

A neighbourhood where people and nature thrive - welcome to Birnam Views

Create your perfect retreat at Birnam Views, Yarrabilba’s newest address. This harmonious destination is surrounded by spectacular views of the Birnam Range, is a short stroll to beautiful parks and on the doorstep of the future town centre. With leisure and recreational facilities just beyond your backyard, experience a truly connected lifestyle like no other.

Your place to live well, Birnam Views offers a collection of exquisite family home sites through to boutique, low maintenance lots that support strong community connections.

Creating a dynamic environment that caters for all cultures, this new neighbourhood has designed an evolving landscape that will represent the history and stories of our community.

For greater wellbeing and quality of life, Birnam Views creates places and spaces for people to learn, grow, and share. Be part of the thriving Yarrabilba community and make the move to Birnam Views.



- Legend**
- Engineered Fill
 - Street trees (indicative only)
 - Padmounted transformer
 - Key design outcome (two-storey requirement)
 - Key design outcome (front loaded terrace requirement)
 - Driveway by Lendlease
 - Not available

- Block Types**
- T Traditional
 - CY Courtyard
 - TCY Town Courtyard
 - PV Premium Villa
 - V Villa
 - TCY Town Courtyard
 - TPV Town Premium Villa
 - TV Town Villa
 - TCD Terrace

Note:
Fencing by Lendlease will be according to RPS Fences Walls and Bollards plan.

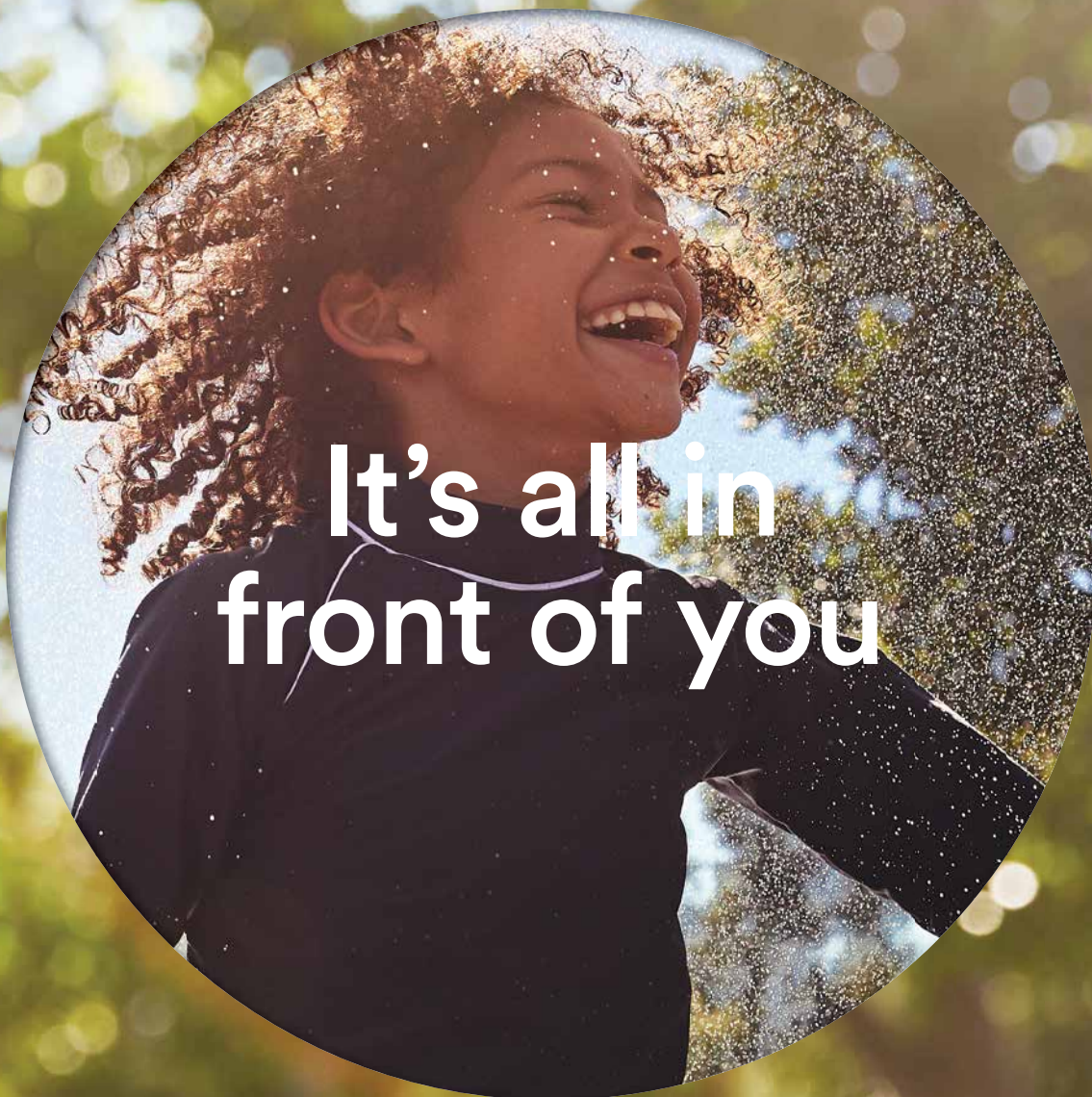
Disclaimer: Lendlease have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final lot type and size, conditions relating to lots, road layout, future land use zoning and location, and public utility infrastructure locations are subject to change and are conditional on satisfactory approvals being obtained from the relevant authorities (including EDQ). Purchasers should make their own enquiries before entering into any contract. January 2023.

