



**EDEN'S
CROSSING**
Naturally connected





Eden's Crossing. Naturally connected.

Eden's Crossing is a masterplanned community located in Redbank Plains, one of South East Queensland's fastest growing regions.

Just 5 minutes from Springfield, 15 minutes from Ipswich and 30 minutes from the Brisbane CBD, it's a place that's connected to services and connected to nature.

You'll never feel closed in at Eden's Crossing. This 120 hectare masterplanned community features 4 large parks, kilometres of hike and bike paths and hectares of beautiful natural bushland setting to explore. Yet all the things that you need like transport, shopping and schools are nearby.

It's a place where you'll forge long lasting connections - to friends, to family and to memories.

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Warner Lakes



Riverbank



Spring Mountain



Flagstone

120 YEARS OF OPPORTUNITY

Peet Limited was founded over 120 years ago by a man with an enduring vision and a strong desire to help people achieve the security that comes with owning property.

James Thomas Peet was a man who recognised the value in land in a "young, progressive country," a wonderful place rich with natural assets and enormous potential.

He created opportunity. The opportunity for every person of every kind to share the benefits of building a home to create a bright future for themselves and their families. Today, Peet creates high-quality masterplanned communities and innovative apartment developments across Australia.

These communities are designed to become an essential part of everyday life where people can relax and enjoy whatever is important to them.

With over 120 years of experience and expertise, Peet has a powerful heritage that sets us apart.

That's the Peet difference.

PEET

EDEN'S CROSSING

CATALYSTS THAT DRIVE CAPITAL GROWTH



UNDER CONSTRUCTION

MOUNT
JULLIERAT DRIVE
CONNECTION TO
CENTENARY HIGHWAY
ESTIMATED COMPLETION
MID 2018 - \$18M

IPSWICH CBD
15 MINS

EDEN'S
CROSSING
Naturally connected

Fernbrooke
Primary School
Opened Feb 2017

Red
Edge
Shopping
Village

town
square

BRISBANE CBD
30 MINS

Staines
Memorial
College

Greater Springfield
Greater Possibilities

3 MINS TO SPRINGFIELD*

Orion
Springfield Central

ROBELLE
DOMAIN

Mater

Proposed
Redbank Plains
Train Station

PROPOSED TRAIN LINE

CENTENARY HIGHWAY - SPRINGFIELD 3 MINS*

Community
Retail
Village

Future
Woolworths
retail site



Future Retirement Village

PROPOSED

MOUNT
JULLIERAT DRIVE
EXTENSION
TO SPRINGFIELD

WHITE ROCK SPRING MOUNTAIN CONSERVATION RESERVE



*On completion of the Mount Juillerat connection to Centenary Highway.

RIPLEY
5 MINS



Life at Eden's Crossing



Green Open Space

35 hectares of Eden's Crossing has been set aside as green open space, conservation areas and creekside parks. For those that love sport, there will be ovals for kicking the footy or having a hit of cricket and kilometres of hike and bike paths.



Staines Memorial College

Staines Memorial College neighbours Eden's Crossing and offers a high standard of education for all ages, from Prep to Year 12.



White Rock Spring Mountain Conservation Park

This stunning national park adjoining Eden's Crossing features 12 bushwalking tracks, 8 mountain-biking trails, and even 19km of horse riding trails! Get in touch with nature and fill your lungs with beautiful fresh air.



Woolworths Retail Centre

Located just 500m from Eden's Crossing, the future shopping complex will feature full line Woolworths supermarket, specialty stores, medical precinct, and an outdoor dining precinct.

TURN OVER
A NEW LEAF



Fernbrooke Primary School

The new primary school for Redbank Plains opened for the school year in February 2017 and is within walking distance of Eden's Crossing.



Mt Juillerat Drive

The proposed Mt Juillerat Drive extension will connect Eden's Crossing directly with Springfield via the Centenary Highway or Augusta Parkway.



Future Redbank Plains Train Station

You will be able to leave the car at home with the future Redbank Plains train station to serve as a convenient transport hub for Eden's Crossing residents and the growing community, just 500m down the road.

Eden's Crossing Fast Facts



Direct access to
Centenary Highway
commencing in 2018



5 minutes to
Springfield



30 minutes to Brisbane



10 schools, 2 universities
and 8 child care centres
within minutes



5 minutes from 2
major shopping centres



500m from future Redbank
Plains Train Station



TURN OVER
A NEW LEAF

Eden's Crossing is located in South East Queensland, one of Australia's fastest growing regions.

