



# A growing and vibrant community



# Welcome home

Yarrabilba is the start of something special. A place where big ideas are built for tomorrow. A new generation, master-planned community that will be home to over 45,000 residents on completion.

Surrounded by Plunkett Conservation Park and on the doorstep of Mt Tamborine, Yarrabilba is perfectly positioned between Brisbane's CBD and the Gold Coast. A vibrant and connected community ready for you to start enjoying today with shops, schools, parks, community facilities and so much more to come, just around the corner.

Sustainability is at the heart of Yarrabilba's design. Plans are well underway for Yarrabilba to become Australia's first digitally-integrated urban agriculture and a local food economy.

Cycling and walking trails, a community garden plus close proximity to schools, make for a cost effective and environmentally-friendly lifestyle. Like-minded people can connect at the many community centres, cafés and sports fields. Here, neighbours will feel like family.

**At the heart of Yarrabilba, is a promise for a brighter future and sense of belonging – something every Australian family deserves.**

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Being a 6-star Green Star community brings enormous benefits to residents.



# Ready for today, built for tomorrow

Yarrabilba offers the best of both worlds. Live in a progressive community with so much to look forward to as the community grows, yet with all the modern day conveniences you need right here, right now.

Perfectly positioned between Brisbane's CBD, the Gold Coast's stunning beaches, renowned theme parks and Mt Tamborine's award-winning wineries, Yarrabilba really is in the middle of it all. Balance your busy lifestyle with the convenience of living in a meticulously planned community.

For thousands of years, this land has shaped the lives of diverse people, from the First Nations People who called the valley a 'place of song', or Yarrabilba in

Wangerriburra/Bundjalung language, to the European immigrants who farmed the soil, and American soldiers who trained for war. Now, new residents are writing their own chapter of the Yarrabilba story.

The community is fast taking shape with residents already enjoying the shops, schools and incredible community facilities at their doorstep. It's only just the beginning with so much more still to come – from a major town centre with specialty shops, cafés and restaurants, to village centres, business precincts and up to 11 schools.

More than a quarter of Yarrabilba (647.8ha) will become parkland, sporting fields and nature sanctuaries, all linking to surrounding bushland rich in history.

"It's only just the beginning with so much more to come – be part of a world-class new generation community."

DARLINGTON PARKLAND

# Where neighbours are family

At Yarrabilba, you'll find real community spirit and plenty of ways to connect at community events, festivals, sporting groups and kids' clubs.

Local community groups and welcome events make it easy to make new friends. Stay up-to-date via the community newsletter, or join the Yarrabilba Community Association and be involved in important and exciting events that shape the neighbourhood.

Take advantage of the great facilities and programs. Join a group fitness session at Darlington Parklands or get your heart pumping at parkrun. Organised by volunteers, the five kilometre run attracts over 85 runners every Saturday morning. Darlington Parklands' water

play area, climbing dome, flying fox, fortress with slides, outdoor gym, half basketball court and swings will keep the whole family busy and healthy.

Spend quality family time kicking goals at the Shaw Street Oval footy field or shooting hoops on the multi-purpose courts. Let the dog off the leash at the dog park or stroll through the community gardens. The local garden group is always ready to share tips for a flourishing veggie patch. Yarrabilba green thumbs have over 410 square metres of prime gardening space, which includes planter beds and compost bays.

