
THE INGHAM



PRESENTED BY:

DTZ BUILDING DESIGN

UNIT 2/22 CENTRAL COURT, HILLCREST QLD 4118

LOT 17 GOLD AVENUE, YARRABILBA

SINGLE CONTRACT HOUSE & LAND PACKAGE PREMIER TURNKEY RANGE OF INCLUSIONS

THE INGHAM



PACKAGE OVERVIEW - FULL TURNKEY, FIXED PRICE HOUSE & LAND

Address:	LOT 17 GOLD AVENUE, YARRABILBA
Build Status:	COMPLETED
House & Land Price:	\$570,500
Land size:	265m ²
House size:	160m ²
Bedrooms:	4 Bedrooms + 2 Living Rooms
Bathrooms:	2 Bathrooms
Garage:	Double Lock Up Garage

LOT 17 GOLD AVENUE, YARRABILBA

CONTRACT INCLUSIONS:

- Ext Finish: Face Brick house with render & 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: 2 Split Systems (family / dining room & Bedroom 1)
- 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 Panel carve 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

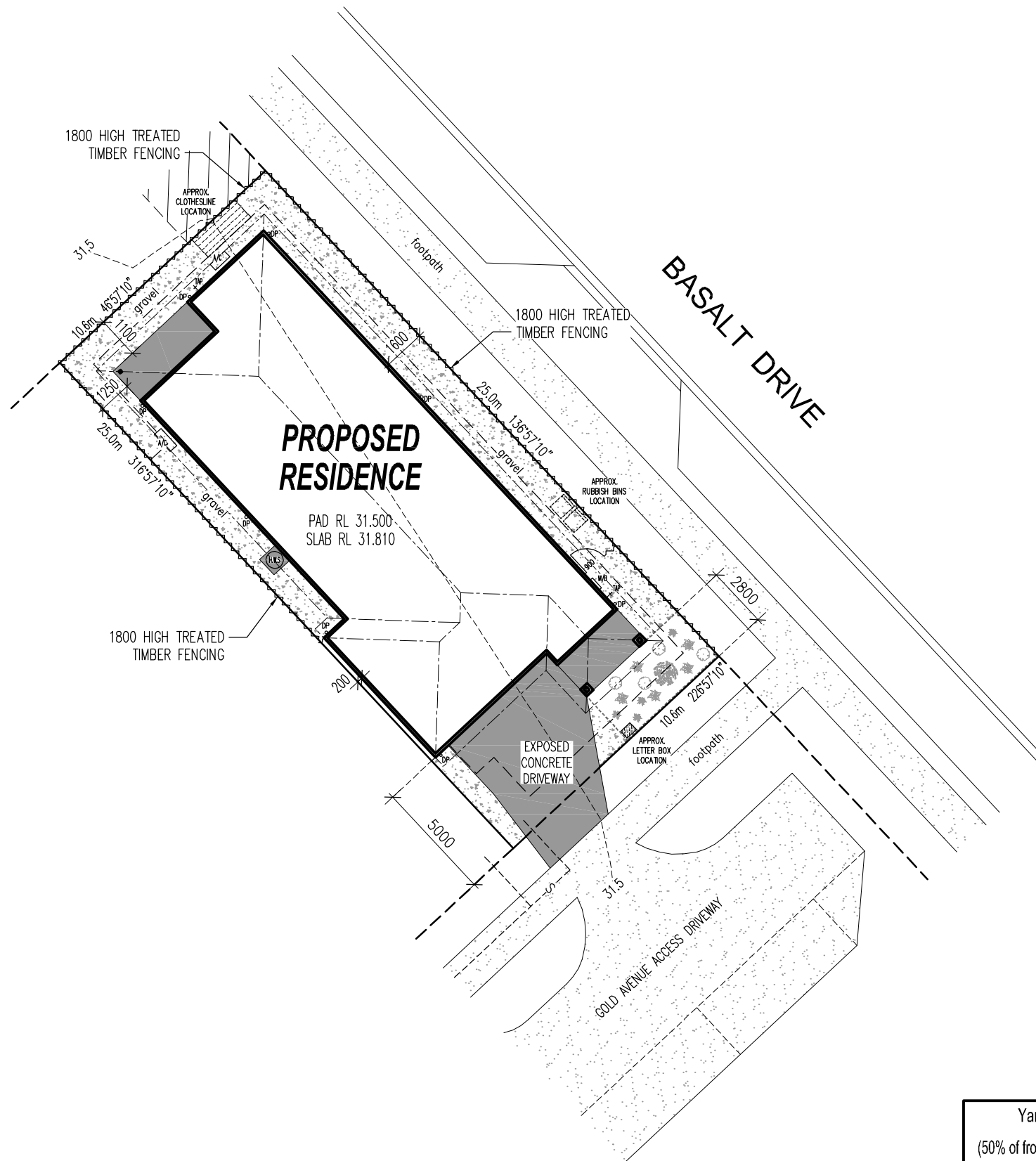
DISCLAIMER

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

SITE COVERAGE	
BUILDING AREA	160 m ²
PRIVATE OPEN SPACE	62 m ²
SITE AREA	265 m ²
SITE COVER	60.4 %

NOTES:

- ALL WINDOWS AND DOORS HAVE A JOINERY HEIGHT OF NOM. 2100mm UNLESS STATED OTHERWISE (NOM. 2400mm JOINERY HEIGHT FOR A 2700mm H. CEILING).
- PROVIDE NOGGING FOR TOWEL RAILS & CLOTHES DRYER.
- ALL BEAM SIZES TO BE DETERMINED BY FRAME MANUFACTURER.
- ALL MECHANICAL VENTS TO BE DUCTED TO EXTERNAL.
- 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.
- ALL DIMENSIONS ARE TO MEASURED TO THE WALL OF THE BUILDING UNLESS SPECIFIED OTHERWISE.
- REFER TO COLOUR SPEC. FOR INT. & EXT. MATERIALS & COLOURS.



SITE PLAN LAYOUT - Ingham 161 (modified)

Yarrabilba Landscaping Requirements:
 (50% of front yard landscaped grass and/or garden beds)

1.8m high trees – 25L (300mm) pot
 1.0m high plants (evergreen) – 140ml pot
 0.5m high plants (ground cover) – 140ml pot
 50/50 ratio of shrubs & ground cover
 (or similar – Refer Notes)



LOT 17 No# 24
 GOLD AVENUE

Estate YARRABILBA
 Suburb YARRABILBA
 Local Auth. LOGAN CITY COUNCIL
 SP 304361 Area 265m²
 Cnt/Par WARD / MOFFATT

SERVICES

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



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Clients:	
DTZ BUILDING DESIGN	
Drawing Issue	
A	DRAWING ISSUE 24/08/20

Project
PROPOSED DETACHED HOUSE at LOT 17 GOLD AVENUE, YARRABILBA

Drawing		
SITE PLAN		
DATE: 24/08/20	DWG No.	AMND.
SCALE: 1:200	BA-A3-1.1	A
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 20188
CAD REF: C:\SITES\LOT 17 YARRABILBA - SP		

FIXTURE NOTES:

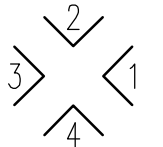
T/P HOLDER: 800 FROM BACKING WALL, 800 UP FROM FLOOR (UNLESS OBSTRUCTED)
 TOWEL RAIL: 1200 UP FROM FLOOR TO CENTRE OF RAIL

