AURORA

RIPLEY

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

Our community

Ripley is positioned in the geographical heart of Brisbane's west corridor and in South East Queenslands fastest growing region[1]. 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 years[2]. 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.

1 ABS, 3218.0 - Regional Population Growth, Australia, 2016-17
2 URBIS Ipswich LGA and Ripley Analytics 2018

PROJECT OVERVIEW

Our development

Aurora Deebing 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	3,266ha	2,483ha	5,219ha	3,415ha	3,722ha	7,249ha	5,0ha	34,156ha
Villa 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	2,732ha	6,904ha
Area of Major Roads		0,974ha								
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

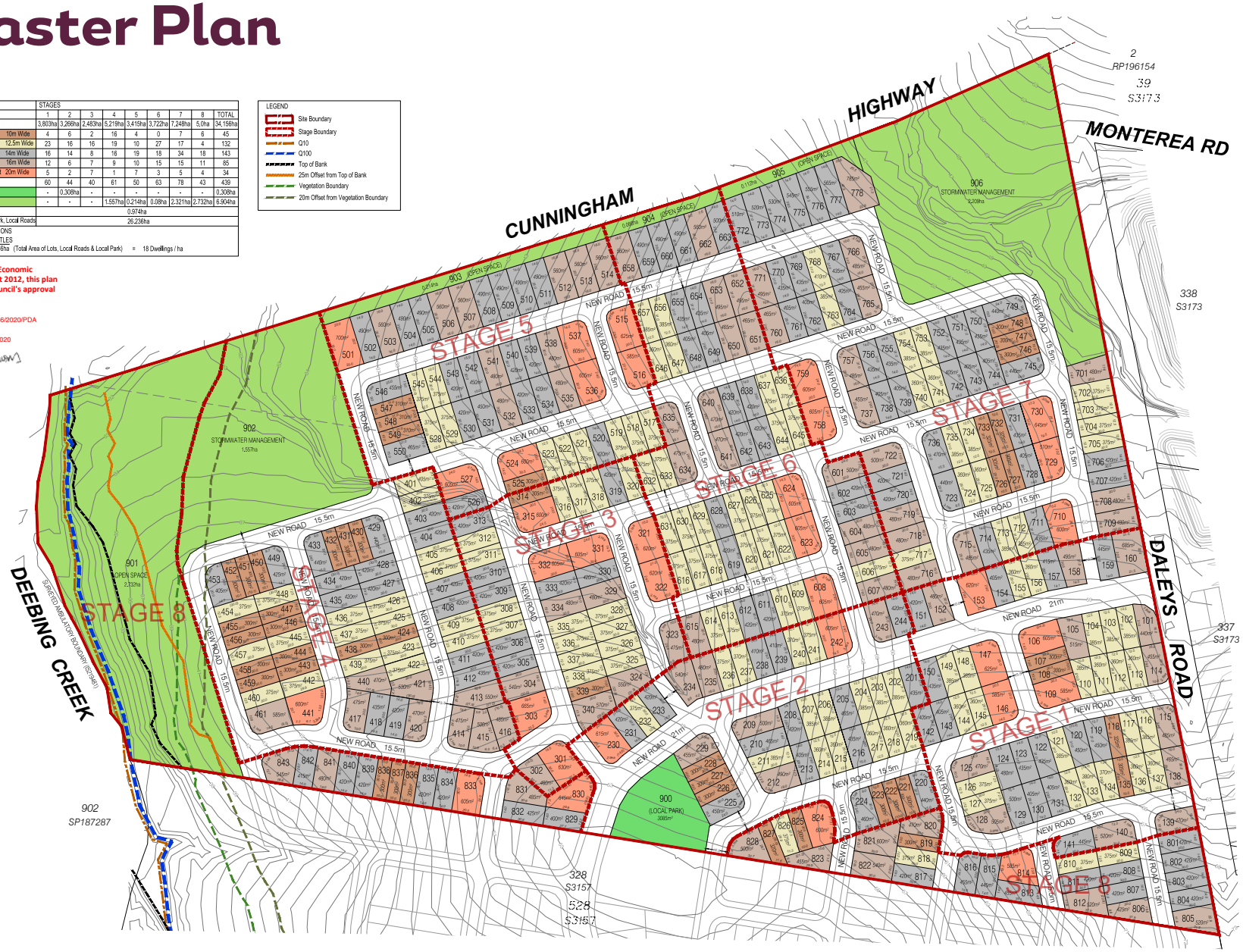
LEGEND
- Site Boundary
- Stage Boundary
- Q10
- Q100
- Top of Bank
- 25m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary

