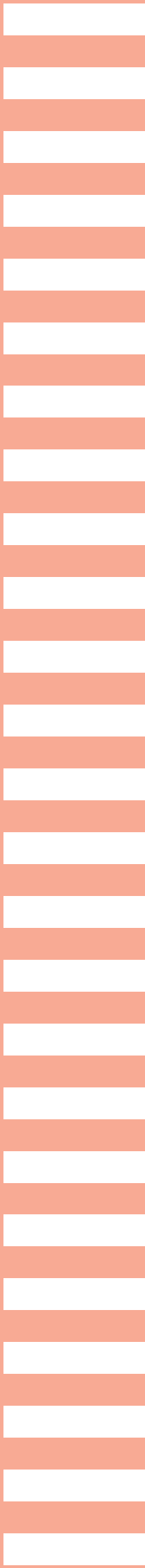


**Hayfield.**



Welcome to

# Hayfield.

# Cultivate a Natural Life.

Welcome to Hayfield, a new master-planned community that combines natural beauty with urban convenience in the heart of Ripley. Hayfield is designed to encourage a true connection between families, neighbours and nature.

Running through the centre of Hayfield is The Greenwood – a stretch of rugged native bushland brimming with local flora and fauna. At Hayfield, each home is never far from either this lush expanse or

one of the three inviting parks. Extending this connection with the outdoors, every home features a free landscaped front garden, creating both a beautiful entrance and a seamless streetscape.

Close to an abundance of local schools and walking distance to proposed primary and secondary schools within Hayfield itself, parks, shopping precincts and other amenities, Hayfield is perfectly positioned between the city of Ipswich

and the town of Springfield. Both of these thriving districts are home to a number of charming eateries as well as activities for the whole family, although for entertainment, there’s no need to look further than Hayfield. Throw a frisbee on the lawn, sip a chilled drink with neighbours, or share a picnic at one of the parks within Hayfield.

When it comes to community living within beautiful surroundings, Hayfield has it all.