3.4M*

Queensland's population in 2015

4.9M*

New residents projected by 2036

**1.55M
INCREASE**

\$177B*

value of South East Queensland economy

63%*

of Queensland's total economy (\$270B)

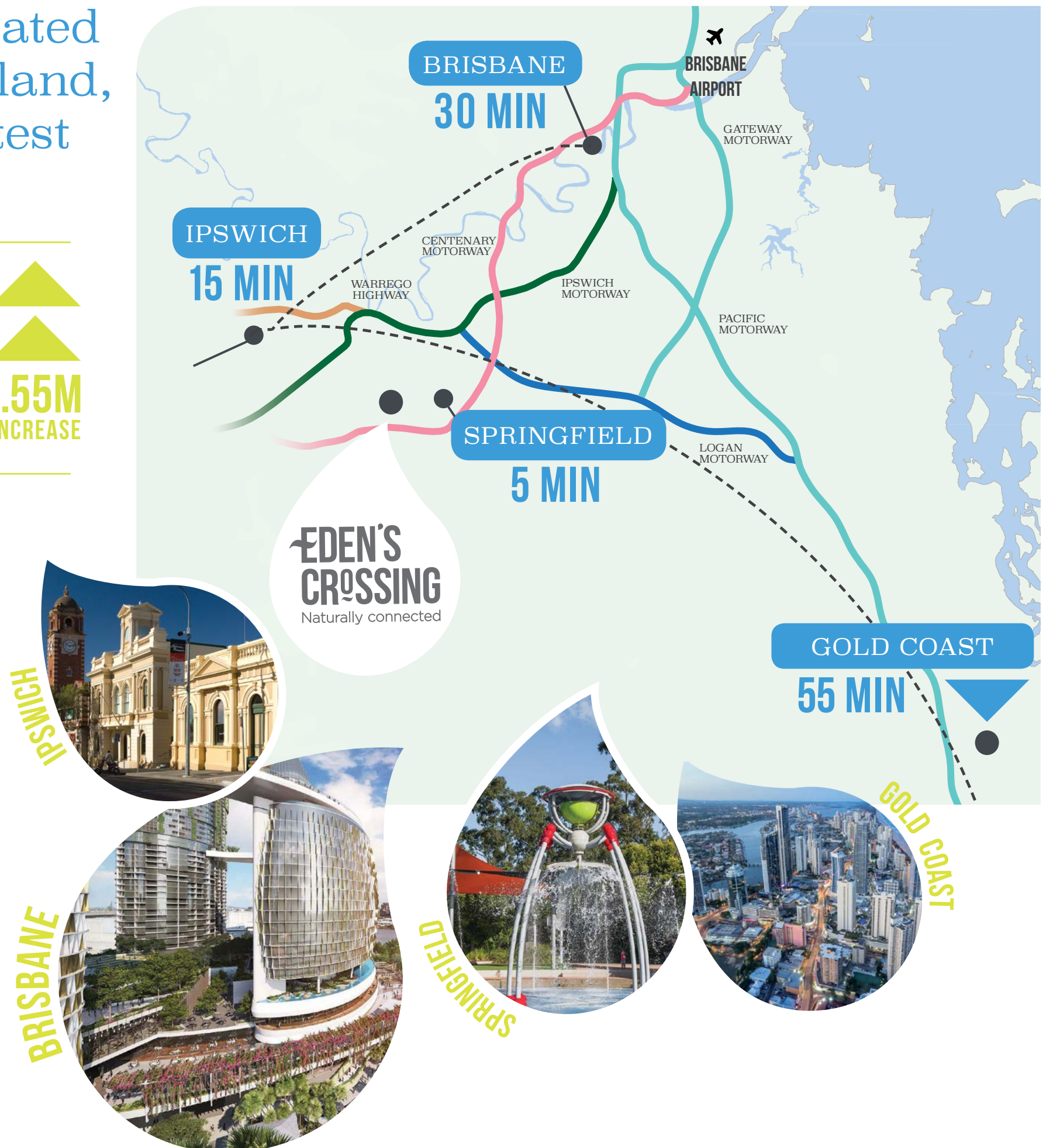
66%*

of SEQ's total population live outside of the Brisbane LGA

6%#

growth in SEQ's land prices in 2016

Source: *SEQ Housing Report, Urbis 2016
#AFR 31 January 2017

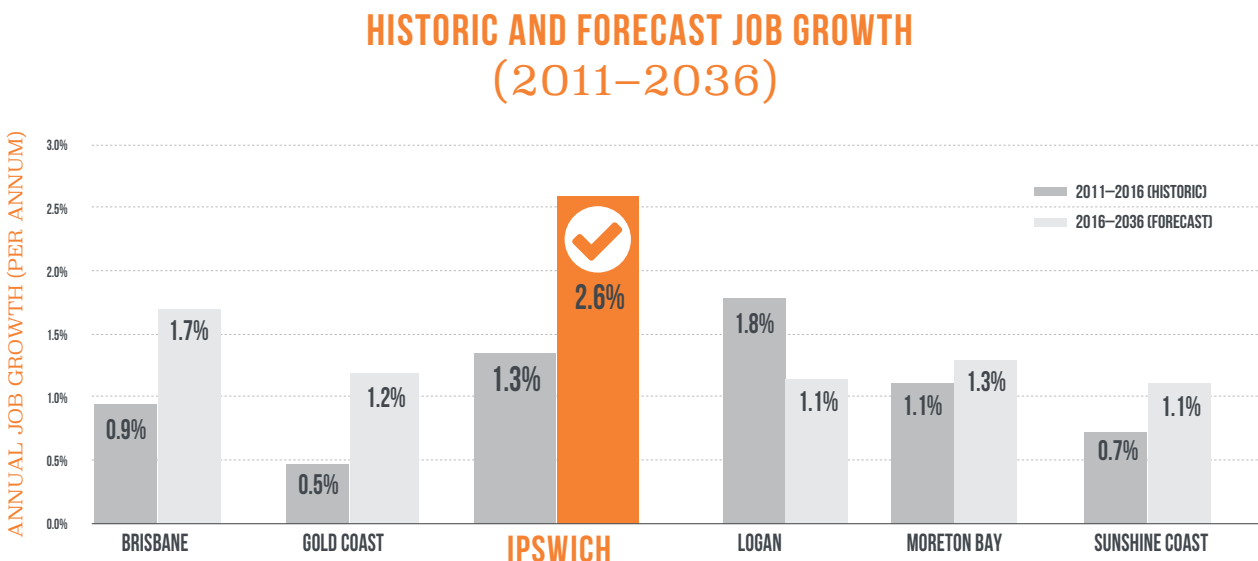




IPSWICH

A city rich in history with a bright future

As Queensland's oldest provincial city, Ipswich is renowned for its heritage architecture and iconic landmarks. While the city preserves its deep historical roots it is quickly evolving into one of South East Queensland's major economic powerhouses.



Source: *Urbis SEQ Housing Report 2016

IPSWICH LGA POPULATION



194,439*
2015 POPULATION

60%*
INCREASE



486,432*
PLANNED 2030
RESIDENTIAL POPULATION

IPSWICH LGA JOBS & OPPORTUNITIES



65,968*
CURRENT JOBS
AT 2011

4.39%
GROWTH P.A.*



141,054*
FORECAST JOBS
BY 2031



The Ipswich LGA has the largest forecast growth rate in employment than any other LGA in South-East Queensland, between now and 2036.

Urbis SEQ Housing Report 2016

