



**If you can dream it,
you can do it.**



Another community by
ORCHARD
Property Group

PROJECT OVERVIEW

Our vision

Influenced by the past and inspired by the future, Aurora
Ripley is a place for you to call home.

A place with welcoming neighbourhoods, connecting
residents to Yamanto, Ripley, Ipswich and beyond.





RAAF
Amberley
Base

10 mins
to Ipswich

Yamanto
Shopping
Precinct

Amberley
District State
School

Flinders View
Shopping Precinct

Deebing Heights
State School

AURORA
DEEBING HEIGHTS

AURORA
RIPLEY

Cunningham
Highway
40 mins to Brisbane

15 mins to
Springfield

PROJECT OVERVIEW

Our community

Ripley is positioned in the geographical heart of Brisbane's west corridor and in South East Queensland's fastest growing region¹. Ripley is conveniently located only 10 minutes from Ipswich CBD, connected to Springfield (15 minutes), Brisbane (40 mins) and the rest of SEQ via two main arterials (Cunningham Highway and Centenary Highway), where it offers families everything they need to thrive.

It is anticipated that there will be up to 50,000 new dwellings in the region, providing housing for an additional 133,000 residents over the next 15 years². The region has seen an increase in funding across all levels of government, with new schools including Ripley Valley State School, road improvements and future rail between Springfield and Ipswich.

New amenities are also available to the community including the recently opened Yamanto Central and Ripley Town Centre.

10 percent of the employment in the region comes from the Amberley RAAF base, which will receive approx. \$270 billion in funding over the next 7-10 years.



PROJECT OVERVIEW

Our development

Aurora Deebling Heights

August 2020 - Launched

September 2020 - Registered

All 63 lots are now under contract

Aurora Ripley

March 2021 - Civil Works Commence

May 2021 - Anticipated retail (60 lots)

September 2021 - Stage 1 - Anticipated Registration

October 2021 - Stage 1 Anticipated Settlements

Future Stages to come...



Master Plan

STATISTICS	STAGES	1	2	3	4	5	6	7	8	TOTAL
Stage Area		3,803ha	3,268ha	2,483ha	5,219ha	3,419ha	3,722ha	7,240ha	5,0ha	34,158ha
Village Lots	10m Wide	4	6	2	16	4	0	7	6	45
Courtyard Lots (1)	12.5m Wide	23	16	16	19	10	27	17	4	132
Courtyard Lots (2)	14m Wide	16	14	8	16	19	18	34	18	143
Traditional Lots	16m Wide	12	6	7	9	10	15	15	11	85
Multiple Residential Lot	20m Wide	5	2	7	1	7	3	5	4	34
Total Lots		60	44	40	61	50	63	78	43	439
Local Park Area		-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area		-	-	-	1.557ha	0.214ha	0.08ha	2.321ha	6.504ha	10.68ha
Area of Major Roads										0.914ha
Area of Lots, Local Park, Local Roads										26.236ha
DENSITY CALCULATIONS										
473 TITLES										
26.236ha (Total Area of Lots, Local Roads & Local Park)										
										18 Dwellings / ha