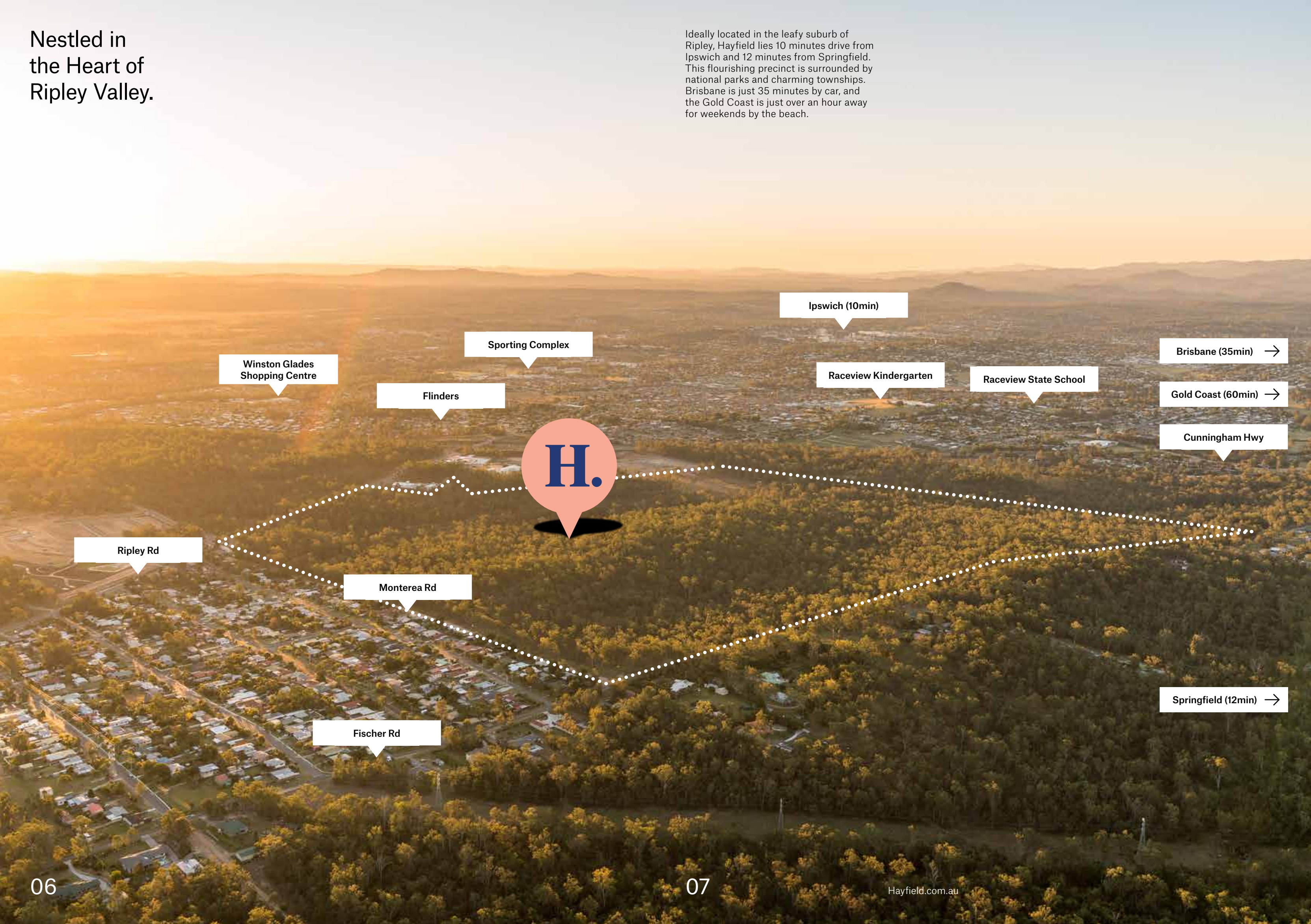


Your Natural Environment.



Nestled in  
the Heart of  
Ripley Valley.

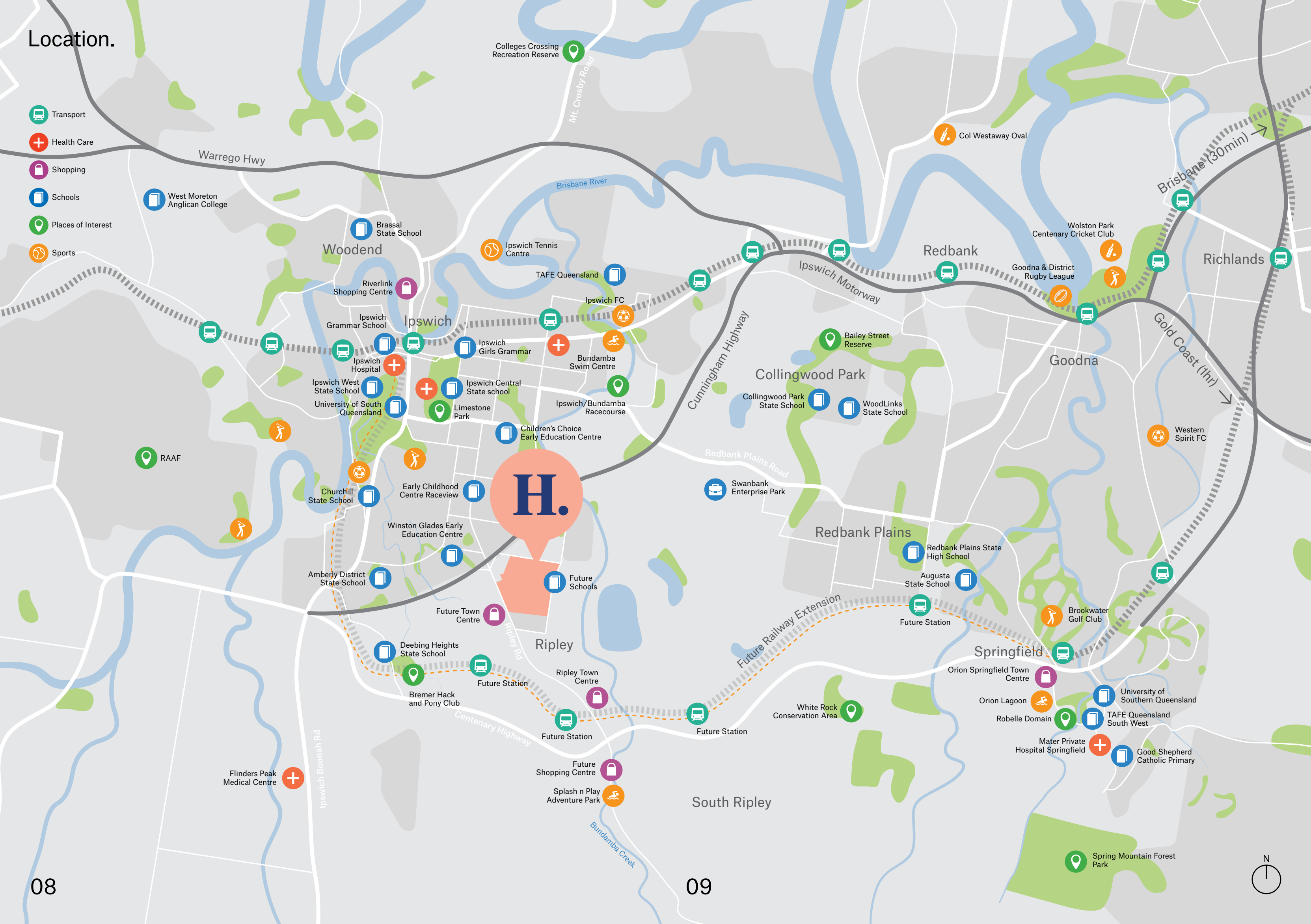
Ideally located in the leafy suburb of  
Ripley, Hayfield lies 10 minutes drive from  
Ipswich and 12 minutes from Springfield.  
This flourishing precinct is surrounded by  
national parks and charming townships.  
Brisbane is just 35 minutes by car, and  
the Gold Coast is just over an hour away  
for weekends by the beach.