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:



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

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

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LOCALITY DIAGRAM

SCALE BAR
0 5 10 20 30 50 80m
SCALE 1:1250 @ A1
SCALE 1: 2500 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563m		
CONTOUR INTERVAL	1m		
COMPUTER FILE	BRSS5365-ORC-6-13		
DRAWN	MIS	DATE	24/06/2020
CHECKED	RGA	DATE	24/06/2020
APPROVED	SRS	DATE	24/06/2020
UDN	BRSS5365-ORC-8-10		

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.

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. Deebing 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 Deebing 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

ORCHARD
Property Group

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.

UPPER CABOOLTURE

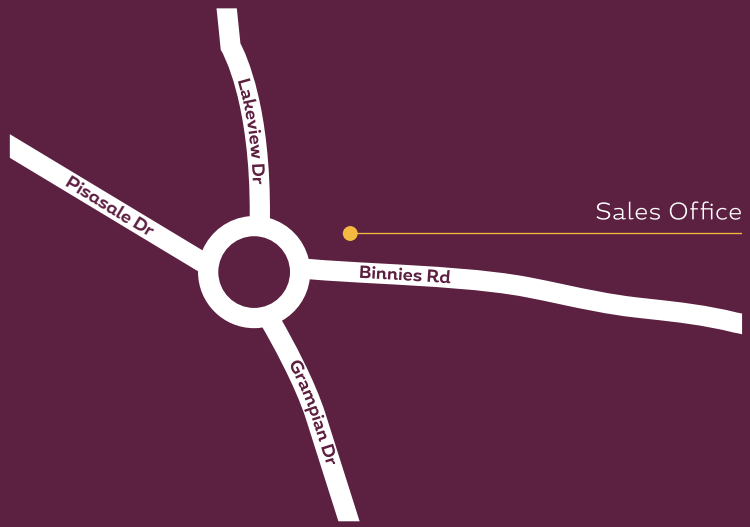
CRAIG ROAD **UPPER CABOOLTURE**
260 lot residential subdivision.

LOGAN RESERVE

LOGANVIEW ROAD NORTH **LOGAN RESERVE**
184 lot residential subdivision.

Map not to scale. All reasonable care has been taken in the preparation of this document and may be subject to change without notice. To the best of our knowledge, all relevant information was correct at the time of printing. March 2021.