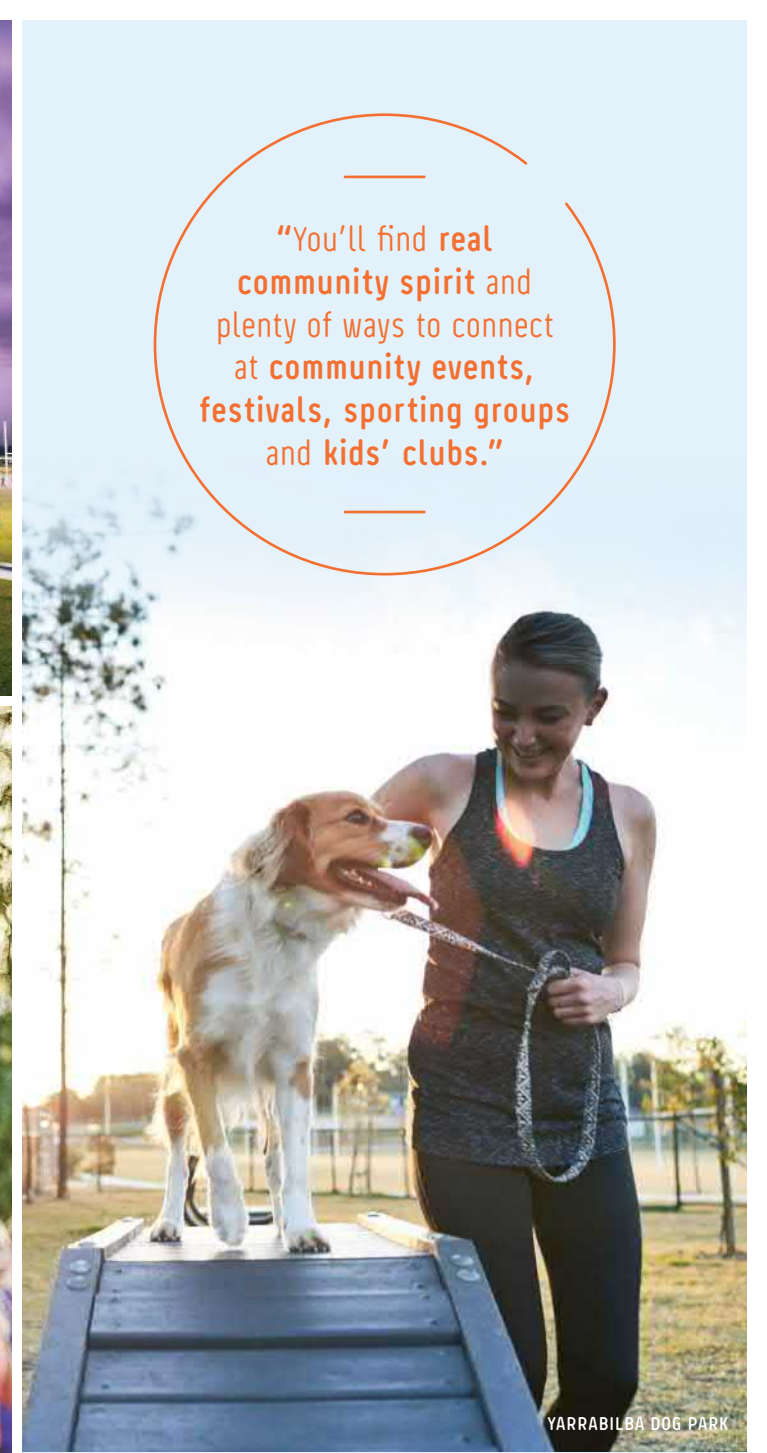
Play in the beautiful and boundless backyard that Yarrabilba offers with each home designed within 400m walking distance to a park.



