






LOT 3 TRANQUILITY CIRCUIT  
MITCHELTON QLD 4053

## Jindalee

TRADITIONAL FACADE

	<b>4</b>		<b>2</b>		<b>2</b>
Living	134.50 m <sup>2</sup>	Alfresco	12.43 m <sup>2</sup>		
Garage	36.30 m <sup>2</sup>	Porch	2.26 m <sup>2</sup>		
House Area:	185.49 m <sup>2</sup>	Land Area:	467.0 m <sup>2</sup>		

**EST. REGISTRATION:** May 2025

Contact - James Donnelly  
0411 333 869 | [James@32Projects.com.au](mailto:James@32Projects.com.au)  
[www.32Projects.com.au](http://www.32Projects.com.au)

### 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

## QLD House & Land

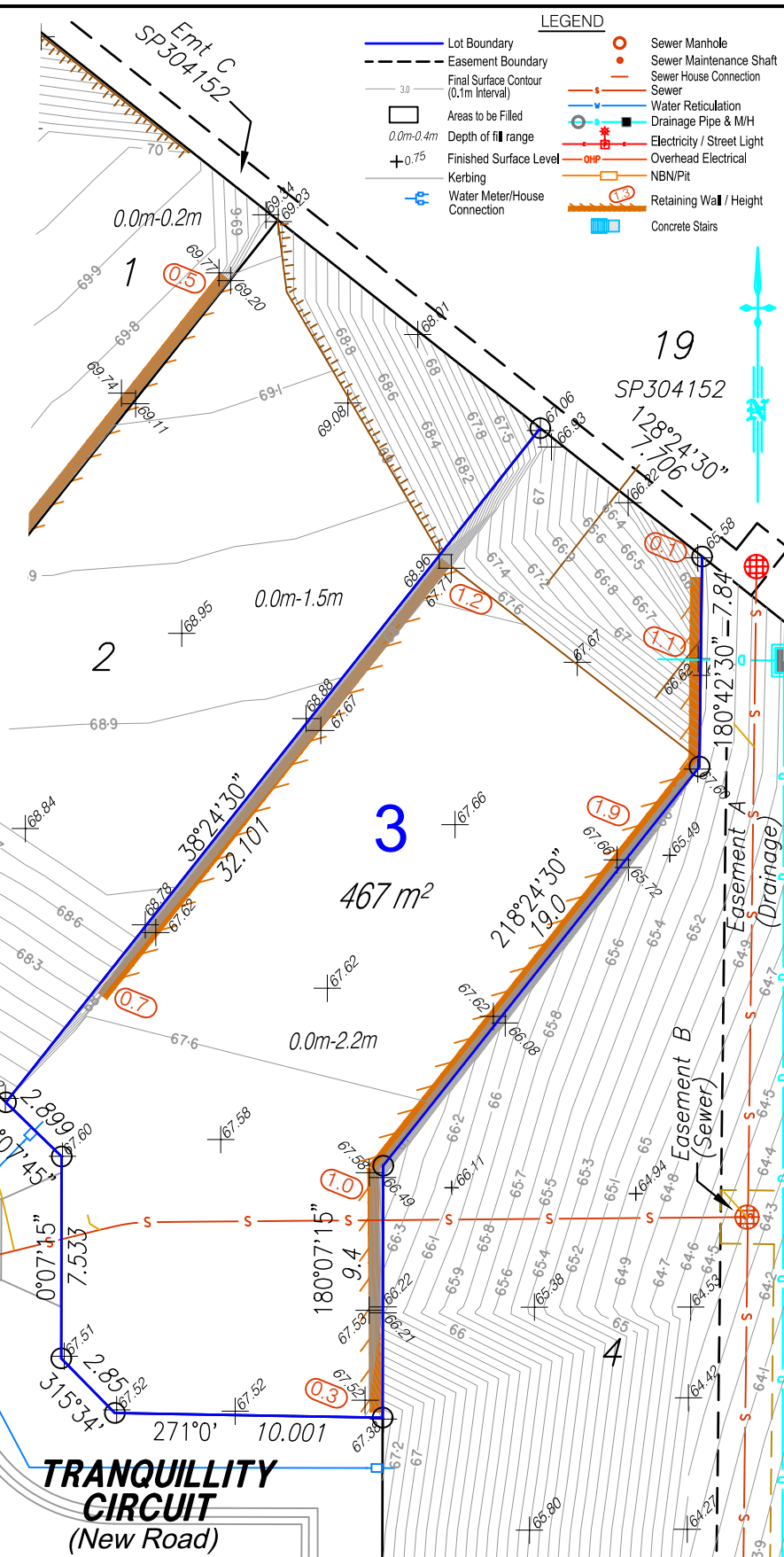
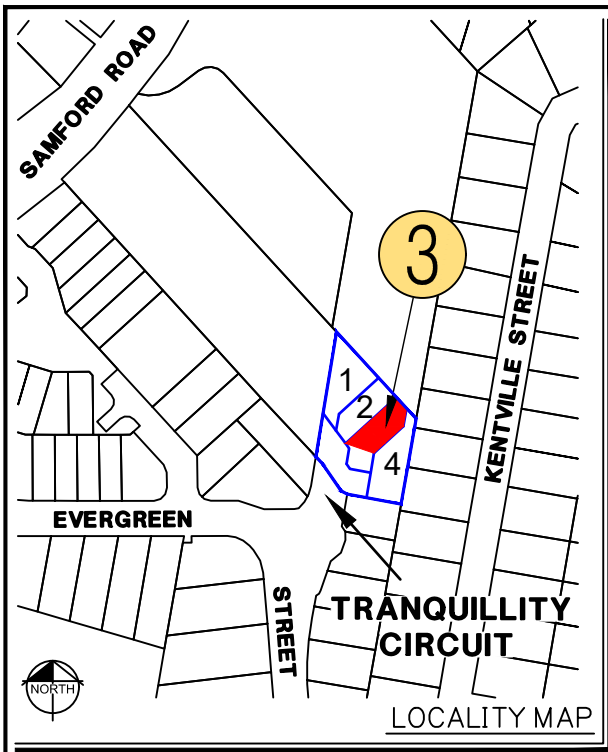
BUILD PRICE: \$401,964 LAND PRICE: \$875,000