INVESTING IN IPSWICH



Health

\$128 BILLION

Ipswich Hospital Expansion completed in 2014 features 90 new beds, two new wards and double the size of the existing emergency department

\$85 MILLION

The Mater Private Hospital at Springfield, completed 2014, includes 80 beds, four operating theaters, and is supported by \$21.4 million in Government funding for a cancer care centre. The 10,000sqm facility also features a day surgery unit and medical imaging services



Transport

\$1.5 BILLION

Legacy Way tunnel has transformed access to and from Greater Brisbane's western suburbs

\$1.415 BILLION

Ipswich to Springfield proposed transport corridor



Retail

\$154 MILLION

Orion Springfield Central features a Coles, Target, Event Cinemas, over 190 specialty stores, and has generated more than 1,140 jobs

\$1 BILLION

The Ipswich CBD's Urban renewal project is expected to deliver 170,000sqm of commercial, retail, residential and public space



Jobs

\$570 MILLION

Swanbank Enterprise Park is forecast to create 15,000 jobs

\$1 BILLION

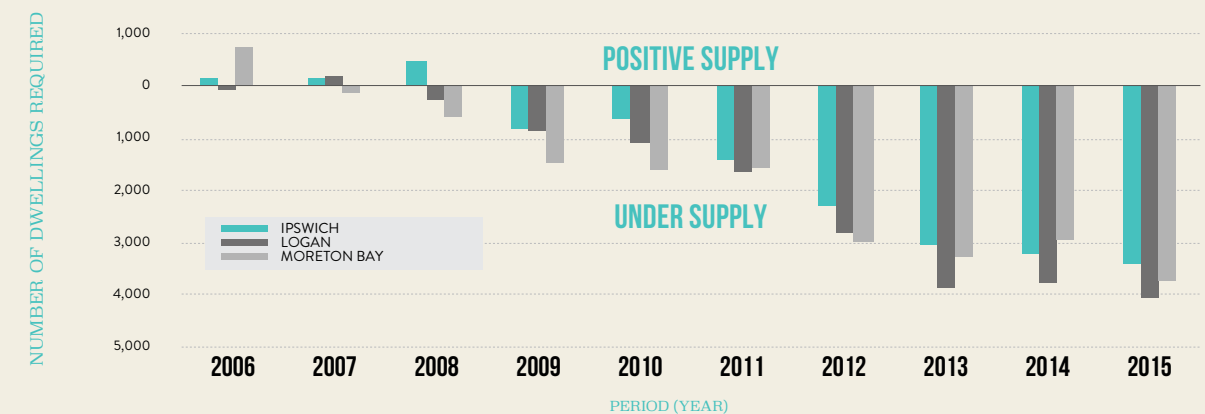
Citiswich Industrial Estate is one of Queensland's largest industrial developments and will create 5,000 jobs