LEGEND

- SO. SET SQUARE SET HEIGHT @ 2170mm AFFL.
- 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 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



ELEVATIONS

● - LOCATION OF SMOKE ALARM.
 SMOKE ALARMS TO COMPLY WITH BCA CLASS 1 & 10 PART 3.7.2 & WITH AS-3786



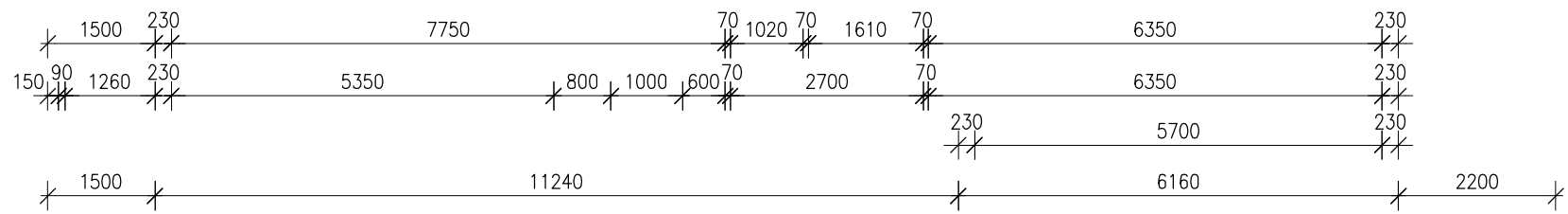
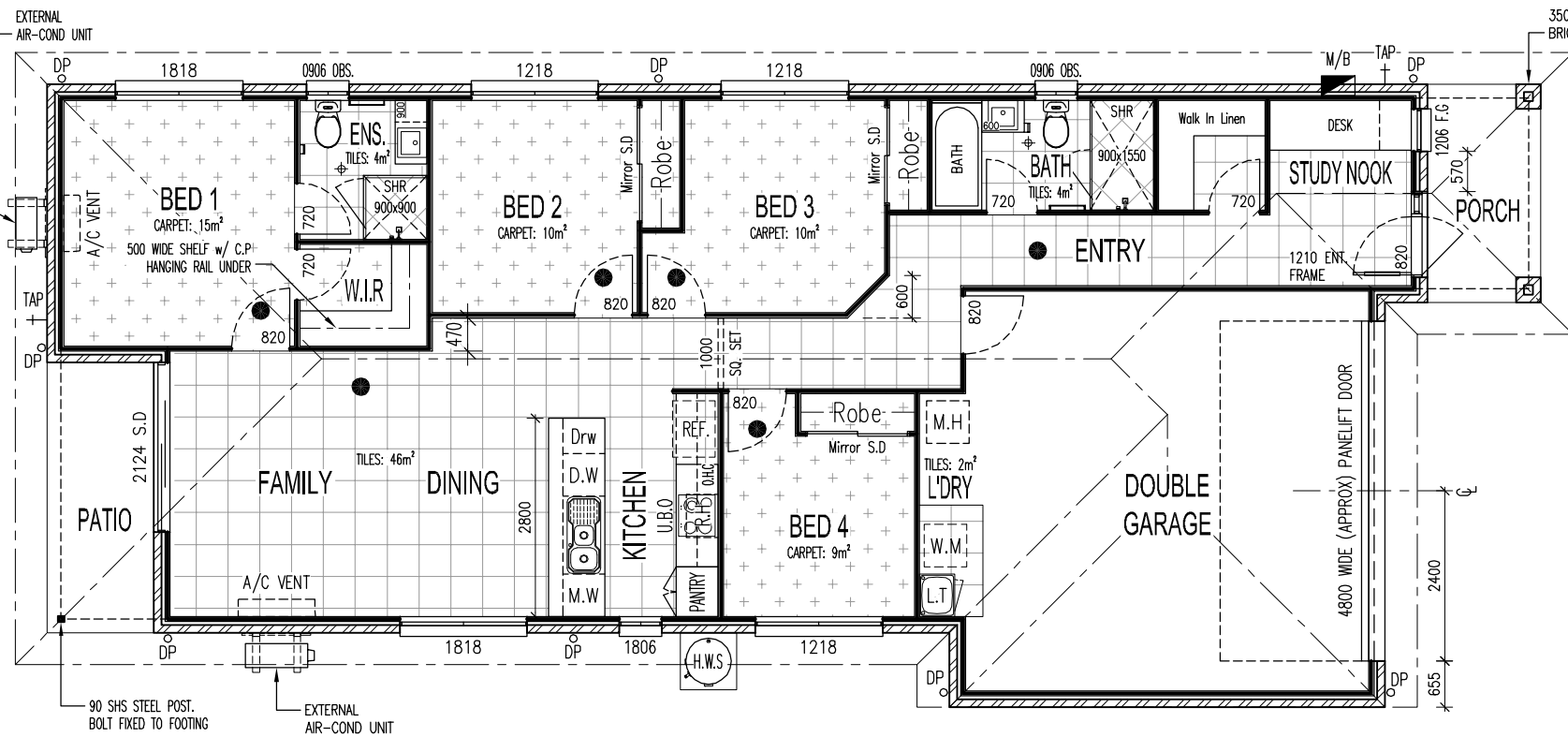
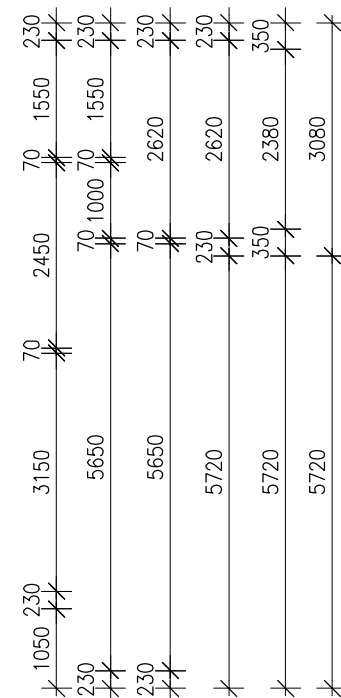
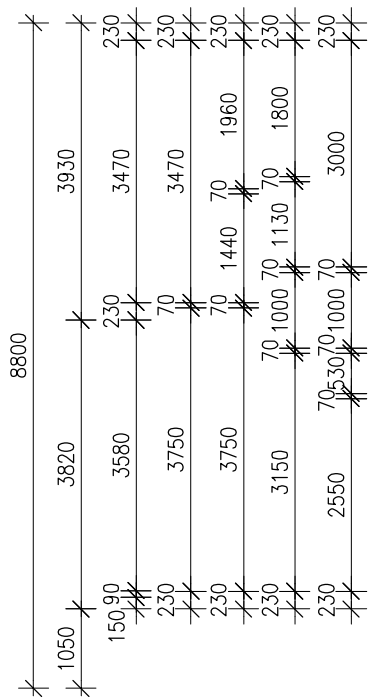
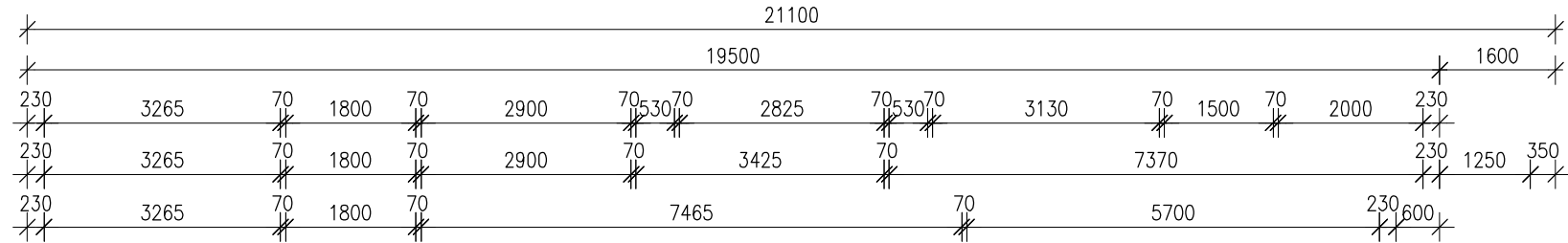
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Drawing Issue		
A	DRAWING ISSUE	24/08/20