Location.

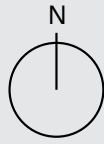
- Transport
- Health Care
- Shopping
- Schools
- Places of Interest
- Sports



Cunningham Highway

Boyland Way

Fischer Road



Ripley Road

H.



Park



Park



Proposed  
Childcare /  
Commercial



Commercial  
/Retail



Proposed  
Sports Park

Montere Road

Ripley Road

The Greenwood

Ripley Track

Ripley Track

Ripley Track



Park & Community Centre



Proposed  
Schools



Proposed  
Schools

Fischer Road

Montere Road



Designed Around  
Native Bushland.





## A Breath Of Fresh Air

Hayfield brings you community living in harmony with nature. Carefully designed to ensure each street has easy access to parkland, you can enjoy lush green spaces moments from home.

Hayfield celebrates and preserves the native flora of Ripley Valley. Running through the centre of the development is The Greenwood, a stretch of untouched bushland ideal for leisurely strolls with the kids, or morning jogs along the Ripley Track.

At the entrance to Hayfield, two welcoming parks make a grand statement, while at the heart of the neighbourhood, a nature playground, woodlands and lawn are perfect for adults and kids alike. The central park is also home to a Community Centre that will hold events and activities for residents.

Hayfield features a range of architecture and designs to suit families of any size. With a diverse collection of homes and gardens creating a varied and colourful streetscape, this is a place to create a personal sanctuary of enduring style.

A focus on building connections between neighbours is evident in Hayfield's community, where faces are familiar and kids play and explore safely. This idyllic neighbourhood offers the best of both worlds, with easy access to city living and a tranquil retreat to return to at the end of the day. Enjoy drifting to sleep to the quiet sounds of the bush before waking to dappled sunlight streaming through the trees. At Hayfield, coming home just feels natural.







# Life in Ripley Valley.



Ripley is Queensland’s newest suburb, with the town centre soon to become a thriving epicentre for education, healthcare, shopping, dining, recreation and entertainment. It is here that the community of Hayfield will set a new standard in natural living, set among tree-lined streets, laneways, parklands, and native bush.

Hayfield is just a short drive from the Ripley town centre. This pedestrian friendly precinct will offer a traditional marketplace atmosphere in a contemporary space. As well as an array of dining and retail options, the town centre will be home to a Coles supermarket, a medical centre,

commercial office spaces and a community centre. There will also be a range of activities that keep the whole family entertained including a spectacular water-park. For fun further afield, a transit hub will connect Ripley residents to the surrounding townships of Ipswich and Springfield by bus or train.

The thriving town of Springfield is only a 12-minute drive away, and the city of Ipswich an easy 10-minute drive from your door. Springfield is home to the popular Orion Shopping Centre, with stores including Woolworths, Coles, Aldi, Target, Big W, a state-of-the-art cinema, and over 180 specialty boutiques, as well as adjacent space for future expansion.

