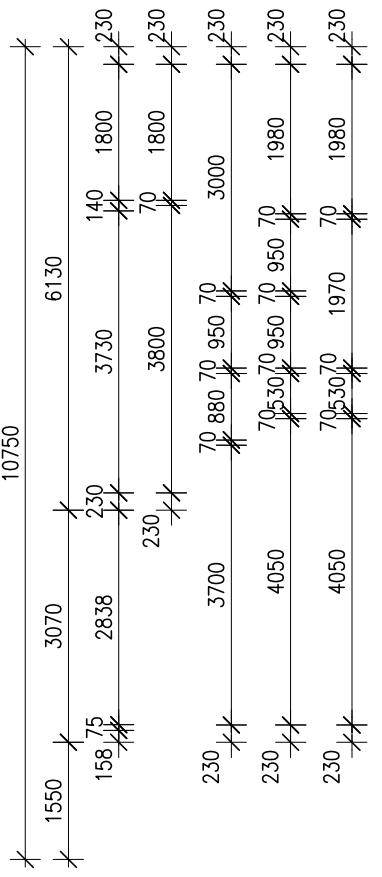
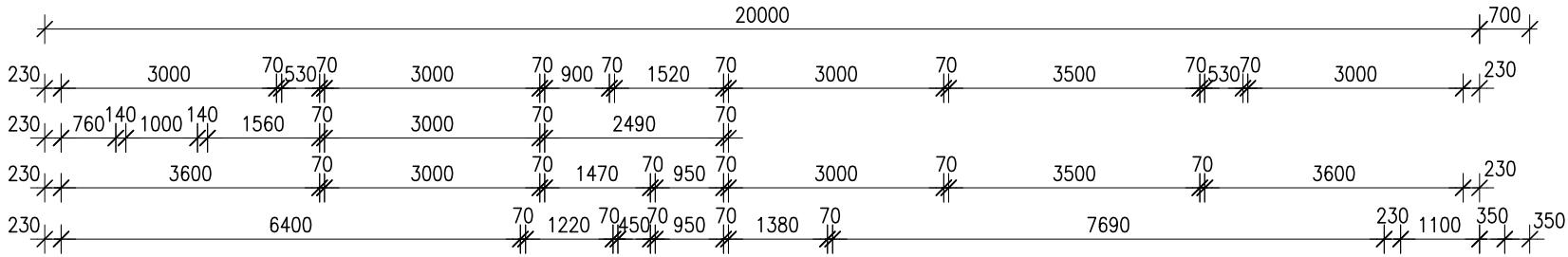
Project
PROPOSED DETACHED HOUSE at LOT 37 SCORIA STREET, YARRABILBA

Drawing

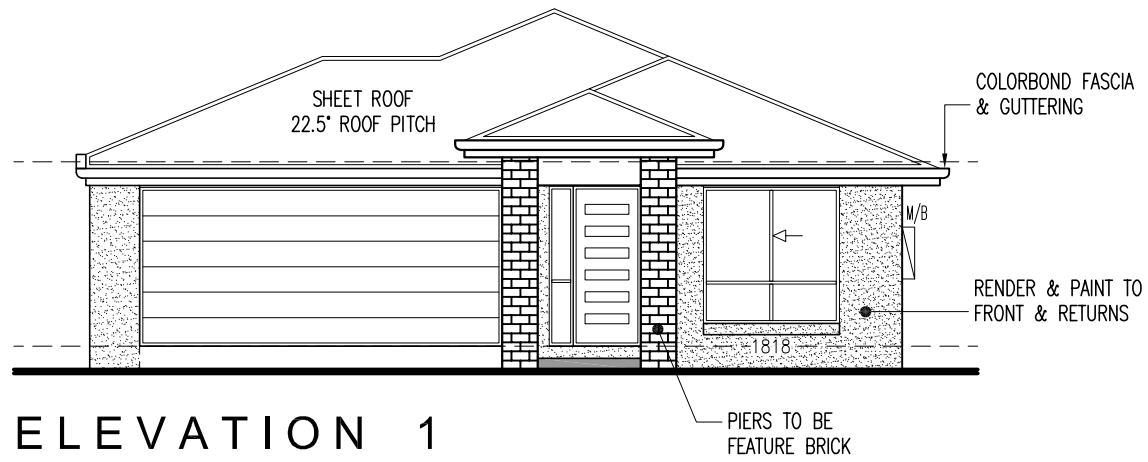
FLOOR PLAN LAYOUT

DATE: 22/11/17	DWG No.	AMND.
SCALE: 1:100	BA-A3-02	A
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 17189
CAD REF: C:\SITES\LOT 37 YARRABILBA STG2		

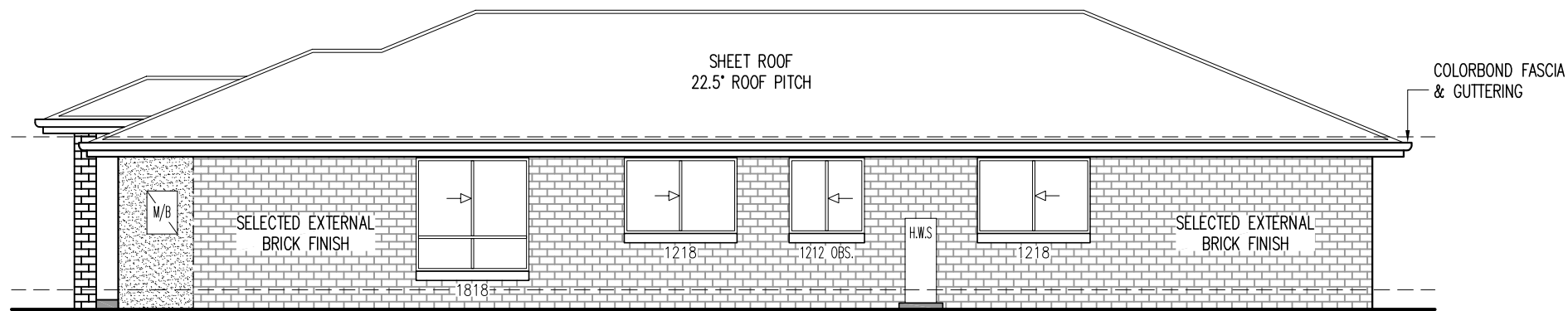
BUILDING AREAS	
LIVING AREA	131.159 m ²
GARAGE AREA	38.808 m ²
PATIO AREA	11.267 m ²
PORCH AREA	3.623 m ²
TOTAL AREA	190.857 m ²
PERIM. LENGTH	62.900 m