Project		
PROPOSED DETACHED HOUSE at LOT 17 GOLD AVENUE, YARRABILBA		
Drawing		
FLOOR PLAN LAYOUT		
DATE: 24/08/20	DWG No.	AMND.
SCALE: 1:100	BA-A3-2.1	A
DRAWN: RCJE	JOB No.: 20188	
CHECKED: DTZ		
CAD REF: C:\SITES\LOT 17 YARRABILBA - SP		

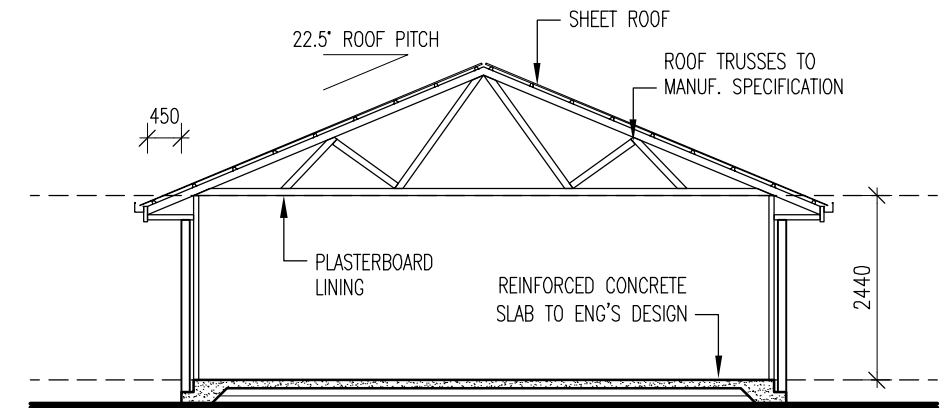
BUILDING AREAS	
LIVING AREA	110.836 m ²
GARAGE AREA	38.084 m ²
PATIO AREA	5.730 m ²
PORCH AREA	4.928 m ²
TOTAL AREA	159.719 m ²
PERIM. LENGTH	59.800 m



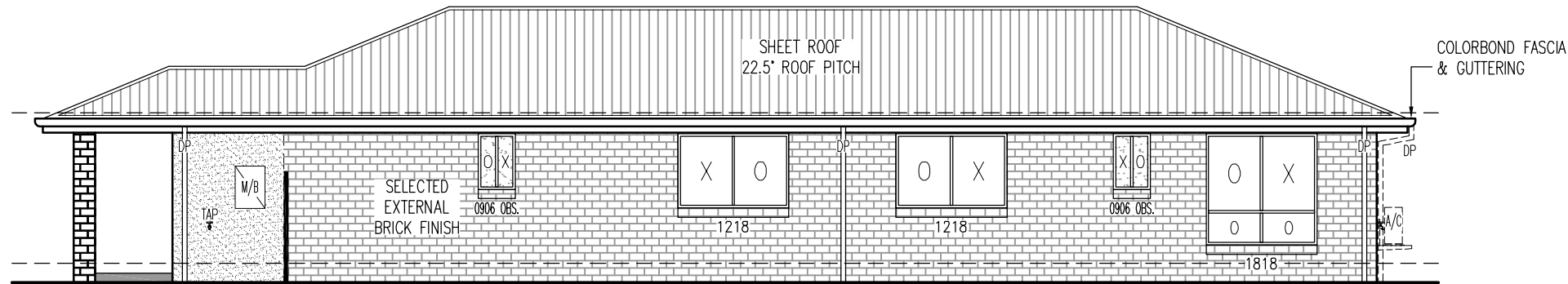
FLOOR PLAN LAYOUT - Ingham 161 (modified)



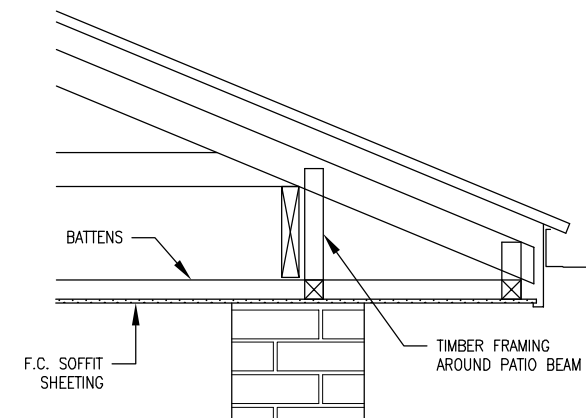
ELEVATION 1



SECTION

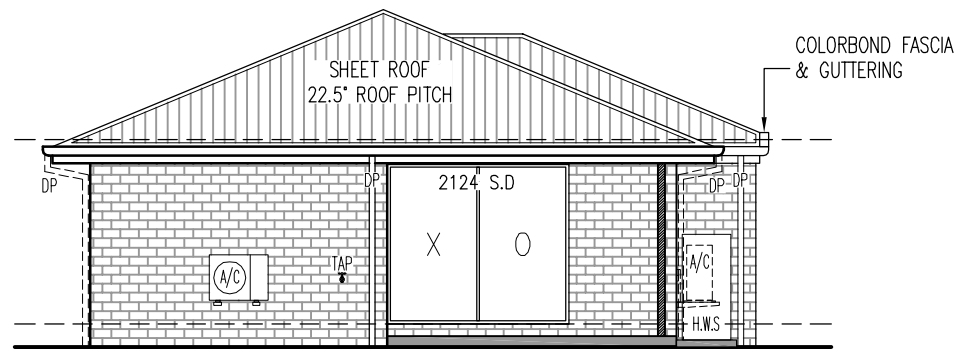


ELEVATION 2

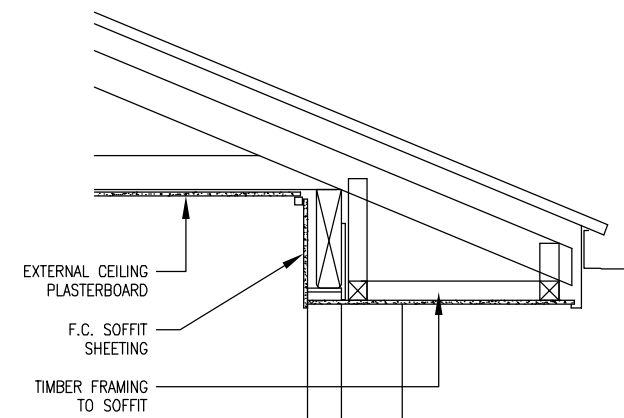


PORCH BULKHEAD
DETAIL
SCALE 1:5

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.



