

MGA COORDINATES GDA-2020

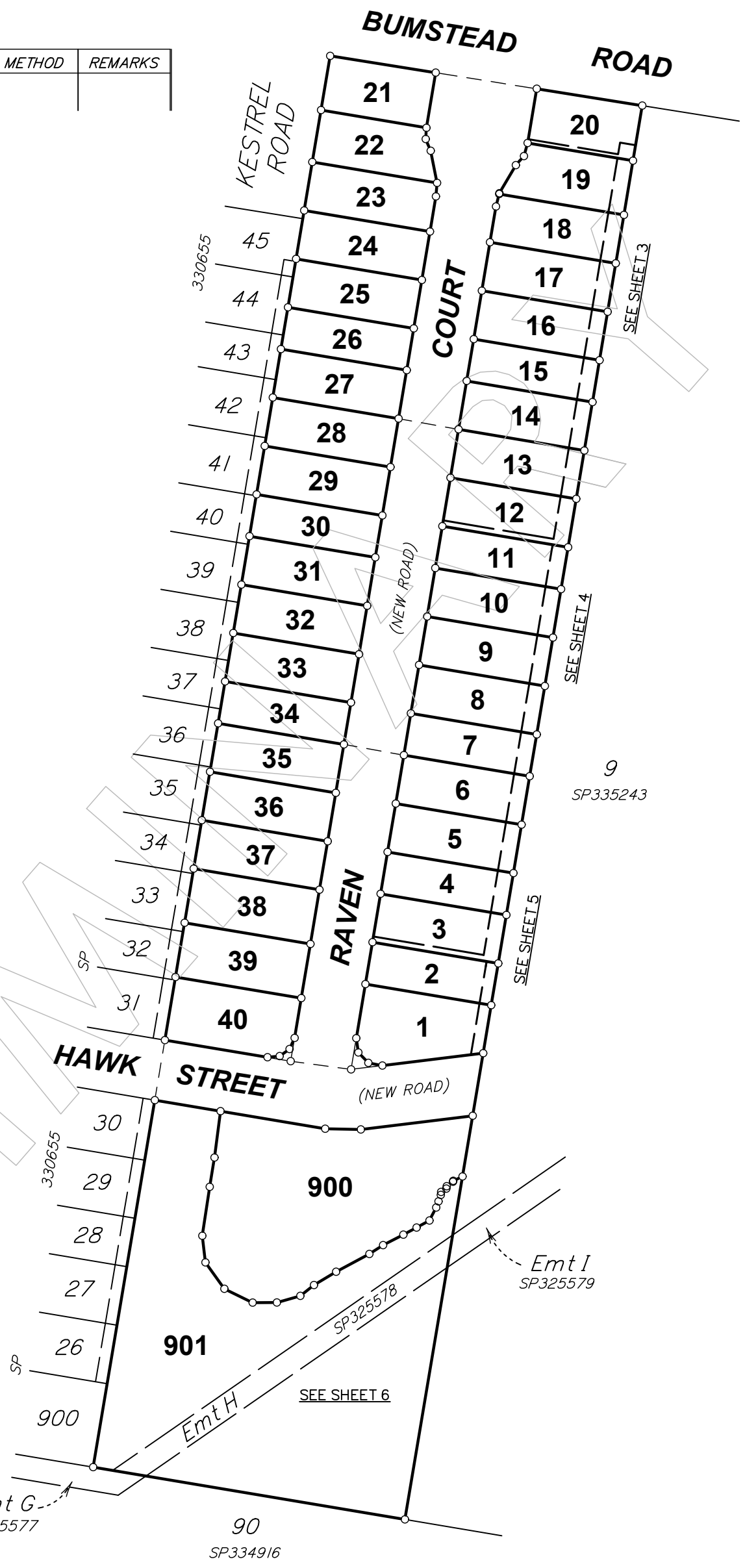
STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST

Peg placed at all new corners unless otherwise stated.