The recently completed, holistic Mater Private Hospital is also found in Springfield. From the Springfield Central train station; it’s just a 35-minute trip to Brisbane Central – an easy commute for Ripley locals. For amusements set against a historic backdrop, the city of Ipswich offers attractions such as the Ipswich Nature Centre, the Ipswich Art Gallery, the 4 Hearts Brewery, The Workshops Rail Museum, and an abundance of parklands.





# Local Adventures.

No matter where you live within Hayfield, a park or The Greenwood are never far away. Kids can enjoy exploring and discovering the beautifully maintained Greenwood stretch, where they can spend afternoons hunting for lizards or calling to Kookaburras. After a day of playing in this tranquil bushland, they're sure to return home with stories of legendary games of hide-and-seek among the trees.





In the hills beyond Hayfield, hikers and riders will be spoilt for choice with the nearby Brisbane Valley Rail Trail. Known as one of the most scenic paths in Australia, and perfect for a day trip or a weekender, this 160km trail can be explored by foot, bike or even horse.

Situated in the Flinders-Goolman Conservation Estate, just 20 minutes from Hayfield, Harding’s Paddock has a campground with a BBQ area leading to hikes to suit all fitness levels. Here, trails such as Flinders Peak offer glimpses of rare animal species including the peregrine falcon, wedge-tailed eagle and brush-tailed rock wallaby.



There are plenty of spots around Hayfield to simply relax and enjoy time outdoors. Ipswich’s Kholo Gardens offers nearly 40 hectares of stunning gardens, crystal clear lily ponds, bush walks and open spaces to explore for hours on end. A 15-minute drive from Ripley, The Spring Mountain Conservation Estate is home to over 600 plant and 150 animal species. In the centre of Ipswich, the Denmark Hill Conservation Reserve features a walk that culminates with a magnificent view over this historically rich city, and even out to Brisbane.





# Cultivating Minds.

With Hayfield’s central position, you won’t be short of options when it comes to deciding on a place for your children to learn and grow, with Hayfield itself the site of a proposed primary and secondary school. Both Ripley and the neighbouring cities of Springfield and Ipswich offer plenty of government and private schools to choose from for Prep to Year 12, as well as a range of kindergarten and child care centres.

Prestigious institutions include Ipswich Girls’ Grammar School, West Moreton Anglican College and Ipswich Grammar School, as well as schools that specialise in disability support such as the Ipswich Special School and Claremont Special School.

High quality tertiary education is available at the TAFE Queensland South West in Bundamba, the Ipswich campus of the University of Queensland and the University of Southern Queensland campus in Springfield. The acclaimed Queensland University of Technology and Australian Catholic University in Brisbane are also not far from home.





# The Good Life.

Everything about the Hayfield lifestyle is designed to encourage healthy and happy living for all the family. With a number of spaces and activities designed to foster connection and wellbeing, including running and walking tracks, a nature playground, and a number of parks, there are plenty of options for wholesome fun.

Breathe in the fresh air while strolling along the edge of the native bushland of The Greenwood, spying local animals with the kids. Around the home, afternoons can be spent tending to the flowers of your professionally designed garden.