The potential future road upgrade of McKenny Boulevard is subject to QLD State Government's construction of; a) the Southern Infrastructure Corridor; b) and the construction of the corridor interchange link onto the northern end of McKenny Boulevard.





YARRABILBA



It's all in
front of you

lendlease

Yarrabilba is more than a vision. It's a reality. A modern township that's always moving forward.

Take your next step in a community that offers you more. More places to play, more schools, more shops, more access to local jobs and more options for your weekend – it's here, and waiting for you.



Find yourself right at home within the natural beauty of Plunkett Conservation Park, rising to the majestic backdrop of Mt Tamborine, enjoying an active, healthy lifestyle fuelled by a thriving community, local jobs and education opportunities.

Ideally positioned between Brisbane's CBD and the Gold Coast, this is a community that's perfectly placed to progress your lifestyle, with everything you need just outside your front door.

At Yarrabilba, it's all in front of you. And it's all yours to discover.



Running paths through Darlington Parklands

Feel the momentum

Yarrabilba has been the fourth fastest selling project in Australia since 2012, with over 1,000 people moving here each year.

Source: Research4 Pty Ltd and Yarrabilba Population Statistics Beveridge Williams January 2021



Trampoline fun at Buxton Park

Start living it



Stellarossa Cafe, Yarrabilba

From everyday essentials and convenience to the thrill of discovering something new, Yarrabilba is brimming with choice. There’s so much here for you to enjoy today, with so much more to come.

Discover the now and the next



Four schools, four childcare centres, one kindergarten + seven schools to come



Ten parks + twenty to come



Three hectares of convenience shopping + twenty hectares to come (including Town Centre)



Over 10,000 residents + 35,000 to come



More than 1,700 onsite jobs created + 11,300 to come



Two sport and recreation hubs + five to come

Wildlife corridors and shaded 'greenway streets' are teeming with native birds, fresh air and natural beauty to enjoy and admire.

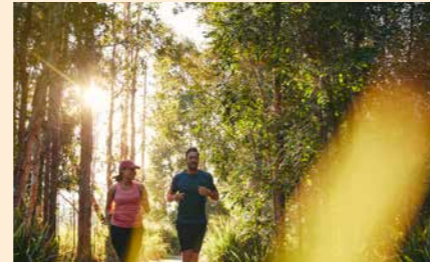
Step up.

Step out.