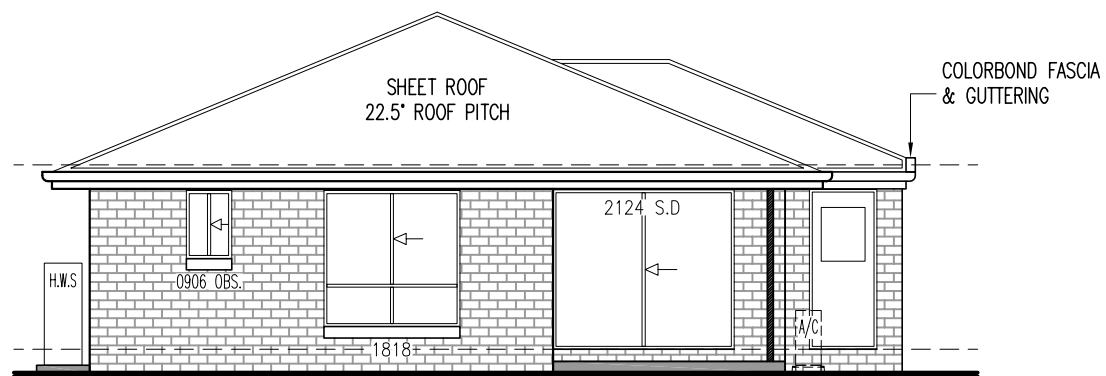
FLOOR PLAN LAYOUT - Wildwood 191



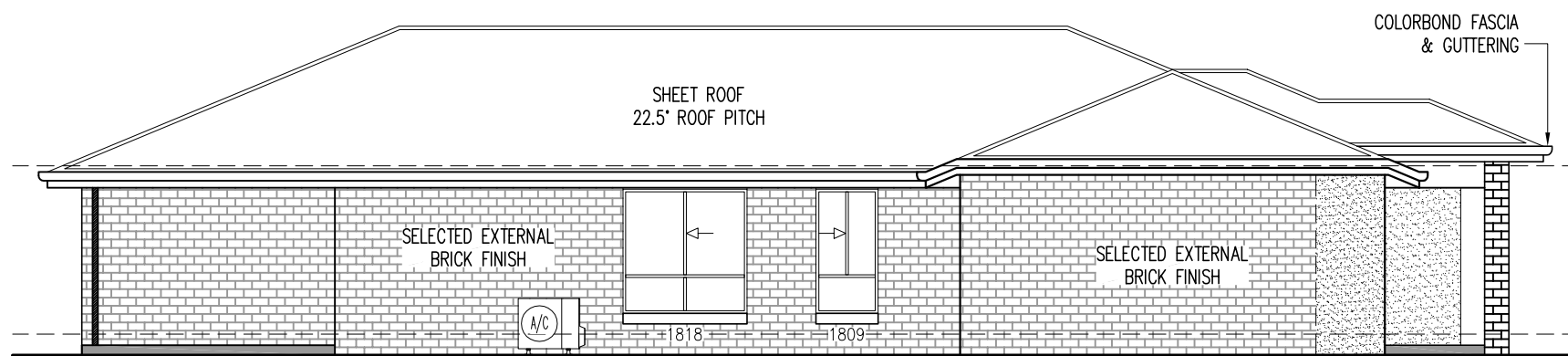
ELEVATION 1



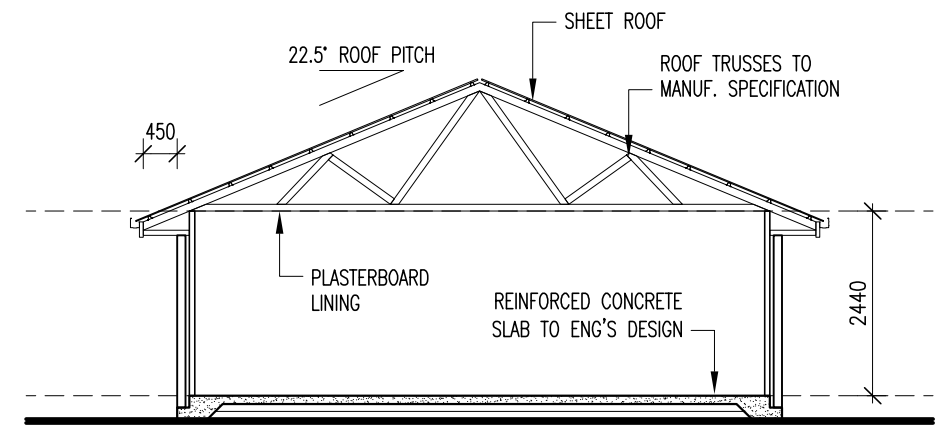
ELEVATION 2



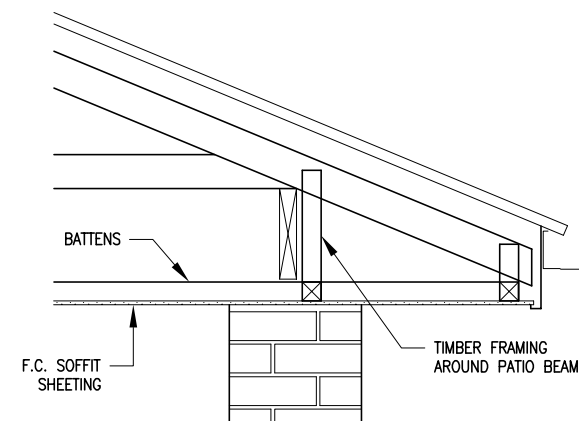
ELEVATION 3



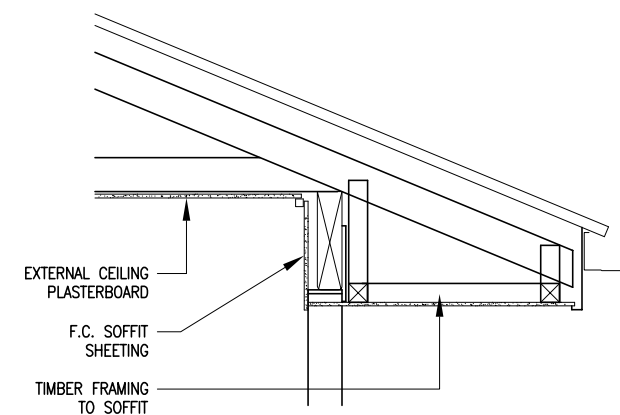
ELEVATION 4



SECTION



PORCH BULKHEAD
DETAIL
SCALE 1:5



PATIO BULKHEAD
DETAIL
SCALE 1:5

NOTES:
 ALL INTERNAL DIMENSIONS STATED ARE
 FRAME SIZES - EXCLUDING LININGS.
 ALL WINDOWS TO BE SLIDING U.N.O.
 CHECK ALL DIMENSIONS BEFORE
 COMMENCEMENT OF CONSTRUCTION.

dtz
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A	COUNCIL ISSUE	22/11/17

Project
**PROPOSED DETACHED HOUSE at
 LOT 37 SCORIA STREET,
 YARRABILBA**

Drawing		
ELEVATIONS		
DATE: 22/11/17	DWG No.	AMND.
SCALE: 1:100	BA-A3-03	A
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 17189
CAD REF: C:\SITES\LOT 37 YARRABILBA STG2		

STAGE PLAN



Sandstone Ridge Stage 2

Proposed State Controlled Arterial Road (Southern Infrastructure Corridor)

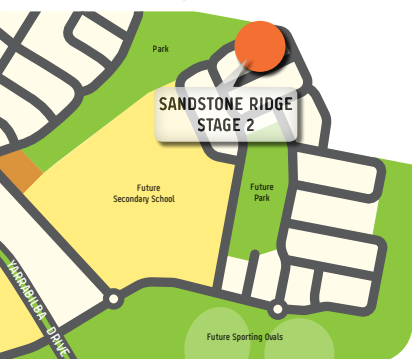
Emergency Access to Steele Road

Stormwater Bio-Retention Basin

Timber Reserve (External land not under Lendlease control)



Locality



Legend

- Engineered fill
- Street trees (proposed location)
- ▲ Bushfire Construction Requirements (in accordance with AS3959-2009)
- Boulder retaining wall with 1.8m high timber fence
- Concrete sleeper retaining wall with 1.8m high timber fence
- Boulder retaining wall with 1.2m high wire mesh fencing
- ⊠ Pad mount transformer

Block Types

- T Traditional Block
- C Courtyard Block
- TCY Town Courtyard Block
- PV Premium Villa Block
- TPV Town Premium Villa Block
- TC Town Cottage
- V Villa Block
- GC Gallery Collection Block
- Not Available

belong at Yarrabilba

yarrabilba.com.au 1800 721 856

Disclaimer: The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure and locations are subject to change, conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. Prepared July 2017.



SANDSTONE RIDGE

Elevated living, designed by nature

Your chance to live among nature in your own peaceful hideaway awaits at Sandstone Ridge, an intimate residential address in Yarrabilba that is unlike any other.

Located in the north-east pocket of Yarrabilba, Sandstone Ridge is bordered by landscaped parklands and kilometres of rugged bushland. With room to move and space to breathe, every consideration has been made to inspire a better way of life by preserving the natural environment and celebrating the outdoors.

Sensitive in its design, Sandstone Ridge respects the existing landscape. Explore the precinct's unique


sandstone outcrops and natural vistas that offer unspoilt views of Plunkett Conservation Park.

At Sandstone Ridge, turn your back on city life and turn towards nature, without having to compromise on the conveniences of community living. You're only a stone's throw from nearby shops, amenities, sporting fields and schools — so take it easy and take it all in. It's only natural that you should feel at home at Sandstone Ridge.



Yarrabilba

SALES AND INFORMATION CENTRE
Darrau Avenue, Yarrabilba QLD

FOLLOW US  facebook.com/myyarrabilba

yarrabilba.com.au 1800 721 856

OPENING HOURS
Monday: 1.00pm – 5.00pm
Tuesday – Friday: 9.00am – 5.00pm
Weekends: 10.00am – 5.00pm



YARRABILBA

Created by

lendlease

MASTER PLAN



Yarrabilba Masterplan

Belong at Yarrabilba

Balanced and beautiful, the vision for Yarrabilba is built on bringing you a complete community that nurtures traditional family values - providing you with a true sense of belonging.