Area of New Road
5466 m²

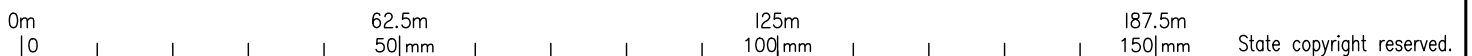


PRELIMINARY STATUS

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

Brisbane Office
Level 1 18 Little Cribb St
Milton Qld 4064
PO Box 1399 Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au



Plan of Lots 1-40, 900, 901 & Easements A-R in Lots 1-20 respectively.

cancelling Lot 8 on SP335242

LOCAL GOVERNMENT: LOGAN C.C.

LOCALITY: PARK RIDGE

Meridian: MGA (Zone 56) Vide CORS

Survey Records: No

Scale: 1:1250

Format: STANDARD

PRELIMINARY
SP346178

BRSS7825-000-143-2 SP346178

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51296067	Lot 8 on SP335242	I-40, 900 & 901	New Rd	Emts A-R

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721707906	I-40, 900 & 901	-

ENCUMBRANCE EASEMENT ALLOCATION

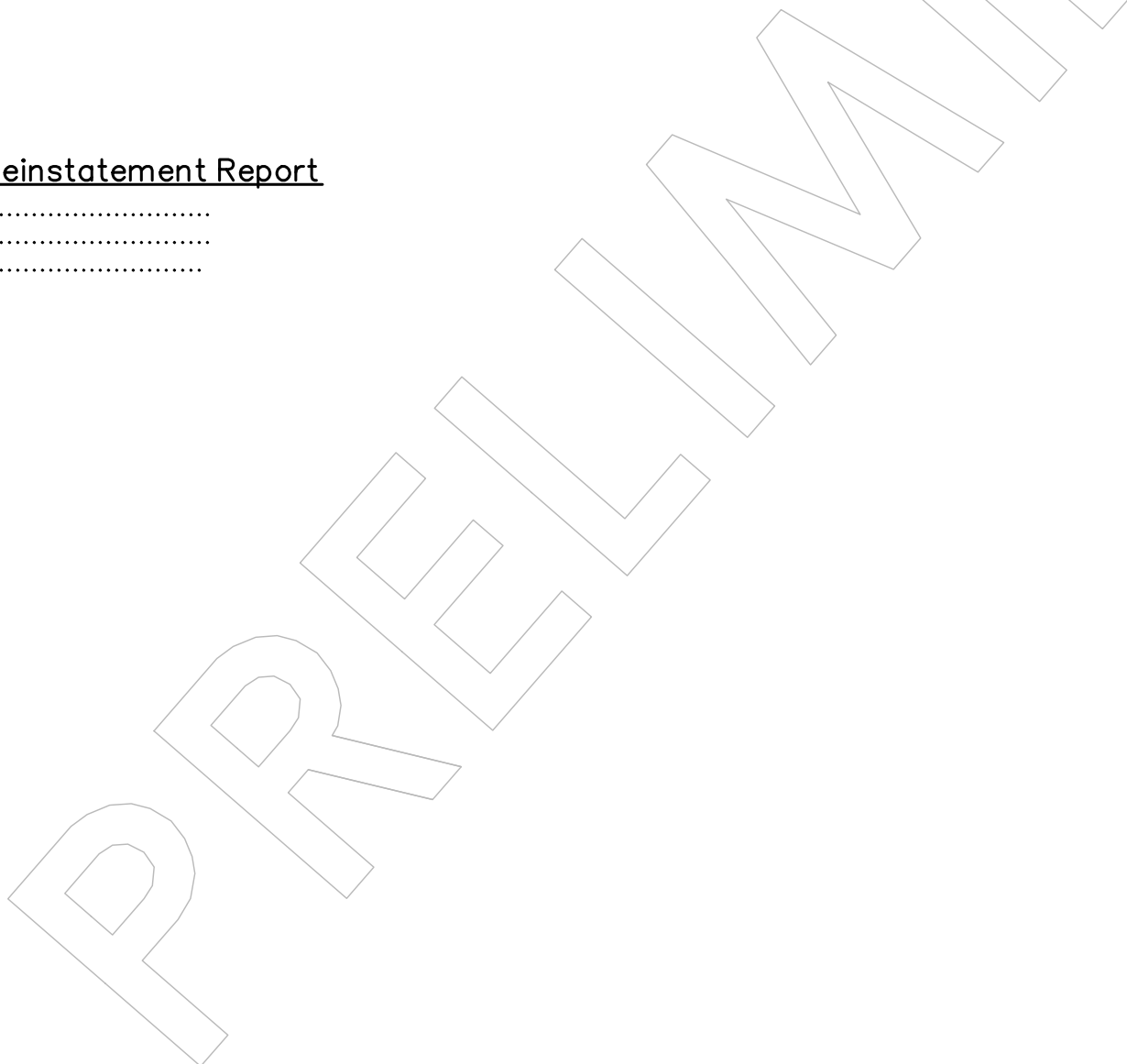
Easement	Lots To Be Encumbered
721500003 (Emt H on SP325578)	901