Step into a lifestyle inspired by nature



Nearby Wickham Peak trail



Darlington Parklands



Wickham Peak

Connection to nature and parklands is at the heart of what makes Yarrabilba such a desirable and picturesque place to call home. Designed to inspire an active outdoor lifestyle, the growing network of walking and cycleways through beautiful parklands makes it easy to get out and about.



Darlington Parklands water play

25% of the site is dedicated to open space and parklands



Buxton Park

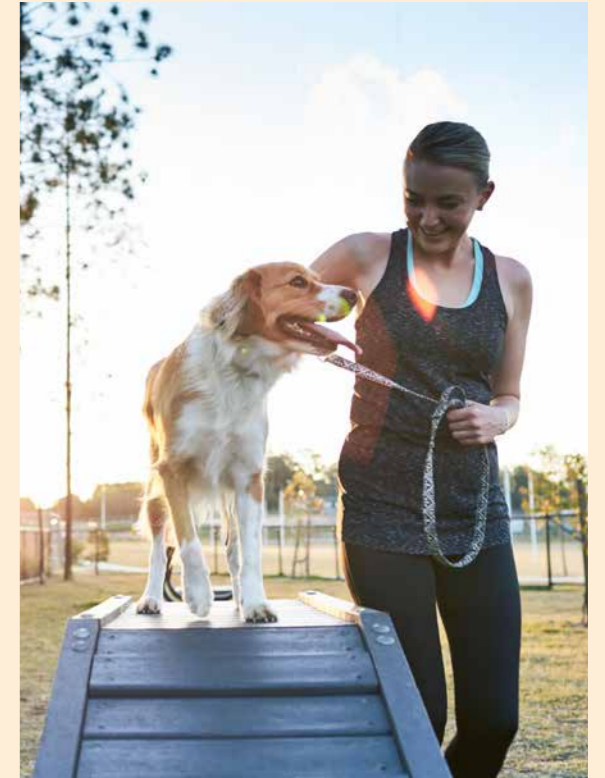


Public art

Every home within a **400m** walk to a park

120km of hike and bike trails

Each park is uniquely designed respecting the culture and history of Yarrabilba, offering something for everyone to explore and adore including dog off-leash parks, public art installations, wetlands and bushland reserves.



Dog park at Shaw Street Oval

A total of **30** parks for all ages to enjoy



Buxton Park and wetlands



Greenstone Park



Sandstone Park

Step into a healthy, active future

Home to two major sporting hubs already, Yarrabilba is a hive of activity with sports and recreation for the community to be part of. Shaw Street Oval and McKinnon South Sports Fields are bustling with a growing number of teams to join from netball, basketball, cricket volleyball, rugby union and touch football.

The opportunities for health and wellness are endless at Yarrabilba with a well-established Parkrun, now in its seventh year, a choice of outdoor fitness classes, and indoor and outdoor gyms.

For something a bit more leisurely try horse-riding or bushwalking through Plunkett Conservation Park and admire rock pools and waterfalls at Cedar Creek Falls in nearby Tamborine National Park.



Weekly Parkrun held in Darlington Parklands



Yarrabilba Touch Football

Step into

the picture

From new generations of kids growing up side-by-side, to local businesses becoming part of the Yarrabilba fabric, to vibrant events and markets, the strong sense of community at Yarrabilba is yours to be a part of.

Yarrabilba is more than a place to live. It's a vibrant, active community that welcomes you to get involved! With its own dedicated community partnerships manager, and home to more than twenty-five community groups, the popular 'Mingle Markets', vibrant community garden and a calendar of seasonal events, festivities and family activities; Yarrabilba has a spirit of its own that you'll never stop discovering.



The Yarrabilba Christmas Carols attracts thousands of visitors each year



Young Yarrabilba residents enjoying one of many community get-togethers

"We really wanted to get into the market and Yarrabilba was a great option for us because of its convenient location and friendly community feel. We've been here for a number of years now, and we still enjoy the regular events at Easter, Christmas, Halloween, as well as movie nights and the markets."