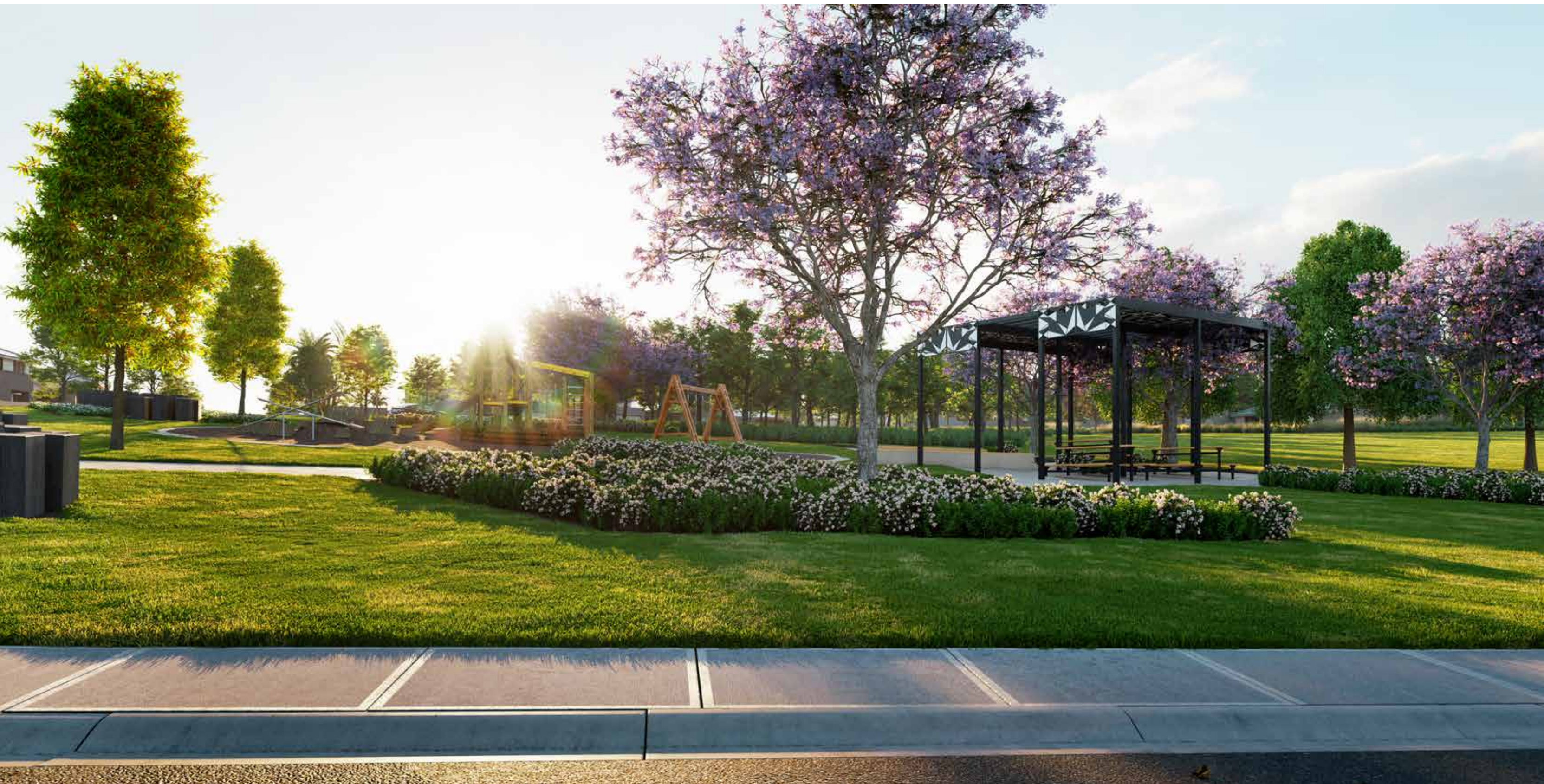
# The Ripley Track.

Hayfield has been designed with an emphasis on wellness. Whether it's a run along the 4.1km Ripley Track, through The Greenwood or enjoying a yoga session and morning workout in the parks, nourishing activities come with a beautiful backdrop.

Winding through Hayfield, the Ripley Track will be the perfect spot for a refreshing jog or a relaxing stroll with the kids. This landscaped pathway will be illuminated at night and feature signage that highlights local flora.













# Free Front Gardens.

Hayfield’s deep connection with nature was at the forefront of thinking when it came to designing the community gardens and reinvigorating The Greenwood corridor.

Hayfield will combine the natural greenery of the original bushland with new native plant life. Each outdoor area, from The Greenwood to the three feature parks, will be crafted with the intention of creating a range of spaces for both peaceful escapes and social gatherings.

Every Hayfield home will be fronted by a free, landscaped garden. With centrepiece trees, hardy native shrubs and colourful flowers for all seasons – the choice is yours.

Residents can choose from four beautiful designs ranging in maintenance levels and complexity.



Australian Informal



Contemporary Curvilinear”



Formal Geometric



Tropical Geometric



# Goldfields

Goldfields’ prolific history has seen the brand forge an enviable reputation of delivering distinctive residential environments of superior design and style. The Goldfields brand is synonymous with quality and continues its commitment to delivering residential environments that reflect the way people want to live today and into the future.

Goldfields has a vast wealth of experience across many facets of property development including residential apartments and townhouses, masterplanned communities and mixed-use projects.