DHA. RENTAL GUARANTEE PW: \$825

FULL TURN KEY

**\$1,276,964**





#### NOTES:

- Approval Details :
  - REC No. TBC Dated : TBC
  - OPW Approval No. TBC Dated : TBC
- Final surface level information is as specified on Preliminary Operational Works drawings prepared by Alta Consulting Engineers.
- All Earthworks are to be carried out in accordance with AS3798-2007.
- Due to plotting requirements, the retaining walls shown are indicative only and may not show the true width of the wall. For retaining wall construction details refer to approved Operational Works drawings.
- Levels shown are referenced to the Australian Height Datum (AHD).
- Builders shall not build off the design levels shown. A site survey is required.
- These notes are an integral part of this plan.

#### IMPORTANT NOTE:

- Levels, heights & depths shown hereon are approximate only and may vary to constructed values. Values will not be deemed to be inaccurate for any variance up to +/- 0.5m.
- Dimensions shown hereon are approximate only and may vary to final survey dimensions. Dimensions will not be deemed to be inaccurate for any variance up to +/- 1%.
- Areas shown hereon are approximate only and may vary to final survey areas. Areas will not be deemed to be inaccurate for any variance up to +/- 2%.

#### Finished Floor Level (FFL) / Flood Planning Level (FPL):

- Respective FFLs for each Lot are to be a minimum of FPL
- see associated RPEQ Schedule for respective FPLs.

#### NOTE:

This plan has been prepared by RPS AAP Consulting Pty Ltd (ABN 97 117 883 173), which is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

## Disclosure Plan

(Lot Dimensions & Areas)

For Proposed Lot 3

Currently described as  
Lot 105 on SP202640  
Local Gov: Brisbane City.