SHAW STREET OVAL UNDER THE LIGHTS

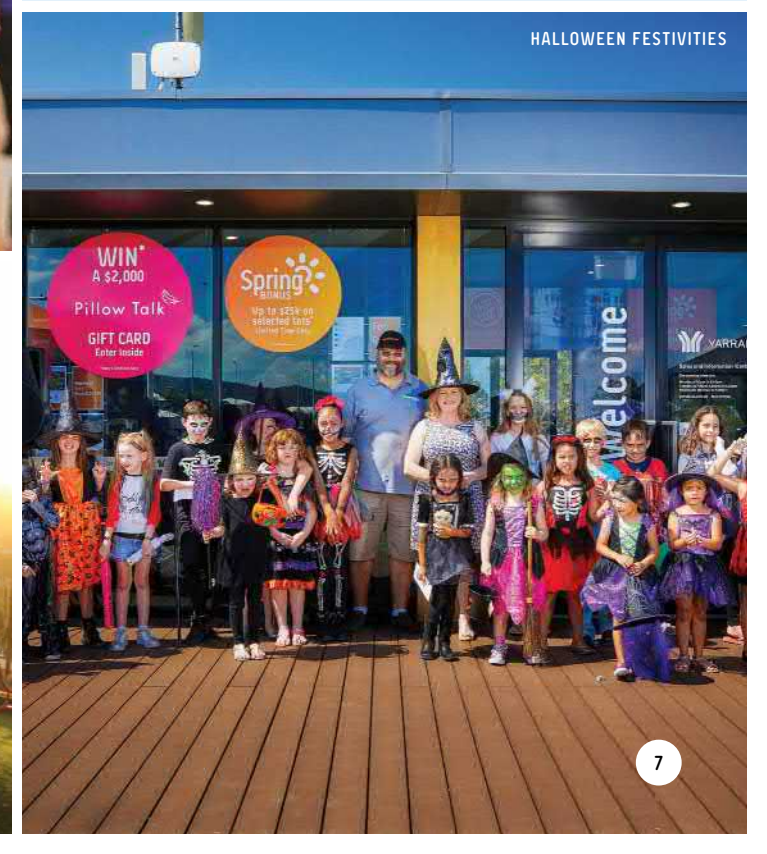


COMMUNITY PARK GYM



YARRABILBA DOG PARK

"You'll find real community spirit and plenty of ways to connect at community events, festivals, sporting groups and kids' clubs."



HALLOWEEN FESTIVITIES



MEET YOUR NEIGHBOUR EVENT

“Yarrabilba’s designed to create a **cleaner, greener community...** be part of a neighbourhood which values its history and **protects the environment.**”

## Beyond your backyard

Enjoy life in a connected community, surrounded by nature.

Leave the car in the garage and discover the growing network of walking and cycling pathways through parkland and bushland reserves. Enjoy water play at Darlington Parklands or explore many other parks scattered throughout Yarrabilba, including the award winning Buxton Park. Get active at regular boot camps or join a sports club operating out of Shaw Street Oval and McKinnon Sports Park South. Enjoy horse-riding or bushwalking through Plunkett Conservation Park, or admire rock pools and waterfalls at Cedar Creek Falls, in nearby Tamborine National Park.

Be part of a community which values its history and protects the environment. Corridors of native trees and plants, coupled with stormwater controls embedded in Yarrabilba’s design create a cleaner, greener community. All waste vegetation, including pine trees from the old plantation, are chipped and used as garden mulch. Soils are carefully managed and reused to minimise the need to import from elsewhere. Ongoing sustainability measures will protect the health of the environment for generations to come.

Wildlife corridors and shaded ‘greenway streets’ are connected to parks and plenty of green space, meaning both you and native animals are immersed in sprawling, natural beauty.

# Get the right start, right here

Experience the convenience of quality education close to home.

A comprehensive range of educational facilities to inspire both children and adults are just moments from your doorstep, with childcare centres, business facilities and up to 11 public and private schools planned for the future.

Yarrabilba boasts a choice of contemporary childcare centres at Sparrow and Harmony, both offering quality education in a safe, nurturing environment, alongside cleverly-designed outdoor playscapes to spark the imagination.

Enjoy walking the kids to school with St Clare's Catholic Primary School and Yarrabilba State Primary School now open for learning with kids flourishing. Yarrabilba's first state-of-the-art vertical State Secondary College opens in 2020, offering grade 7 to 8 learning in its first year, which provides continuity for families looking for local state-based education for their children.

Learning is not just for the kids. Boost your knowledge or kick-start your career with locally organised workshops and access to higher education. It's just a 20 minute drive to Griffith University at Meadowbrook or The Exchange at Yarrabilba can get you ready for work.

High-speed broadband to all homes gives you extra opportunities for online learning.

“New state-of-the-art childcare centres, primary schools and high schools on your doorstep.”



# Opportunity made possible

“Work or play, Yarrabilba makes it possible to do it all without leaving the comfort of your community.”

Yarrabilba's shopping and business districts are booming. A local convenience centre with an IGA opened in 2016, along with Yarrabilba Village, a medical and retail centre home to Domino's Pizza, café and deli, doctor surgery, dentist, skin clinic, and hair and beauty services. Between Yarra Health and its sister practice in Logan Village, you have access to medical services outside work hours and on the weekend.

Coles Supermarket and IGA bring fresh food closer to home, as does a host of specialty stores. It's a short drive to Woolworths Logan Village and Grand Plaza Shopping Centre, where there is a cinema and more specialty stores. And it's a quick trip to Logan Hyperdome for the full shopping and dining experience.

Of course you can always pick up everyday essentials from the all-hours Caltex Service Station and Star Mart.

Local employment opportunities will grow as the community prospers. From the business hub to the future town centre, there are plans for more than 13,000 on-site jobs, including plenty of potential for home-based businesses.

For the entrepreneurs, there are new ventures at Yarrabilba's future 100 hectare mixed-industry business hub. With fully-serviced, generous-sized blocks, it's an ideal site for showrooms, office space and service industries. A streamlined approval process ensures new companies get up and running fast.