Perfectly positioned between Brisbane & the Gold Coast, Yarrabilba really is in the middle of it all. Just 15 kilometres from the M1 Motorway, it's an easy drive to the region's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty. Whatever your budget or dream lifestyle, Yarrabilba has living options for everyone to find their perfect address. Yarrabilba will be more than a beautiful location - it will be a vibrant community and a great place to live.

Legend

- Yarrabilba Project Site (Within Yarrabilba Urban Development Area)
- Town Centre
- Urban Residential Mixed Use
- Suburban Residential
- Retirement Residential
- Business Park
- Commercial Mixed Use
- Education
- Community
- Local Retail
- Open Space - Fauna Corridor
- Open Space - Conservation
- Open Space - District
- Electricity Easement and Buffer
- Proposed State controlled arterial road (Southern Infrastructure Corridor)
- Current Development Area

15 km to the Pacific Motorway (M1)

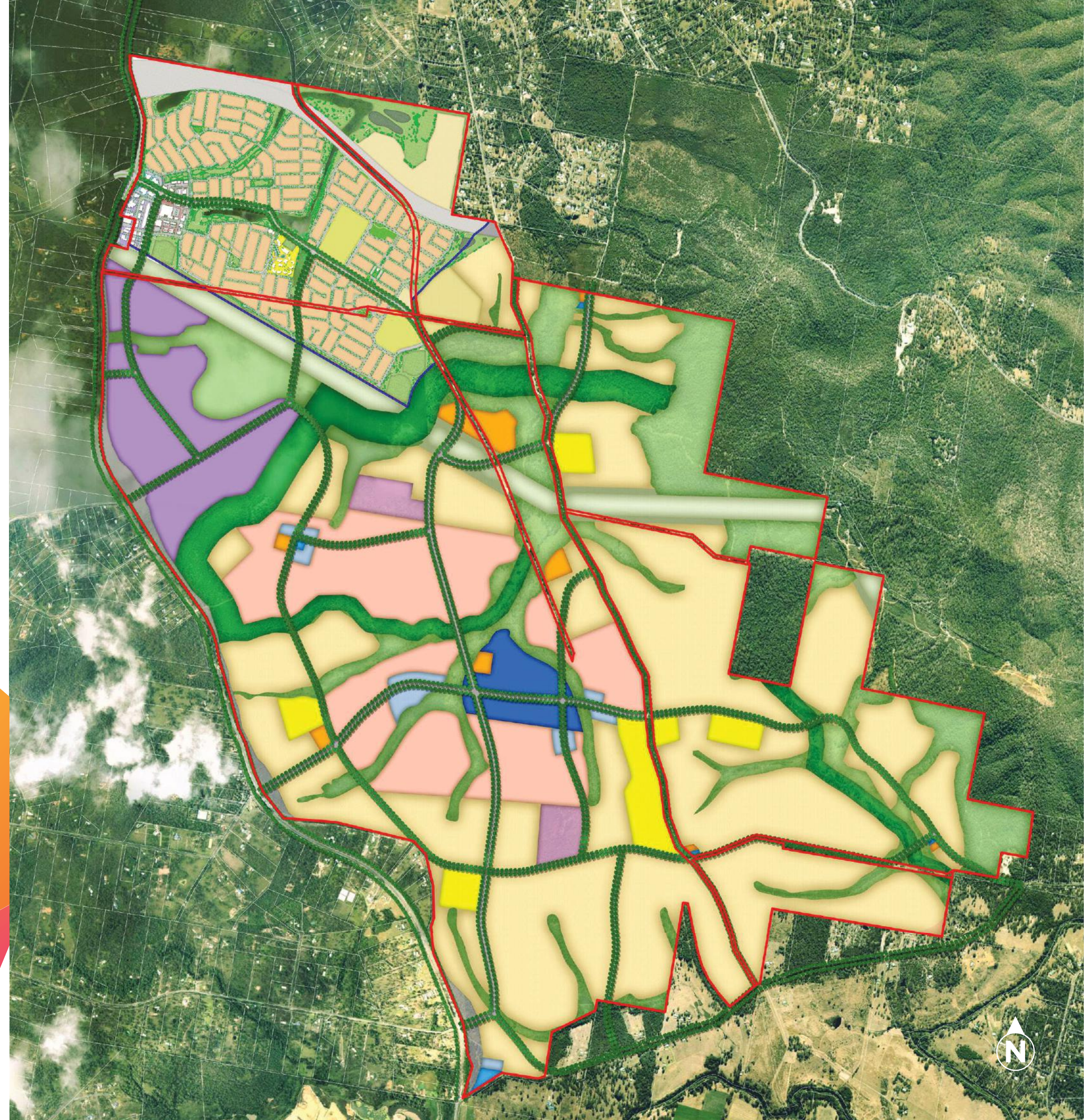
40 km south-east of Brisbane CBD

35 km north-west of Gold Coast Beaches

Gateway to the beautiful Mt Tamborine

The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. Prepared May 2015.

Created by
lendlease



Yarrabilba Masterplan



Yarrabilba

Sales and Information Centre
Yarrabilba Drive, Yarrabilba QLD

Opening Hours
Monday: 11.00am to 5.00pm
Tuesday to Friday: 9.00am to 5.00pm
Weekends: 10.00am to 5.00pm

belong at Yarrabilba

yarrabilba.com.au 1800 721 856



PRECINCT PLAN



Yarrabilba Current Development Plan



Commercial / Retail / Community

Mixed Industry & Business Area (MIBA)

Sports Fields

Village Centre: Retail / Commercial / Community Uses

District Park: includes Super Playground, Waterplay & Events area

Neighbourhood Parks

Open Spaces (includes retained vegetated areas)

Investigation area for possible residential development and/or temporary or permanent State primary school subject to Dept. of Education, Training and Employment requirements

Private Primary School

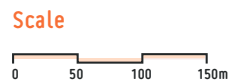
Community Childcare Centre

Proposed Community Centre & Local Retail

Investigation area for possible education / community / facilities including sportsfields

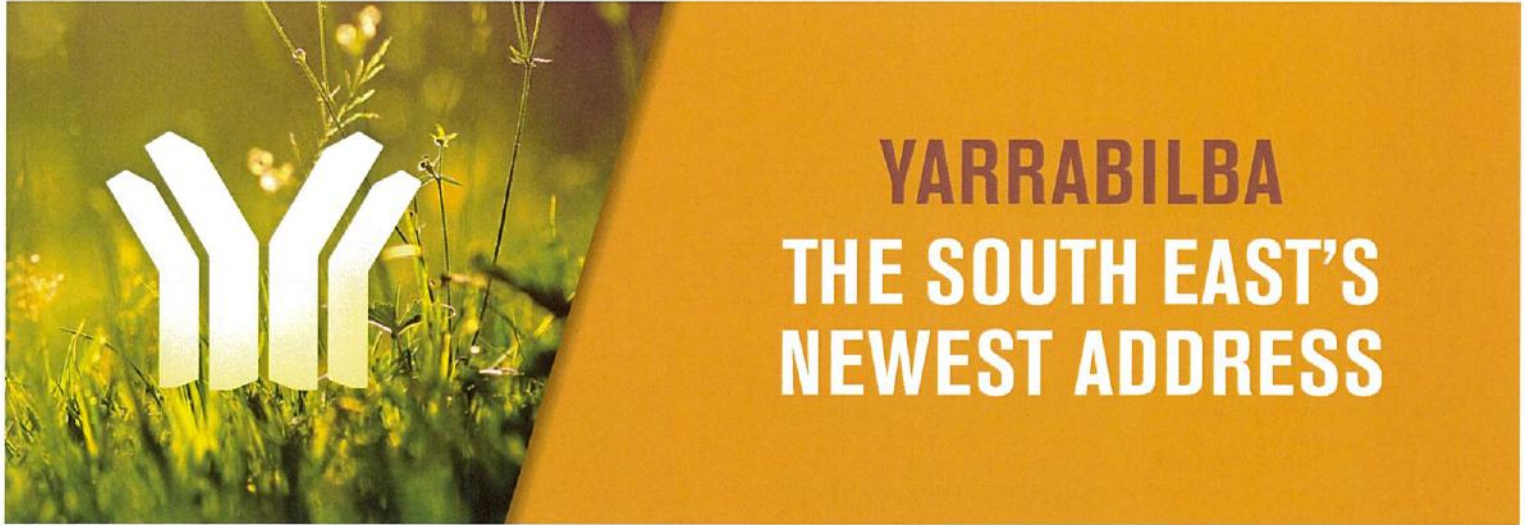
Proposed Secondary School

Proposed Sports Fields



FAST FACTS





YARRABILBA

THE SOUTH EAST'S NEWEST ADDRESS



OVERVIEW

Balanced and beautiful, the vision for Yarrabilba is built on bringing you a complete community that nurtures traditional family values - providing you with a true sense of belonging.