ELEVATION 3

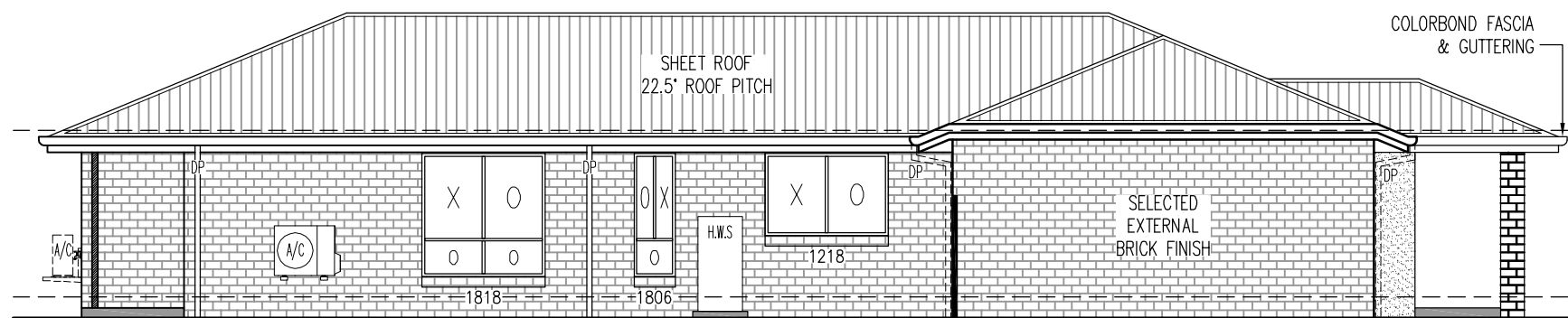


PATIO BULKHEAD
DETAIL
SCALE 1:5

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ELEVATION 4

Drawing Issue		
A	DRAWING ISSUE	24/08/20
Project PROPOSED DETACHED HOUSE at LOT 17 GOLD AVENUE, YARRABILBA		
Drawing EXTERNAL ELEVATIONS		
DATE: 24/08/20	DWG No.	AMND.
SCALE: 1:100	BA-A3-3.1	A
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 20188
CAD REF: C:\SITES\LOT 17 YARRABILBA - SP		

Thursday, 16 December 2021

4  2  2 

Rental Estimate

Lot 17 Gold Avenue Yarrabilba

Thank you for the opportunity to provide a rental estimate on the above property.

I confirm that the estimated rental capacity of approximately \$420.00 - \$450.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

We would welcome the opportunity provide you with our investors pack information and provide helpful advice on how to maximise your rental yield. Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email b.douglas@oliverhume.com.au

Yours Faithfully,



Ben Douglas
General Manager – Asset Management (QLD)
Oliver Hume Queensland Property Management

Disclaimer –

This is a current rental appraisal and is subject to change depending on market conditions, such as supply and demand. This appraisal is not a valuation, which is carried out by a licensed valuer. This appraisal is an opinion on the rental market rate and should not be solely relied upon. Oliver Hume will not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. Any opinions expressed in this letter may be personal to the author and may not necessarily reflect the opinion of Oliver Hume.

BRISBANE

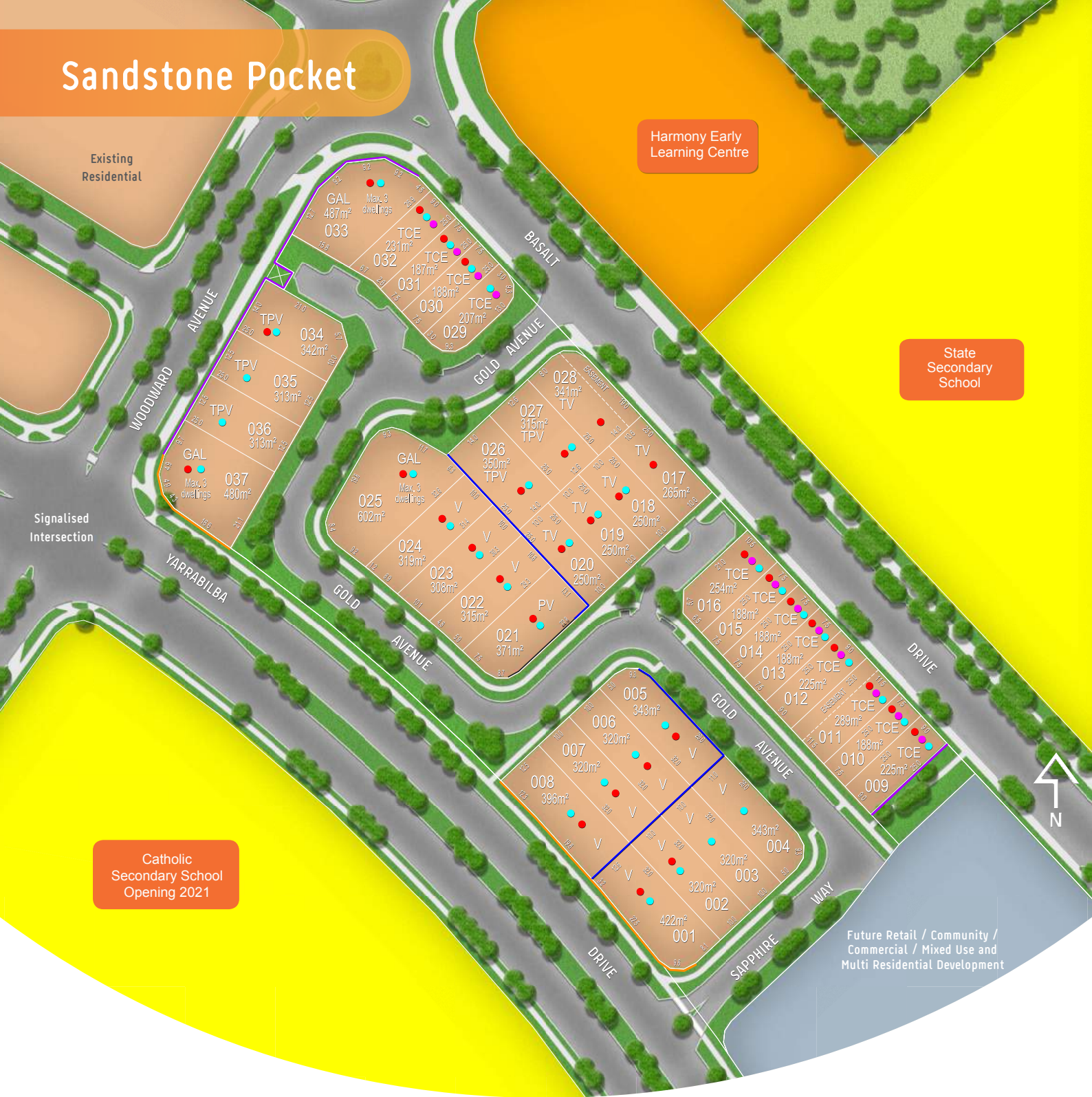
Ground Floor, 26 Reddacliff Street
Gasworks Precinct Newstead Queensland 4006
PO Box 1447, Broadbeach QLD 4218
T 07 3216 1666
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E queensland@oliverhume.com.au

GOLD COAST

Suite 19C, Level 19
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PO Box 1447, Broadbeach QLD 4218
T 07 5564 3200
www.oliverhume.com.au
ABN 66 18 624 867



Sandstone Pocket



Locality



Lot Types

- PV Premium Villa
- V Villa
- TPV Town Premium Villa
- TV Town Villa
- TCE Terrace
- GAL Gallery

Legend

- Engineered fill
- Acoustic attenuation requirement
- Dual frontage requirement
- Concrete sleeper retaining wall with 1.8m high fence
- 1.8m high black stained timber fence
- 1.5m high open style hardwood timber fence
- Street trees (indicative only)
- ⊠ Pad Mount Transformer
- ▭ Bin Bays

belong at Yarrabilba

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 2020.