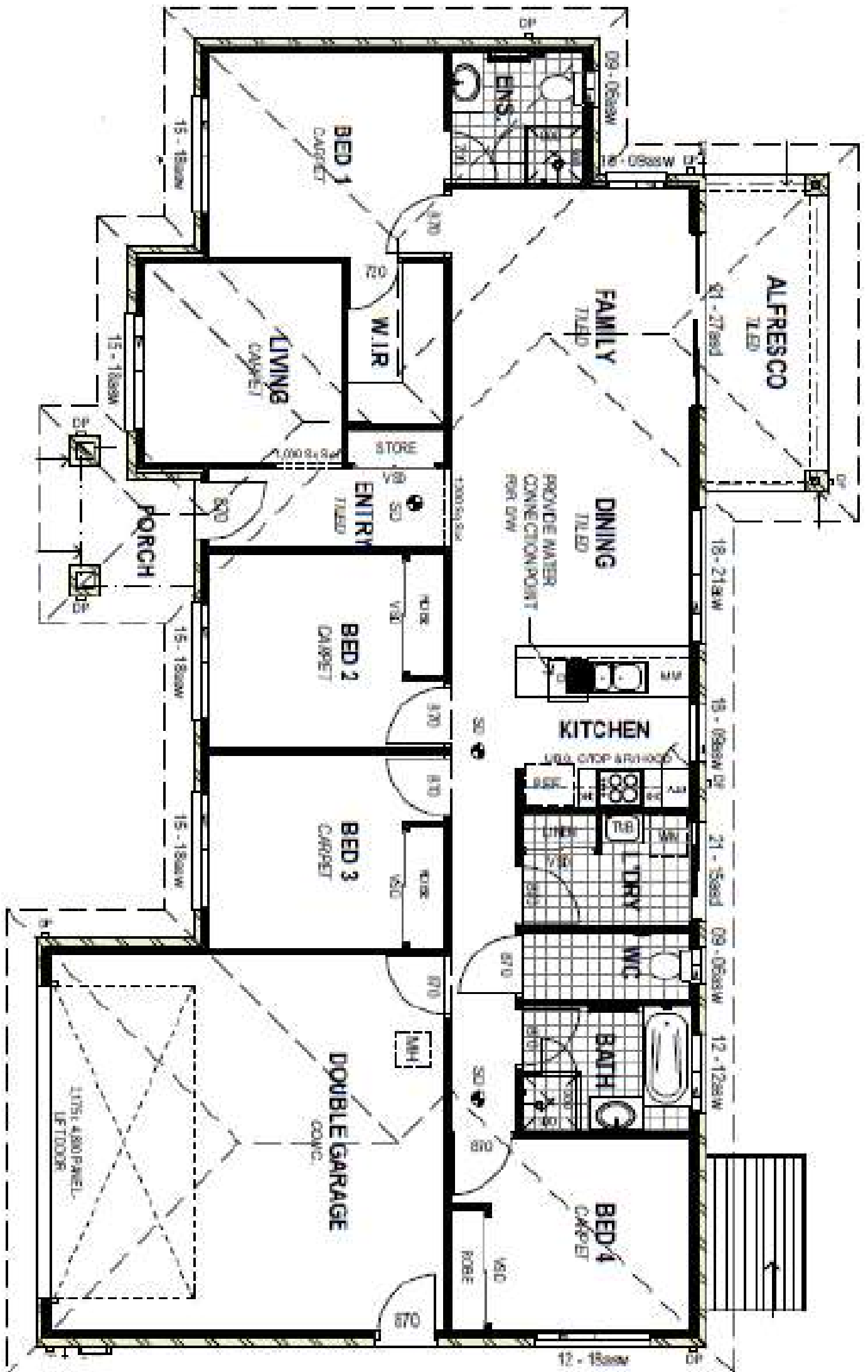
[goldfieldsgroup.com.au](http://goldfieldsgroup.com.au)