— Michaela Butler, Yarrabilba Resident

A welcoming community

A young man with curly hair is hugging a woman in a red floral dress. He is smiling and holding a rolled-up diploma tied with a black ribbon. The background is blurred, showing a crowd and a blue banner with the word 'CO' visible.

Inspired to succeed

Yarrabilba is a place where your future is alive and thriving. With opportunity firmly within reach, it's a community that promotes progress and development across all stages of life.

Your future starts here

The promise of a brighter future and a sense of belonging for every Australian family has always lived at the heart of Yarrabilba. Now with four childcare centres, a kindergarten, four schools and training facilities, future generations are getting the right start, right here at Yarrabilba.



A choice of onsite childcare and early learning gives young families the support they need, and prepares children for a confident entry when they start school.



Home to a total of 11 primary and secondary schools upon completion, with four schools here now - lifelong learning is on your doorstep. Through the Yarrabilba Brighter Futures Scholarship program, Lendlease awards education scholarships to make this a reality.



The Yarrabilba Community TAFE Learning Centre will provide more opportunity for tertiary education with the pilot commencing in 2022. Access to job-ready professional training and vocational workshops are available via The Exchange.



Where opportunity lives

Yarrabilba's ambitious commitment to growing its local economy includes the creation of over 13,000 onsite jobs across the Yarrabilba business hub and its bustling future town centre, giving residents valuable opportunities to work or grow businesses in the same community where they live and play. More than 1,700 onsite jobs across various industries including construction, health, education and administration have already been created.

Business owners, entrepreneurs and new ventures will be supported by a 100-hectare mixed-industry business hub. Close to 20-hectares of this mixed-industry land has already been developed, bringing to Yarrabilba a number of popular services including an ambulance station, tyre and auto services, gyms, swim school, medical practises, professional services, storage facilities and so much more.

Whether for your business or your home, you'll also enjoy the benefit of having a faster and more reliable internet service through the Opticomm fibre-optic network connection - available to all homes and business within Yarrabilba.

Expand your horizons at The Exchange

Yarrabilba is providing a place for its residents to prosper, directly linking them to local employment opportunities through The Exchange. Job-ready training is delivered locally and tailored to specific vacancies across a wide range of industries including hospitality, construction, business, aged care, disability services and more.

Over **2,400** job seekers supported by The Exchange

Over **1,000** people have been placed into local employment through The Exchange

"Since its beginnings in December 2016 The Exchange, which won the 'Business of the Year' at the Logan Business Distinction Awards 2019, has become an integral part of the growing Yarrabilba community."

– Shannon Fentiman, Former Minister for Employment and Small Business and Minister for Training and Skills Development.

Modern and sustainable

Yarrabilba is a progressive, modern township integrating sustainable and smart innovation alongside considered creation of the physical environment to create a community which embraces the natural beauty for generations to come.



Mission Zero

As a globally integrated real estate and investment group, Lendlease's purpose is to create places where communities thrive. We take our responsibility to the planet seriously and realise that a community can't thrive if the world around it doesn't. That's why we are embarking on Mission Zero – a commitment to absolute zero carbon emissions by 2040.

We have set the most ambitious and aggressive targets of our industry and see this as an important but necessary step in helping to protect and nurture the spaces we create for people to work, live and play.

This is a focus of Lendlease and built into the very foundations of Yarrabilba.

“We are working towards new sustainability goals to mitigate the impact of climate change. Our aim is to be a leader in driving industry transformation by delivering inclusive, healthy and adaptable places that can thrive through change”

–Tony Lombardo
(Lendlease Group CEO)



Wetlands at Buxton Park

Introducing a Circular Economy

Communities are starting to understand the need to move to a circular economy.

At Yarrabilba, this means reducing waste, recycling more products, reliance on cleaner power and regenerating our environment. We first launched our Circular Economy Strategy in 2019 and have been recognised as an industry leader within master planned communities. We have embarked on a series of initiatives with contractors, builders, and the community to help turn waste into future resources creating a new era in sustainable living.