Yarrabilba Masterplan



YARRABILBA

Created by

 **lendlease**

Yarrabilba Masterplan

Belong at Yarrabilba

Perfectly positioned between Brisbane's CBD and the Gold Coast, Yarrabilba really is in the middle of it all.

It's a community that truly is at home in nature; surrounded by Plunkett National Park and on the doorstep of Mt Tamborine. It's a place where big ideas are generated for a brighter future.

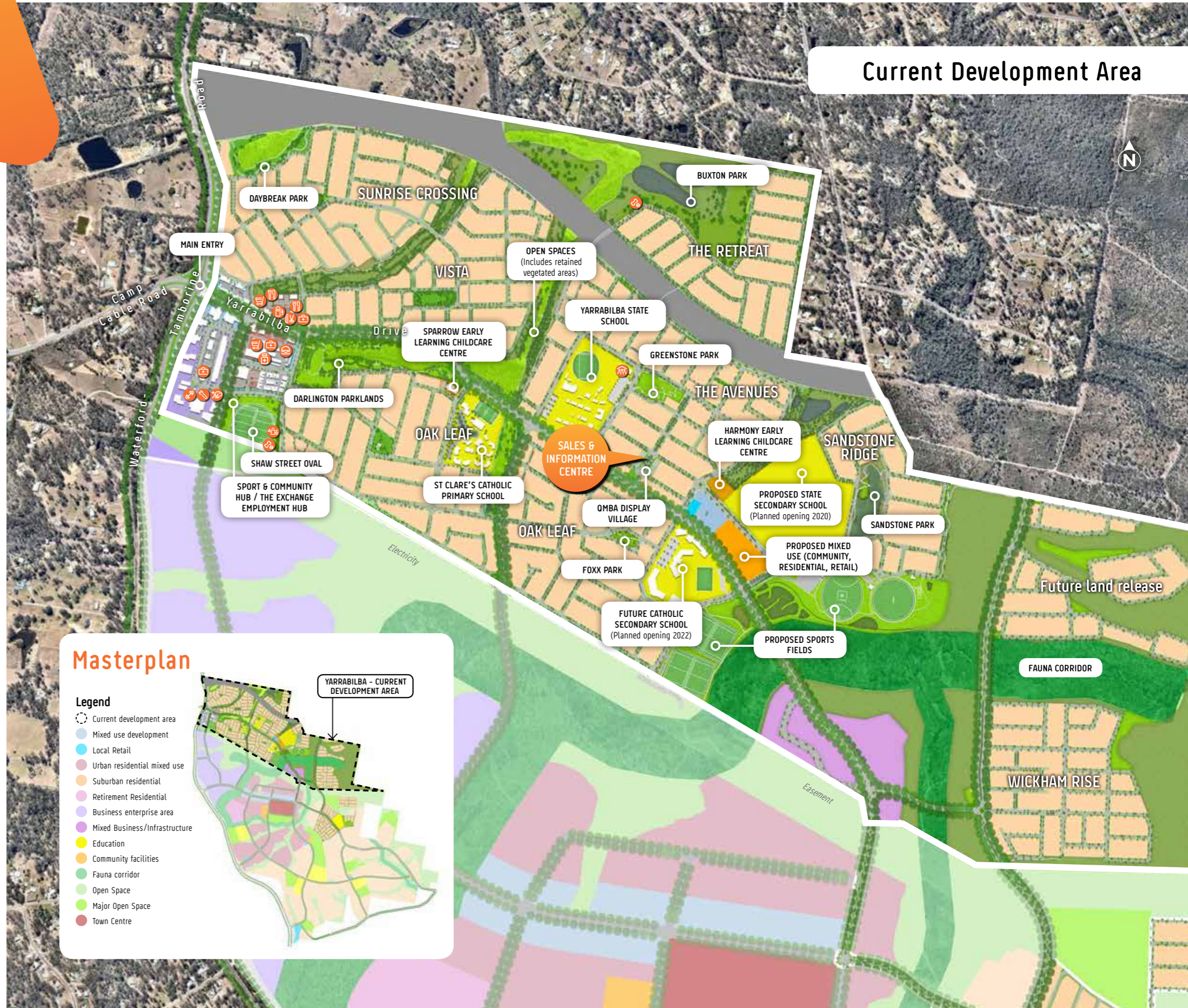
With over 25% of this modern community designated for open spaces, it inspires a healthy and positive lifestyle for all. With bike paths, playing fields, neighbourhood parks as well as specially created kids' play areas and outdoor gyms, Yarrabilba offers so much more.

Along with the best of the outdoors, you can enjoy exciting new modern shops, schools and community facilities right on your doorstep. It all comes together to create an unrivalled lifestyle you'll want to be part of.

Legend

- | | |
|-------------------------------|----------------------|
| Shopping | Tyre & Auto Services |
| Child and Family Services Hub | Veterinary Hospital |
| Cafe/Restaurant | Pharmacy |
| Fast Food | Gymnasium |
| Medical Centre | Hairdresser |
| Petrol | Dog Park |
| | Community Garden |

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 June 2018.





Sales and Information Centre
Darrau Avenue, Yarrabilba, QLD

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

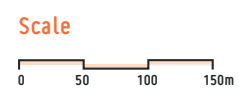
Community Childcare Centre

Proposed Community Centre & Local Retail

Investigation area for possible education / community / facilities including sportsfields


Proposed Secondary School

Proposed Sports Fields



Sales and Information Centre
<DUUDELOED/ULYH>/<DUUDELOED/4/

Opening Hours
0RQGD/IKGJDP/WR/LGJJP
0XV/RD/WR/LGDL/YGJDP/WR/LGJJP
000/ULJKWV/UHVHUYHGG/(FHSW/DV/SHUPLWVHG/EV/HQG/HDVH>/QR/SDUW/R/WKLV/SXEOLFDLWRQ/PDVEH/UHSURGXPHG/RU/GLVWULEXWHG/LQ/DQVIRUP/RU/EDQ/PHDQV>/RU/WRUH/LQ/D/GDWDEDVH/RU/UH/WULHYDO/VV/WHP>/ZLWKR/