Developed by

**Goldfields**

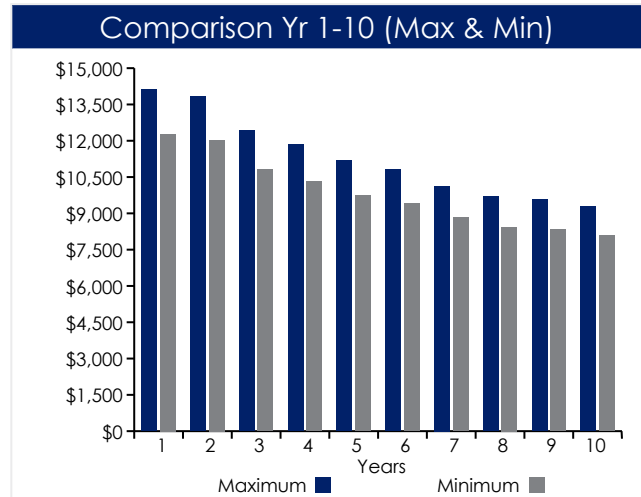




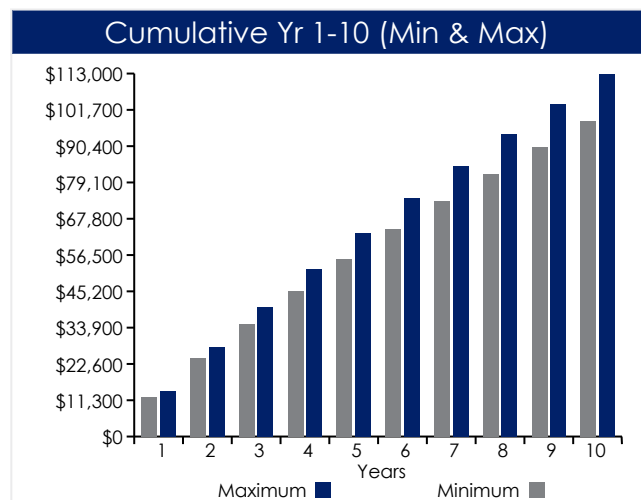


## Estimate of Depreciation Claimable Lowset Plan 4 Bed, Double Garage, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,303	8,812	14,115
2	5,008	8,812	13,820
3	3,624	8,812	12,436
4	3,038	8,812	11,850
5	2,367	8,812	11,179
6	2,012	8,812	10,824
7	1,322	8,812	10,134
8	877	8,812	9,689
9	748	8,812	9,560
10	470	8,812	9,282
11 +	782	264,331	265,113
Total	\$25,551	\$352,451	\$378,002



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,615	7,669	12,284
2	4,359	7,669	12,028
3	3,155	7,669	10,824
4	2,644	7,669	10,313
5	2,060	7,669	9,729
6	1,751	7,669	9,420
7	1,151	7,669	8,820
8	763	7,669	8,432
9	651	7,669	8,320
10	409	7,669	8,078
11 +	681	230,066	230,747
Total	\$22,239	\$306,756	\$328,995



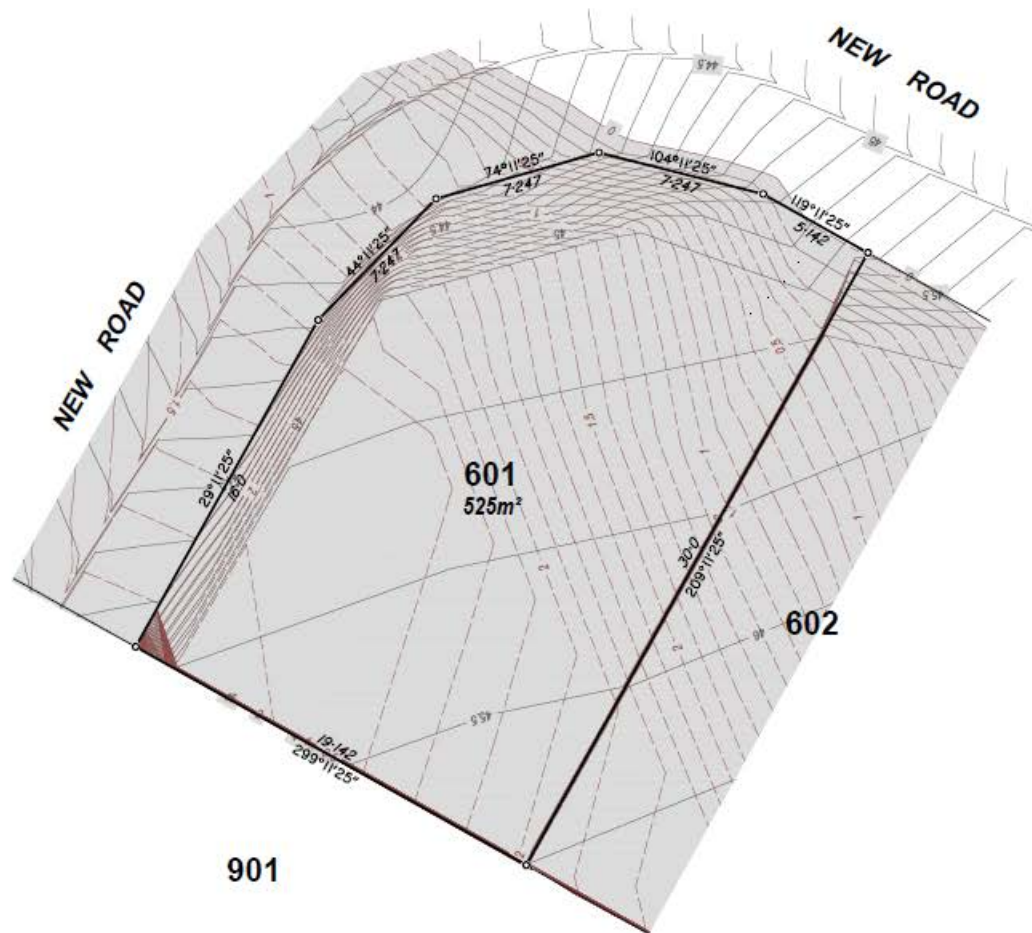
\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400