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

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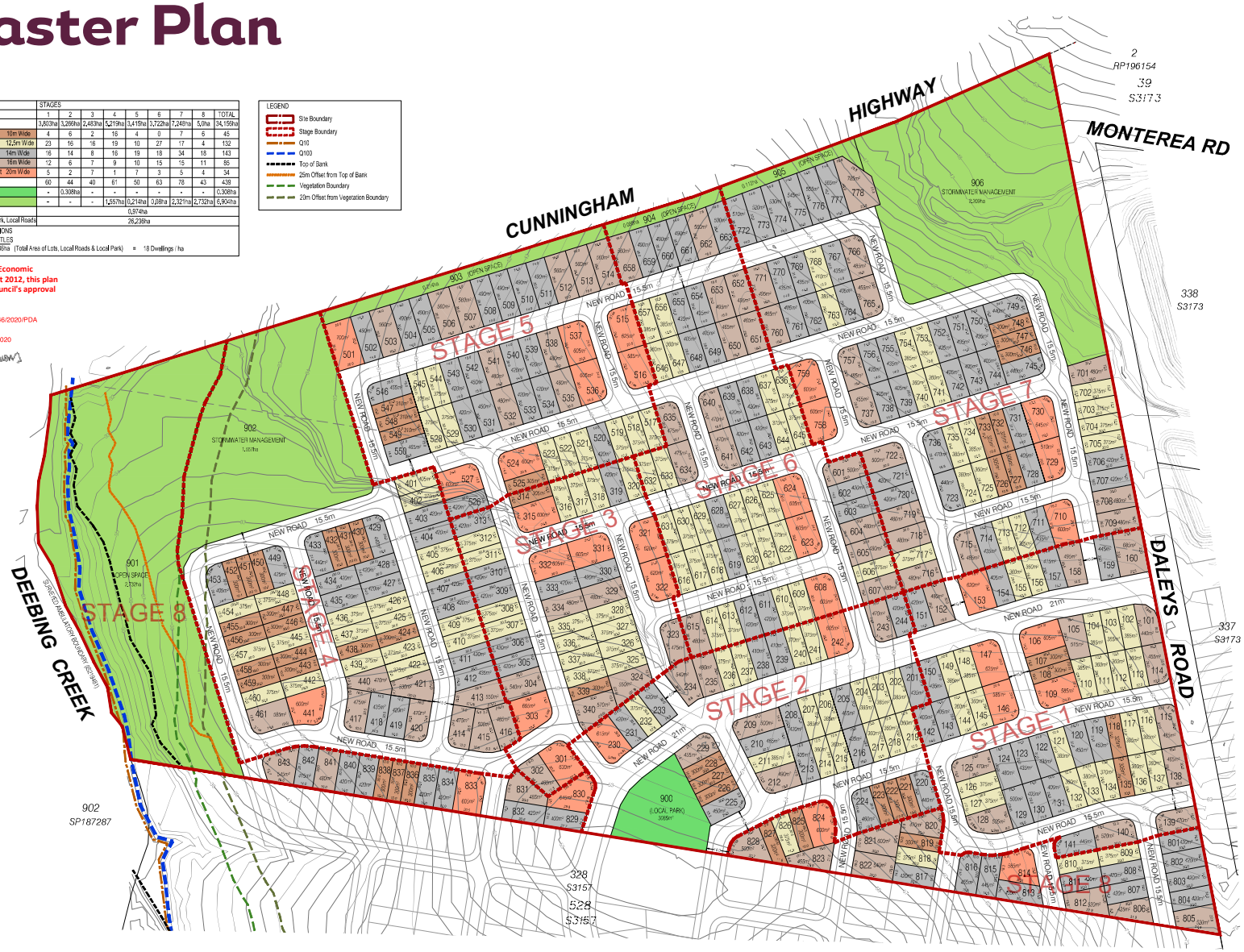