Yarrabilba's community garden



Awarded a 6-Star Green Star Communities rating in 2017, which is world's best practice in sustainable development



First master-planned community to provide a fast electric vehicle charging station – offered to residents and visitors for free!



Collecting seeds and growing plants that are native to Yarrabilba and replanting them in our open spaces to enhance the biodiversity of the site



Reuse resources onsite (for example soil, rocks and water) during the construction of Yarrabilba to minimise our environmental impact



Partnering with local schools to deliver sustainability education programs, teaching kids about the circular food economy linking food, waste, composting and growing



First electric bus in Queensland which is now part of Yarrabilba's public transport network



Reducing our reliance on fossil fuels by phasing out gas connections to residential precincts



Planted 40,000 Pongamia trees onsite which are a biodiesel crop and will offset the diesel required to construct Yarrabilba by more than 2.5 times



Browns Plains (21km)

Logan Central (22km)

Logan Village (5km)

Springwood (25km)

Loganlea (18km)

Logan Hyperdome (25km)

Beenleigh (18km)

Yatala (22km) + Industrial Estates

Brisbane (45km)

IKEA (25km)

LOGAN MOTORWAY

PACIFIC MOTORWAY (M1)

MT. LINDSAY HWY

LOGAN RIVER

CAMP CABLE ROAD

Future Town Centre

Sales & Information Centre
& Display Village

Southport (58km)

Jimboomba (10km)

WATERFORD TAMBORINE ROAD

PLUNKETT ROAD

Tamboine (10km)

Yours to discover

We're committed for the long term

Lendlease is a global real estate group with core expertise in shaping cities and creating strong and connected communities. For more than 60 years, Lendlease has led the way in creating large master planned communities in Australia and around the world.

Locally in Queensland we have delivered over 20 master planned communities including Springfield Rise, Stoneleigh Reserve, Forest Lake, Woodlands and Varsity Lakes.

Lendlease launched Yarrabilba in 2012. We are the Master Developer over the entire project which means we will be directly involved for the next 20-odd years. We are here for the long term and the key to Yarrabilba's success is that we will never lose sight of the vision for this progressive, modern township.



Google UK Headquarters, London



Sydney Opera House



Springfield Rise, Spring Mountain



National September 11 Memorial & Museum, New York City



Brisbane Showgrounds

Your future

We know every step in life matters, so we're here to help you take a great one for your future. With everything you want in life already within reach at Yarrabilba, a positive future is right in front of you.

starts here

It's real, it's ready and it's all in front of you.

Ideally positioned between Brisbane's CBD and the Gold Coast, Yarrabilba is surrounded by the things that matter most.

Find yourself right at home within the natural beauty of Plunkett Conservation Park, rising to the majestic backdrop of Mt Tamborine, enjoying an active, healthy lifestyle fuelled by a thriving community, local jobs and education opportunities.

Discover a place that is perfectly placed to progress your lifestyle, with everything you need within reach. At Yarrabilba, it's all in front of you. And it's all yours to discover.

Legend

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

Masterplan

Legend

- Current development area
- Mixed use development
- Local Retail
- Residential mixed use
- Residential
- Business enterprise area
- Mixed Business/Infrastructure
- Education
- Community facilities
- Fauna corridor
- Open Space
- Major Open Space
- Town Centre



The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. Prepared May 2021.

FLOOR PLAN

Eldon 209



BIRNAM VIEWS - YARRABILBA

STAGE - 33

LOT 64 GAMMON LANE, YARRABILBA QLD.

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ARTIST IMPRESSION ONLY

We build futures...



LIFESTYLE INCLUSIONS

FRD Homes specialises in putting the home into every build.

Whether you're building for investment or to create a home, our Lifestyle Inclusions package will ensure a home that is practical, refined and designed for everyday living.

The fixtures and fittings in our Lifestyle package are modern, balanced and refreshing.