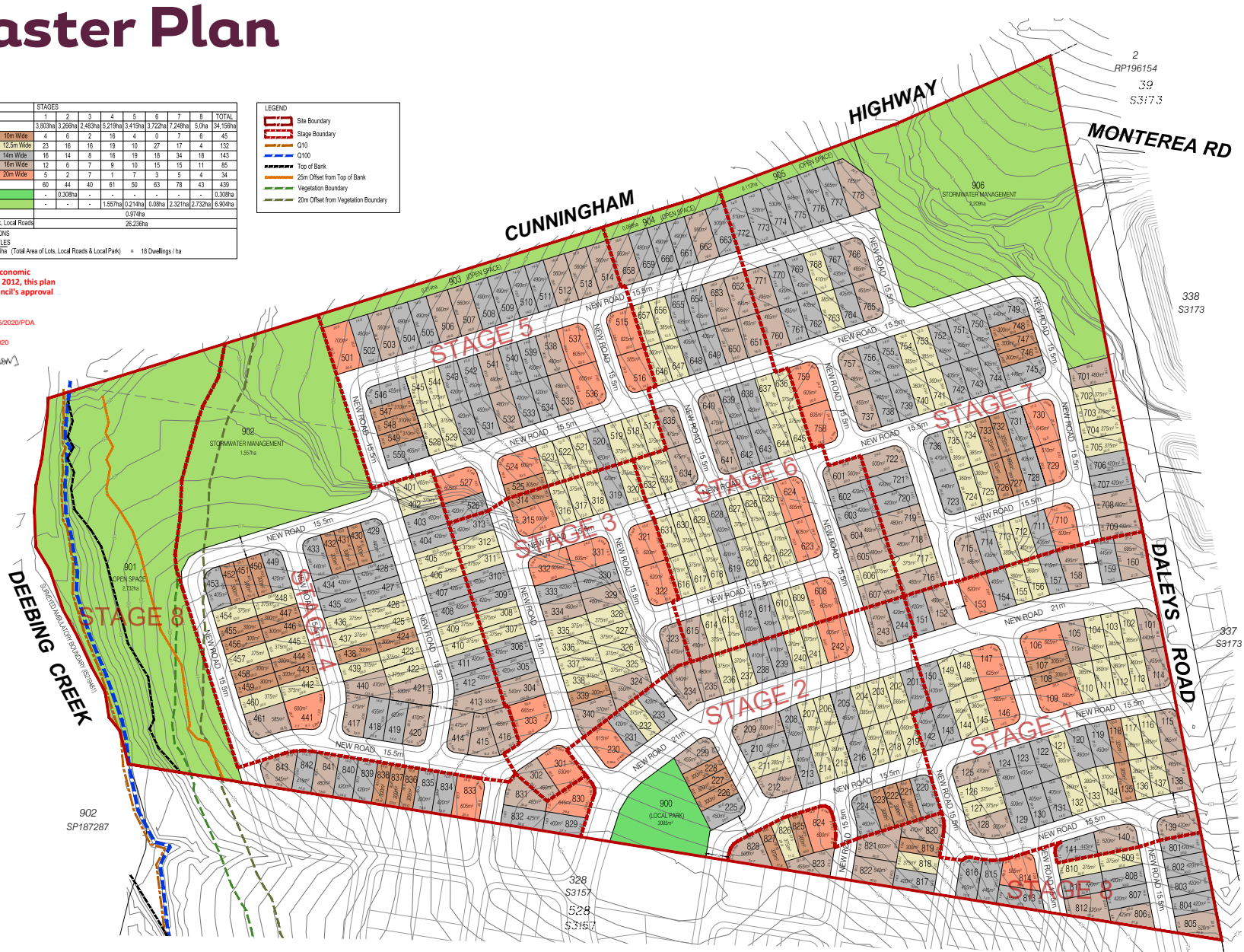
LEGEND
Site Boundary
Stage Boundary
O10
O100
Top of Bank
25m Offset from Top of Bank
Vegetation Boundary
20m Offset from Vegetation Boundary

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *[Signature]*



CLIENT	ORCHARD (DALEYS) DEVELOPMENTS PTY LTD
PROJECT	PROPOSED RECONFIGURATION OF LOTS 3, 5 & 6 ON RP180932 (160, 188, 210 DALEYS ROAD, RIPLEY)
LOCAL AUTHORITY	ECONOMIC DEVELOPMENT QUEENSLAND
NOTES	<p>(i) This plan was prepared for the purpose and exclusive use of ORCHARD (DALEYS) DEVELOPMENTS PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) to (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.</p> <p>(iv) This plan may not be copied unless these notes are included.</p>
LOCALITY DIAGRAM	
SCALE BAR	<p>0 10 20 30 40 50 60 70 80m</p> <p>SCALE 1:1250 @ A1 SCALE 1:2500 @ A3</p>
LEVEL DATUM	AHD
LEVEL ORIGIN	PSM85055 RL37 563m
CONTOUR INTERVAL	1m
COMPUTER FILE	BRSS5365-ORC-6-13
DRAWN	MIS DATE 24/06/2020
CHECKED	PGA DATE 24/06/2020
APPROVED	SRS DATE 24/06/2020
UDN	BRSS5365-ORC-8-10

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

Stage 1



Note: All dimensions and areas on this plan are subject to survey and requirements for lodgement of survey plans in the department of natural resources, mines and energy. All development is to be undertaken generally in accordance with the Development Approval.