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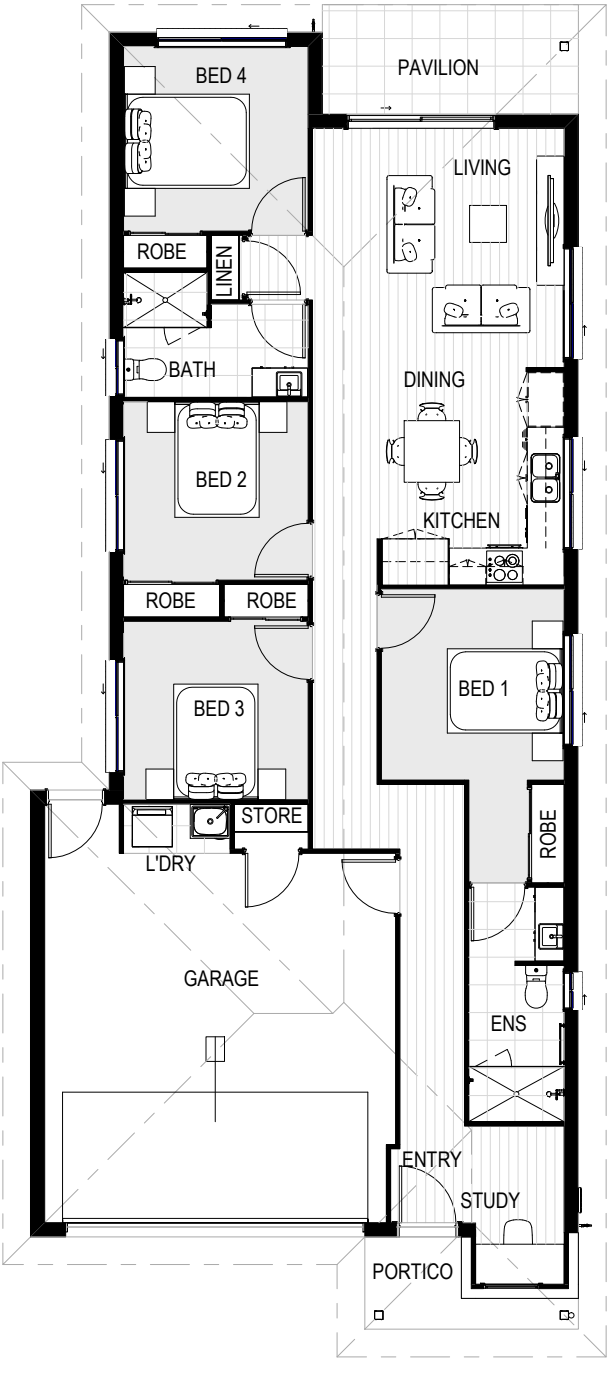
BED 4
PAVILION
LIVING
ROBE
LINEN
BATH
DINING
BED 2
KITCHEN
ROBE
ROBE
BED 1
BED 3
STORE
ROBE
L'DRY
GARAGE
ENS
ENTRY
STUDY
PORTICO

Inclusions

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering and slab design
- Soil test and contour survey
- Statutory structural guarantee period
- Independent quality inspections throughout building process

Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- Slab design suitable for block, as per engineer's design, based on site investigations
- Termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main up to 6m set back
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)

Energy Efficiency

- 6-7 Star as per Requirements
- 6kw solar system (up to 16 panels), and 5kw inverter in two storey designs only

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- TV/Data points to main living, master & media as per electrical plan to comply with building regulations
- Smoke detectors (hard wired with battery back-up) as per electrical plan to comply with building regulations
- One (1) phone point as per plan
- Exhaust fans as per electrical plan to comply with building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)
- One (1) split system air conditioner to main living area
- One (1) split system air conditioner to master bedroom

Inclusions

INTERIOR GENERAL

General

- 2400mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas from the builder's standard range
- Internal and external builders house clean
- Walk In Robe including one (1) continuous shelf & hanging rail under (design specific)
- Enclosed timber stairs with matching timber handrail (design specific)
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including oven, cooktop rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Chrome sink mixer
- Metal laundry cabinet with mixer tap
- Tiled splashback
- Linen cupboard with fixed shelves
- Microwave opening
- Melamine shelves to all kitchen cupboards and pantry

Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Paint grade entry door with transparent glass inserts
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- White vinyl, chrome framed sliding doors to bedroom robes. One (1) continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally
- Privacy set to bathrooms and master bedroom
- Flush mount cavity slider handles (privacy or passage as per plan)

Internal Tiling

- 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback and polished edge mirror above vanity
- Chrome mixers, towel rails and toilet roll holders
- Builders range toilet suite
- Semi-framed shower screens with clear safety glass
- Chrome finish shower mixer with shower rail

Inclusions

EXTERIOR GENERAL

External Floor, Wall & Roof Finishes

- Exposed aggregate entry portico from builder's standard range
- Tiles to undercover pavilion and balcony from builder's standard range (design specific)
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to façade (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- Semi frameless glass balustrade to first floor external balconies (design specific)
- 70mm pine wall frames with stabilized pine trusses