(to be shown on SP336563)

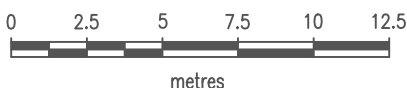


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RPS Australia East Pty Ltd  
ACN 140 292 762  
ABN 44 140 292 762

1 Innovation Parkway, Birtinya, Qld, 4575  
PO BOX 6149, Meridan Plains, Qld, 4551

T 07 5436 7888  
F 07 5493 6630  
W rpsgroup.com



SCALE 1:250 IS APPLICABLE ONLY  
TO THE ORIGINAL SHEET SIZE. (A4)

Drawn: RCG Date: 15.11.2022

Cadastral Surveyor:  
(Authorised Delegate)

Dwg No: 132309-17A.dwg

Orig. Sheet Size: A4


Amended: 25.06.2024

Plan No:  
132309-17A Lot 3

Sheet:  
1 of 1



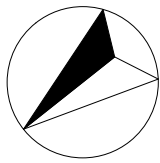
**Notes:**  
Images are diagrammatic only, Refer to elevations for details

 <div>Address: P.O. BOX 600 PARADISE POINT, 4216 www.gdevelopments.com.au  ACN: 116332220 ABN: 77116332220 QBSA: 1086689  "Building a Shared Vision"</div>	<p>© 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.</p> <p>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.</p> <p>DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<b>Preliminary Site Plan Only:</b>		<b>Product:</b> <b>Jindalee</b> <b>Traditional Facade</b> <b>Garage to RHS</b>	<b>Site Address:</b> <b>Lot 3</b> <b>- Tranquillity Circuit</b> <b>Infill</b> <b>Mitchelton QLD 4053</b>  <b>LGA: Brisbane City Council</b>	<b>SALES - 3D images</b>		
		This siting indicative only and is subject to local council regulations & requirements. G developments reserves the right to alter the siting if required.				Plot Date: 1/08/2024	Drawn: T. Tran	Rev: <b>A</b>
		This siting based on preliminary disclosure information plan pending on soil test, survey and as-constructed information to finalise locations / earthworks				Scale:		
						Sheet: <b>1</b>	Job No: <b>409611</b>	