PROJECT OVERVIEW

Building setbacks

Location: Daleys Road, Ripley

Access via Binnies Road, Deebing Heights

Yield: 439 residential lots

	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
Frontage	10m – 12.499m		12.5m – 13.999m		14m – 15.999m		16m-19.999m		20m +	
Floor	Ground	First	Ground	First	Ground	First	Ground	First	Ground	First
Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Rear	0.9m	0.9m	0.9m	1m	0.9m	1m	0.9m	1m	1m	2m
Side of Lots										
- Built to Boundary	0	1m	0	1m	0	1m	0	1m	0	1m
- Non Built to Boundary	0.9m	0.9m	1m	1m	1m	1.5m	1m	1.5m	1.2m	2m
- Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Garage (from road frontage)	4.9m	N/A	4.9m	N/A	4.9m	N/A	4.9m	N/A	4.9m	N/A

PROJECT OVERVIEW

Our amenities & services

Project Services

NBN Ready & Natural Gas

Local Education Facility

Ripley State School – Local Catchment

Ripley Valley State School

Ripley Valley Secondary College

Bremer State High School

Future Ipswich to Springfield Rail Project

Due to commence after the construction of Cross River Rail project and will include 9 stations:

- | | |
|-----------------------------|---------|
| • USQ Ipswich Campus | 15 mins |
| • Berry Street, Churchill* | 8 mins |
| • Yamanto | 4 mins |
| • Deebing South* | 4 mins |
| • Ripley North | 6 mins |
| • Ripley Valley Town Centre | 8 mins |
| • Swanbank* | 15 mins |
| • Redbank Plains | 20 mins |
| • Augustine Heights* | 16 mins |

* Designated planned Park 'n' Ride facilities



Yamanto Central Shopping Centre



Ripley Valley State Secondary School



Ripley Valley State Primary School



Queensland Rail Transport

Where the locals go...

for Education

1. Ripley Valley State School
2. Deebling Heights State School
3. Ripley Valley State Secondary College
4. Bremer State High School
5. Raceview State School
6. Amberley District State School
7. Claremont State Special School
8. Bethany Lutheran Primary School
9. Ipswich Grammar School
10. USQ Ipswich Campus
11. Yamanto Community Kindergarten & Pre-school
12. Bethany Lutheran Kindergarten

for Health

13. Ipswich Hospital
14. Yamanto Family Practice
15. Mater Pathology Yamanto
16. Winston Glades QML

to Play

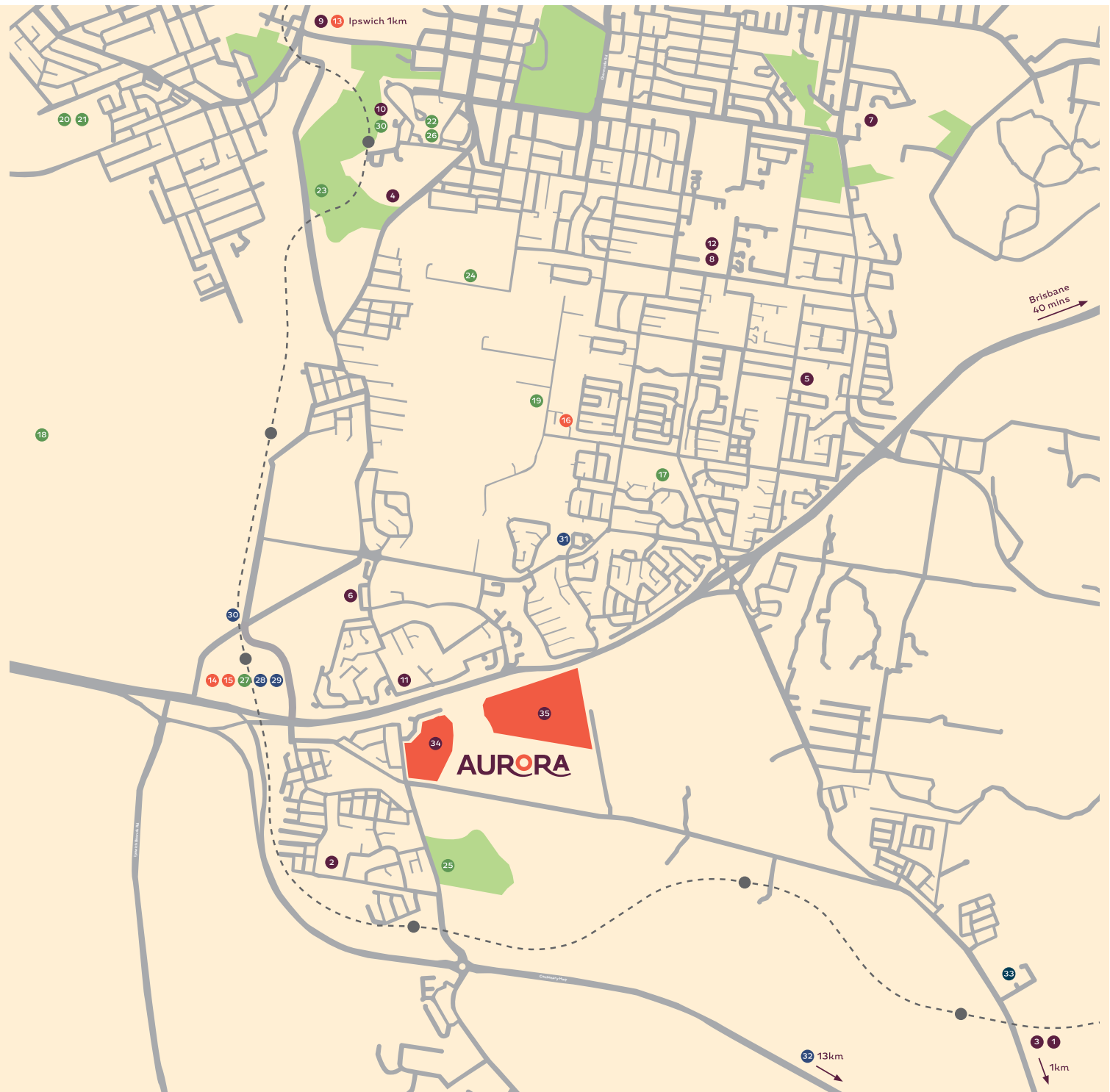
17. Judy's Junior Swim School
18. RAAF Amberley Golf Course
19. Briggs Road Sporting Complex
20. Ipswich Sports Club
21. Ipswich Golf Course
22. Ipswich Indoor Sports Centre
23. Sandy Gallop Golf Course
24. Ipswich Cycle Park
25. City of Ipswich Pony Club
26. Ipswich Showgrounds
27. Rackley Swimming – Opening mid 2021