Perfectly positioned between Brisbane & the Gold Coast, Yarrabilba really is in the middle of it all. Just 15 kilometres from the M1 Motorway, it's an easy drive to the region's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty.

The plans for the first neighbourhood include new shops, a Catholic Education primary school, Bambini childcare centre and other businesses, together with Darlington Parklands (an amazing super park including water playground), hike and bike trails and a sports oval - all within walking distance from your new front door.

Whatever your budget or dream lifestyle, Yarrabilba has living options for everyone to find their perfect address.

Yarrabilba will be more than a beautiful location - it will be a vibrant community and a great place to live.

Yarrabilba will become home to over 45,000 people

Approximately 17,000 residential dwellings (15,300 lots) supported by a town centre, neighbourhood hubs and community, education & employment facilities.

Sales and Information Centre open Mon 11.00am to 5.00pm
Tue - Sun: 9.00am to 5.00pm, Yarrabilba Drive, Yarrabilba Qld 4207

1800 721 856 yarrabilba.com.au



YARRABILBA LOGAN CITY OVERVIEW

LOCATION

- 40 km south-east of the Brisbane CBD
- 35km north west of Southport
- 15 km from the M1 Motorway

TIMEFRAME

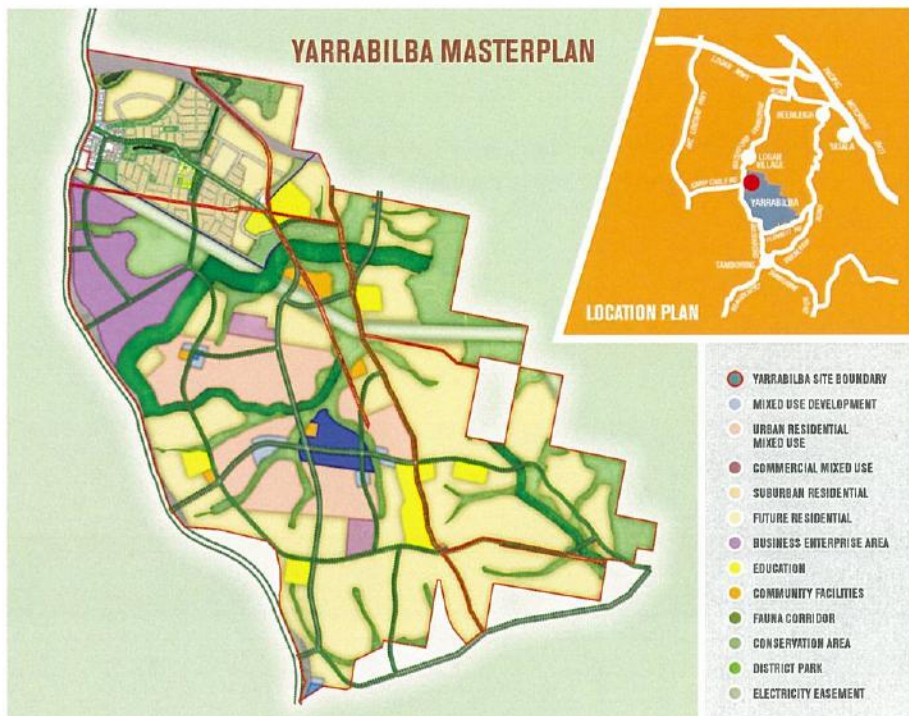
- 30 years: 2011-2041 (approx)

END VALUE

- A\$11+ billion (approx)

SIZE / POPULATION

- 2,012 hectares
- Yarrabilba will become home to over 45,000 people
- Approximately 17,000 residential dwellings (15,300 lots) supported by a town centre, neighbourhood hubs and community, education & employment facilities.



FIRST NEIGHBOURHOOD

- Over 830 residential lots plus 16ha of non-residential land with first private primary school, tavern, service station and child care sites sold to date (June 2014). New land releases are held regularly to meet growing demand.



OPEN SPACE & RECREATION

- Over 25% of Yarrabilba will be reserved for open space, including environmental corridors, bushland reserves, parks, landscaped areas and playing fields.

EDUCATION

- A full range of education facilities will be offered, from early childcare and learning to secondary and potentially higher learning (11 schools are planned for Yarrabilba).
- A range of childcare centres, primary and secondary schools are only a short drive from Yarrabilba.



LIVING OPTIONS

- Yarrabilba will offer a comprehensive range of living options: block sizes from 170- 850sqm; with house and land packages to suit every lifestyle and budget.
- The first builders' display village, with 41 homes from 22 builders is located along Yarrabilba Drive. The display village offers home buyers a wide range of new home designs for the first home buyer to homes with additional room for larger families.



SHOPPING & LIFESTYLE

The plans for Yarrabilba include:

- Sub regional town centre (40-50,000sqm retail), 2 district centres and 5 neighbourhood centres.
- It is proposed that the first neighbourhood will include a Village Centre consisting of a supermarket and a range of specialty shops.
- There are also a range of additional shopping options located within a 30 minute drive from Yarrabilba, including Logan Village Woolworths, Jimboomba, Grand Plaza and Hyperdome shopping centres.



EMPLOYMENT

- Employment is a key focus, with a target of over 13,000 on site jobs. A 100+ha Mixed Industry Business Area (MIBA) is planned to accommodate a range of light & service industries, business park activities and other mixed and supporting uses. Over 12% of all on site jobs are expected to operate as work-from-home businesses.

LEADERSHIP IN SUSTAINABILITY

- Innovative planning in areas like water and energy efficiency, waste management, pollution prevention, use of green space, and other sustainable development opportunities will be implemented at Yarrabilba.

COMMUNITY

- Yarrabilba will be a walkable community with an extensive pedestrian and cycle path network, as well as a wide range of community, sport and recreation facilities adjacent to district & neighbourhood centres and education facilities.



1800 721 856 yarrabilba.com.au

ESTATE BROCHURE





YARRABILBA



A low-angle photograph of a woman with long dark hair, wearing a white long-sleeved shirt and a brown wide-brimmed hat. She is looking upwards with her eyes closed, appearing to be in a state of relaxation or awe. The background is a dense forest of tall trees with vibrant green foliage, with sunlight filtering through the leaves, creating a bokeh effect. The overall mood is peaceful and natural.

**LOSE YOURSELF
IN THE GREAT
OUTDOORS**



THEN FIND YOURSELF IN THE VILLAGE CAFÉ

Yarrabilba is where you'll do your weekly shop. Where you'll catch up with friends in the town centre, stroll to dinner at your new favourite restaurant and buy a new dress for that special occasion.

It's where you'll be able to relax and soak up the spectacular landscape with its wide open spaces, lush bushland and landscaped parks and gardens as far as the eye can see. Here, the kids will be able to wander through the tree-lined streets to school and kick a football around a park close to home.

There'll be endless reasons to love the lifestyle and with a range of living options to suit every family, lifestyle and budget, you'll love your new home at Yarrabilba.



ENJOY IT FROM YOUR WINDOW, OR SET OFF TO EXPLORE ON FOOT. NATURE WILL NEVER BE FAR AWAY

You'll be able to explore this natural wonderland and discover the native bushland, ponds, creeks and wide-open spaces that will make up over a quarter of the community. Streets will be shaded by trees planted along the roadside.

Look forward to strolling through landscaped gardens or getting active in the many playing fields, parks and the community super parks.

Challenge your family or friends to a game on the tennis and basketball courts or venture out for a hike or ride along the many paths built into the landscape.

Right throughout the community, a wealth of existing and new native trees, bush, flowers and shrubs have been carefully protected; not just for today, but for always. They attract the birds that provide a subtle soundtrack to your day-to-day life and give Yarrabilba its meaning – 'the place of song'. The environment plays a key role in the development of this sustainable new address.