\$1.1 BILLION

Amberley Airforce Base upgrade will create more than 5,000 jobs

TURN OVER
A NEW LEAF

CRITICAL HOUSING UNDERSUPPLY SEQ LGA'S



Prepared by Urbis for Urbane Homes; Source ABS, QGSO, 2015

KEY STATISTICS

IPSWICH LGA **VS** BRISBANE LGA

\$332,000* vs \$625,000*

Median House Price Sept QTR 2016

2.1%* vs 2.7%*

Vacancy Rate Sept 2016

5.3%* vs 3.9%*

Gross Rental Yield Sept Qtr 2016

\$340* vs \$470*

Median weekly house rent Sept QTR 2016

“

As the fastest growing LGA, Ipswich is becoming chronically undersupplied, recording a housing shortfall of approximately 3,500 dwellings in 2015.

URBIS SEQ HOUSING
REPORT 2016



Source: *Urbis February 2017



GREATER SPRINGFIELD

Key Statistics

Just 5 minutes from Eden's Crossing, Springfield is Australia's largest masterplanned community, and in 2010, was voted one of the world's best masterplanned communities.

POPULATION



32,000*

2015 POPULATION

106,000*
NEW RESIDENTS

138,000*

PLANNED 2030
RESIDENTIAL POPULATION



Infrastructure

\$12 BILLION*

Infrastructure investment to date

\$85 BILLION*

Estimated infrastructure investment on completion

\$85 BILLION*

Mater Private Hospital completed 2014



Investment

\$1 BILLION*

Aveo retirement village providing 2,500 dwellings

\$6.3 BILLION*

Central Gardens medium-to-high density apartment project comprising approximately 10,000 apartments plus ancillary commercial and retail space.

\$1.27 BILLION*

Springfield Transport Corridor Upgrade



Housing Market

\$441,000^

Median house price at Greater Springfield September Qtr 2016

4%^

1 year capital growth rate
September 2015-September 2016

4.6%^

Rental Yield as of September Qtr 2016

\$375^PW

Median rent per week as of September Qtr 2016

^Source: Urbis February 2017. Greater Springfield includes the suburbs of Springfield Central, Springfield Lakes, Augustine Heights, Spring Mountain and Springfield

*Source Urbis SEQ Housing Report 2016

“

**SPRINGFIELD IS THE
FASTEST GROWING
MASTERPLANNED
COMMUNITY IN
QUEENSLAND.**

URBIS SEQ HOUSING
REPORT 2016



CLOSE TO SPRINGFIELD

Voted the World's Best Masterplanned Community

- ✓ **5 minutes from Eden's Crossing**
- ✓ Current population - approximately 32,000 residents
- ✓ Planned 2030 residential population - 86,000 residents
- ✓ Estimated cost on completion - \$85 billion
- ✓ \$6.3 billion Central Gardens apartment project comprising 10,000 apartments
- ✓ 390 hectare masterplanned community, the largest in Australia
- ✓ Total land area - 2860 hectares
- ✓ Dedicated education, health and technology precincts
- ✓ \$1.2 billion train line extension completed in December 2013
- ✓ Access to 86% of Brisbane's metropolitan workforce in about a 30 minute drive (Urbis 2013)

EASY COME.
EASY GO.



Springfield has a multi pillar economy and is a lifestyle destination

“

Greater Springfield is forecast to create 52,000 jobs by 2030

URBIS SEQ HOUSING REPORT 2016

HEALTH CITY

PUBLIC & PRIVATE HEALTH FACILITIES FOR A GROWING POPULATION

Health City is a 52 hectare integrated health precinct that delivers quality healthcare, medical education and research as well as aged and seniors living.

- ✓ Mater Private Hospital Springfield provides a range of medical and surgical services as well as a combination of in-patient, day and chemotherapy beds supported by \$21.4 million in Australian Government funding for a cancer care centre
- ✓ Approximately 70% of Mater Private Hospital employees live in the Greater Springfield area*
- ✓ Aveo Group have begun construction on the \$1 billion Aveo Springfield aged care facility, providing up to 2,500 dwellings and a range of inclusive community, campus-style facilities



EDUCATION CITY

A DEDICATED PRECINCT TO ACADEMIC EXCELLENCE

Education City offers world-class facilities for the more than 14,000 students from childcare to post-graduate university level in the area.

- ✓ 18 hectare masterplanned education hub providing a central nucleus for education
- ✓ The \$45 million University of Southern Queensland Springfield expansion
- ✓ TAFE Queensland South West, Springfield Campus
- ✓ 10 public and private schools established, 5 offering programs from Prep to Year 12
- ✓ 11 childcare centres



IT & BUSINESS

CREATING JOBS THROUGH INNOVATION

Information Technology is one of the key pillars of Greater Springfield and forms an important component of the emerging city's world-award winning signature masterplan.