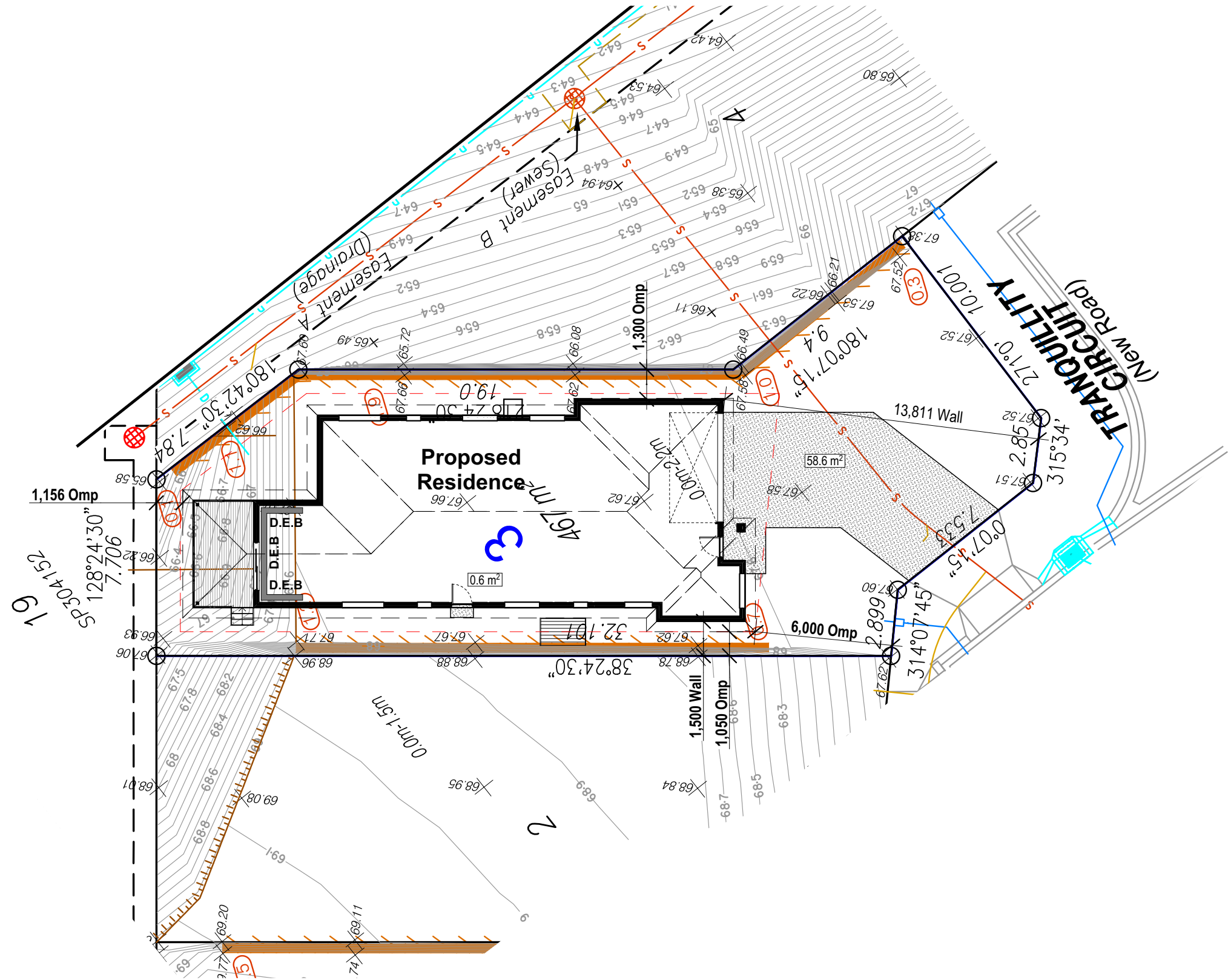
PRELIMINARY SITE PLAN ONLY - 1/08/2024

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





- LEGEND**
- Lot Boundary
  - Easement Boundary
  - Final Surface Contour (0.1m Interval)
  - Areas to be Filled
  - Depth of fill range
  - Finished Surface Level
  - Kerbing
  - Water Meter/House Connection
  - Sewer Manhole
  - Sewer Maintenance Shaft
  - Sewer House Connection
  - Sewer
  - Water Reticulation
  - Drainage Pipe & M/H
  - Electricity / Street Light
  - Overhead Electrical
  - NBN/Pit
  - Retaining Wall / Height
  - Concrete Stairs



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

PRELIMINARY SITE PLAN ONLY - 1/08/2024



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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

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survey and as-constructed information to finalise locations / earthworks

Product:

**Jindalee**  
**Traditional Facade**  
**Garage to RHS**

Site Address:

**Lot 3**  
**- Tranquillity Circuit**  
**Infill**  
**Mitchelton QLD 4053**

LGA: Brisbane City Council

### SALES - Site Plan

Plot Date: 1/08/2024	Drawn: T. Tran	Rev: <b>A</b>
Scale: 1:200, 1:118.79		
Sheet: <b>2</b>	Job No: <b>409611</b>	