for Shopping and Entertainment

28. Yamanto Central
29. Yamanto Shopping Village
30. ALDI Yamanto
31. Winston Glades Shopping
32. Orion Springfield
33. Ripley Town Centre
34. Aurora Deebling Heights
35. Aurora Ripley

- ✈ Brisbane Domestic and International Airports – 40 mins
✈ Gold Coast Domestic and International Airports – 80 mins

----- Proposed Ipswich to Springfield Rail Line



Current & past projects

AURORA

DALEYS ROAD RIPLEY
502 lot residential subdivision.

PEBBLE CREEK
SOUTH MACLEAN

MOUNTAIN RIDGE ROAD SOUTH MACLEAN
646 lot residential subdivision.





CALLAGHAN ROAD NARANGBA
32 lot residential subdivision.



CRAIG ROAD UPPER CABOOLTURE
260 lot residential subdivision.



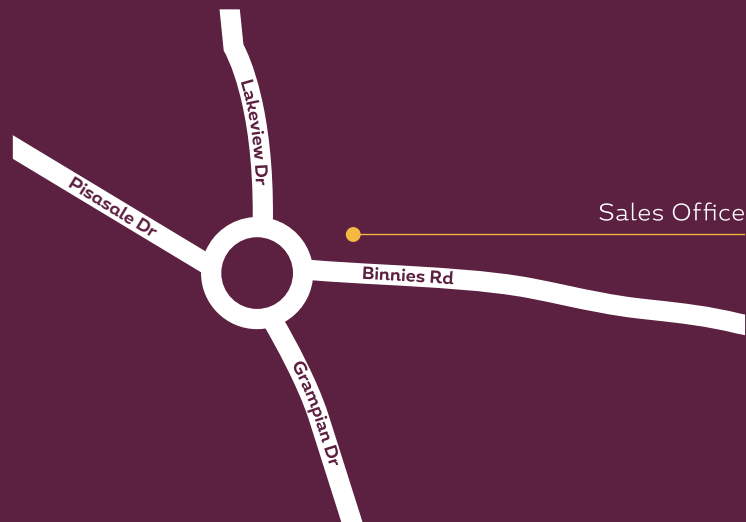
LOGANVIEW ROAD NORTH LOGAN RESERVE
184 lot residential subdivision.

 **CURRENT PROJECTS**
 **PAST PROJECTS**



AURORA

RIPLEY



Another community by

*Whilst all details have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the seller or their agents. Intending buyers must rely on their own enquiries. Photographs outlines are for presentation purposes only and are indicative only. They should not be relied upon as an accurate representation of the final product. Correct at time of production. Subject to change without notice. APRIL 2021

Master Plan

LEGEND

- Site Boundary
- Stage Boundary
- Q10
- Q100
- Top of Bank
- 25m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary

Signed: *Alphonse*