- ✓ 7 top tier businesses operate within Springfield including GE, British Gas and Mirvac
- ✓ Polaris Data Centre is one of the most advanced IT facilities in the world
- ✓ Idea City precinct designed to engage and encourage innovation, design and entrepreneurship. It will be a dynamic, evolving part of the city centre



ORION SPRINGFIELD CENTRAL

Greater Springfield offers a huge variety of places to eat, shop and relax, and plenty of opportunities in the retail and hospitality sectors.

- ✓ 24 hectare Robelle Domain Parklands
- ✓ Orion Springfield Central includes Big W, Target, Woolworths, Coles, Aldi and over 190 specialty stores
- ✓ The Springfield Central Parklands contain more than 11km of boardwalks, walking and cycle tracks
- ✓ Brookwater Golf Course voted No.1 public access golf course in Queensland for the last 10 years



SPRINGFIELD — A TIMELINE



1992

PURCHASE OF GREATER SPRINGFIELD LAND PARCEL

- Springfield Land Corporation

SPRINGFIELD RESIDENTIAL DEVELOPMENT

First residential allotment sells in the suburb of Springfield

1993

RESIDENTIAL

First residents move into Springfield

1998

EDUCATION

Springfield State School opens (now Woodcrest College)

The Springfield Anglican College opens (current enrollment of 724 students)

1999

SPRINGFIELD LAKES RESIDENTIAL DEVELOPMENT

Commences (4,500+ lots) – Delfin (now Lend Lease Communities)

2000

CENTENARY HIGHWAY TO SPRINGFIELD (AUD\$72 MILLION)



2001

BROOKWATER RESIDENTIAL DEVELOPMENT

Brookwater's first stage
- The Greens (73 lots) opens

2002

BROOKWATER GOLF COURSE

2006

EDUCATION CITY (AUD\$14 MILLION)

- Springfield Land Corporation and Mirvac Developments opens

2007

ORION SPRINGFIELD CENTRAL OPENS (AUD \$143 MILLION)

2008

SPRINGFIELD TOWER PARKSIDE CBD OPENS (AUD\$60 MILLION)

2009

TIER 3+ POLARIS DATA CENTRE, PARKSIDE CBD OPENS (AUD\$220 MILLION)

Centenary Highway extension to Cunningham Highway (AUD\$366 million)

Augusta Parkway duplication completed



2010

SPRINGFIELD TECHNOLOGY PARK OPENS (4.5 MILLION)

2011

RETAIL

Opening of Masters (Woolworths/Lowes) 13,000m2 home improvement concept store.
Project Value: AUD\$15.6 million

Construction commenced on Brookwater Retail Village
Project Value: AUD\$30 million

2011

EDUCATION

Springfield Central State School opens

Springfield Central State High School opens
Construction Value: AUD\$50 million

2011

RESIDENTIAL COMMENCES

Construction on Parkway Green Augustine Heights
Project value: AUD\$45 million

QUEENSLAND'S NEWEST PARKLANDS

Opening of Robelle Domain a 24 hectare park in the heart of Springfield Central (AUD\$30 million)



2012

EDUCATION

Opening of new St Peters Lutheran College (P-12)
Project value: AUD\$30 million

University of Southern Queensland purchase 3 hectares of land and commences planning of new campus building.

2013

RAIL TO SPRINGFIELD/ DUPLICATION OF CENTENARY HIGHWAY TO SPRINGFIELD

Project value: AUD\$1.2 million

RAIL TO SPRINGFIELD

Commencement of rail services from Springfield Central and Springfield rail stations on the urban rail network. TransLink to commence connecting bus/ rail services at an integrated bus interchange

2013

RETAIL

Opening of Brookwater Village which include a primary health service
Project value: AUD\$30 million

EDUCATION

Opening of Good Shepherd Catholic School in Springfield Lakes and Hymba Yumba Community Hub



2015

RETAIL

Bunnings opened, Orion Springfield Central was completed - (\$154 million)

COMMERCIAL

Brisbane Lions Elite Training Administration Facility opened

GE Australia State Headquarters opened

HEALTH

80 bed Mater Private Hospital opens

RESIDENTIAL

Stage 2 Robelle Domain opens

2017

RESIDENTIAL

Proposed Central Gardens medium-to-high density apartment project comprising approximately 10,000 apartments plus ancillary commercial and retail space.

2030

Proposed investment on completion (AUD\$32 billion)



REDBANK PLAINS & CATCHMENT *

Key Statistics

Located just 5 minutes from Springfield, 15 minutes from Ipswich and 30 minutes from the Brisbane CBD, Redbank Plains is the perfect place for growing families.

POPULATION



53,378*

2015 POPULATION

49%*
INCREASE



116,484*

PLANNED 2030
RESIDENTIAL POPULATION



Housing Market

\$369,450* HOUSE PRICE AT REDBANK PLAINS

as of September Qtr 2016

2.9%*

Capital growth rate
(September 2015 - September 2016)

5.2%*

Gross rental yield for
September Qtr 2016

\$379*PW

the suburb of Redbank Plains achieved
Median house rent September Qtr 2016

306*SALES

From January 2016 - September 2016,
Redbank Plains achieved the highest
number of house sales in Ipswich with
a total of 306* sales for the period.