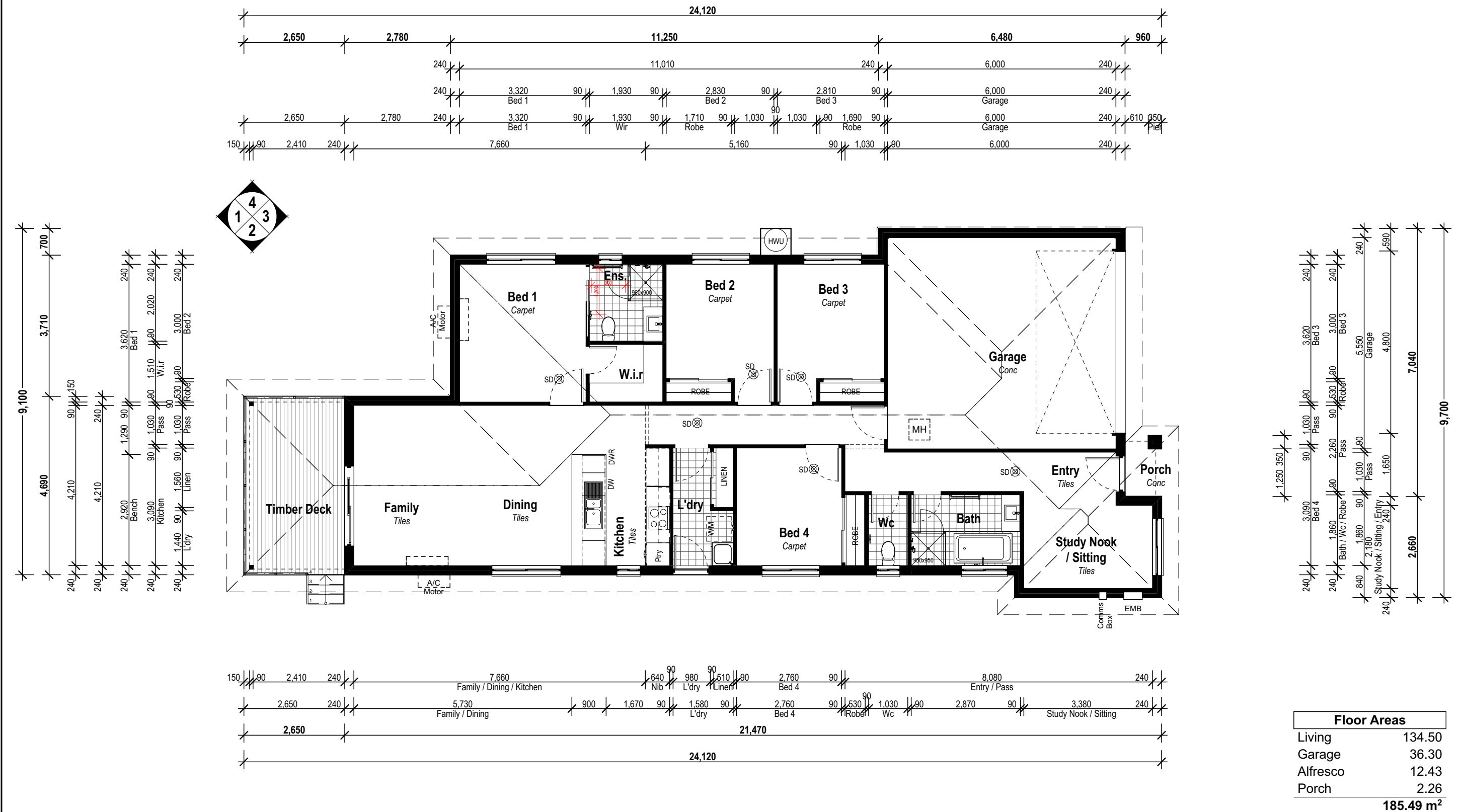




## "Building a Shared Vision"

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Plot Date: 1/08/2024	Drawn: T. Tran	Rev:  <b>A</b>
Scale: 1:100, 1:200		
Sheet: <b>3</b>	Job No: <b>409611</b>	



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

**PRELIMINARY SITE PLAN ONLY - 1/08/2024**



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					Plot Date: 1/08/2024	Drawn: T.Tran	Rev: <b>A</b>
					Scale: 1:100		
					Sheet: <b>4</b>	Job No: <b>409611</b>	

PRELIMINARY SITE PLAN ONLY - 1/08/2024

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



## 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.
- 1¼ 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 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.