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

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

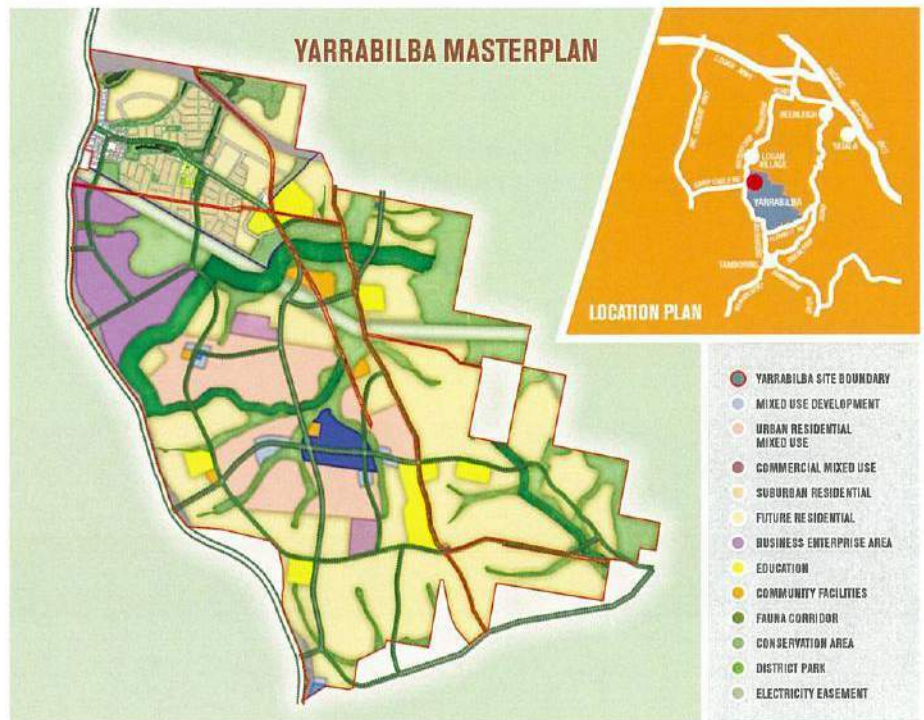
- 30 years: 2011-2041 (approx)

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.



be connected
be active
be one big family



YARRABILBA

Created by

lendlease

Image: flying fox at Darlington Parklands

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.



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: weekly Parkrun



Image: festival fun at Yarrabilba



Image: early morning walks at Yarrabilba



Image: Shaw Street Oval under the lights

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.

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.

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: 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



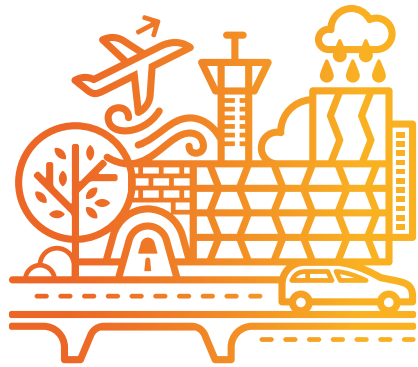
MASTERPLAN



Legend

- Yarrabilba site
- Current development area
- Mixed use development
- Urban residential mixed use
- Commercial mixed use
- Suburban residential
- Business enterprise area
- Education
- Community facilities
- Fauna corridor
- Conservation area
- District open space
- Electricity easement
- Town Centre

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

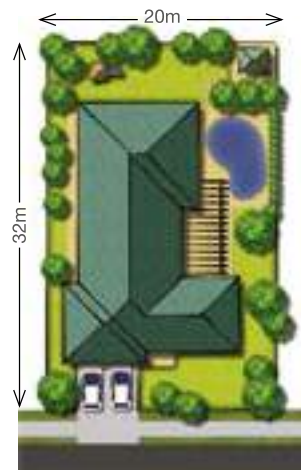
- Comprehensive range of living options from affordable villas to town houses and family homes, with home and land packages available
- Block sizes ranging from 250m² to over 800m²
- 39-home display village with observation tower, café and outdoor TV



Build your dream home



THE AUSTRALIAN DREAM

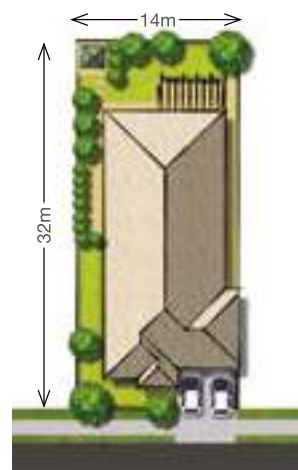


TRADITIONAL

- 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

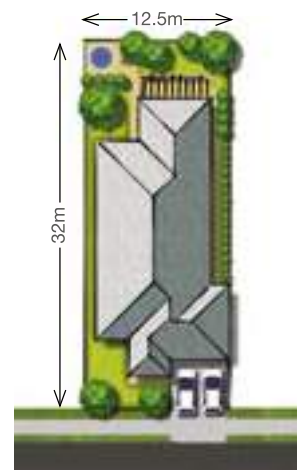


COURTYARD

- 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

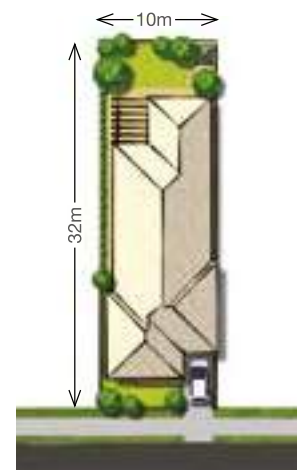


PREMIUM VILLA

- 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

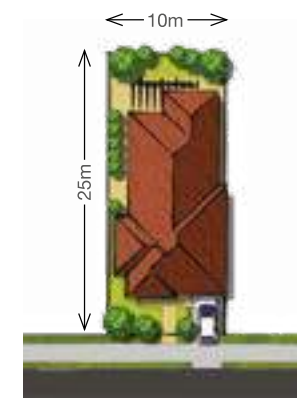


LOTS OF LIVING



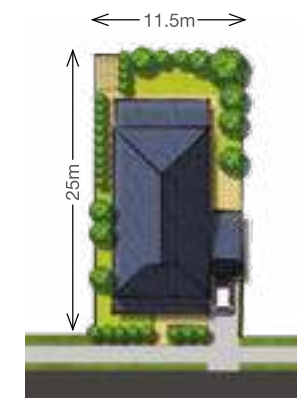
EASY LIVING WITH BIG APPEAL

HOUSE AND LAND PACKAGE OPTIONS ONLY



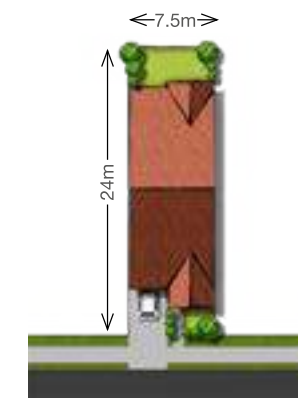
TOWN VILLA

- 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

Find us on 

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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, her face tilted back. The background is a dense canopy of bright green trees, with sunlight filtering through the leaves, creating a bokeh effect. The overall mood is peaceful and serene.