Who Lives In Redbank Plains*



55%*

White collar professionals



51%*

Family with young children



24%*

School age children (5-19 years)



56%*

Owner occupier



44%*

Renters

Source: *Urbis Report, 2016. Redbank Plains catchment includes Bellbird Park, Collingwood Park, Redbank, Redbank Plains, Springfield and Springfield Lakes.



CONNECTION & INFRASTRUCTURE

1 DIRECT ACCESS TO
SPRINGFIELD FROM
EDEN'S CROSSING

Commencing in 2018, Mt Juillerat Drive will provide direct access to Springfield via the Centenary Highway

2 NEW AUGUSTA PARKWAY
CONNECTOR ROAD

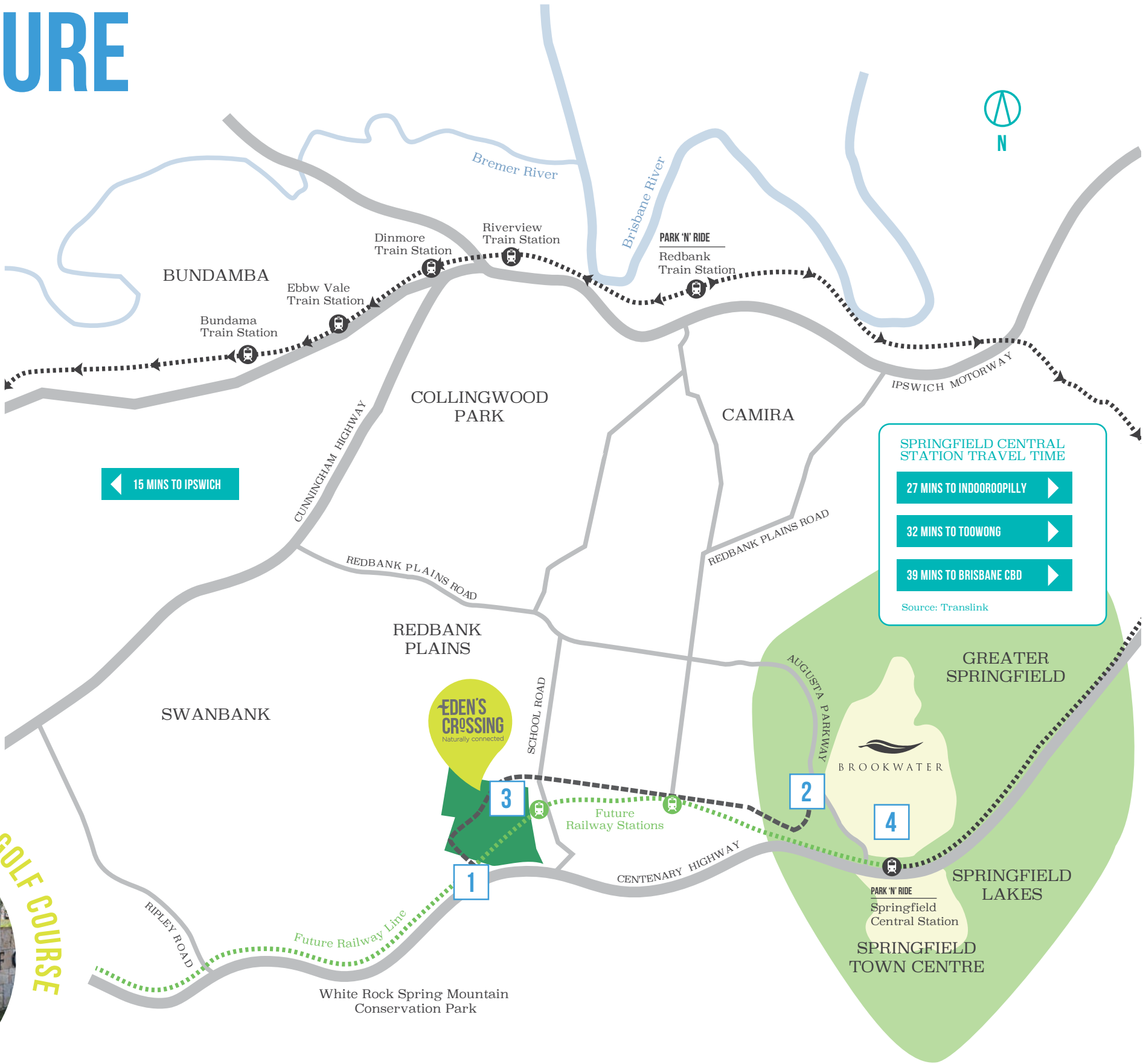
providing direct access to Springfield Town Centre and Brookwater in just 8 minutes