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- External doors 2100mm high and windows at 2100mm head height
- Powder-coated aluminum windows from the builder's standard range of colours with transparent glass to all windows & doors
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control panel lift garage door from the builder's standard range

Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m2 of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps
- Painted side returns to front fence, colour to suit scheme

Warranties

Each home comes with a 6 1/2 year Warranty dated from Handover Date. This warranty covers structural items and faults of original workmanship. Some items may fall under homeowner maintenance.
We encourage buyers to monitor their personal maintenance items to avoid damage to your property.

EXTERIOR

Concrete Foundations

- 6 1/2 Year Structural
  (Dependant on warranty as per contract).

Structural Frame

- 6 1/2 Year Structural Warranty if frame deviates from vertical greater than 4mm within any 2m height.
- 25 Year termite resistant guarantee on timber frame.

Fencing

- 12 Months on installation. Garage Doors *Damage to fence posts and panels are not covered unless noted on PCI report.

Downpipes

- 2 Months installation.

Aluminium Windows & Sliding Doors

- 1 Year moving parts.
- 1 Year Glass.

External Doors & Internal Doors

- 5 Years Manufacturer Warranty
  (Refer to manufacturer).

Garage Doors

- 5 Years on Garage Door.
- 12 Months on installation.

Roof - Colorbond

- Up to 30 Years on materials (Dependant on distance from marine environment). Refer to manufacturers warranty.
- 7 Years on Installation.

Fascia & Gutter - Colorbond

- Up to 20 Years (Dependant on distance from marine environment). Refer to manufacturers warranty.

INTERIOR

Structural Brickwork

- 6 1/2 Year Structural (Dependant on warranty as per contract).
- Wall cracking must be greater than 5mm in width to be considered a structural defect.

Door Hardware

- Locks and Handles:
  2 Years Tarnish.
  7 Years Mechanical.

Ceilings

- 12 Months cornice cracking (Paint touch ups will be completed to Industry Standards).

Painting

- 12 Months (6 Months varnish or Stain Finishes).
- Varnish/dark colours require ongoing client maintenance.

Warranties

INTERIOR

Air-Conditioning

- 5 Year Manufacturer warranty on Materials and Workmanship.

Plastering

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 1/2 Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 1/2 Year warranty on nail popping in plasterboard if it has the potential to collapse.

KITCHEN & APPLIANCES

Kitchen

- Kitchen Cabinets, Benchtop & Vanity 12 Months installation.
- 6 1/2 Years workmanship.
  10 Years on Smartstone Marble surfaces (Refer to manufacturer).
  15 Years on Smartstone Quartz surfaces (Refer to manufacturer).

Appliances

- 5 Year warranty on Cooking Appliances.
  2 Years on Rangehood.
  3 Years on dishwasher.

ELECTRICAL

Electrical Fittings

- 12 Months on installation.
- 3 Years on Ceiling Fans.
- 5 Years for light swtiches and powerpoints.
- 3 Years on downlights.
- 5 Years on smoke alarms.

PLUMBING

Plumbing Pipes & Labour

- 3 Months Blockages.
- 6 1/2 Years workmanship.

Sewer

- 6 1/2 Years Workmanship.

Plumbing Fixtures

- 3 Months on Washers.
  7 Years on Mixers, Tapware and Accessories.
- 1 Year on Wastes and Traps.
- 1 Year on Installation.

ELECTRIC HOT WATER HEATERS

Rinnai Electric Storage Water Heaters	HOTFLO Series (EHFA or EHFD)	
Domestic Use	**Cylinder**	**Components**
Parts	10 years	1 year
Labour	3 years	1 year

Furniture Package

PRICE

$19,950 inc. GST

INCLUSIONS

Please refer to your floor plan for information on your inclusions, quantities and locations.