OUTSIDE YOUR FRONT DOOR IS WHERE WORK AND PLAY MEET, NOT TO MENTION A LOT OF SHOPPING

Need something from the shops? With bustling village centres and a town centre, you will have everything you need to make your day-to-day life easy and enjoyable. Make friends with your local food store staff, grab groceries from the supermarket and head to the café for a cappuccino. Then pass the time roaming specialty stores before you head home.

You'll enjoy convenient living inside your home too, because you'll be connected to the community's lightning-speed fibre optic network.

If you're looking for the ultimate in work-life balance, Yarrabilba is just the place. You'll be within easy reach of the community's commercial district providing office space, small business and other employment opportunities close to home.



SCHOOL LIFE THAT BUILDS CHILDHOOD MEMORIES AND LASTING FRIENDSHIPS

No matter their age, you'll be able to send your children off to school close to home. They'll walk there through the tree-lined streets staying within the community to grow and learn, with friends from the first day of pre-school to the last day of secondary school.

Yarrabilba's sports ovals, basketball and tennis courts and recreational areas will become the places where the community's children will meet and make new friends, learn new skills and build childhood memories.

The many sports clubs, hobby and playgroups, neighbourhood get-togethers and other community events and activities will offer you and your children a social, fun, active and healthy lifestyle.

CREATING SPECIAL PLACES

For over 50 years now, Lend Lease has been creating communities that define the way Australians like to live.

Truly beautiful places planned to maximise the things we love about our unique way of life.

Places that are designed for the way we live today, yet ever mindful of our responsibilities for how we will live tomorrow; with real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come.

These are the places that make us proud.



A PLACE YOU'LL BE PROUD TO CALL HOME

You can look forward to being proud to live in a community that values and protects its environment.

Designed to be a walkable community with a commitment to sustainability, you'll be able to play an active role in the Yarrabilba of tomorrow.

Our Yarrabilba team at Lend Lease are dedicated to driving efficiencies and innovation in conserving water and energy, reducing waste and pollution, so we can keep this community, and the nearby parks and reserves beautiful for your family today and for generations to come.

YOUR DEDICATED TEAM ARE HERE TO MAKE YOUR COMMUNITY A SPECIAL PLACE

You'll have a dedicated team on-site to answer all your questions, give you advice on building and landscaping your new home and to make sure you have all the support you need to get you up and running and settled in.

They will plan community groups, a social calendar of events and other activities to ensure Yarrabilba quickly becomes a thriving community you'll love to be part of. As one of the first residents,

you can be involved in organising community groups like neighbourhood watch, hobby groups and plan social events in your village to get to know your new neighbours.

Community meetings will see neighbours come together to discuss and implement ways to keep the community safe, clean, convenient and family friendly. Planned Listening Sessions will also be held, dedicated forum where the Yarrabilba team and residents can work co-operatively to address the smallest of suggestions to sharing the biggest of ideas that will help build and shape the Yarrabilba community as it grows.



THE YARRABILBA DIFFERENCE

FREE DESIGN ADVICE

Our Design Co-ordinator will offer professional design advice to help you select the ideal home for your block.

LANDSCAPE ADVICE

Our Landscape Architects are available to offer professional gardening advice, especially suited to your block at Yarrabilba.

WELCOME HOME

You will be officially welcomed into your new community at one of our Welcome Events where you'll meet new residents just like you.

COMMUNITY EVENTS AND ACTIVITIES

Residents are invited to join in the spirit of Yarrabilba and take part in a range of community events and activities.

COMMUNITY GROUPS

Our Community Connections Co-ordinator can help you to establish your own community group.

EMPLOYMENT

Yarrabilba will provide opportunities for residents and the local community to take up employment close to home and allow people to focus on achieving a better work-life balance.



YOUR HOME, YOUR WAY

Move in to Yarrabilba whichever way suits you! We're giving you the choice so you can find the perfect living option to suit your family, lifestyle and budget. We're here to help. Talk to us about your options today.

1



Buy a block of
land and build

This is the most flexible option, where you can choose your own builder and design. Select a reputable builder of your choice. Every part of the design and build process is up to you, which is ideal if you have clear ideas of what you would like.

2



Buy a home and
land package

Here, a builder has already secured the land and prepared a home design that's suited specifically to that block. You can generally change finishes inside and out, but not the floor plan. This helps reduce the decisions involved in designing a home.

3



Buy a new home

New homes built to be sold immediately and are often finished or close to finished when sold. If you're looking for a no-fuss option and would like to move in quickly, a new home could well be for you.



BUILD YOUR DREAM HOME

TRADITIONAL

AVERAGE LOT SIZE 640m²



THE AUSTRALIAN DREAM

This block is designed to suit large 3-4 bedroom houses and still have plenty of space for a big backyard or swimming pool for the kids to play in.

COURTYARD

AVERAGE LOT SIZE 480m²



AN ENTERTAINER'S DREAM

Low-maintenance living with plenty of room for a spacious home. That makes them ideal for entertaining indoors and out. This block would suit families that need some extra space without having to be a slave to the yard every weekend.

TOWN TRADITIONAL

AVERAGE LOT SIZE 480m²



THE OPTIMUM LIFESTYLE

Have your large house – without the maintenance. These homes feature wide street frontages and a double garage.

TOWN COURTYARD

AVERAGE LOT SIZE 336m²



OPTIMISED FOR LIVING

With greater street appeal due to the extra width, for those who want to maximise their indoor and outdoor entertaining plus still have the double garage. Spend your weekends entertaining not maintaining.

TOWN PREMIUM VILLA

AVERAGE LOT SIZE 300m²

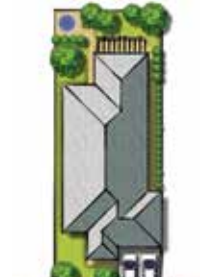


STYLISH LIVING

Modern and contemporary with a wider and more appealing street frontage.

PREMIUM VILLA

AVERAGE LOT SIZE 400m²

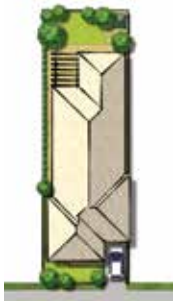


LOW-MAINTENANCE LIVING

Offering practical entertaining spaces. With enough room to build a 3-4 bedroom house and double garage.

VILLA

AVERAGE LOT SIZE 320m²



MAXIMISE YOUR LEISURE TIME

Ideal lot for young singles and couples with busy social lives. They offer an affordable and stylish alternative to apartment living.

TERRACE

AVERAGE LOT SIZE 225m²



URBAN LIFESTYLE

Amazing park outlooks and access, plus the ultimate in modern easy-living design.

TOWN COTTAGE

AVERAGE LOT SIZE 276m²



PACKED WITH PERSONALITY

Light and airy living spaces complete with 9ft high ceilings, these lots allow you to combine traditional cottage charm with all the modern outdoor entertaining space you need.