Stay connected through the community's lightning-speed fibre optic network and local opportunities for business networking.



IGA SUPERMARKET



YARRABILBA HEALTH HUB



VUE



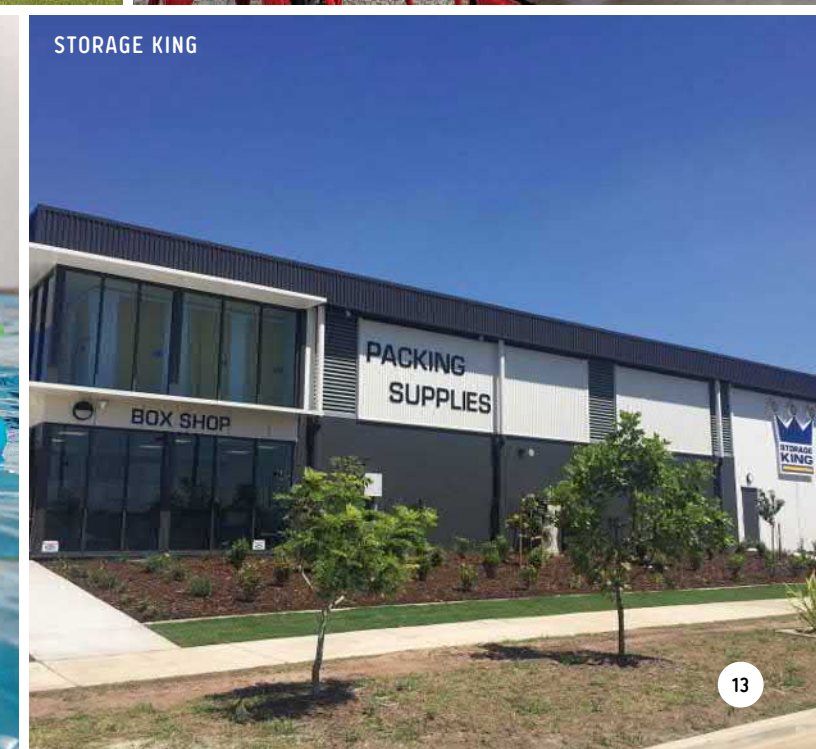
STELLAROSSA AT YARRABILBA



YARRABILBA SHOPPING DISTRICT



LITTLE SNAPPERS SWIM SCHOOL



STORAGE KING



“Our commitment to creating a community devoted to protecting its environment, runs far deeper than our achievement of being awarded a 6-Star Green Star community.”

# Shaping our sustainable future

Our commitment to creating a community devoted to protecting its environment runs far deeper than our achievement of being awarded the Green Building Council of Australia 6-Star Communities v1.1 rating. In efforts to create a more sustainable world, we are designing a neighbourhood focused on the future, not just living for the now.

Big plans are in place to make sure our goal comes to fruition, including adopting our Circular Economy Strategy. Yarrabilba is the first circular economy community in Australia and comes as the movement rapidly becomes mainstream across Europe, the United Kingdom and Canada. The model will shape Yarrabilba’s social, economic and environmental values to create an empowered community through sharing, access, connection, diversity and control.

### What is a circular economy?

In simple terms, a circular economy is an economic model that strives for sustainability by reducing waste, recycling products and regenerating the environment. We currently live in a world dominated by a disposable mindset – we make products, use them and then throw them out when we feel they’re no longer valuable.

Contrastingly, a circular economy keeps both manufactured and natural products in circulation for as long as possible by being repaired, recycled or shared. The model doesn’t associate economic growth with mass production and consumption, and instead looks to find ways to repurpose existing products and prioritise renewable energy sources.

### How does this benefit you?

Aside from the endless environmental benefits, our objective is to see our residents reap the rewards of living in a sustainable community for generations to come.

### Some benefits include:

- **Access to advanced technology** – programs aimed at improving liveability and sustainability, such as autonomous buses, charging electric vehicles and transport-sharing schemes.
- **Increased employment opportunities** – a greener economy will see new industry and trade prospects.
- **Energy efficiency** – renewable energy options, such as solar systems and storage, will reduce waste.
- **Water efficiency** – access to water-saving systems.
- **Agricultural change** – partnerships with Food Agility CRC and a commitment to build a market-scale community garden.
- **Education** – empowering families and businesses through knowledge on how to be more environmentally friendly.



PUBLIC ART



YARRABILBA SOLAR SYSTEMS



ELECTRIC CAR CHARGER



# Life is better together

Our vision is to build a connected and supportive community, where residents are more socially engaged, and feel their aspirations, concerns and values are respected by others. In Yarrabilba, residents will be actively involved in the decision making and development of projects aimed at enhancing their own lives, as well as their neighbours and for generations to come.

Attending the Mingle Markets and Carols in the Parklands is a great way to make new friends and spend meaningful time with your loved ones.

## Family and Community Place

The new Family and Community Place, on Darnell Street near Yarrabilba State School, is now open for business. It hosts a breakfast club, immunisation clinic, child health nurse, supported playgroups, First 5 Forever programs and more.

It's a fantastic facility providing easy access to important health and education services and provides great opportunities to meet other young families and establish lifelong friendships.

## Sport and Community Hub

The Yarrabilba Sport and Community Hub is a great place where the community comes together to be physical and socially active. The building is managed by the community for the community with Yarrabilba Community Association coordinating the booking of the facility for a wide range of community and not for profit organisations.

This particular project was built thanks to joint partnerships between Lendlease, Logan City Council and the Queensland Government.

## The Exchange

### Connecting local people to local jobs

The Exchange provides intensive job search support, training, resume writing and directly links residents to local employment opportunities. The training is delivered locally and tailored to specific vacancies in a wide range of industries including hospitality, construction, business, aged care, disability and more. And best of all, it's a free service.

In addition to the central spaces, Yarrabilba is also home to a wide range of organisations dedicated to creating an active and welcoming community you can be part of.

“We want to see local jobs filled with local people...The Exchange has helped more than 900 job seekers find work close by, and provided many others with training and career advice.”



# Connected living



BROWNS PLAINS (21km)

LOGAN CENTRAL (22km)

LOGAN VILLAGE (5km)

LOGANLEA (18km)

GRIFFITH UNIVERSITY LOGAN CAMPUS

BEENLEIGH (18km)

SPRINGWOOD (25km)



LOGANHOLME (23km)

LOGAN HYPERDOME

BRISBANE (45km)

MORETON BAY

YATALA (22km)

LOGAN MOTORWAY

PACIFIC MOTORWAY (M1)

MT. LINDESAY HWY

LOGAN RIVER

HELENSVALE (42km)

SOUTHPORT (58km)

CAMP CABLE ROAD

YARRABILBA FUTURE TOWN CENTRE

DISPLAY VILLAGE SALES & INFORMATION CENTRE

PLUNKETT CONSERVATION PARK



WATERFORD - TAMBORINE ROAD

JIMBOOMBA (10km)

PLUNKETT ROAD

TAMBORINE (10km)

TAMBORINE MOUNTAIN (24km)

**Legend**

- Hospital
- School
- University
- Major Shopping Centre
- Community / Sporting Facilities
- Railway Station

# Fast facts

## Community

 **45,000**  
POPULATION

- Home to over 45,000 people upon completion by around 2041
- 2,058 hectares
- Over 17,000 residential dwellings
- Over 8,000 residents as of September 2019
- Opticomm fast-speed fibre optic network connection
- 6-Star Green Star rated community

## Location

- Located midway between Brisbane and the Gold Coast
- 45 kilometres south east of Brisbane's CBD

## Transport



- A short drive to Logan Central, Beenleigh and Browns Plains
- Bus service interchange
- 40 minute train ride to Brisbane CBD

## Recreation & Open Space



- More than 25% of the site reserved for open space and parklands
- Extensive network of walking and cycling paths, linking to local parks, sporting fields, playgrounds, picnics & BBQ areas
- Darlington Parklands' water playground
- Jinnung Jalli native trail
- Shaw Street Oval and McKinnon Park sporting precincts
- District and neighbourhood parks
- Hiking, mountain biking and horse-riding tracks in nearby conservation and national parks
- Community garden
- A range of regular sporting activities for all ages

Perfectly positioned between Brisbane's CBD and the Gold Coast, Yarrabilba really is in the middle of it all. It's a community that is truly at home in nature, surrounded by Plunkett Conservation Park and on the doorstep of Mt Tamborine. It's a place where big ideas are generated for a brighter future.

## Community Facilities

- Sport & Community Hub
- Yarrabilba Family & Community Place

## Education



- Sparrow Early Learning and Harmony Early Learning Journey child care centres
- St Clare's Kindergarten and Primary School
- Yarrabilba State Primary School
- Yarrabilba State Secondary College opening January 2020
- Catholic secondary school opening in 2021
- A total of 11 primary and secondary schools planned

## Shopping and Lifestyle



- Caltex Service Station and Star Mart
- IGA-anchored convenience store
- Coles Supermarket
- McDonald's restaurant
- Cafés, restaurants and bakery
- Hair and beauty salons, and barber
- A town centre with plenty of specialty stores, cafés and restaurants

## Health and Wellbeing



- Medical centre with doctors, dentists, skin clinic and QML Pathology
- TerryWhite Chemmart
- Live Fit Gym
- Little Snappers Swim School
- Weekly 5km parkrun
- Outdoor fitness group

## Commercial

- Bridgestone Tyre & Auto Service
- Vet Hospital
- Professional services
- Yarrabilba Tavern opening late 2020
- Storage King
- Pet day spa
- Commercial development includes showrooms, day surgery and other commercial offerings
- Approximately 100 hectare mixed industry business precinct perfect for showrooms and office space

## Employment



- The Exchange onsite office connecting local people with local jobs and training
- Gold Coast School of Construction Training & Education Centre
- HELP Enterprises - offering disability and employment training services
- Targeting approximately 13,000 full-time jobs over the project's lifetime
- Over 12% of all on-site jobs are expected to operate as work-from-home businesses

## Living Options



- Comprehensive range of living options, including affordable villas and townhouses, and family homes with house and land packages available
- Block sizes ranging from 250m<sup>2</sup> to over 640m<sup>2</sup>
- Master Builders' display village featuring 14 homes by nine builders, plus display gardens



SHAW STREET OVALS

# The perfect fit for you

Building your dream home is an exciting process. It's important that you take the time to understand what type of home would best suit your family now and into the future. Whether you're buying your first home, looking to upgrade for more size or maybe an investment property a good place to start is to consider what sort of lifestyle you want to live. We have a range of lot sizes and homes on offer from low maintenance through to plenty of space to maximize your leisure time with the family.

What lifestyle do you want for your family?



## STEPS TO PURCHASING A NEW HOME

### 1 GET STARTED

Establish your budget and work out how much you can spend.

Choose your land and secure with a deposit.

Sign land contract and seek finance approval with your preferred lender or broker requesting a construction loan.

### 2 CHOOSING YOUR HOME & FINANCE

Choose a builder and start designing a home to suit you. Pay deposit to builder.

Obtain finance approval and send a copy to your land sales consultant and builder.

### 3 CONSTRUCTION & MOVING IN

Land registers and settles, and you can commence building your new home.

Make progress payments to builder throughout stages of the build.

Handover with builder and move in. Congratulations!

## BUILD YOUR DREAM HOME

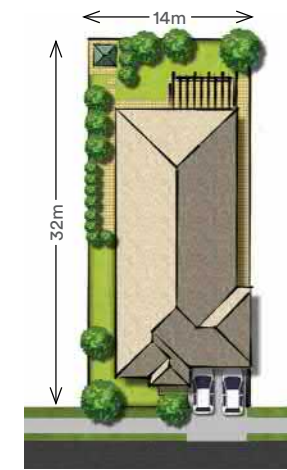
### THE AUSTRALIAN DREAM



#### Traditional

- Average lot size 640m<sup>2</sup>
- Block sizes range from 640 to 800m<sup>2</sup>
- Ideal for families
- Plenty of room for a big backyard and pool
- Room for a double garage

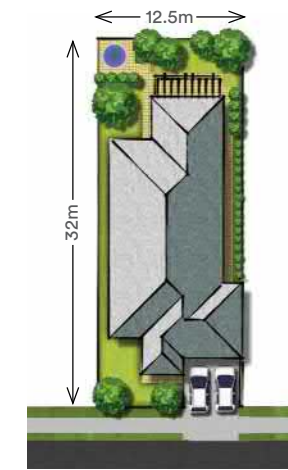
### AN ENTERTAINER'S DELIGHT



#### Courtyard

- Average lot size 448m<sup>2</sup>
- Ideal for private courtyards & indoor/outdoor living areas
- Room for a double garage and pool
- Low-maintenance living

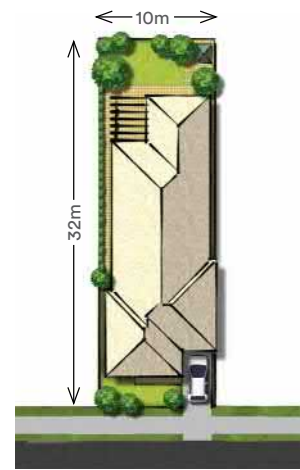
### LOW MAINTENANCE LIVING



#### Premium Villa

- Average lot size 400m<sup>2</sup>
- Emphasis on practical entertaining spaces for easy open-plan living
- Less gardening and maintenance
- Room for a double garage

### MAXIMISE YOUR LEISURE TIME



#### Villa

- Average lot size 320m<sup>2</sup>
- Ideal for first home buyers and those looking for an affordable option
- Low-maintenance living
- Build to boundary on one side to maximise space
- Stylish alternative to apartment living

### LOW MAINTENANCE AFFORDABLE OPTION

#### Town Courtyard

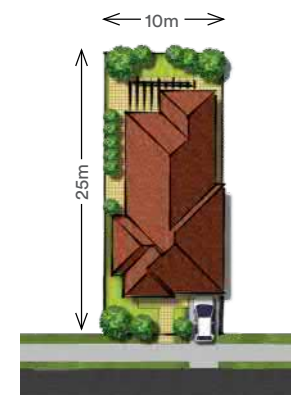
- Avg. size 350m<sup>2</sup>
- 14m wide x 25m deep

#### Town Premium Villa

- Avg. size 312m<sup>2</sup>
- 12.5m wide x 25m deep

## HOUSE AND LAND PACKAGE OPTIONS ONLY

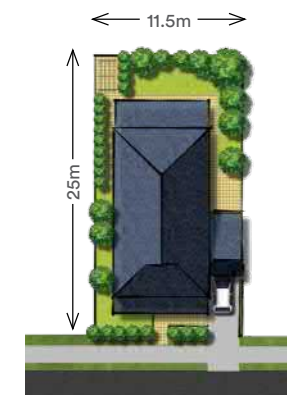
### A MODERN HOME



#### Town Villa

- Average lot size 250m<sup>2</sup>
- Great for busy lifestyles
- Stylish and affordable option
- Contemporary design
- Ideal for singles and young couples

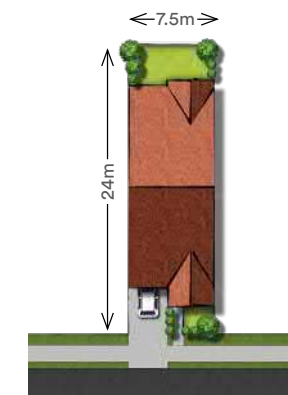
### PACKED WITH PERSONALITY



#### Town Cottage

- Average lot size 287m<sup>2</sup>
- Low maintenance designs
- Practical outdoor living spaces
- Great street appeal
- Light and airy living spaces

### LOTS OF LIVING



#### Terrace

- Average lot size 187m<sup>2</sup>
- Double or single-storey living
- Ideal for growing families
- 3 or 4 bedrooms
- Modern living options
- Spacious design

### EASY LIVING WITH BIG APPEAL



#### Gallery Collection

- Average lot size 720m<sup>2</sup>
- Multi-dwelling homes
- Attractive street appeal, combined with low-maintenance living
- Available in a range of 2,3 or 4 bedroom options





YARRABILBA

It's all in front of you

# Yarrabilba

Masterplan

# 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.

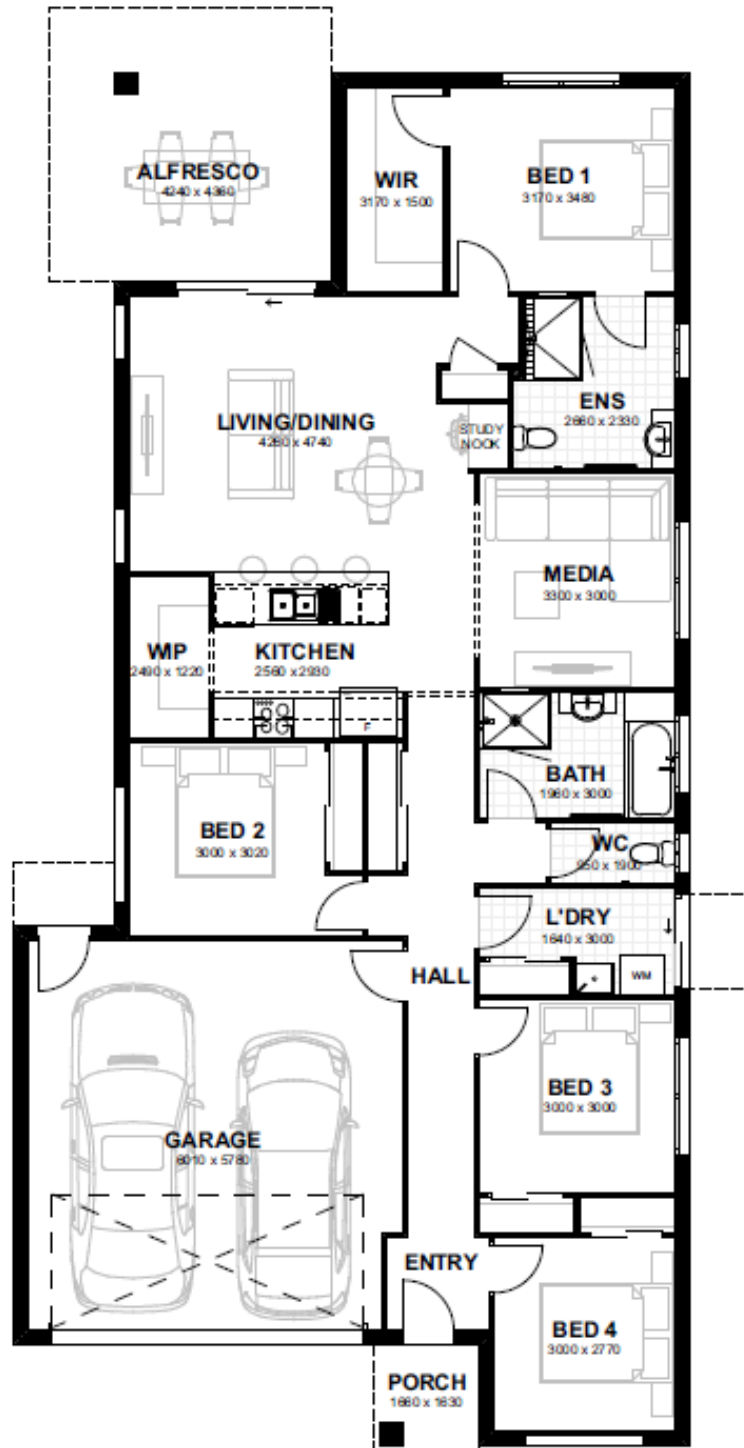


## Legend

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

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.

Living Area	141.41 m <sup>2</sup>
Garage	37.30 m <sup>2</sup>
Porch	2.71 m <sup>2</sup>
Alfresco	18.49 m <sup>2</sup>
<b>Total House Area</b>	<b>199.91 m<sup>2</sup></b>





# HOUSE & LAND



Façade is for Illustration purposes only



## LOT 887 BLENCOE STREET, YARRABILBA ESTATE, YARRABILBA QLD 4207

Land Size	448 m <sup>2</sup>
Land Price	\$320,000
Registration	Registered
House Area	199.91 m <sup>2</sup>
House Price	\$361,100

TOTAL TURNKEY PRICE:

# \$681,100

### City Façade Inclusions:

- Combination of face brick & render to front façade
- Colorbond roof & garage door
- 2x sliding windows & 2x wall mounted up down lights

### Gold Inclusion Highlights:

- Turnkey inclusions with landscaping, fencing & driveway
- 820mm paint grade entry door
- 2440mm ceiling height
- 20mm engineered stone benchtops to kitchen & bathrooms
- Soft close hinges to kitchen cupboards & vanities
- 600mm kitchen appliances, dishwasher & water point to fridge
- Quality basins, tapware & shower niche
- Split system A/C to main living area & main bedroom
- Quality tiles, carpet, LED downlights & ceiling fans
- Roller blinds & security screens
- Plus much more, please refer to the Gold Inclusions brochure

### Inclusion Upgrades:

- Additional landscaping 3x 45 litre trees
- Additional garden bed to the driveway

Inclusions Upgrades:

BAL 12.5

## BELMONT 200

Living Area	141.41 m <sup>2</sup>
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