3 FUTURE REDBANK PLAINS
TRAIN STATION

500m from Eden's Crossing

4 \$6.3 BILLION CENTRAL
GARDENS APARTMENT
PROJECT

Medium-to-high density apartment project comprising approximately 10,000 apartments plus ancillary commercial and retail space



EMPLOYMENT

Eden's Crossing is just minutes from major employment opportunities

1

\$570M SWANBANK INDUSTRIAL PARK

is forecast to create 15,000 jobs, and is already home to major companies such as Holcim, Veolia and Energex

2

HEALTH CITY AT SPRINGFIELD

includes the new \$85 million Mater Private Hospital, the planned \$1 billion Aveo Springfield Retirement Village and more

3

EDUCATION CITY AT SPRINGFIELD

will benefit more than 14,000 students with the University of Southern Queensland, TAFE Queensland South West, performing arts and early learning centres

4

CITISWICH INDUSTRIAL ESTATE

is set to generate more than 5,000 jobs, with major tenants such as Caltex

5

REDBANK MOTORWAY ESTATE

is home to companies such as TNT and is forecasted to create 2,500 jobs



HEALTH + EDUCATION

At your fingertips



**18 PUBLIC
& PRIVATE SCHOOLS**

Including the new Fernbrooke Primary School at Redbank Plains that opened in February 2017



\$1 BILLION AVEO SPRINGFIELD

Retirement Village which will deliver Australia's largest integrated retirement village



**\$85 MILLION MATER PRIVATE
HOSPITAL AT SPRINGFIELD**



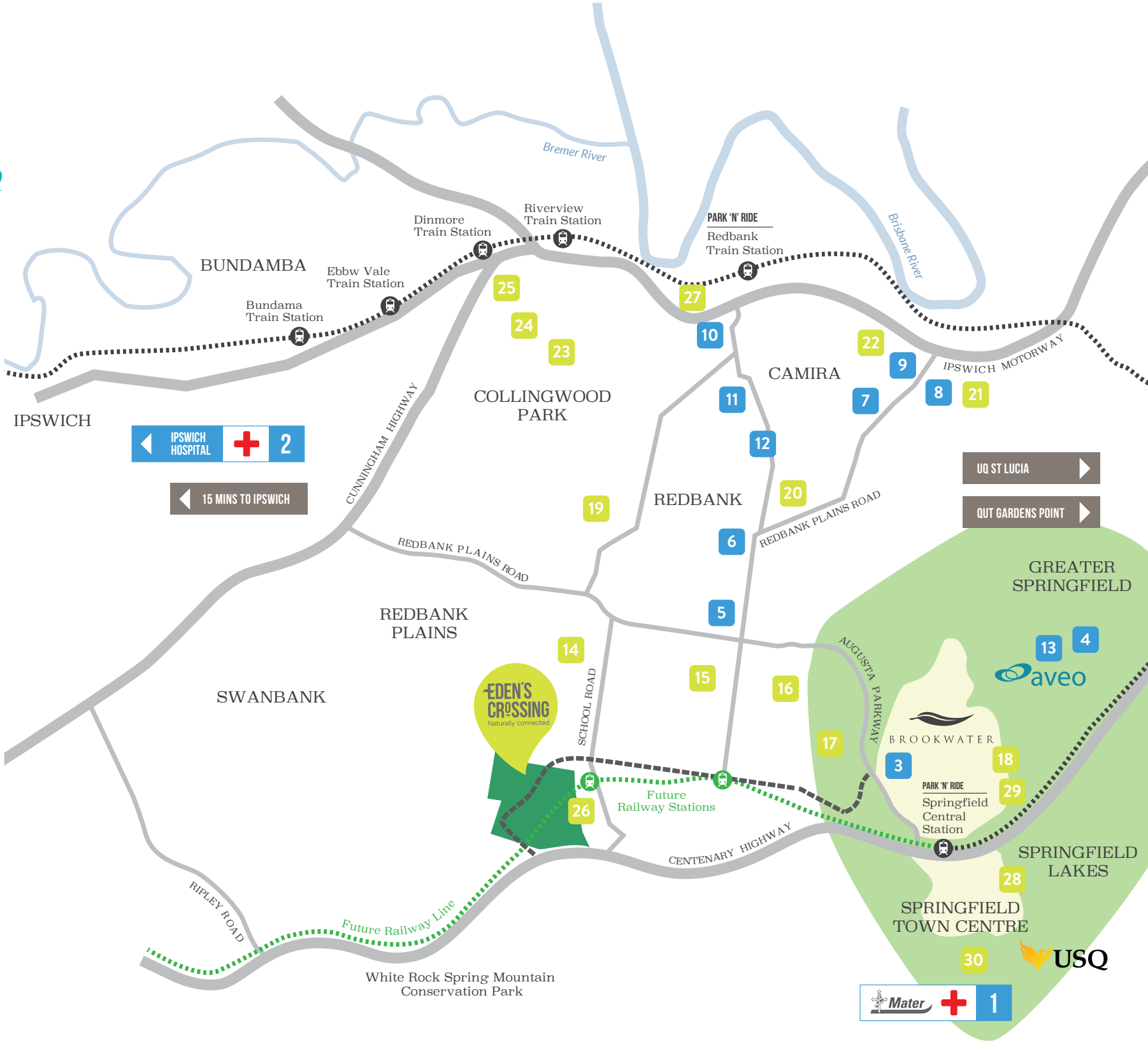
**\$128 MILLION IPSWICH
HOSPITAL EXTENSION**