LIFESTYLE TURN KEY INCLUSIONS

Pre-Construction

- > Engineers soil report and slab design
- > Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

Site Works, Foundations and Connections

- > Fixed price site works including cut/fill
- > Engineer designed concrete slab and footings with control joints where applicable
- > Timber frame and trusses
- > Termite treatment to slab penetrations and physical perimeter barrier
- > Sewer and storm water connections to existing serviceable connection points
- > Water connection from pre-tapped water main

Energy Efficiency

- > 7 Star Rated as per government regulations.
- > Ceiling batts where required to achieve 7 Star Rating
- > Wall batts where required to achieve 7 Star Rating
- > Wall-wrap to external walls where required to achieve 7 Star Rating
- > Energy efficient hot water unit
- > Weather seals fitted to external hinged doors
- > Energy efficient down lights to dwelling and garage
- > Ceiling fan from Builders' Range to alfresco and living area
- > Anticon blanket to underside of roof



LIFESTYLE TURN KEY INCLUSIONS

Bricks, Windows, Roofing and Garage

- > Select Range of clay bricks from the Builders' Standard Range (refer plans for details)
- > Natural mortar with ironed joints
- > Feature render finish to front façade (where required - refer plan for details)
- > Powder coated aluminium windows in the standard Builders' Standard Range of colours
- > Powder coated aluminium framed fibreglass flyscreens to all openable windows
- > Grill style barrier screen to living/alfresco sliding door and laundry sliding doors (where applicable)
- > Keyed window locks to all opening sashes and sliding doors
- > Metal roof in the standard Builders' Standard Range of colours (refer plans for details)
- > Auto sectional garage door to the front facade of the garage in Builders' Standard Range of colours including (2) handsets
- > Metal fascia and gutter in the standard Builders' Standard Range of colours
- > Obscure glass to bathroom, ensuite and W.C windows

Tiles and Tiling

- > 450 x 450mm pressed edge ceramic tiles from Builders' Standard Range to main floor and wet area floors, cut to 200mm high tile skirt to wet areas and as feature to bath face and hob (refer plans).
- > 250 x 400mm pressed edge ceramic tiles from Builders' Standard Range to 2000mm high tiling to shower areas and 500mm high tiling above bath walls
- > 100 x 300mm pressed edge ceramic tiles from Builders' Standard Range to kitchen and laundry splash back to 600mm high or to underside of overhead cupboards

Bathroom, Ensuite and W.C

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish vanities in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- > 1970mm high clear laminated aluminium semi-framed shower screens in the Builders' Standard Range of colours
- > Builders' Standard Range white acrylic bath (1525mm)
- > 1050mm high frameless polished edge mirrors fitted to same width as vanity unit
- > Chrome mixer tapware from Builders' Standard Range
- > Chrome metal double towel rails and toilet roll holders from Builders' Standard Range
- > Dual flush vitreous china with soft close seat from Builders' Standard Range
- > Semi inset basin china basins with overflow from Builders' Standard Range
- > Hand shower on rail from Builders' Standard Range



LIFESTYLE TURN KEY INCLUSIONS

Electrical

- > Earth leakage safety switch and circuit breakers
- > Single phase power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- > Double power point to each room as per electrical plan
- > One (1) television point to each living/lounge + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- > Smoke detectors (hard wired with battery backup)
- > Provide NBN lead in conduit only (ready for connection by others, developer / owner responsible for supply connection to property boundary)
- > Pre-wiring for two (2) phone / data points
- > Weatherproof external light fittings (where applicable)
- > Ceiling fans from Builders' Standard Range to bedrooms, lounge / living
- > Exhaust fan to internal bathroom, ensuite and powder room or WC (if applicable) as per NCC
- > Wall mounted split system reverse cycle air conditioner to living room
- > Wall mounted split system reverse cycle air conditioner to Bedroom 1

Kitchen

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish to joinery in the standard Builders' Standard Range of laminates with sharknose finger pull (soft close hinges to doors)
- > Overhead cupboards to kitchen with plaster lined bulkhead (where applicable) - refer plan for details
- > Builders' Standard Range 600mm stainless steel under bench oven
- > Builders' Standard Range 600mm electric ceramic cooktop
- > Builders' Standard Range freestanding stainless-steel dishwasher
- > Builders' Standard Range 600mm wide stainless steel retractable slide out rangehood
- > Builders' Standard Range Inset stainless steel kitchen sink with drainer
- > 2 x pendant lights above island bench (if applicable) from Builders' Standard Range
- > Gooseneck style kitchen sink mixer from Builders' Standard Range
- > 4 x melamine shelving to WIP (if applicable to design)