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
710378123	I-40, 900 & 901

Reinstatement Report

.....
.....
.....



I-40, 900 & 901	Por 68V
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : BRSS7825.000

5. Passed & Endorsed :

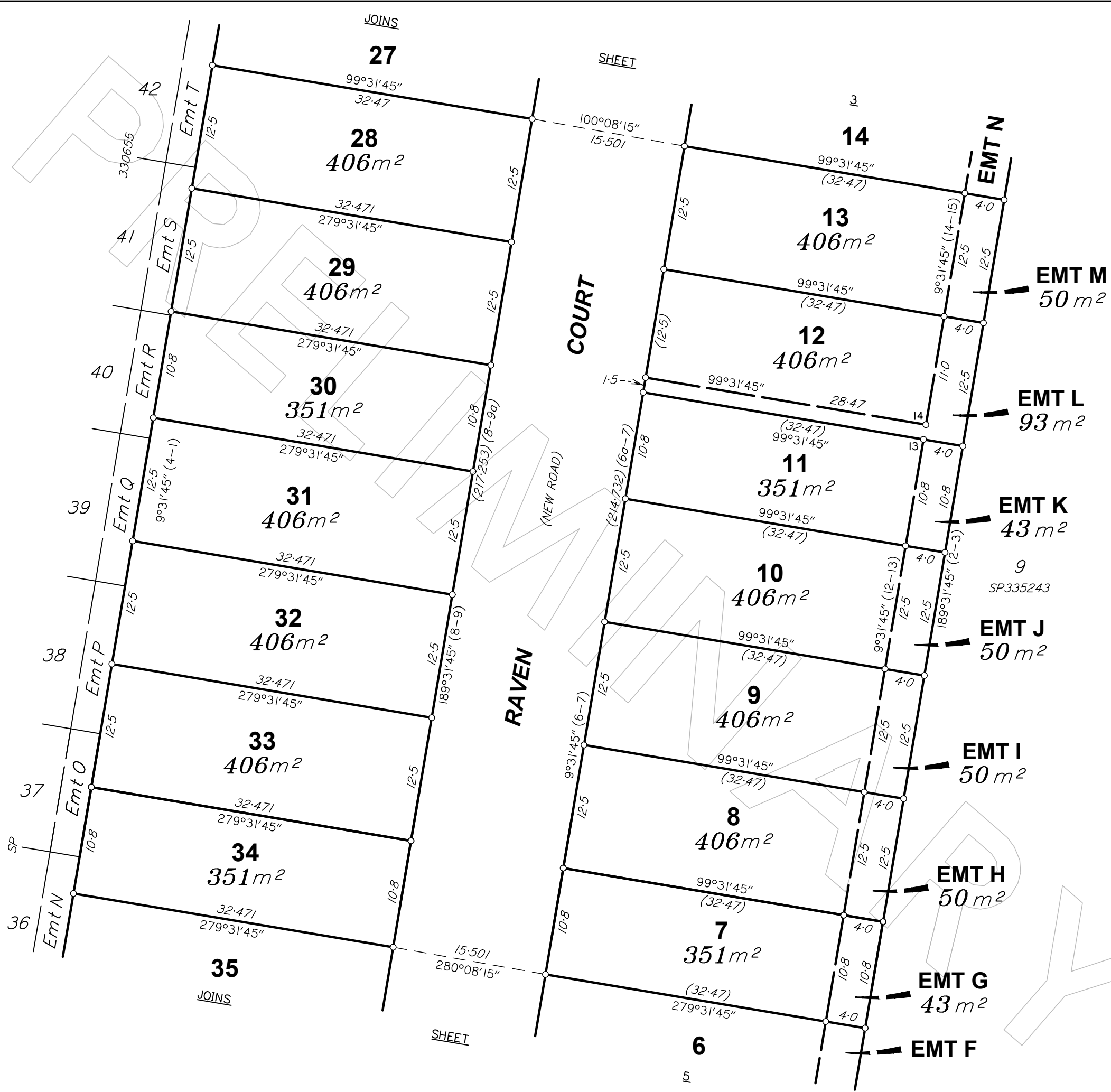
By: LandPartners Pty Ltd
Date :
Signed :
Designation : Liaison Officer

6. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road
.....
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert Plan Number **SP346178**



0m
20m
50m
100m
40m
60m
150m

SCALE 1:400

Insert
Plan
Number
SP346178
State copyright reserved

AVIARY RIDGE

Discover the perfect blend of modern living and strategic investment at Aviary Ridge.

The epitome of modern living at Aviary Ridge, a premier residential development ideally located in Brisbane's Park Ridge. With a limited offering of 40 lots, this exclusive estate is designed for owner occupier family living, and astute investor buyers seeking a blend of high-quality living and lucrative rental demand.



← GOLD COAST
45min

→ BRISBANE CBD
35min

AVIARY RIDGE

← Park Ridge
Town Centre
9min

Fuel
5min

Bright Future
Early
Education
Centre
5min

NEW Primary School
at 450 Park Ridge Rd to
open January 2025
4min

Bumstead
Park
2min

NEW Logan Reserve
Neighbourhood
Shopping Centre
6min

Crestmead
Industrial Park
7min

Crestmead
State School
4min

Fuel
1min

Local Shops
2min

St Francis
College
2min

Marsden
Woolworths
7min

→

Judith Park
3min

Crestmead PCYC &
Community Centre
5min

Edge Early
Learning
Crestmead
4min

Crestmead Early
Education Centre
3min

Crestmead
Park
4min

Crestmead
Skate Park
5min

↓ Good Life Kindergarten and
Child Care Logan Reserve
7min

↓ Marsden
State School
6min

↓ Marsden State
High School
7min

↓ Marsden
Coles
8min

↓ Burrows
State School
6min

→



Top education for growing families

Experience the perfect blend of education and healthcare at Aviary Ridge.



Education & Healthcare

Surrounded by top-tier schools, this family-friendly neighbourhood ensures a nurturing environment for children, making it an ideal choice for families.

- St Francis College (2 mins)
- Marsden State High School (6 mins)
- Crestmead State School (4 mins)
- Marsden State School (7 mins)

Set to open in January 2025 is a new primary school located at 450 Park Ridge Road. With a budget of \$80.3 million, the school is now under construction and will feature state of the art facilities.

The neighbourhood is ideal for growing families, boasting two childcare facilities nearby – Edge Early Learning Crestmead and Crestmead Early Education Centre.

All of life's essentials are on the estate's doorstep, with seven medical facilities located within just a 10-minute drive, including Crestmead Medical Centre. Logan Hospital is only 15 minutes away providing residents with easy access to quality medical services. The hospital is currently undergoing a \$460 million expansion to increase its capacity in line with the Logan region's rapid population growth.



St Francis College, Crestmead



Marsden State High School, Waterford West



\$460 million Logan Hospital Expansion

Artists impression



Future primary school at 450 Park Ridge Road

Artists impression

PARK RIDGE ROAD

Parks and recreation, right in your backyard

Surrounded by nearby parks and recreational spaces, Aviary Ridge is ideal for families of all ages and lifestyles.

Parks & Recreation

With this new estate so close in proximity to the popular Crestmead Park, enjoying all that this vast play space has to offer will be easy with the following amenities within walking distance from your front door.