TOWN VILLA

AVERAGE LOT SIZE 240m²



A MODERN HOME

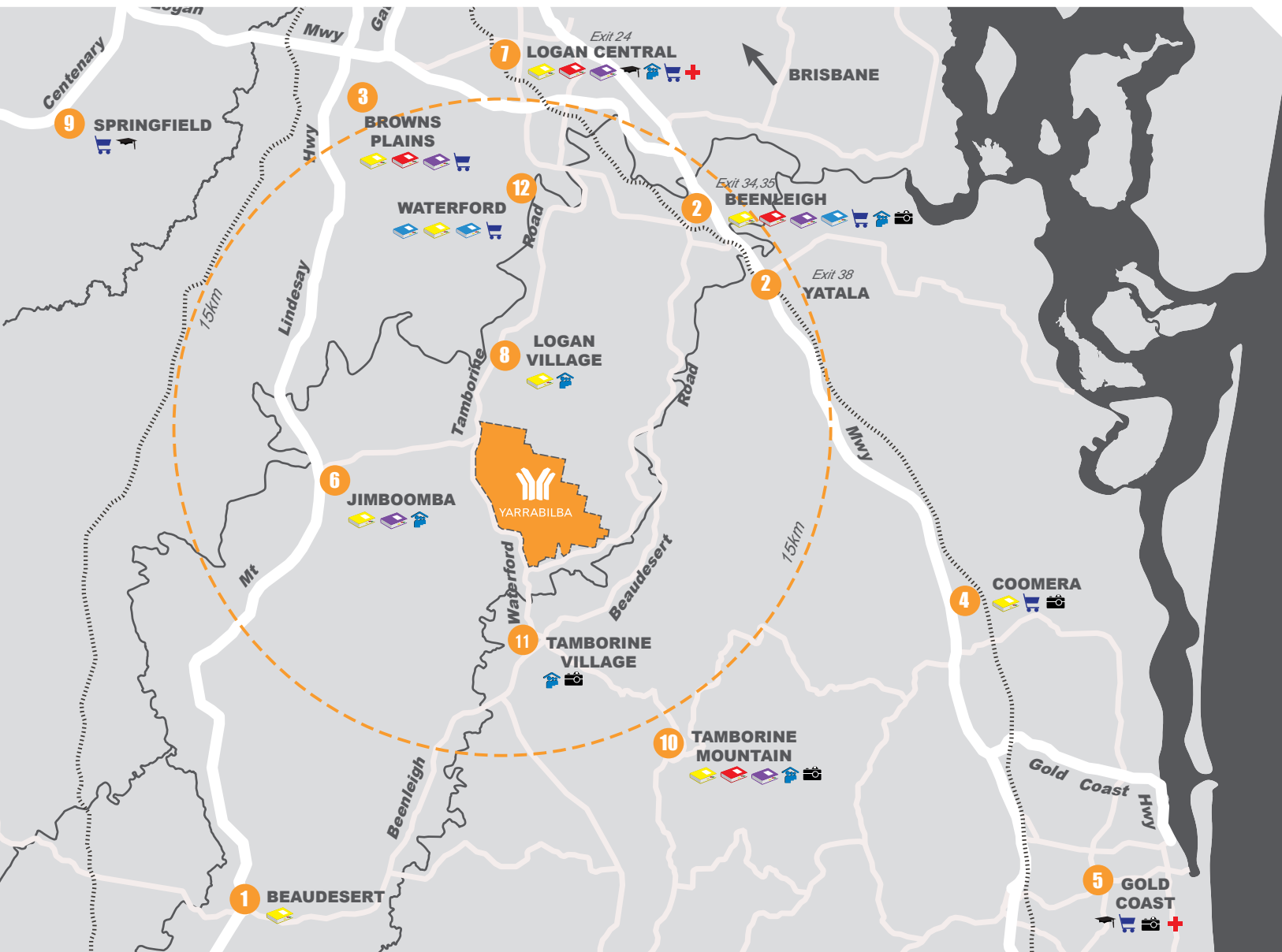
Stylish and affordable contemporary homes that offer an easy living lifestyle with a modern feel.



CHOOSE BETWEEN AWARD-WINNING WINERIES,
WORLD FAMOUS THEME PARKS AND GOLDEN BEACHES
OR JUST VISIT THEM ALL

Want to get away? How about a trip to the wineries of picturesque Mount Tamborine? Or a Girls' Day Out in Brisbane? Or even a family trip to the Gold Coast's world-class theme parks and famous golden beaches? Luckily you don't have to choose. They're all just a short drive away from your new home in Yarrabilba.

With buzzing Brisbane in one direction and the sunny Gold Coast in the other, you're truly in the middle of it all. Yet you could be forgiven for just staying put and enjoying your view of the breathtaking Birnam, Coingee and Darlington Ranges that give Yarrabilba its sense of sanctuary and make it such a uniquely beautiful place to live.



1 BEAUDESERT & SURROUNDS

- Woodhill Primary School
- Veresdale Scrub Primary School
- Gleneagle Primary School

2 BEENLEIGH / YATALA

- Waterford Primary School
- Edens Landing Primary School
- Beenleigh Primary School
- Mt Warren Park Primary School
- Windaroo Primary School
- Norfolk Village Primary School
- Beenleigh High School
- Windaroo Valley High School
- Canterbury College
- Trinity College
- Rivermount College
- Eagleby Learning Centre
- Beenleigh Special School
- Beenleigh Market Place
- The OC
- Noffke Park Community Hall and Pool
- Tudor Park Soccer and Basketball
- Logan River Golf Range
- Bill Norris Oval - BMX Track and Soccer Club
- Beenleigh PCYC
- Beenleigh Showground
- Mt Warren Park Golf Course/RSL
- Windaroo Country Club and Tennis
- Rugby Union Club and Pony Club
- Stanmore Park Motorcross Raceway
- Archery Club
- Karting in Paradise
- Yatala Pies
- Yatala Brewery

3 BROWNS PLAINS

- Browns Plains Primary School
- Yugumbir Primary School
- Regents Park Primary School
- Park Ridge Primary School
- Park Ridge High School
- Browns Plains High School
- St Bernadines Primary School
- Browns Plains Shopping Centre

4 COOMERA / OXENFORD

- Pimpama Primary School
- Centro Oxenford
- Dreamworld / White Water World
- MovieWorld
- Australian Outback Spectacular
- Wet and Wild

5 GOLD COAST

- Westfield Helensvale
- Harbourtown
- Seaworld
- Griffith University - Gold Coast Campus
- Gold Coast Hospital
- Future Gold Coast University Hospital

6 JIMBOOMBA & SURROUNDS

- Jimboomba Primary School
- South Queensland International College
- Emmas Primary School
- Jimboomba Playing Fields
- Kurrajong Park Soccer

7 LOGAN CENTRAL & SURROUNDS

- Burrowes Primary School
- Crestmead Primary School
- Marsden Primary School
- Waterford West Primary School
- Marsden High School
- Loganlea High School
- St Francis Primary School and St Francis College
- Bethania Lutheran Primary School
- Logan Institute of TAFE Loganlea Campus
- Griffith University Logan Campus
- Ikea
- Logan Hyperdome
- Marsden Park
- Crestmead Community Centre and Pony Club
- Marsden Park Library
- Logan Hospital

8 LOGAN VILLAGE

- Logan Village Primary School
- Chambers Pines Golf Course
- Pony Club
- Chambers Flat Logan Reserve
- Community Centre and Rural Fire Brigade
- Village Links Golf

9 SPRINGFIELD

- Springfield Town Centre (Orford Shopping Centre)
- University of Southern Qld (Springfield Campus)

10 TAMBORINE MOUNTAIN

- Tamborine Mountain Primary School
- Tamborine Mountain High School
- Tamborine Mountain College
- North Tamborine Sports Centre
- SES & Community Centre
- Pool and Bowls Club
- Tamborine Mountain Caravan and Camping
- Thunderbird Park Tourist Complex and Convention Centre
- Mount Tamborine Vineyard and Winery
- The Cedar Creek Estate Vineyard and Winery

11 TAMBORINE VILLAGE

- Tamborine Hall, Library, Tennis
- Middle Park Soccer
- Albert River Wines

12 WATERFORD

- Waterford Plaza Shopping Centre
- Good Start Early Learning (childcare)
- Waterford Primary School
- Waterford State School

13 YARRABILBA & SURROUNDS

- Cedar Creek Primary School

LEGEND

- Primary School
- High School
- Private School
- TAFE / University
- Special School
- Shops
- Community Facilities and Sports Centres
- Tourist Destinations
- Hospital

DARLINGTON PARKLANDS, YARRABILBA



Yarrabilba Sales and Information Centre
Yarrabilba Drive, Yarrabilba
1800 721 856 | yarrabilba.com.au



YARRABILBA



AREA PROFILE



Yarrabilba, Qld

LOCAL AREA PROFILE





Economy & Employment

Yarrabilba is a suburb located within Logan City, approximately 40 kilometres south east of Brisbane's CBD and 35 kilometres north west of the Gold Coast.

Yarrabilba's enviable South East Queensland climate and proximity to the coast, hinterland and capital city make the suburb an excellent place to live. The area is becoming increasingly popular with first home buyers and investors alike, with the local population experiencing significant growth in recent years.

Logan City is a major economic hub within the South East Queensland region. Key industries in the City's economy include manufacturing and retail sectors, business and community services, the property sector, construction and agricultural industries.

The City's diverse economy has the potential to grow and diversify further while adding a strong focus on technology and knowledge based industries. Given the central geographic location and available young workforce, Logan is ideally placed for continued growth in the South East Queensland region.

Logan City generates \$8.7 billion in Gross Regional Product (GRP) per year and is home to an estimated 21,000 businesses. The city has a young workforce and its business base generates an estimated 72,000 local jobs.

Logan is ideally located between Brisbane, Ipswich and the Gold Coast, with easy access to the national highway and rail networks. Thriving

light industrial precincts are located in Marsden, Crestmead, Slacks Creek and Loganholme.