## 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

# South East Queensland

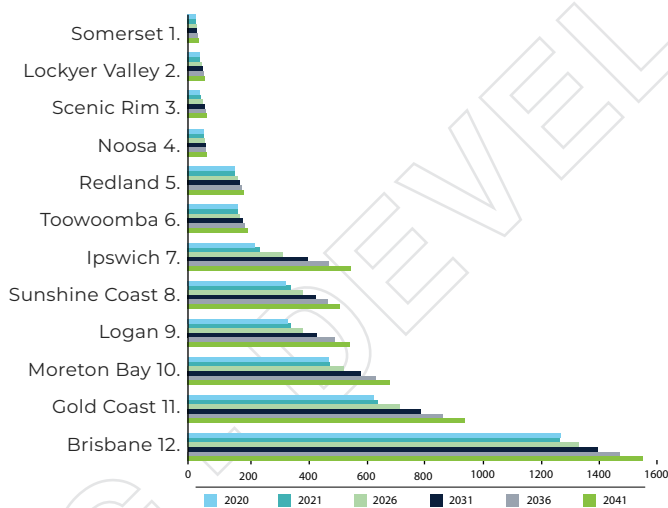


## SEQ Overview

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.



# Brisbane North

## CABOOLTURE WEST

Caboolture • CABOOLTURE HOSPITAL

• Morayfield

NORTH HARBOUR

BRUCE HIGHWAY  
WESTERN ALTERNATIVE

• Burpengary

• Narangba

BRUCE  
HIGHWAY  
PROJECT

### Bruce Highway Project

**\$13 Billion** 15 year Gov  
upgrade prog.  
**\$163M** Deception Bay Rd interchange  
**\$663M** Caboolture - Brisbane  
Road to Steve Irwin Way

### Rail Corridor

**\$1.025 Billion**  
Petrie to Kippa-Ring Passenger Line  
**19,147+ jobs** **40,509+ people**  
between 2016-2036

### Westfield North Lakes

**\$6.3 Billion** total trade area spend 2021  
**11.5 Million** customer visits  
Supports **900+** retail jobs & **430,000** people

### The Mill Masterplan

Priority Development Area  
**\$950 Million** for the Economy  
Petrie Town Centre developed over 20yrs  
supporting **6,000+** jobs by 2036

### New USC Campus

**\$121 Million** Stage 1  
Petrie Campus opened in 2020  
**10,000 students** in first 10yrs  
Stage 2 construction completion 2023

### New Cruise Terminal

**\$177 Million** completed  
mid 2020  
In 20yrs forecast to triple cruise industry to:  
support **3,750 jobs** & contribute **\$1.3B**  
in net expenditure into the Brisbane economy

### Brisbane Airport Runway

2nd runway | double capacity | opened 2020  
**\$5 Billion** economic benefit per annum  
creating **7,800 new jobs** by 2035

### Caboolture West Plan

3,480ha SEQ's largest greenfield area  
Land for **30,000** new homes  
**70,000** new residents  
Urban hub to support **17,000** jobs

### Caboolture Hospital

**\$399.5 Million**  
expansion to service 51% growth by 2031  
**350 jobs** during construction  
rise in staffing roles once complete in 2024

### North Harbour

570ha Masterplan - Future PDA  
**\$2.74 Billion** economic boost  
Residential, business & industry  
**6,547** new ongoing jobs

### Bruce Hwy Alternative

**\$20 Million** Study funding  
from QLD & Federal Governments  
**4 Stages:** Planning Stage 2 now  
**60km:** North Brisbane - Beerburum

REDCLIFFE PENINSULA  
RAIL CORRIDOR

• Kippa-Ring

• Redcliffe

WESTFIELD  
NORTH LAKES

• Mango Hill

• Kallangur

• Griffin

THE MILL MASTERPLAN

USC PETRIE  
CAMPUS

• Lawnton

• Strathpine

• Brendale

• Aspley

• Chermside

BRISBANE AIRPORT  
MASTERPLAN

INTERNATIONAL  
CRUISE TERMINAL



# Brisbane North



## Moreton Bay Population

The Moreton Bay Region is one of Australia's fastest growing urban regions with its population forecast to grow by over 40% to more than 690,000 by 2041.