**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.

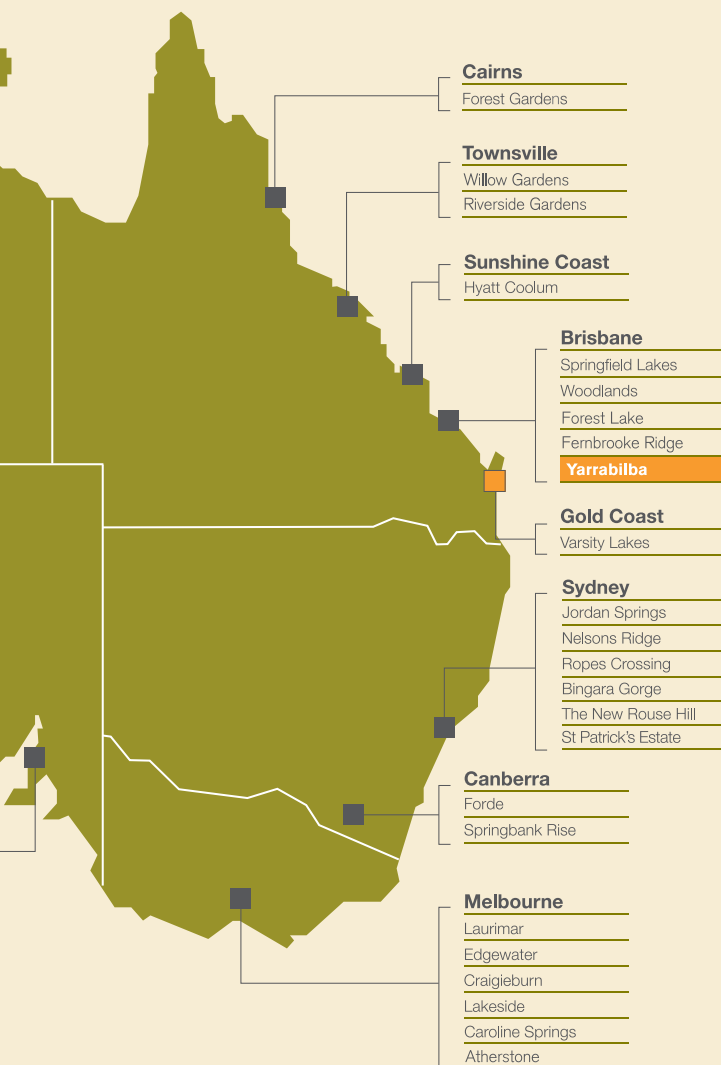
Our Yarrabilba team at Lend Lease are dedicated to driving efficiencies and innovation in conserving water and energy, reducing waste and pollution, so we can keep this community, and the nearby parks and reserves beautiful for your family today and for generations to come.

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

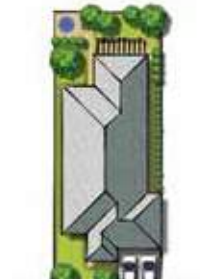


STYLISH LIVING

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

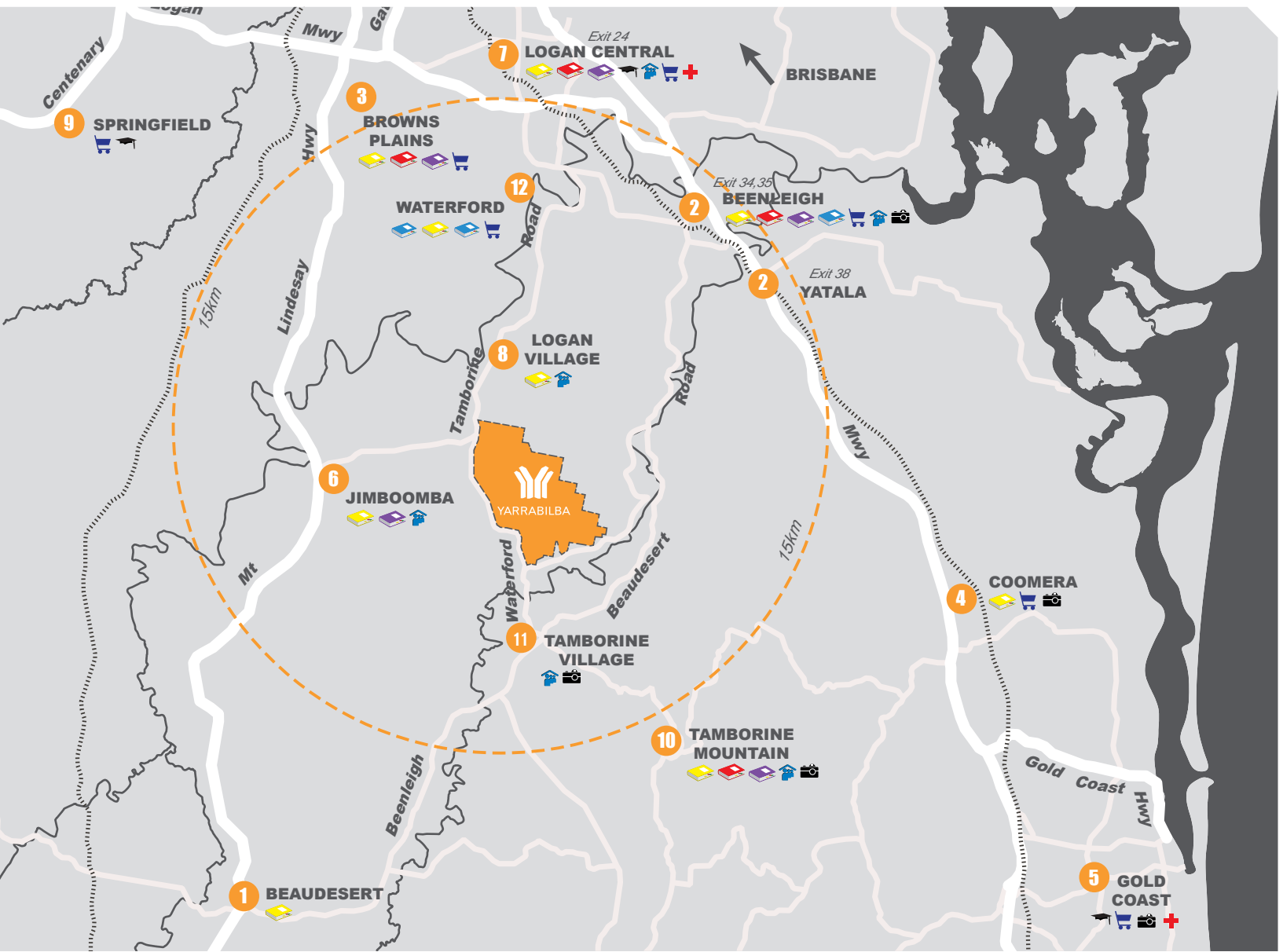
Stylish and affordable contemporary homes that offer an easy living lifestyle with a modern feel.



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 / OXFENFORD

- 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 (Orion 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





DTZ BUILDING DESIGN

Comfortable homes with quality inclusions at affordable prices.

DTZ Building Design have been building residential houses and units complexes across Brisbane and the Gold Coast since 2006. We specialise in 'turn key' homes.

Established on Brisbane's southside by brothers, Dylan and Nathan Zeiher; both brothers are licenced low-rise house builders, with Dylan being a licenced Building Designer and Nathan holding his Plumbing, Drainage & Gas-fitting licences.

The DTZ Team are heavily involved with every house we build, through design to construction and hand-over of your new home or investment property.

Together with our growing team, we bring over 40 years of experience in the residential housing and construction industry. DTZ has a proven track record of success, and a strong reputation for exceptional service and superior quality. This brings with it, a solid referral network and connections to the best tradespeople to deliver top-quality, long-lasting workmanship.

We strive to provide an environment where our tradespeople want to do their best, so they, in turn, strive to do an exceptional job for you. We have a passion for providing quality, affordable homes for our clients.

The future holds exciting times for DTZ Building Design as we continue to expand into new areas, staying on the cutting edge of new designs, as well as utilising revolutionary management and 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 assertive 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.