LIFESTYLE TURN KEY INCLUSIONS

Included Internal and External Features

- > 2440mm nominal ceiling height
- > Paint grade feature external front door with clear glazing from Builders' Standard Range (refer plans)
- > Flush panel paint grade external hinged doors to other external doors (where applicable)
- > Paint grade flush panel internal passage doors, 870mm wide where required
- > Builders' Standard Range Tri-Lock leverset to front entry door
- > Builders' Standard Range lockset to all other external hinged doors
- > Internal lever door furniture from Builders' Standard Range
- > Builders' Standard range cushion door stops throughout
- > 90mm paint grade coved cornice, 42 x 11mm paint grade splayed architraves and 68 x 11mm paint grade splayed skirting
- > Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders' Standard colour or builders white
- > Two (2) coats to ceiling to paint manufacturers standard specifications
- > Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications
- > Framed mirror sliding robe doors and melamine single rail and shelf to wardrobes
- > Framed vinyl sliding doors to linen with melamine shelving (where applicable - refer plan for details)
- > Roller blinds to all windows and sliding glass doors - excludes wet areas, window behind cooktop (where applicable) and garage
- > Builders' Standard Range carpet to bedrooms, lounge, staircase (if applicable) as per plan
- > Freestanding Laundry cabinet with stainless steel tub from Builders' standard Range.
- > Two (2) external garden hose taps
- > AAA rated hand shower rail and tapware
- > 500 KPA water pressure limiting device
- > Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway, path and alfresco
- > Landscaping including A grade Wintergreen turf to front and rear yard and Builders' Standard grade garden bed to front garden with garden edging
- > Butted unfinished pine fencing to side and rear boundaries including returns and gate
- > Fold down clothesline from Builders' Standard Range
- > Render finish painted letterbox and metal insert from Builders' Standard Range
- > Cover grade MDF staircase with paint grade pine post and hand rail and powder coat balustrading (if applicable to design)

Warranties

- > Twelve months maintenance period
- > 6 year structural guarantee

FRD Homes Pty Ltd reserves the right to alter any of the above inclusions due to continuing product development or availability of items

OUR PROMISE TO YOU

FRD Guarantee of Price



FRD Homes will lock in your price from when you sign contracts. Fixed price time frames vary so please ask for specific details.

12 Month Maintenance



Clients receive our ongoing support after we hand over the keys which provides the opportunity to address concerns clients have as they settle in to their new home.

NCC Compliant Designs



Respecting the sustainability & accessibility guidelines of the new National Construction Code (NCC), each home design considers the environment and community while meeting the needs of our clients, the lot size and block shape.

Trades & Suppliers



You can be assured that FRD Homes will deliver your dream home. We foster great relationships with many of the highest quality & trusted suppliers for the best products and service.

Communication



Your dedicated one point of contact from Pre-site to Handover provides you mandatory fortnightly construction updates and available for all things else.



Builder of Choice

Since 2017, over 1200 FRD homes have been built for many happy clients and families, 400 of them in the past year!



Four Stage Quality Assurance

We believe that quality is non-negotiable. Our 4 stage quality assurance inspections are a testament to our unwavering dedication to delivering outstanding results. Trust us with your project, and experience the peace of mind that comes from working with a construction company that goes the extra mile to ensure your satisfaction.

Our internal quality assurance inspections are completed at the following key stages throughout your build:

1. Pre-Start Foundation Inspection
2. Framing Inspection
3. Pre-Paint Inspection
4. Final Inspection



Home Owner Warranty Insurance

You can have peace of mind knowing you are insured from the moment deposits are paid. Mandatory 6 year structural warranty and 25 year engineering warranty are provided.