### Annual Population Growth Rate

The population estimate for Moreton Bay Region as of the 30th June 2021 is 484,428. Since the previous year, the population has grown by 1.47%. Population growth in Greater Brisbane was 0.73%

### Population Migration

For the 5 years 2016 to 30 June 2021, the Moreton Bay LGA had a net migration of +27,236.

## Economy

Moreton Bay Regional Council's plans to turn the region into a \$40 billion economic powerhouse with more than 1,000 new local businesses.

**"Consumer spending has grown to \$7.3 billion in just one year. We will create 100,000 new jobs, a \$40 billion economy and 16,000 new businesses in the next 20 years."**

**- Mayor Peter Flannery**



**Population 484,428**  
2021 Estimated Population



**Population Growth**  
2021 to 2041 is 42.44%  
2041 Population Forecast is 690,000

**2021 Economy**  
**\$18.703**  
(NIEIR 2021 Gross Regional Product)

**2041 Economy**  
**\$40B**  
(REDS 2041 Economic GRP Forecast)

**New Jobs Created**  
**100,000**  
(REDS 2041 Jobs Forecast)



## Business Precincts

- Moreton Bay's six dedicated business and industry precincts by Gross Revenue: Strathpine \$6.82B, Caboolture \$6.5B, Brendale \$5.4B, Redcliffe \$5.18B, North Lakes \$4.42B and Petrie \$420M.
- Corporate Park East 40ha, Caboolture's first major industrial estate, first 3 stages are sold out.



## Major Industrial Precincts

- Narangba Innovation Precinct plays an important role in the region's economy, contributing \$1.287B in output in 2021 with \$740M manufacturing, \$320M industry, \$227M exports and 589 new jobs forecasted.
- Brendale Industrial Precinct is 471ha. Moreton Bay manufacturing value is \$3.3B, supporting 9,389 jobs.



# Growth Drivers



## University in Moreton Bay

In 2022, UniSC Moreton Bay is delivering over 60 degrees to more than 3,000 students. Enrolments are expected to grow to 10,000 students by 2030.

### Moreton Bay Tourism

Moreton attracts 4.85M visitors to the region every year, a 25.5% increase since 2017. Visitors spend \$1.137B, staying 4.5M nights, supporting 13,300 jobs.



## Millovate The Mill PDA

The Mill Priority Development Area (PDA) is 204,000m<sup>2</sup> with a 110ha Koala Habitat, 65ha of mixed use commercial area and 12ha planned for a sports precinct. The Mill will build 3,400 homes and aims to create 2,200 jobs, which will grow to 6,000 by 2036. It is forecast to contribute \$950M in annual industry output and \$1.5B p.a. towards the Gross Domestic Product of the Moreton Bay Region.



## Caboolture Hospital Upgrade \$399.5M | 5 Levels | Open 2023



### \$1.06 Billion 204 Bed Upgrade

Redcliffe Hospital expansion 2,573 jobs during construction



**The Mill EOI Private Hospital**  
Expanding Healthcare infrastructure with an Integrated Health Village



## Transport Infrastructure

### Kippa Ring Rail Line

Redcliffe Peninsula Line opened in 2016, 12.6km passenger rail between Petrie and Kippa Ring. The rail line created 10 major corridor precincts.

### Bruce Highway Upgrade Program

The Bruce Highway Upgrade Program is the largest road infrastructure program QLD has ever seen with \$13B upgrades over 15 years: 2013-2028.

### Proposed Bruce Highway Western Alternative

Bruce Highway Western Alternative will support Caboolture West future development. Stage 1 planning is complete with stage 2 underway.



## North Harbour Marina PDA

North Harbour 570 ha Marina Precinct is on track to become QLD's next Priority Development Area. North Harbour's \$2.74B economic boost would contribute \$882M p.a. to the QLD economy, with more than \$760M or 90% in the Moreton Bay region, as well as create 6,547 new ongoing jobs.



## Caboolture West Development

Legislation will be introduced to plan SEQ's largest greenfield area Caboolture West, where 30,000 homes could be built to attract 70,000 people and support 17,000 jobs. Up to 9 primary schools, 4 secondary schools as well as a major state transport corridor will be planned to support the area.

## **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.