A significant amount of development is earmarked for Yarrabilba over the coming years. Over 17,000 residential dwellings in addition to a town centre, neighbourhood hubs and community education and employment facilities are planned for the suburb.

A 100 hectare Mixed Industry and Business Area (MIBA) site has also been planned for the suburb. The MIBA will accommodate a range of light and service industries, business park activities and other mixed uses.

According to the Australian Bureau of Statistics, the most common industry for employment in Yarrabilba is within school education, with 7.9% of residents employed within the industry. Other major industries for employment include supermarket and grocery stores (3.3%), residential building construction (2.8%), building completion services (2.8%) and building and garden supplies retailing (2.3%).

Major Projects & Developments

The following are a sample of the many projects and developments either underway or currently in the pipeline in Yarrabilba and the surrounding region:-

- > **Logan Hospital expansion** - valued at \$145 million. The major hospital expansion was completed late 2014, with a brand new emergency department, rehabilitation unit and larger children's inpatient unit. The expansion project transformed the hospital into a new expanded health facility offering quality and timely health services to a growing region.
- > **Retirement and Aged Care Resort** - valued at \$600 million and located in Bethania (17 minutes' drive north of Yarrabilba). The aged care resort dubbed Jeta Gardens has been granted preliminary approval from the Logan City Council for the development of Australia's first intergenerational facility of its kind. The project is set to involve the construction of retirement villas and apartments, serviced aged care facilities, a club house, pharmacy, childcare facilities, private hospital and international training college. The construction phase alone will create hundreds of jobs over the next ten years.
- > **Beenleigh CBD renewal** - valued at \$9.7 million and located 20 minutes' drive north of Yarrabilba in Beenleigh. The major renewal project involves the redevelopment of the CBD area creating a town square precinct with café and pavilion areas and new market and event space. The estimated benefit to the region is valued at \$23 million, stimulating broader economic benefits including investment and job creation.
- > **Greyhound Racing Track** - valued at \$12 million and located at Cronulla Park in Slacks Creek (a 25 minute drive north of Yarrabilba). Construction commenced November 2014 with the project due for completion June 2015.
- > **NRL Junior Rugby League Club** - valued at \$6.5 million and located 15 minutes' drive north of Yarrabilba in Waterford West. Logan City Council has approved the precinct which will include three sporting fields, a clubhouse and gymnasium. Completion of the development is due July 2015.
- > **Wastewater Transport Project** - valued at \$30 million. The final stage of the major wastewater network upgrade is underway in Yarrabilba, Logan Village and Park Ridge. The strategically planned upgrade will prepare the region for future growth. The project is due for completion August 2015.
- > **Logan Hyperdome expansion** - valued at \$17 million. The project involves the construction of 'The Market Room', a fresh food market-style precinct which will include retailers such as a fruit and vegetable market, delicatessen, butcher, fishmonger, bakery, coffee shop and other specialty food stores. The project is due for completion mid-2015.

- > **Flagstone Town Centre** - the proposed town centre will be a dynamic commercial hub for residents and businesses in Jimboomba and will be a major source of employment for locals.
- > **Park Ridge Shopping Centre expansion** - located just 20 minutes' drive north of Yarrabilba. Approval has been received from Logan City Council for the expansion which will see the shopping centre almost triple in size. The project is based around the construction of a Coles supermarket, with various new specialty stores and restaurant and takeaway food services. A completion date is yet to be announced.
- > **Multicultural tourism village** - the proposed project is located in Carbrook (approximately 35 kilometres north-east of Yarrabilba) and includes the construction of an eco-friendly village consisting of a five-star hotel, shopping plaza, convention centre and a combination of 200 luxurious residences. The cost of the project is estimated to be \$550 million and is set to create several hundred jobs during construction and approximately 450 permanent job opportunities once complete.

Population

Logan City is set to continue being one of the fastest growing cities in Queensland well into the future. The City's population currently stands at just over 300,000, making up 6.4% of Queensland's total population. Experts predict the region is set to increase by up to 200,000 people over the next 20 years.

Yarrabilba's population is forecast to experience significant growth over the coming 20 years. The local population is anticipated to grow from five residents in 2011 to 9,927 by 2021; equating to an increase of 99.9%. The suburb is expected to reach a population of 22,435 by 2031

Housing & Investment

Logan City has recently been identified as a hot spot for property investment, due to its constant high rental demand, affordability and proximity to major employment areas such as Brisbane City.

Local government projections indicate an additional 3,674 dwellings will be required in Yarrabilba alone by 2021, as a result of the dramatic population growth expected in the area.

Yarrabilba's house price growth has averaged 6.0% over the past 12 months. The residential vacancy rate within Yarrabilba stands at 1.9% (as at September 2014).

Shopping

A variety of shopping facilities are located in close proximity to Yarrabilba. A brand new Village Centre is planned for the neighbourhood, consisting of a supermarket and a range of complimentary retail stores and restaurants. A Woolworths supermarket opened late 2013 in Logan Village, which is only a short five minute drive away.

A range of additional shopping facilities are located within a 20 minute drive, including Grand Plaza and Logan Hyperdome shopping centres. Both centres offer hundreds of retail options alongside movie cinemas, cafes, restaurants and various forms of entertainment.

Transport

Yarrabilba is surrounded by an extensive transport network with several major roads and highways linking the suburb to surrounding cities. Brisbane City can be reached in a 45 minute drive, the Gold Coast in 50 minutes and Mount Tamborine in less than 20 minutes.

A daily bus service operates through the area facilitating travel to neighbouring suburbs and local schools. As development within the area progresses, the frequency of bus services will expand to meet increased demand.

Both the Brisbane International and Domestic Airports can be reached in 45 minutes and the Gold Coast Airport is a one hour drive away.

Health

Health services are readily accessible with various health practitioners located throughout the neighbouring suburbs of Yarrabilba. Numerous medical practices, dentists and pharmacies are located within a 20 minute drive.

Logan Hospital is also short 20 minute drive from Yarrabilba, providing an extensive range of services including emergency, cancer treatment, coronary care, elective surgery, obstetrics, outpatient, paediatrics and admissions. The

Covering an estimated area of 21 square kilometres, neighbouring suburbs of Yarrabilba include Logan Village, Cedar Creek, Tamborine Mountain and Jimboomba.

hospital recently underwent a massive expansion project valued at \$145 million, involving the construction of a brand new emergency department, expanded outpatient areas and a rehabilitation unit. The expansion project transformed the hospital into a new expanded health facility offering quality and timely health services to a growing region.

Education

A selection of education facilities are available to residents of Yarrabilba. The suburb is planned to have up to 11 schools as development of the area progresses, this will include both public and private primary and secondary schools.

A new primary school will soon be located at the heart of the suburb with Brisbane Catholic Education recently signing a contract for the school which will cater for grades prep to year six. Construction is expected to commence early 2016.

There are also primary and secondary schools within the neighbouring suburbs of Logan Village, Jimboomba, Waterford West, Windaroo and Tamborine Mountain.

Attractions & Lifestyle

Yarrabilba offers a peaceful and natural living environment. The suburb is surrounded by native bushland, ponds, creeks and open spaces.

Darlington Parklands which is located in the heart of Yarrabilba is a recreational destination featuring a range of activities and facilities for local residents. The park features an outdoor gym, shelters and barbeque areas, water play areas, basketball and soccer courts and a playground for children with a 30 metre flying fox.



Darlington Parklands, Yarrabilba

Yarrabilba's attractive location allows residents to live a dual lifestyle with both Brisbane City and the Gold Coast beaches both accessible in less than an hour. The Gold Coast theme parks are also a major attraction for local families with Dreamworld, Warner Bros. Movie World and Wet 'n' Wild a 35 minute drive away.