- Walking tracks
- Children's playground
- Basketball court
- Skate park
- Dog park
- Community garden
- Crestmead PCYC



Crestmead PCYC, Basketball Court and Skate Park



Crestmead Park Playground

A hub for transport and employment

The City of Logan is fast growing into a powerhouse region, backed by significant investment by the Queensland Government across infrastructure, health and education.



Transport & Employment

Aviary Ridge offers a rare opportunity to invest in one of the regions strongest growth corridors as property values here continue to rise.

The estate is strategically positioned nearby both the Crestmead Industrial Park as well as the Crestmead Logistics Estate which is now under construction and will deliver up to 6,000 new jobs for residents of the region upon completion. This new industrial estate will be one of the largest in Queensland, offering 650,000sqm of warehousing, business, logistics and manufacturing space.

Shops, schools and major shopping centres are easy to access via the nearby M1 and M3.

Residents can also look forward to the PRC, a future transport link that will further connect development in the wider Park Ridge area to nearby centres like Browns Plains and Logan Central, allowing faster access to the Logan and Gateway Motorways.



Crestmead Logistics Estate



Crestmead Industrial Park



Crestmead Logistics Estate Under Construction

Vibrant shopping and entertainment, close to home

Convenience and retail therapy abound with a host of retail precincts nearby.

Entertainment & Shopping

Residents will be well catered for with the Crestmead Shopping Centre, Kensington Fair, Logan Central Plaza, Marsden on Fifth and Home Co. Marsden just a short distance away.

The nearby Logan Hyperdome Shopping Centre boasts over 220 retailers and is Logan's ultimate shopping, restaurant, dining, and family fun experience. With a cinema and regular family events, it's the perfect weekend fun for the entire family!

The all-new Logan Reserve Neighbourhood Shopping Centre is currently under construction and set to open early 2024. The 4000sqm shopping centre will feature a Woolworths supermarket and 15 specialty stores, including an alfresco dining precinct. The development is expected to create significant employment opportunities including 140 retail jobs on completion.

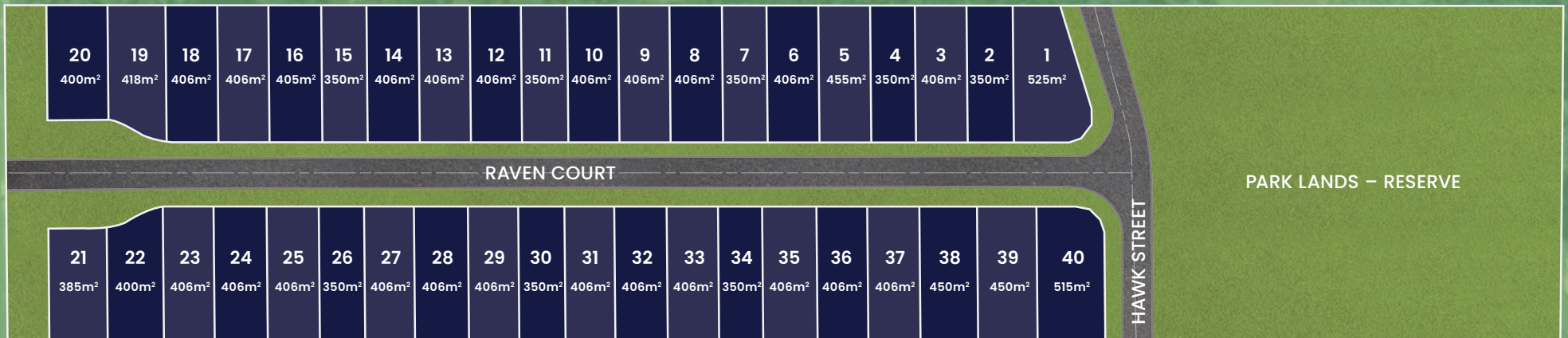


Aviary Ridge Master Plan

Your Future Home Awaits! Aviary Ridge is a boutique community consisting of 40 pristine residential lots on Bumstead Road, Park Ridge. With blocks ranging from 350m² to 525m², and all with minimum frontage of 10.8m, Aviary Ridge provides a range of blocks and homes to suit every buyer and budget.



BUMSTEAD ROAD



AVIARY RIDGE



Master Plan

AVIARY  RIDGE