HEALTH

- 1. Mater Private Hospital, Springfield
- 2. Ipswich Hospital
- 3. My Life Medical Group
- 4. Springfield Medical & Dental Centre
- 5. Redbank Plains Dental & Redbank Plains Family Health Centre
- 6. Redbank Dental Centre
- 7. Goodna Family Dentist
- 8. Cedars Medical Centre, Goodna
- 9. Goodna Medical Centre
- 10. Redbank Plaza Medical
- 11. Redbank Plaza Dental Centre
- 12. Palm Lake Medical Centre
- 13. Aveo Springfield

EDUCATION

- 14. Redbank Plains State School
- 15. Redbank Plains High School
- 16. Augusta State School
- 17. St. Augustine's College
- 18. Woodcrest State College
- 19. Woodlinks State School
- 20. Kruger State School
- 21. St. Francis Xavier Catholic Primary
- 22. Goodna State School
- 23. Collingwood Park State School
- 24. Riverview State School
- 25. St. Peter Claver College
- 26. Staines Memorial College
- 27. Redbank State School
- 28. Springfield Lakes State School
- 29. Springfield Anglican College
- 30. Springfield Central State School & Springfield Central High School



ENTERTAINMENT & RETAIL

Eden's Crossing has a vast array of amenity right on your doorstep



1

PROPOSED WOOLWORTHS SHOPPING CENTRE AND RETAIL PRECINCT

500m from Eden's Crossing



2

THE NEW \$140 MILLION TOWN SQUARE

Opened in November 2016 and features Coles, Target, Aldi, Woolworths and specialty shops



3

THE ORION SPRINGFIELD SHOPPING CENTRE'S

\$154 million second stage has provided 80 additional specialty shops including major retailers Coles, Target and Event Cinemas



4

REDBANK PLAZA

Convenient option for shopping and entertainment with K-Mart, Big W, Coles, Aldi, Reading Cinemas plus specialty stores



JUST A 3 MINUTE DRIVE DOWN THE ROAD



Our commitment is to provide a retail offering with a point of difference to other centres, that meets the needs of the Ipswich community but also adds to the social capital of the area.

DAVID WATSON
CAPITAL TRANSACTION MANAGING DIRECTOR



TOWN SQUARE REDBANK PLAINS NOW OPEN



The newly completed Town Square Redbank Plains opened in November 2016 and features Woolworths, Coles, Aldi, Target and over 3,000 square meters of big box retail, specialty stores and a dining precinct.

Town Square Redbank Plains is a subregional centre and community hub servicing the rapidly growing eastern suburbs of Ipswich.

“

The development is a response to the continued growth in population in the eastern suburbs of Ipswich, more than three times the Queensland and Australian averages. The trade area population will double in the next 16 years, and the Redbank Plains Super Centre will become a major asset for the community.

TODD PEPPER,
DIRECTOR ALCEON

\$154 MILLION
EXPANSION



JUST A 5 MINUTE DRIVE AWAY

Orion

Springfield Central

ORION SPRINGFIELD

Orion Springfield is one of the South East's most prominent retail and entertainment precincts, and is just a 5 minute drive from Eden's Crossing.

Orion Springfield recently underwent a \$154 million expansion, including a Town Square dining precinct and an added 31,545sqm of retail, entertainment and commercial office suites including Coles, Target, Event Cinemas, Orion Hotel, a JB Hi-Fi and more than 190 specialty stores.

The centre continues to grow with international retailers including Flight Centre, Lorna Jane and Smiggle announcing their tenancy.

Orion Springfield has been a catalyst for growth in the area and has generated more than 1,140 jobs.

EVENT
CINEMAS

JB HI-FI



coles

AMART
SPORTS

SPOTLIGHT

BIGW



MASTERPLAN

- **SPORTING OVAL**

FERNBROOK PRIMARY SCHOOL
- **OPENED FEBRUARY 2017**

- FUTURE RETAIL SITE INCLUDING WOOLWORTHS

EXISTING LOCAL PARK

FUTURE TRANSIT RESERVE

- FUTURE RETAIL SITE

- STAINES MEMORIAL COLLEGE

- FUTURE SPORTING OVAL

- **DIRECT ACCESS*
TO CENTENARY HIGHWAY
COMMENCING 2018**

 EDEN'S CROSSING  EXISTING DEVELOPMENT  FUTURE DEVELOPMENT

Information correct as at 1st October 2016 and subject to change without notice. The masterplan illustration is to be used as a guide only and is not to exact scale.