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SPECIFICATIONS



THE *Deluxe* PACKAGE

DTZ
BUILDING DESIGN
BEYOND EXPECTATION



THE *Deluxe* PACKAGE

FIXED PRICE HOME PACKAGE INCLUDES:



- ALL SITE COST – GUARANTEED NO EXTRA CHARGE!
- 2440mm HIGH CEILINGS
- GLOSS FLOOR TILES
- MODERN STYLE CARPETS
- MIRROR SLIDERS TO ALL ROBES
- LED DOWNLIGHTS - **UPGRADE**
- CEILING FANS TO ALL BEDROOMS AND LIVING ROOM
- SPLIT SYSTEM AIR CONDITIONER
- SECURITY SCREENS TO ALL WINDOWS & SLIDING DOORS - **UPGRADE**
- VERTICAL WINDOW BLINDS - **UPGRADE**
- MODERN STYLE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN OVERHEAD CUPBOARDS
- INTERNAL DATA POINT
- INTERNAL PHONE POINT
- INTERNAL & EXTERNAL PAINGING
- 1 DOUBLE POWER POINT PER ROOM PLUS 3 EXTRAS
- 3 IN 1 LIGHT, HEATER, EXHAUST FAN IN BATHROOM & ENSUITE
- BEKO STAINLESS STEEL APPLIANCES & DISHWASHER
- CHROME MIXERS TAPS IN KITCHEN, BATHROOM, ENSUITE & LAUNDRY
- LOCKS TO ALL WINDOWS & SLIDING DOORS
- REMOTE GARAGE DOOR WITH 3 REMOTES
- TIMBER FENCE WITH METAL FRAME GATES
- EXPOSED CONCRETE DRIVEWAY & PATHWAY
- ELECTRIC HOT WATER SYSTEM
- WALL SARKING & INSULATION TO CEILING
- FULLY LANDSCAPED & TURF
- WALL MOUNTED CLOTHES LINE
- METAL LETTERBOX
- 6 STAR ENERGY RATING

THE *Deluxe* PACKAGE

SITE WORKS AND FOOTINGS

- All site works to allowed over area of building platform
- Concrete slab: Engineer designed waffle pod slab with reinforcing and thickened at slab perimeter
- Sewer connections for residential sites
- 6m electrical mains connection (overhead or underground)
- 'Trithor' Termite protection to Australian standards – slab penetrations and perimeter barrier. Trithor protects in three ways:
 1. **Barrier:** Trithor is a physical termite barrier incorporating a unique weave of fibrous blanket that prevent the entry of termites.
 2. **Repels:** Trithor contains potent crystals that repel termites – driving them away from your property.
 3. **Kills:** The active ingredient in Trithor acts fast to kill any extra-tough termite that may penetrate the membrane.

GENERAL DOCUMENTATION AND FEES

- Fixed price contract
- Building plans and specifications
- Engineers Soul Report and Floor Slab Design
- Local Council building and application fees
- All insurance required

WALL AND ROOF FRAMING

- Pine wall frames and trussed to engineer design and specifications
- Constructed to N2 wind speeds

CEILING HEIGHT AND ELEVATIONS

- 2440mm high
- Concrete tiled roof using standard builders range
- 'PGH' Face bricks from builder's range with off white mortar raked joints
- Garage included automatic opener panel lift door from standard builder's range of colours with 2 handsets and 1 wall button remote
- Colorbond fascia and gutter from standard builder's range



THE *Deluxe* PACKAGE



ELECTRICAL AND SAFETY DEVICES

- LED Downlights to meet energy efficiency regulations - **UPGRADE**
- Standard builders range downlights - **UPGRADE**
- Fan light to every bedroom & one in living room
- 3 external lights with standard builder's range light fitting
- One double power point per room and 2 extras
- 3 in 1 light, heater, exhaust fan in bathroom and ensuite
- Split system air conditioner to main living area
- Safety switch and smoke detectors wired to 240-volt power supply
- 2 TV points and cable
- Phone Point
- Data point

WINDOWS

- Aluminium windows and sliding doors from standard builders colours
- Window and sliding door locks
- Security screens to all windows and sliding doors
- Vertical blinds to all windows and sliding doors in bedrooms and living areas - **UPGRADE**

INSULATION

- Sisalation wall wrap to external stud wall
- R2.5 insulation to ceilings of living areas under main roof

KITCHEN

- BEKO Stainless Steel multi-function oven, slide out rangehood and ceramic cook top from standard builder's range
- 1¾ bowl stainless steel sink
- Sink mixer tap from standard builder's range
- Designer laminated quality kitchen cupboards - cabinet colours from builder's range, with stone bench tops - **UPGRADE**
- Bulkheads above the overhead cupboards
- BEKO Stainless Steel dishwasher
- Pantry with shelves

LININGS

- 10mm Plasterboard to wall and ceilings
- Water resistant plasterboard and villa board sheeting to wet areas where applicable
- 90mm plasterboard cornice

JOINERY

- Flush panel doors internally
- 68 x 12mm splayed skirting and 42 x 12mm splayed architraves
- Door stope throughout
- 'Special feature' front entry door - **UPGRADE**
- Chrome internal door furniture
- Built-in robes to all bedrooms
- Wardrobes and linen cupboards as per plans (wardrobes with shelf and hanging rail / linen with 4 shelves)
- Mirror sliding doors to robes - **UPGRADE**
- Vinyl sliding doors to linen

THE *Deluxe* PACKAGE

HIA members
the best in the business



PAINTING

- Internal painting to walls, ceilings, doors, architraves and skirtings
- External painting

LAUNDRY

- 45 Litre stainless steel single tub in cabinet with mixer tap
- Hot & cold chrome washing machine taps



BATHROOM, ENSUITE AND TOILET

- Designer laminated vanities with stone top and drop in basins
- Laminated clear glass shower screens with pivot door
- Dual flush toilet from standard builder's range
- Chrome mixer taps to showers, bath & basins
- Acrylic white bath
- Chrome towel rails
- Chrome toilet roll holders

CERAMIC TILES & CARPET

- Gloss floor tiles to main area from builder's range
- Floor and wall tiles to all wet areas
- Tiles laid above bath
- Tiles to showers with 'special feature' tile frieze
- Tiles to kitchen splash back
- Skirting tiles to laundry and WC
- Designer modern carpet to all bedrooms, robes and one living area

PLUMBING

- 2 external hose garden taps
- PVC downpipes connected to stormwater mains



THE *Deluxe* PACKAGE

SPECIAL NOTE: *Inclusions styles / brands may vary dependent on supply or builder's choice, where there is any substitution the replacement will be of equivalent or superior quality. The schedule of inclusions and finishes are those that are set out in the residential building contract.

LANDSCAPING & FENCING

- Turf to front and back yard
- Garden with mulch and plants
- Timber fencing to back and sides with one single metal framed gate
- Metal mail box
- Wall folding clothesline
- Full site clean and removal of builder's rubbish



DRIVEWAY / PATHS

- Concrete driveway and path to front door
- Concrete to outdoor alfresco area and external doors

SPECIAL WARRANTIES

- Warranties and Guaranties supplied by builder at handover
- 6-year structural warranty
- 6-month maintenance warranty

ABOUT DTZ BUILDING DESIGN

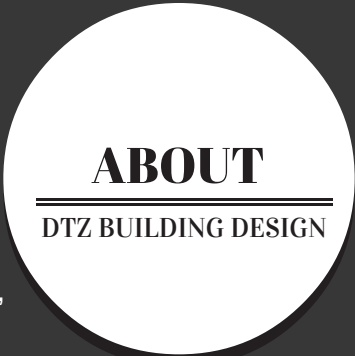




BUILDING QUALITY HOMES



DTZ Building Design has been building residential houses in Brisbane and the Gold Coast since 2006. We specialise in quality 'turn key' homes.



Established in Brisbane by two brothers, Dylan and Nathan Zeiher. Both brothers are licensed low rise house builders, with Dylan also being a licensed Building Designer. Nathan also holds a Plumbing, Drainage and Gasfitting license. Both brothers are heavily involved in every house they build, from the beginning to the finish.

Together they bring to the business over 25 years of experience in the Residential Housing Industry. DTZ Building Design has a proven track record of success and a strong reputation for exceptional service and superior quality. This brings with it, a strong referral network and connections to the best tradespeople to deliver top quality, long-lasting workmanship. They provide an environment when tradespeople want to do their best, so they in turn strive to do a great job for you.



"our homes are comfortable and casual,
making it...

perfect
for everyday living

We have a passion for providing quality affordable homes to our clients. The future holds exciting times for DTZ Building Design, as we continue to expand into new areas, stay on the cutting edge of new designs as well as utilising revolutionary management operational processes to provide our clients with a complete hassle free package of services from start to finish.

When it comes to deadlines, we are conservative with our promises and aggressive with our work schedule, That's why our record of on time delivery is unrivalled in the industry. Which means our customers can make their personal and financial plans with certainty and peace of mind.

.....
comfortable homes
with quality inclusions
at affordable prices
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