*"Our homes are comfortable and casual,
making it perfect for everyday living..."*



QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION
Licence Number: 1093553



Member: 992433

The *Deluxe* Package



HIA members
the best in the business



The *Deluxe* Package



FIXED PRICE HOME PACKAGE INCLUSIONS AT A GLANCE:

- All site costs – guaranteed with no extra charges!!
- 2440mm high ceilings
- Quality gloss floor tiles
- Modern style carpets
- Mirror sliders to all robes
- LED downlights
- Ceiling fans to all bedrooms & separate living room
- Split-system Air Cond. to Living & Bedroom 1
- Security screens to all windows & sliding glass doors
- Roller blinds
- Modern style kitchen & vanities with stone benchtops
- Bulkheads above kitchen overhead cupboards
- Phone & data points
- Internal & external painting
- 1x Double power point per room plus 3 extras
- Exhaust to bathroom & ensuite
- InAlto stainless steel appliances, ceramic cooktop & dishwasher
- Chrome mixer taps to kitchen, bathroom, ensuite & laundry
- Locks to all windows & sliding glass doors
- Garage door with 2x handsets & 1x wall remote
- Timber fencing & metal framed gates
- Exposed aggregate driveway & path
- Electric Hot Water System
- Wall sarking & ceiling insulation
- Fully landscaped & turfed
- Wall mounted clothesline
- Common letterbox
- 6-Star energy rating

The *Deluxe* Package

Fixed price home package includes the following carefully selected fixtures and fittings.

SERVICES, DOCUMENTATION & FEES

- Fixed Price Contract
- Building Plans and specifications
- Engineers Soil Test Report, contour survey & engineered ground slab design
- Local Council building, application and QBCC fees
- All insurances required

STRUCTURAL & EXTERNAL INCLUSIONS

SITE WORKS, FOOTINGS & SLABS

- All site works to encompassing area of building platform
- Concrete slab: Engineered waffle pod & concrete slab system with reinforcing and thickened at slab perimeter (AS 2870-2011, includes piers)
- Stormwater and sewer connections to residential sites
- Underground water & 6m electrical mains connection (overhead or underground)
- Termite protection to Australian standards (AS 3660.1-2000)

STRUCTURAL

- 2440mm high ground floor ceiling height (2440mm high upper floor ceiling for high-set designs)
- Timber wall frames & trusses to engineered design and specifications – constructed to N2 wind rating.
- 'PGH' face & feature bricks from builder's range with off-white mortar joints
- Colorbond® steel roof sheeting, gutters & fascia from builder's range – PVC downpipes
- Rendered & painted facade (as per elevations)

OUTDOORS & LANDSCAPING

- Façade feature options: Rendered & painted, feature bricks & partial cladding
- 2x external water taps
- Wall mounted Clothesline
- Exposed aggregate driveway and path to front door including porch
- Concrete to alfresco area and where applicable
- Landscaping including feild drains, planted & mulched garden beds and turf where applicable
- Treated timber butted paling fencing to boundary sides & rear with metal-framed lockable gate
- Common letterbox
- Full site clean and removal of builder's rubbish

INTERNAL INCLUSIONS

WINDOWS, DOORS & FURNITURE

- Sectional overhead garage door from standard builder's range with 2x handsets & 1x wall remote
- Flush-panel internal doors with chrome lever-set handles and door stops
- Privacy locks to bathroom, toilet & ensuite – lift-off hinges
- Entrance locksets to entry doors – deadbolt lock to front entry door
- 'Special feature' front entry door with sidelight/feature glass panel
- Rear door with 1/3 glass panel (design specific)
- Aluminium framed windows and sliding glass doors from standard builder's range with keyed locks
- Security grille screens (including flyscreen) to all exterior doors, sliding glass doors, and window openings
- Roller blinds to all windows & sliding glass doors in bedroom & living areas

ELECTRICAL

- LED downlights from standard builder's range to meet energy efficiency regulations
- Ceiling fan lights to all bedrooms (one in separate living room – design specific)
- External lighting from standard builder's range to rear door, porch and alfresco areas.
- ONE double power point (GPO) per room plus 3 additional GPO's to dwelling.
- TV points to living area and main bedroom (with cable), phone & data points.
- Photoelectric smoke alarms (hard-wired to 240v power supply, battery backup)
- Earth leakage system (safety switch)
- High-speed internet (NBN) ready (provision allowed)
- Split-system air conditioner to living area (approx. 5.2kW reverse cycle unit) & Bedroom 1 (approx. 2.5kW reverse cycle unit)
- Electric Hot Water System (storage system, 250L capacity)
- Exhaust fans from standard builder's range to bathroom & ensuite (and W.C. – design specific)

The *Deluxe* Package

Fixed price home package includes the following carefully selected fixtures and fittings.

PLUMBING (BATHROOM, ENSUITE & TOILET)

- Laminated clear glass shower screens with pivot door, wall mounted chrome shower mixer tap & water efficient shower rose
- White acrylic inset bath with wall mounted chrome bath mixer tap & spout
- Dual flush toilet suite
- Designer laminated vanities with stone benchtop (20mm), full vanity width mirror, and basin with chrome mounted mixer tap
- Chrome towel rails & toilet roll holders
- Chrome plated floor wastes

PLUMBING (LAUNDRY)

- 45L free-standing stainless-steel laundry tub with chrome mixer tap.
- Hot & Cold chrome washing machine taps

KITCHEN

- Designer laminated quality kitchen cabinetry with stone benchtops (20mm) – dishwasher provision, microwave provision & cutlery drawers – colours from standard builder's range
- Built-in pantry with shelving
- Overhead cupboards with bulkhead above
- Refrigerator provision
- InAlto stainless steel multi-function, fan-forced electric oven, slide-out range hood and electric ceramic 4-zone cooktop from standard builder's range (600mm)
- InAlto stainless-steel multi-function dishwasher (600mm)
- 1 & ¾ bowl stainless steel sink with drainer & chrome sink mixer tap



Please note: Inclusion styles / brands may vary dependant on supply or builder's choice; where there is any substitution, the replacement will be of equivalent or superior quality. The schedule and finishes are those that are set-out in the residential building contract.

JOINERY, LINING & PAINTING

- 68x12mm splayed skirting and 42x12mm splayed architraves
- Built-in robes to all bedrooms with shelf & hanging rail
- Linen cupboard as per plans with 4 shelves
- Mirror sliding doors to all robes
- Vinyl sliding door or flush panel door to linen cupboard (design specific)
- 10mm plasterboard to walls & ceiling
- Water resilient plasterboard & Villaboard sheeting to wet areas where applicable
- 90mm plasterboard cove cornice
- Sisalation foil wrap to external stud walls & R2.5 insulation batts to ceiling of living areas under main roof
- Internal painting to walls, doors, architraves, skirting, ceiling & cornice.
- External painting to downpipes, rendered surfaces, cladding & soffit (design specific)
- Timber framed stairs with carpet, balustrade & handrail (high-set design specific)

TILING & CARPETS

- Quality ceramic tiles to living & wet areas from standard builder's range
- Wall tiles to shower area (2100mm high) & above bath
- Skirting tiles to bathrooms, laundry & W.C
- Tiles to kitchen splashback
- Designer modern carpet & underlay to all bedrooms, robes, stairs & separate living area (design specific)

SPECIAL WARRANTIES

- Warranties and guarantees supplied by the builder at handover
- 6-Year structural warranty
- 12-Month maintenance warranty

The background is a grayscale architectural floor plan. It shows various rooms and features with labels such as 'DOUBLE GARAGE', 'ENTRY', 'LIVING', 'Robe', 'BED 3', 'D.W.', 'Drw', '900 HIGH SHELF w/ SQ. SET ABOVE', and '1818'. There are also some numerical values like '7690' and '140'. The plan includes lines for walls, doors, and furniture placement, along with a grid of small crosses in one area.

DTZ

BUILDING DESIGN