901

602

601  
525m²

## DISCLOSURE PLAN

### FOR PROPOSED LOT 601

Proposed Lot 601 is currently described as part of Lot 901 on SP317868 and situated at Ripley.

#### Legend:

- 1.0 — Design Fill Depth Contour (0.1m Interval)
- 2.0 — Design Surface Level Contour (0.1m Interval)
- Area of Design Fill
- For retaining wall construction detail see Engineering Civil O.P.W. Plans

#### Builders Note:

Builders shall not build off the design levels shown. A site survey is required. This note is an integral part of this plan.

#### Engineering Note:

Engineering design information supplied by Peak Urban, March 2021.

#### Compaction Statement:

The earthworks must be carried out in accordance with AS 3798-2007 Guidelines on earthworks for commercial and residential developments. Supervision of bulk earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.

#### Note:

This plan has been prepared by Survey Mark Pty Ltd, who is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

**SURVEYMARK**  
LAND SURVEYING URBAN PLANNING

101/5 Cameron Street, South Brisbane QLD 4101  
E info@surveymark.com.au W surveymark.com.au P 07 3188 9033

LOCALITY Ripley	MAP REFERENCE 9442-13424
HEIGHT DATUM AHD D	LOCAL AUTHORITY IPSWICH CITY COUNCIL
HEIGHT ORIGIN PM57629 RL 53.501	SCALE 1:200 (A3)
MERIDIAN MGA Vld GNSS	SURVEYOR -
CONTOUR INTERVAL SEE NOTE	DRAWN KMJ 18/03/2021

PLAN NUMBER <b>3366-0041- 601</b>	REVISION <b>A</b>
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Scale 1:200 — Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

0 20 mm 100 mm 130 mm SCALE BAR



# Specification

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## PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

## SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m<sup>2</sup> in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

## ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

## BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

## KITCHEN

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft close cabinetry to cupboards
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome gooseneck sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

## CERAMIC TILING

- Bathroom & ensuite floors, and - 2000mm high to showers,
- 600mm above bath (nominal),
- 200mm skirting tile.
- Kitchen tiled splashback:
- 600mm high off bench.
- Toilet & Laundry floors and, - 400mm splash back over tub - 200mm skirting tiles

*No allowance has been made for frieze, decorator tiles, or laying of border tiles, 45-degree patterns or floor feature tile layouts.*

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# Specification

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## BATHROOM, ENSUITE & TOILETS

- Wall-hung vanities with 20mm stone bench tops from the standard builder's range
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic back to wall freestanding bath
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

## ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

## STANDARD INTERNAL AND EXTERNAL FEATURES

- 90mm Bluescope Truecore steel frame.
- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint: - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work, - 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.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

## WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.



# Specification

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## TURN KEY PACKAGE

### PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

### SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

### WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

### LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

### INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet Rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean