



## QLD House & Land

BUILD PRICE: \$490,444 LAND PRICE: \$377,000

EST. RENTAL P/W: \$700

FULL TURN KEY

**\$867,444**

Lot 12 New Road  
Glenvale QLD 4350

## Anzio

### COASTAL FACADE

|                                                                                     |                      |                                                                                     |                      |                                                                                     |          |
|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|----------|
|  | <b>4</b>             |  | <b>2</b>             |  | <b>2</b> |
| Living                                                                              | 143.2 m <sup>2</sup> | Alfresco                                                                            | 11.8 m <sup>2</sup>  |                                                                                     |          |
| Garage                                                                              | 41.3 m <sup>2</sup>  | Porch                                                                               | 4.0 m <sup>2</sup>   |                                                                                     |          |
| House Area:                                                                         | 200.3 m <sup>2</sup> | Land Area:                                                                          | 727.0 m <sup>2</sup> |                                                                                     |          |

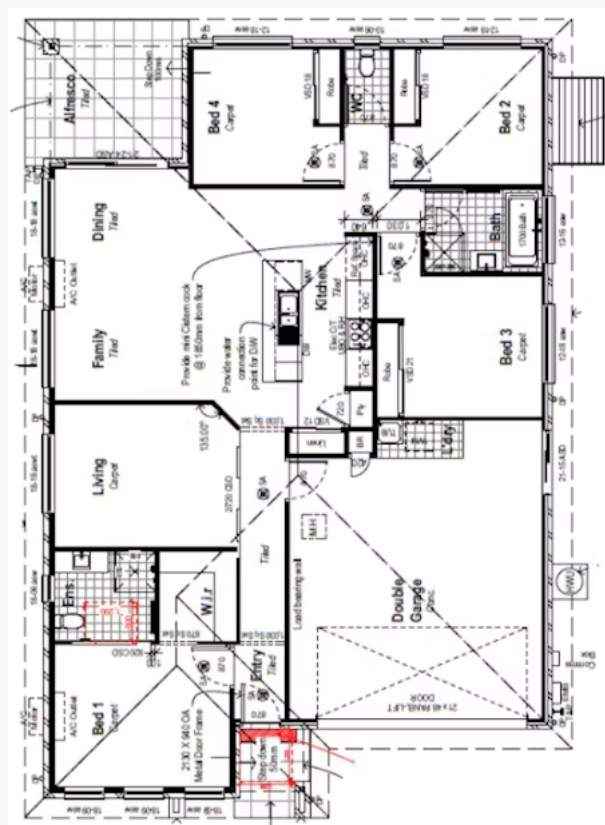
EST. REGISTRATION: September 2025

### Glenvale - Gainsborough Lodge

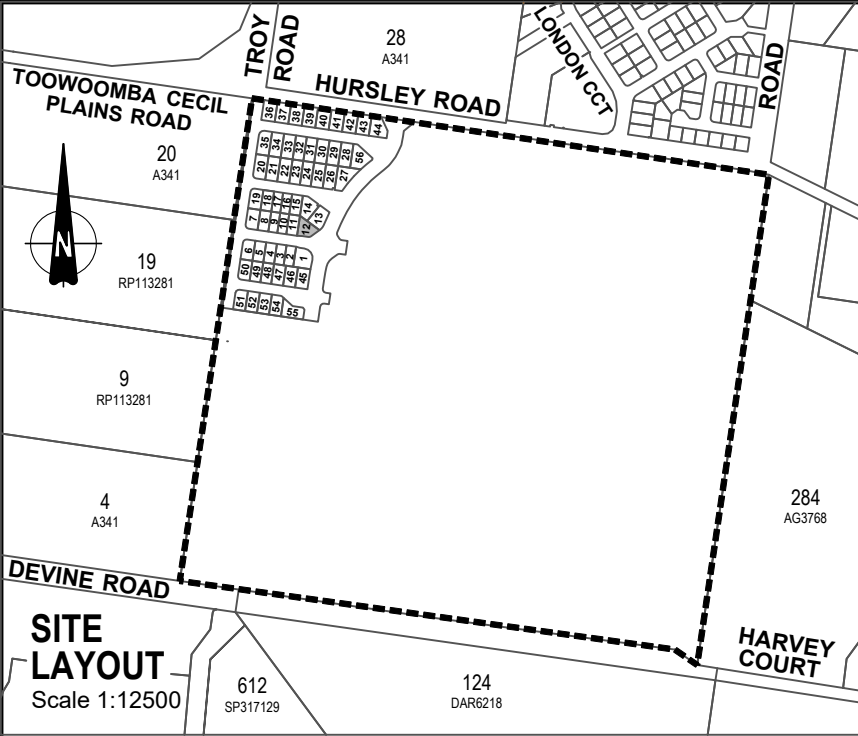
Living in Gainsborough Lodge, offers a warm and welcoming community atmosphere surrounded by peaceful, tree-lined streets. Residents enjoy beautifully maintained grounds, friendly neighbours, and a safe, family-friendly environment. The location provides easy access to local shops, schools, and parks, while still being close to Toowoomba's city conveniences. It's a place where you can relax, connect with others, and truly feel at home in a quiet, scenic setting.

### PREMIUM INCLUSIONS

- Full Turnkey finish
- Fully fenced, turfed & landscaped
- 2550mm high ceilings
- Colorbond roof
- Reverse cycle/split system air-conditioner in living and main bedroom
- 20mm manufactured stone kitchen benchtop
- Approximately 1.8kw solar power system
- 600mm Stainless steel kitchen appliances
- Cold water to fridge space
- Roller blinds throughout
- Ceiling fans to bedrooms
- Undercover tiled alfresco area



Contact: James Donnelly 0411333869 or James@32Projects.com.au



Note:  
This is a Preliminary Plan. The area, shape and dimensions of the Lot are approximate only and are subject to final field survey.  
Construction of the development stage has not been finalised and Minstaff Survey Pty Ltd accepts no responsibility for any amendments to Lot shape and area that may occur during construction. This note is an integral part of this plan.  
This plan may not be reproduced without this note being included.  
Date: 24/01/2025

The compaction of earth fill will be undertaken in accordance with the requirements of the Australian Standard AS3798-2007. All Earthworks shall be monitored and assessed using a Level 1 Inspection and Testing plan, carried out by an approved Geotechnical and Inspection Authority (GITA).

Note:  
MinStaff Survey Pty Ltd accepts no responsibility for any loss or damage incurred howsoever arising to any entity who may use or rely on this plan contrary to the terms of notes on this plan.

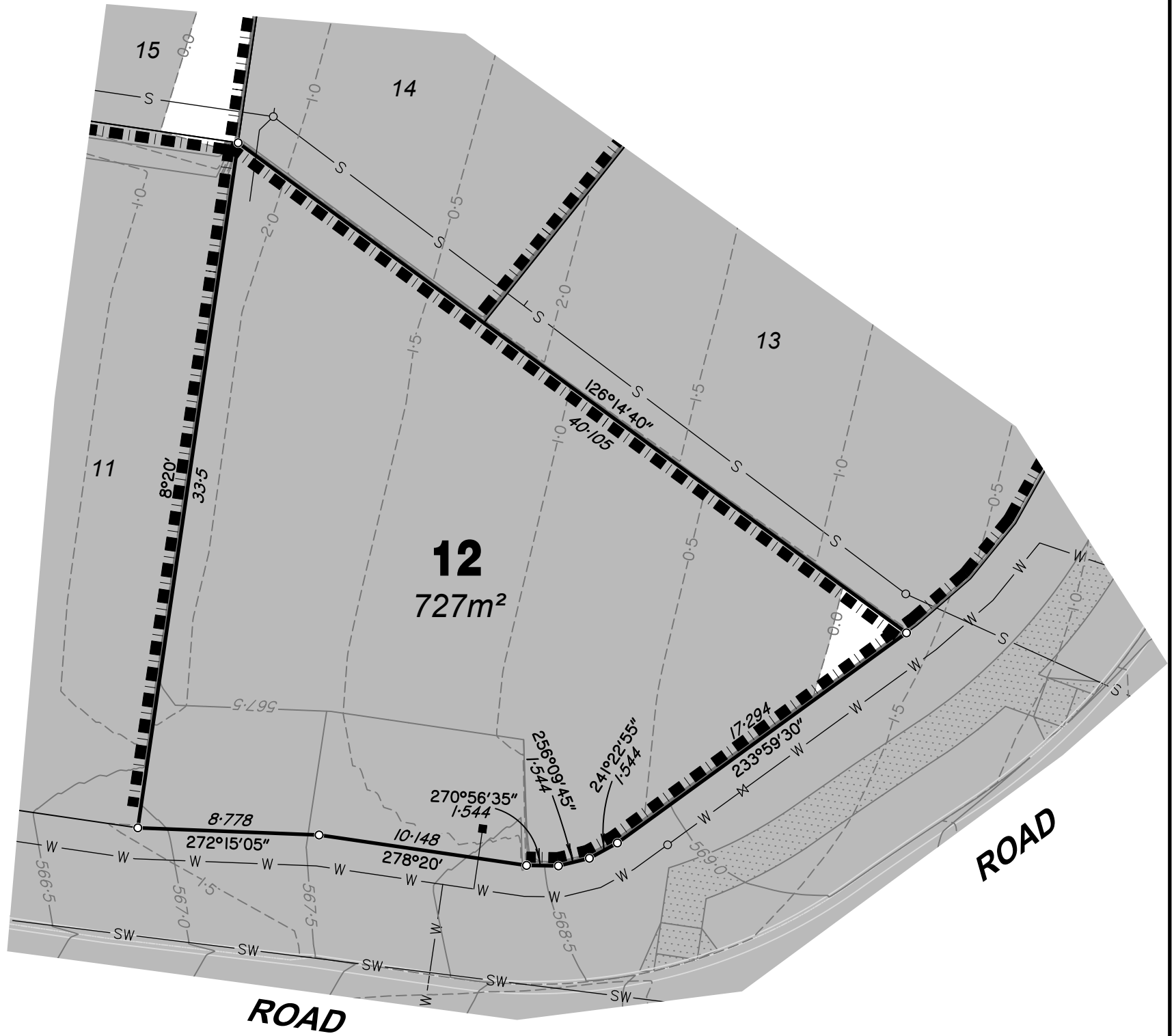
This note is an integral part of this plan.

PROPOSED SERVICES

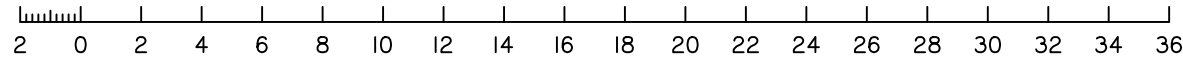
- Kerb, Channel & Gully Pit
- W — Water, Water Valve, Hydrant & Water Meter
- SW — Stormwater, Man Hole & Pit
- E — Underground Electricity, Pillar & Street Light
- S — Sewerage, Man Hole

| EAST WALL    |      |
|--------------|------|
| WALL HEIGHTS |      |
| Lowest       | 1.32 |
| Highest      | 1.68 |
| Average      | 1.5  |

| NORTH WALL   |      |
|--------------|------|
| WALL HEIGHTS |      |
| Lowest       | 0.9  |
| Highest      | 1.0  |
| Average      | 0.95 |



Scale 1: 250 – Lengths are in Metres.



**TOOWOOMBA**  
PO Box 974  
319 Margaret Street  
Toowoomba Qld 4350

**BRISBANE**  
15/15 Holt Street  
Pinkenba Qld 4008

**SUNSHINE COAST**  
22/2 Innovation Parkway  
Birtinya Qld 4575

P: 07 4637 9790 E: admin@minstaffsurvey.com

|                  |                               |
|------------------|-------------------------------|
| CLIENT           | GAINSBOROUGH DEVELOPMENTS P/L |
| COMPUTER FILE    | M4280                         |
| LEVEL DATUM      | AHDD                          |
| DERIVED FROM     |                               |
| CONTOUR INTERVAL | 0.5m                          |
| MERIDIAN         | MGA, Zone 56                  |

Indicates area of fill

Indicates Concrete Footpath/Driveway

Depth of fill Contours are shown thus

Design Contours based on A.H.D.D. datum are shown thus

DISCLOSURE PLAN  
FOR PROPOSED ALLOTMENT 12

This plan shows details of Proposed Allotment 12 on draft SP353235 being part of Lots 21 & 22 on A341 shown on the plan of development C-G0101-1, which accompanied the Development Application and approved by the Toowoomba Regional Council on 28th June 2023 subject to conditions.

LOCAL AUTHORITY: TOOWOOMBA R.C.

|               |             |
|---------------|-------------|
| SCALE (AT A3) | 1:250       |
| LOCALITY      | GLENVALE    |
| DATE          | 24/01/2025  |
| REF.          | M4280       |
| REV.          | A           |
| PLAN          | M4280DP- 12 |

## 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 600m2 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.*

## 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 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.

## 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

G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

## Owner Approval

Owner 1 Name

Owner 1 Signature

Date

Owner 2 Name

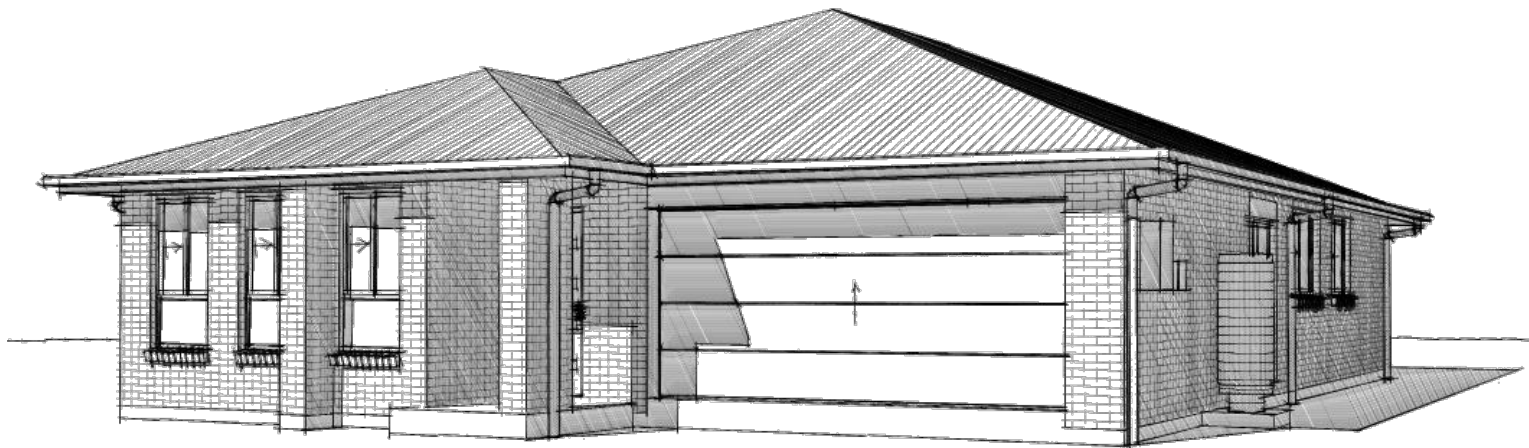
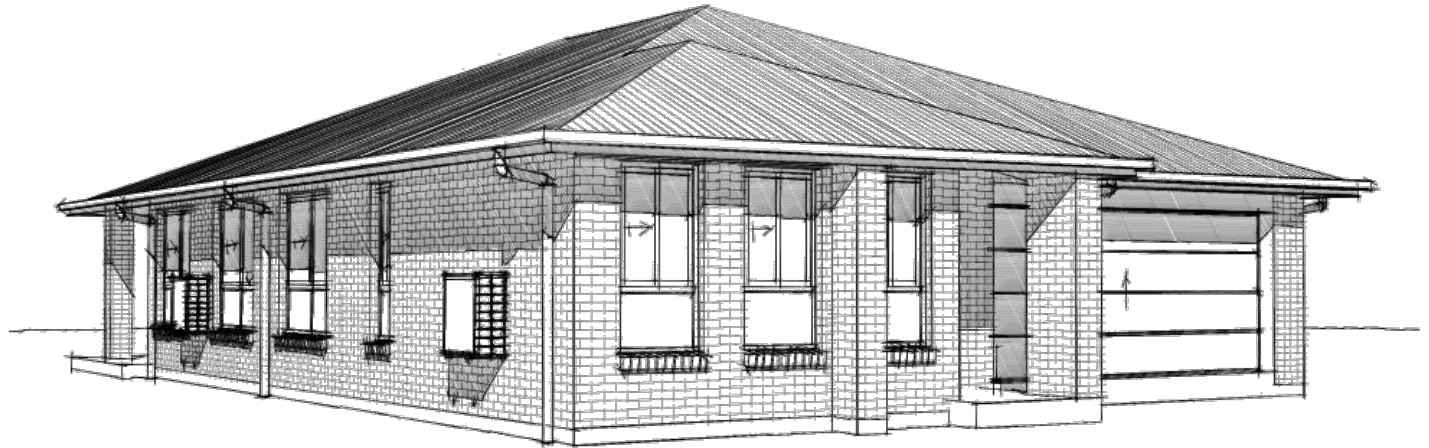
Owner 2 Signature

Date

Owner 1 Initial \_\_\_\_\_ Owner 2 Initial \_\_\_\_\_

?? Wind Category

Communications Pre-wired



NOTES:  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS

|       |                     |
|-------|---------------------|
| 14    | Landscape Plan      |
| 13    | Tiedown Details     |
| 12    | Tiedown Details     |
| 11    | Bracing Plan        |
| 10    | Waste Layout        |
| 09    | Slab Plan           |
| 08    | Electrical Plan     |
| 07    | Internal Elevations |
| 06    | Section & Details   |
| 05    | Elevations          |
| 04    | Elevations          |
| 03    | Floor Plan          |
| 02    | Site Plan           |
| 01    | Cover sheet         |
| SHEET | DESCRIPTION         |

Once this set of plans has been signed off, G Developments will not accept any more changes



Address: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au

ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689

"Building a Shared Vision"

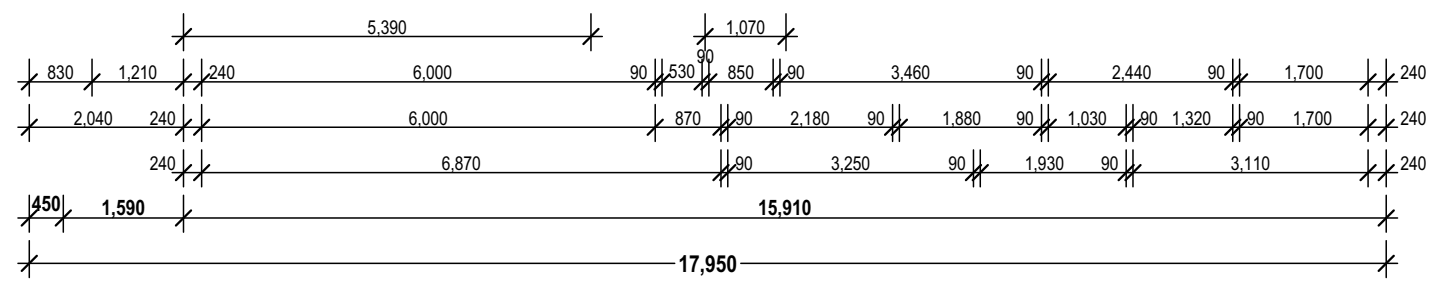
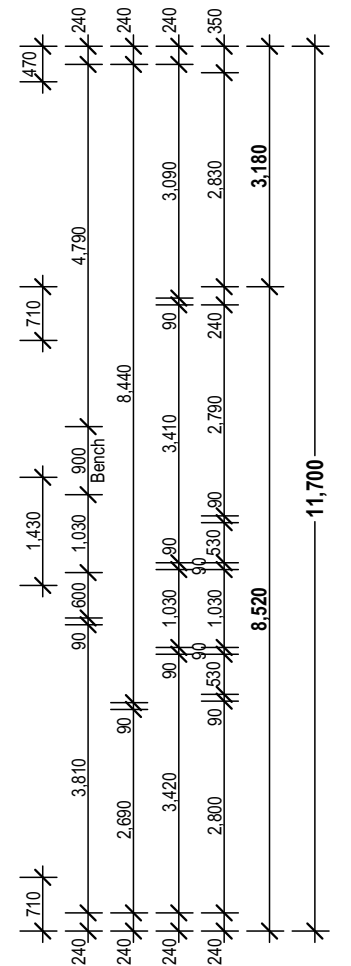
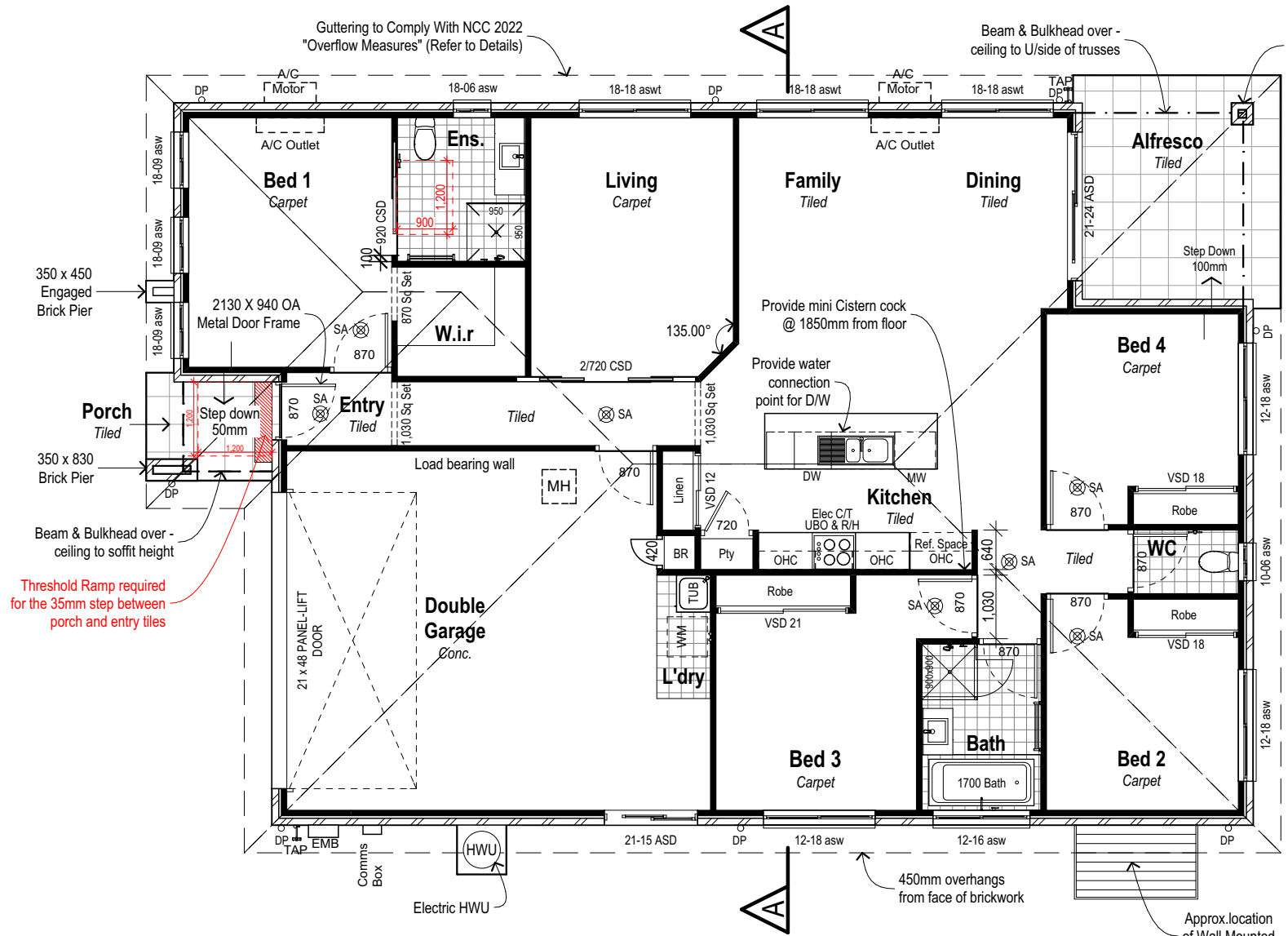
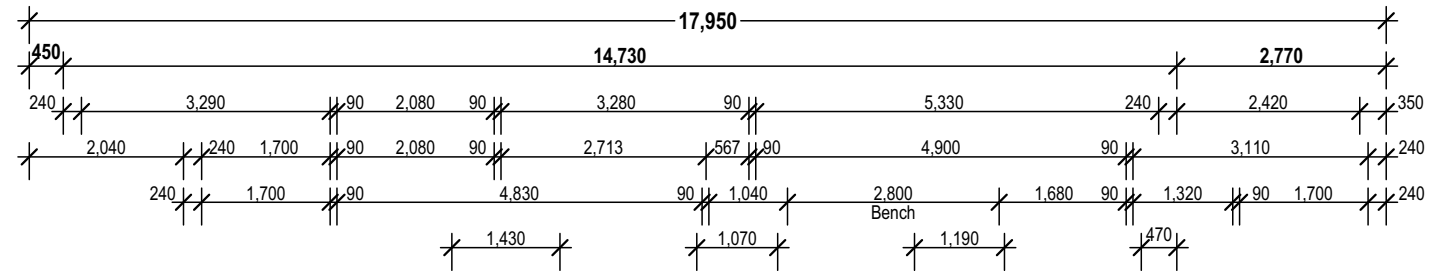
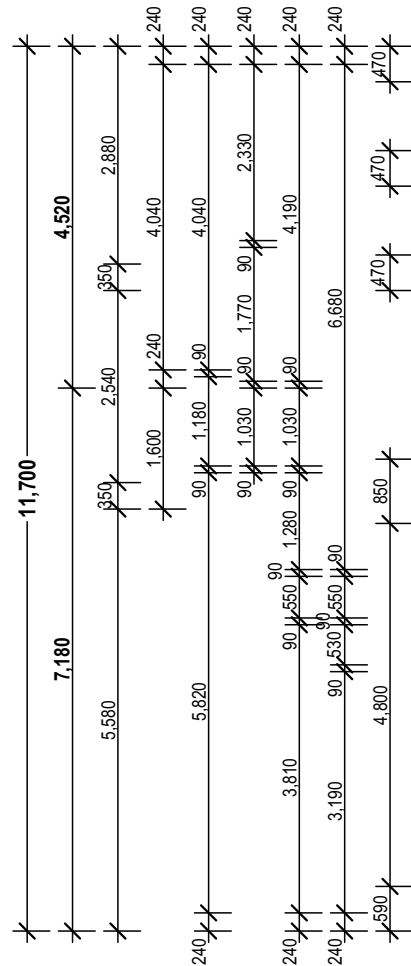
All Content Copyrighted:-  
This design and/or print is the property of G Developments P/L and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.  
GENERAL NOTES:  
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.  
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

|     |            |                       |    |
|-----|------------|-----------------------|----|
| Rev | Date       | Amendments            | By |
| A   | XX.XX.2021 | Pre Construction Copy | ?? |

Client:  
Mr & Mrs #Client Family Name  
Product:  
**Anzio**  
**Traditional Facade**  
**Garage to Right**

Site Address:  
Lot ???  
- Street Name  
Estate Name  
SUBURB State ????  
DP: Unregistered  
LGA: COUNCIL

| Cover sheet              |                           |                           |  |
|--------------------------|---------------------------|---------------------------|--|
| Plot Date:<br>28/06/2023 | Drawn:<br>????            | Rev:<br><b>A</b>          |  |
| Scale:                   | Checked:<br>-             | Checked Date:<br>--/--/-- |  |
| Sheet:<br><b>01</b>      | Job No:<br><b>?40####</b> |                           |  |



?? Wind Category

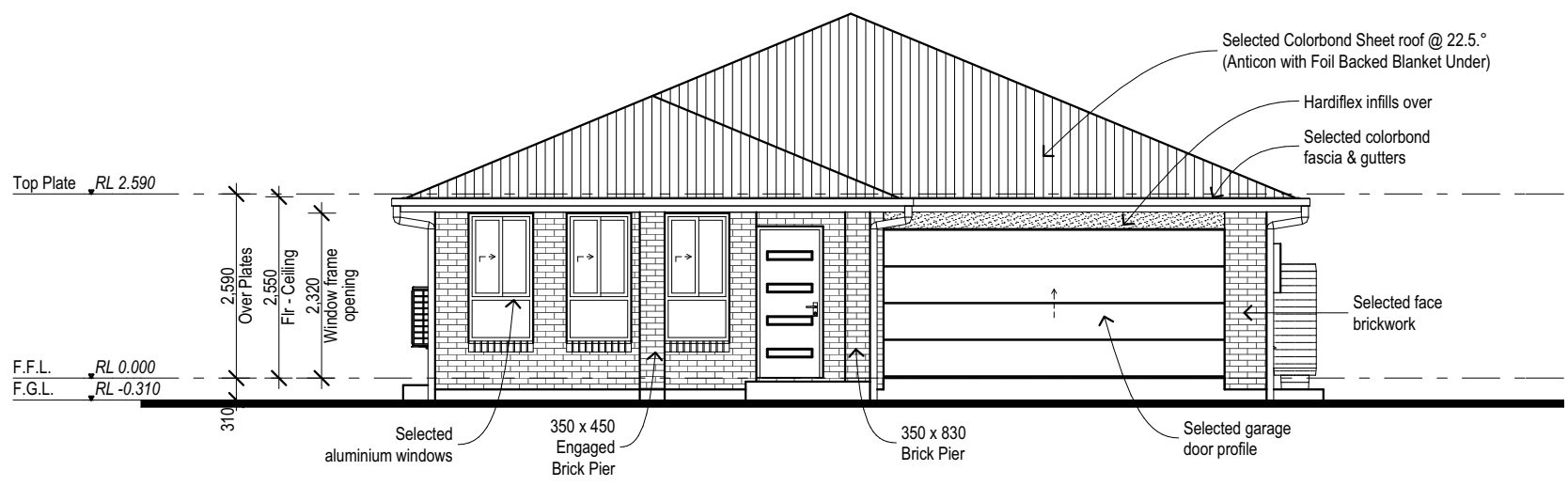
Communications Pre-wired

Note:  
Provide Security screens to all openable windows  
& sliding glass doors

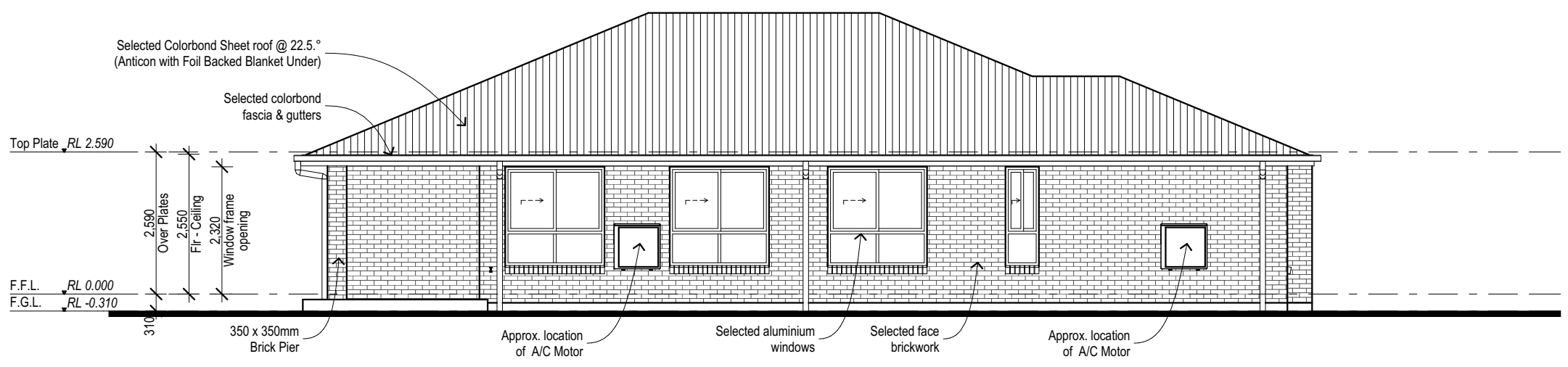
Note:  
450mm Eave U.N.O.

Entry door note:  
Entry door style shown is indicative only.  
Refer to the contract for further details

Provide full ht. Masonry articulation as per  
engineers report



Elevation 1



Elevation 2

Once this set of plans has been signed off, G Developments will not accept any more changes



Address: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689  
"Building a Shared Vision"

All Content Copyrighted:-  
This design and/or print is the property of G Developments P/L and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.  
GENERAL NOTES:  
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.  
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

|     |            |                       |    |
|-----|------------|-----------------------|----|
| A   | XX.XX.2021 | Pre Construction Copy | ?? |
| Rev | Date       | Amendments            | By |

Client:  
Mr & Mrs #Client Family Name  
Product:  
**Anzio**  
**Traditional Facade**  
**Garage to Right**

Site Address:  
Lot ???  
- Street Name  
Estate Name  
SUBURB State ????  
DP: Unregistered  
LGA: COUNCIL

| Elevations               |                           |                           |  |
|--------------------------|---------------------------|---------------------------|--|
| Plot Date:<br>28/06/2023 | Drawn:<br>????            | Rev:<br><b>A</b>          |  |
| Scale:<br>1:100          | Checked:<br>-             | Checked Date:<br>--/--/-- |  |
| Sheet:<br><b>04</b>      | Job No:<br><b>?40####</b> |                           |  |

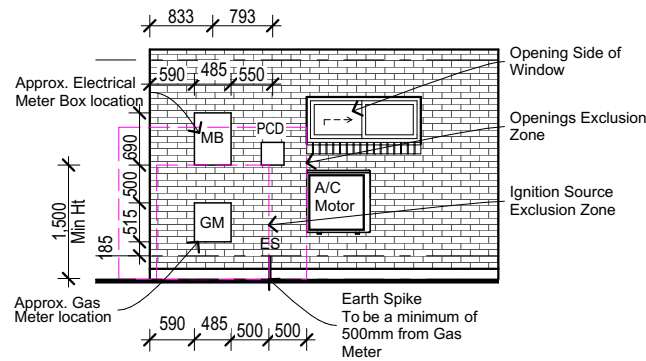
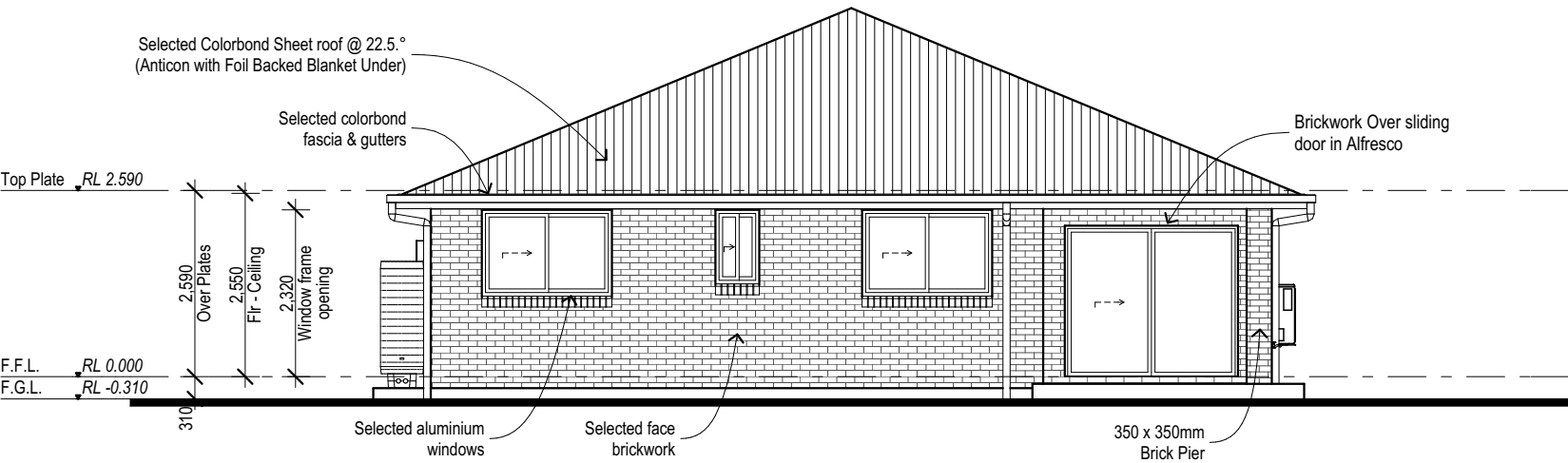
?? Wind Category      Communications Pre-wired

Note:  
Provide Security screens to all openable windows  
& sliding glass doors

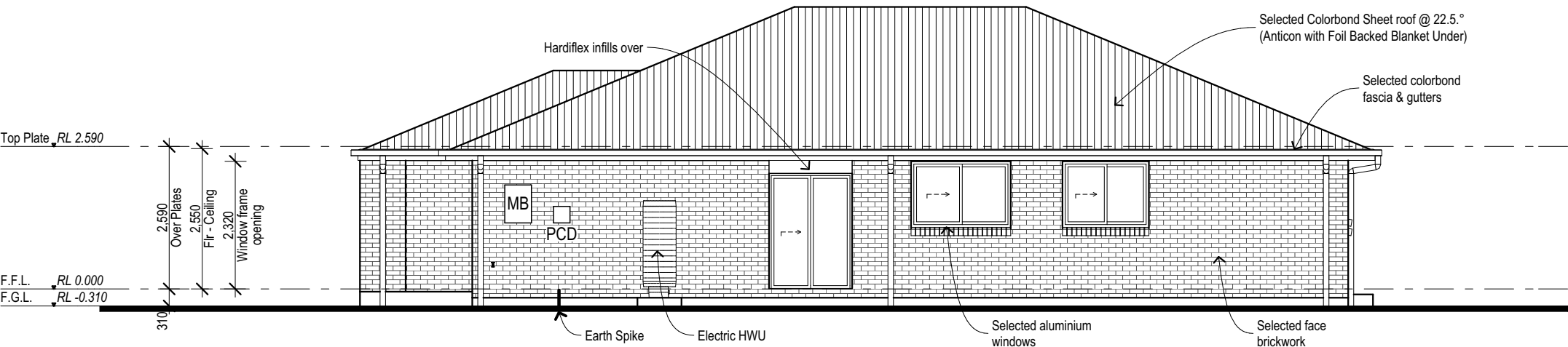
Entry door note:  
Entry door style shown is indicative only.  
Refer to the contract for further details

Note:  
450mm Eave U.N.O.

Provide full ht. Masonry articulation as per  
engineers report



TYP. SERVICES DETAIL QLD 1:100



Once this set of plans has been signed off, G Developments will not accept any more changes



Address: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689

"Building a Shared Vision"

All Content Copyrighted:-  
This design and/or print is the property of G Developments P/L and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.  
GENERAL NOTES:  
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.  
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

| Rev | Date       | Amendments            | By |
|-----|------------|-----------------------|----|
| A   | XX.XX.2021 | Pre Construction Copy | ?? |

Client:  
Mr & Mrs #Client Family Name  
Product:  
**Anzio**  
**Traditional Facade**  
**Garage to Right**

Site Address:  
Lot ???  
- Street Name  
Estate Name  
SUBURB State ????  
DP: Unregistered  
LGA: COUNCIL

Elevations

|                          |                           |                           |
|--------------------------|---------------------------|---------------------------|
| Plot Date:<br>28/06/2023 | Drawn:<br>????            | Rev:<br><b>A</b>          |
| Scale:<br>1:100          | Checked:<br>-             | Checked Date:<br>--/--/-- |
| Sheet:<br><b>05</b>      | Job No:<br><b>?40####</b> |                           |

?? Wind Category

Communications Pre-wired

| ELECTRICAL LEGEND |                     |     |
|-------------------|---------------------|-----|
| Type              | Description         | Qty |
|                   | Ceiling Fan & Light | 5   |
|                   | Circular Fluro      | 1   |
|                   | Data Point          | 1   |
|                   | Downlight - L.E.D.  | 11  |
|                   | DPP (GPO)           | 13  |
|                   | DPP with USB        | 1   |
|                   | Exhaust Fan         | 2   |
|                   | Phone Point         | 2   |
|                   | Single Fluro        | 1   |
|                   | Smoke Alarms        | 7   |
|                   | SPP (GPO)           | 6   |
|                   | TV Point            | 2   |
|                   | Wall Light          | 2   |

Position of Electrical Points Subject to Construction Constraints

- Light Switches @ 1350mm Above FL
  - Wall Mounted Lights @ 2000 Above FL
  - Power Outlets @ 300mm Above FL
- (Except for the following)

|                              |                           |
|------------------------------|---------------------------|
| 1000 - Kitchen Bench         | 1800 - Rangehood (RH)     |
| 600 - Microwave U/Bench (MW) | 1800 - Refrigerator (Ref) |
| 600 - Dishwasher (DW)        | 1000 - Laundry Bench      |
| 1500 - Washing Machine (WM)  | 1000 - Vanities           |

Comms Pre Wire Includes:

- \* Lead in Cabling
- \* Gpo
- \* Lead in Conduit

All Above Items to Fibre Network Suppliers Specification

Fibre Network Supplier to Provide:

- \*Network Terminal Device
- \* PSU (Batory Back-Up by Home Owner)

Smoke Alarms

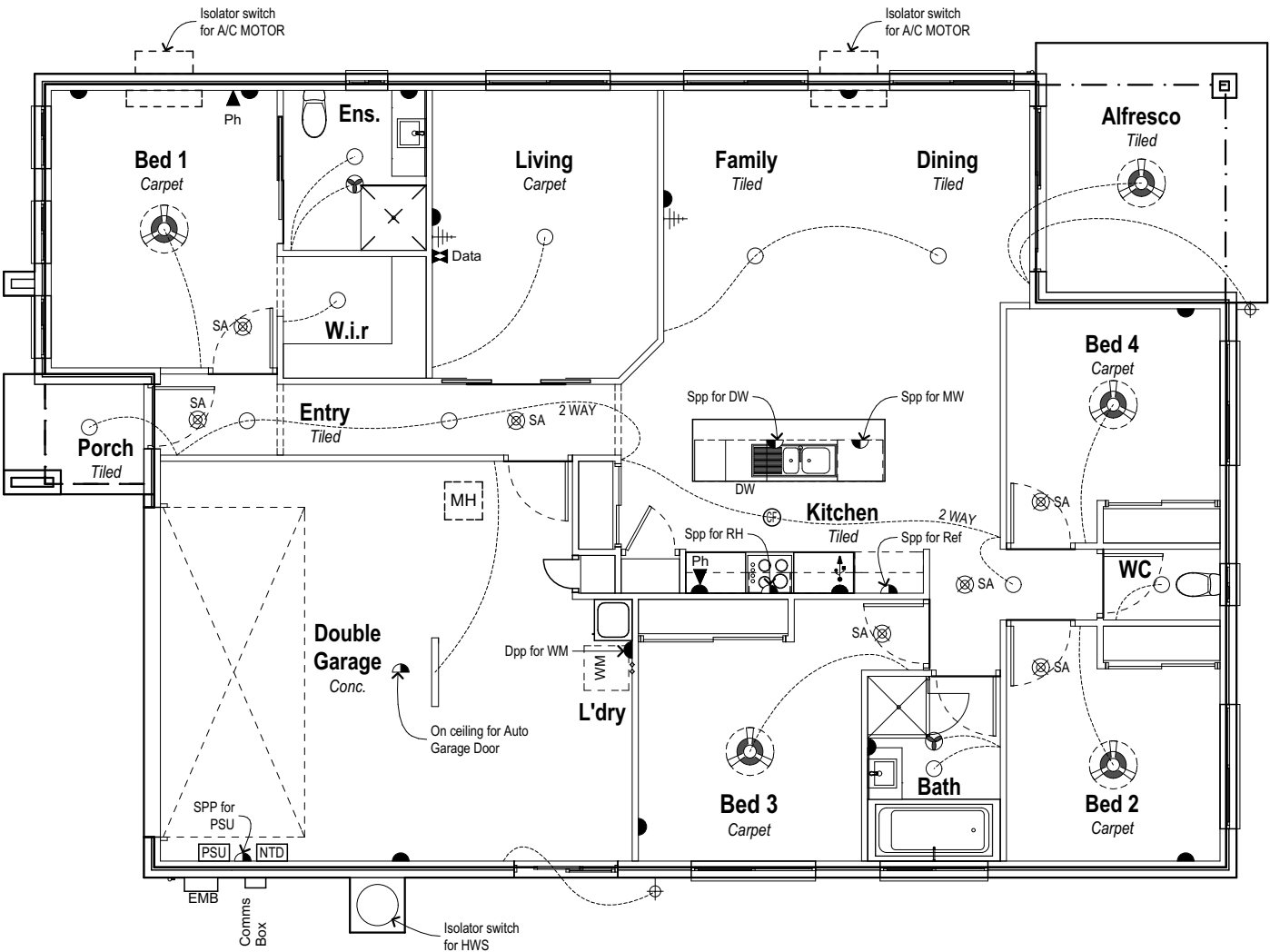
Approx. Position - installed as per ABCB HPS 2022 - PART 9.5 & AS 3786

Exhaust fans

To comply with A.S.1668.2. Installed as per ABCB HPS 2022 - PART 10.8.2

Provide Solar Power System

Final location of unit & points to be determine supplier / installer.



Once this set of plans has been signed off, G Developments will not accept any more changes

Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Address: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689

"Building a Shared Vision"

All Content Copyrighted:-  
This design and/or print is the property of G Developments P/L and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.  
GENERAL NOTES:  
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.  
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

| Rev | Date       | Amendments            | By |
|-----|------------|-----------------------|----|
| A   | XX.XX.2021 | Pre Construction Copy | ?? |

Client:  
Mr & Mrs #Client Family Name

Product:  
**Anzio**  
**Traditional Facade**  
**Garage to Right**

Site Address:  
Lot ???  
- Street Name  
Estate Name  
SUBURB State ????  
DP: Unregistered  
LGA: COUNCIL

Electrical Plan

|                          |                           |                           |
|--------------------------|---------------------------|---------------------------|
| Plot Date:<br>28/06/2023 | Drawn:<br>????            | Rev:<br><b>A</b>          |
| Scale:<br>1:100          | Checked:<br>-             | Checked Date:<br>--/--/-- |
| Sheet:<br><b>08</b>      | Job No:<br><b>?40####</b> |                           |

# South East Queensland

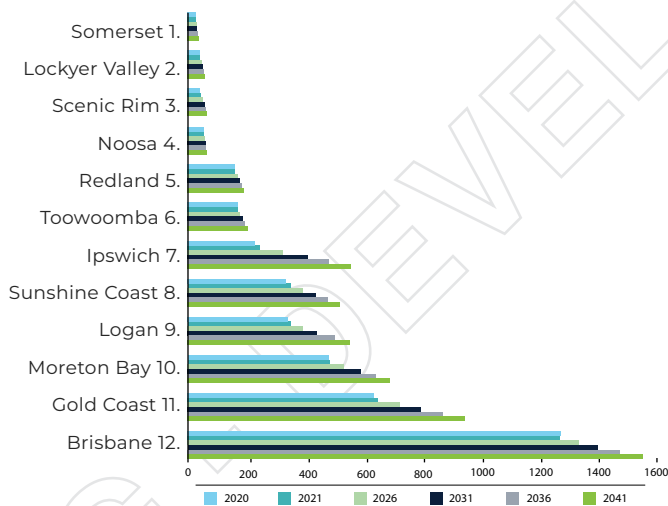


## SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

## SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



**SEQ Population 3,642,257**  
2021 Estimated Population



**SEQ Population Forecast in 2041 5.44 Million** an increase of 1.65M, 43.4% from 2020



**2.62 Million Projected Employment in 2041**



**SEQ New Dwellings 794,000** added between 2016 and 2041



**SEQ Gross Domestic Product \$170 Billion**



**SEQ \$1.8 Billion 20 Year City Deal 730,00 New Jobs**



## Brisbane Olympic Bid 2032

The Games are set to deliver \$8.1B in benefits to Queensland including a \$4.6B economic boost to tourism and \$3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a \$20B uplift from 2021-2036.



## SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than \$1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.



## New Toowoomba Bypass

41km Bypass connects Enterprise Hub

**\$1.6 Billion** Opened in 2019

Warrego Highway - Gore Highway

Faster Access to New England Highway

Primary freight route for heavy vehicles over 4.5t

## Railway Parklands PDA

**\$850 Million** public & private sector investment

Historic industrial heart of Toowoomba

**53.1 hectares | 5 Precincts**

Active, high quality, mixed density urban village

TOOWOOMBA BYPASS

NEW TOOWOOMBA HOSPITAL PRECINCT

INLAND RAIL PROJECT

RAILWAY PARKLANDS PDA

TOOWOOMBA CBD

TOOWOOMBA ENTERPRISE HUB

WELLCAMP AIRPORT MASTERPLAN

## Wellcamp Masterplan

Domestic & International Flights & Freight

**\$150M Airport** Opened in 2014

3 Airlines | 70 Domestic Flights

New Wellcamp Aerospace & Defence Precinct

Contributing \$1 Billion over next 10 years

## Enterprise Hub

Wellcamp, Witmack, Charlton & InterlinkSQ

**\$350 Million** Combined Investment

Airport | logistics | 2,000ha industrial land

Major Road, Rail & Air Interchange

Supports planned \$14.5B Inland Rail Project

## Toowoomba Hospital

**\$1.3 Billion** New Health & Knowledge Precinct

75ha | 118 beds | Baillie Henderson Campus

3,127 construction jobs

Expected to open late 2027

## Inland Rail Project

**\$14.5B | 1,700km**

Linking Melb, Syd & Bris Shipping Ports

Toowoomba is the QLD Freight Terminal

1,600 contracts underway worth \$2 Billion

21,500 jobs supported during construction

# Toowoomba



## Toowoomba Population

Toowoomba Regional Council covers an area of 12,973 km<sup>2</sup> and includes the main urban centre of Toowoomba, the regional centres of Oakey, Pittsworth, Millmerran, Highfields, Crows Nest, Clifton, Greenmount and Yarraman.

### Annual Population Growth Rate

The 2020-2021 population growth was 0.83%. Population growth in Greater Brisbane was 0.73%

### New Dwellings

The total number of dwellings in Toowoomba increased by 5,574 between 2016 and 2021 to 74,057.

Overall the Toowoomba Region is forecast to grow by 32,830 households by 2031. Major growth areas are forecast to be Toowoomba West, Toowoomba South-East, Highfields, and Westbrook.

## Toowoomba Economy

The region has transformed its agricultural base into a diverse and strong economy, offering a range of business, employment and investment opportunities including, \$4.3B projects underway, \$10.2B projects approved and \$4.3B proposed projects. This is an increase of \$5.7B from 2020.



**Population 175,316**  
2021 Toowoomba ABS ERP



**Population Forecast**  
**34% Growth 2021 - 2051**  
59,684 New Residents over 30 yrs

**2021 Economy**  
**\$11.74B**  
(NIEIR 2021 Gross Regional Product)

**Major Projects**  
**\$18.8B**  
(2022 Development Status Report)

**New Job Forecast**  
**36,000**  
(Growing to 119,000 total jobs in 2051)



## Major Agriculture Producer

Toowoomba and its surrounding regions, which include the Maranoa, Western Downs, Southern Downs, Goondiwindi, Burnett and Moree regions, is a food producing powerhouse for Australia. Toowoomba produces 85.4% of QLD's eggs worth \$127M p.a. and 80% of all of Australia's avocados.



## Property Demand

It is expected the population of the Darling Heights area, which also takes in Kearneys Spring, will grow 57.4% by 2031. Other significant population growth forecasts include, West Toowoomba 53.7%, Highfields 50.2%, North Toowoomba – Harlaxton 34.2%, Drayton–Harristown 45.9% by 2031.

# Growth Drivers



## University Education

### UniSQ Toowoomba Main Campus

The University of Southern Queensland supports 27,563 students and 700 courses. Toowoomba Campus has 3,608 students.

### UQ Gatton Campus

Agricultural, environmental and veterinary sciences. 1000ha working farm; dairy, pig, crop & grazing units.

## \$1.3B New Toowoomba Hospital 118 Beds | \$20M Committed | 75ha



Baillie Henderson campus and the existing Toowoomba Hospital converted into a major health centre



Services such as day surgery, dental, specialist outpatients, education and training could open in 2027



## Transport Infrastructure

Toowoomba \$1.6B Bypassed opened in 2019 significantly improving access to Toowoomba.

### Inland Rail Project

1,700km, \$14.5B project started in 2018, connecting Toowoomba as QLD's road/rail/air freight terminal.

### Toowoomba Enterprise Hub

One of the most significant transport, logistics and business hubs in Australia. Incorporating Wellcamp Airport, the 500ha Wellcamp Business Park, Witmack Industry Park, Charlton Logistics Park and the InterLinkSQ offer air, road and rail transport.

### Wellcamp Entertainment Precinct

\$175M major arts arena, driver training centre, conference facilities and accommodation for 5,000.

## Railway Parklands PDA

The PDA covers 51.3ha and 5 Precincts; Central Parkland, City Link, Ruthven St, Mort St and Railway St. The CBD and PDA has attracted over \$850M of investment in over 40 projects, including a \$500M investment by the QLD Investment Corporation.

### \$25M Committed from SEQ City Deal

SEQ City Deal will invest \$25M in Railway Parklands.

## Defence & Aerospace Precinct

A new Aerospace and Defence Precinct is planned at Wellcamp to produce and assemble the Boeing Airpower Teaming System and the Loyal Wingman. It will be the first ever facility outside Nth America. The project could generate up to \$1B for the economy and create 300 construction and 70 high-skilled jobs.

## Wellcamp Airport

### Toowoomba Wellcamp Airport (WTB)

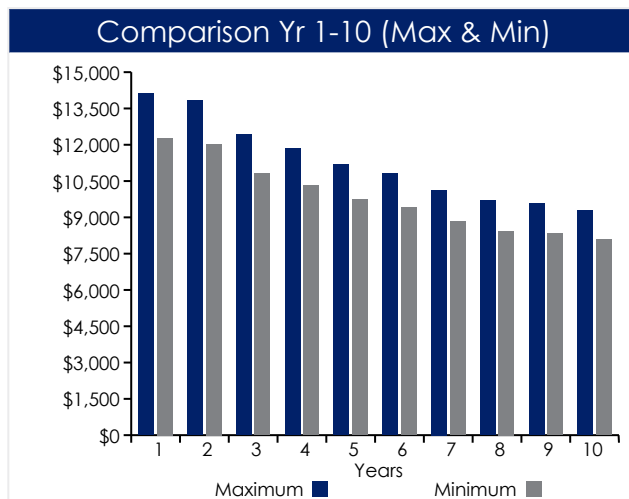
70 domestic passenger flights, through 3 airlines and an international freighter service.

### Wellcamp Airport Regional Distribution Centre

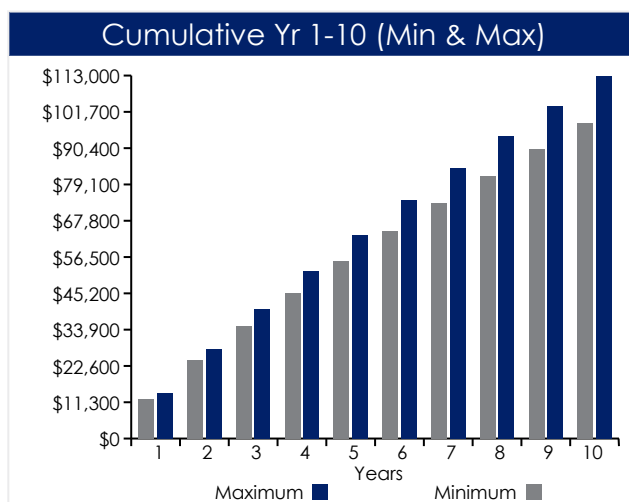
\$17.8M 4,000m2 facility, regional QLD's largest fresh food exporting hub with 1,500m2 chilled storage.

## 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

Maximising Property  
Tax Depreciation Deductions



## Expression of Interest

**Name:** (Surname/s) \_\_\_\_\_

(First & Middle Name/s) \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Phone:** \_\_\_\_\_

**Mobile:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Lot No.:** \_\_\_\_\_ Gainsborough Lodge

**Purchase Price:** \$ \_\_\_\_\_

**Deposit:** \$10,000.00 payable as follows:

\$5,000.00 upon signing of Expression of Interest (which will form part of later contract deposit)

Upon contract signing if not subject to finance - \$5,000.00,

OR if contract subject to finance approval, then upon finance approval notification - \$5,000.00

**Finance:**

14 days from notification of Plan Sealing or NA

**Settlement:**

14 days from plan registration and creation of Lot

**Buyer's Lawyer:**

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
signature

Buyer's

\_\_\_\_\_  
Signature

Buyer's



#### **Terms and Conditions**

- The Buyer submits an expression of interest to purchase the above Lot.
- **This document is not a binding agreement to sell or purchase a proposed lot and is merely an expression of interest.**
- Any Deposit lodged with this expression of interest remains fully refundable prior to the signing of a formal contract.
- Formal contract to be signed once notified and your solicitor has reviewed and approved

#### **Electronic Transactions Consent and Notices**

The Buyer agrees:

- It consents to information and notices being given by electronic communication if the Developer chooses to do so (This is consent for the purposes of sections 11 and 12 of the Electronic Transactions (Qld) Act 2001 and the Electronic Transactions Act 1999 (Cwth)
- The Developer may send notices by email to the Buyer or its lawyer.
- Any email notice will be taken as validly given if the sender receives an electronic notification that the email was delivered to the recipient.
- The Developer may, in the Developer's absolute discretion, notify the Buyer that it will also accept notices from the Buyer in email

format on the same terms.

#### **Return form to:**

Trevor Fox

Ph.: 0477 067

Email: trevor.fox@wagnerco.com.au

#### **Pay Deposit to:**

Bernays Lawyers Trust Account

Westpac

BSB 034-221

Account No. 00 00 69

Ref: Lot \_\_\_\_ Gainsborough Lodge

## Advertising copy and mandatory disclaimer

The Supplier must include the following approved information in all advertising of DHA-committed properties to investors, including the disclaimer:

### **AN INVESTMENT WITH A SECURE, LONG-TERM TENANT – DEFENCE HOUSING AUSTRALIA**

If you're looking for an investment option with less stress – you can lease this property to DHA!

DHA has assessed this property location, plans and inclusions and has committed to a long-term lease on completion of construction, if delivered to the agreed specifications.

The benefits of leasing to DHA include:

- reliable rental income
- long-term leases up to 12 years
- rent paid in advance
- property care including most non-structural repairs
- For more visit [www.dha.gov.au/investing/#investingbenefits](http://www.dha.gov.au/investing/#investingbenefits)

DHA is not the vendor of the property and therefore makes no representation in relation to the land, the builder, the construction of the property or any other matter unrelated to the DHA Lease Agreement or Property Care Contract. Investment in a DHA property is subject to the terms of the DHA Lease or other contractual documentation and those terms take precedence over any information contained in this advertising material.

Investors should always seek appropriate independent advice before making any investment decisions with DHA.