

# Sales Brochure



**REAL**  
PROPERTY ADVICE

**Yarrabilba Light Industrial Development**  
October 2024

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## Project Summary

- Yarrabilba is located 40 km southeast of Brisbane and 35 km northeast of Southport. On completion, it will become one of Australia's largest master planned communities, being a Queensland 'Priority Development Area' and will be home to 50,000 residents.
- The site is located in a high-profile position within Stage 2 of Precinct 3D at the gateway of existing residential allotments and the Precinct 4 release, which is scheduled to incorporate a further 1,090 residential lots and a sub-regional shopping centre. Civil construction commenced on Precinct 4 a year ago, with 445 of the 1,090 residential lots currently under construction or complete and with 5 of 11 schools scheduled to open in early 2023.



## Yarrabilba Overview

- Yarrabilba is a 30-year development scheduled to deliver 20,000 dwellings alongside its own mixed use sub-regional town centre, commercial precincts, neighbourhood hubs and community, education and employment facilities all in a land holding of over 2,000 hectares (about half the size of Cairns).
- Yarrabilba will host a 100+ hectare Industry and Business Precinct, expected to accommodate a range of light industry and services, Business Park activities and other mixed uses. Over 12% of all on-site jobs are expected to operate as work-from-home businesses.
- Over the past 10 years, Yarrabilba by Lendlease has completed 3,600 residential lot sales, home to over 10,500 people so far. It will house about 50,000 residents on completion, comparable to the population of Gladstone, Mildura or Port Macquarie.
- Over the last year, additional amenity delivery by Lendlease has included construction of the Yarrabilba Tavern, a day hospital, another neighbourhood centre, showrooms, offices and service industry developments. Yarrabilba hosts four schools, with a fifth due for delivery into the fourth residential precinct release in 2023
- Surrounding amenities established at this stage of the development include:



Full-line Coles supermarket	IGA convenience centre
Medical centre x2	Chemist
McDonald's restaurant	Gym x3
Storage King self-storage facility	Service station x2
Childcare/early learning x4	School x 4 (of 11 planned)
Tavern	Neighbourhood centres
30,000 sqm of convenience retail (additional 200,000 sqm to be delivered)	Commercial showrooms

# Yarrabilba Overview Continued

## Other features

- With the first two neighbourhoods substantially sold out, sales in Yarrabilba's third neighbourhood are now well advanced. Demand is such that lots are currently being allocated on a ballot system with over 100 bids for the most recent release of 30 residential lots
- Opticomm fast speed fibre optic network
- 6-star Greenstar Community
- The development comprises light industrial real estate – among the highest demand property classes in the world

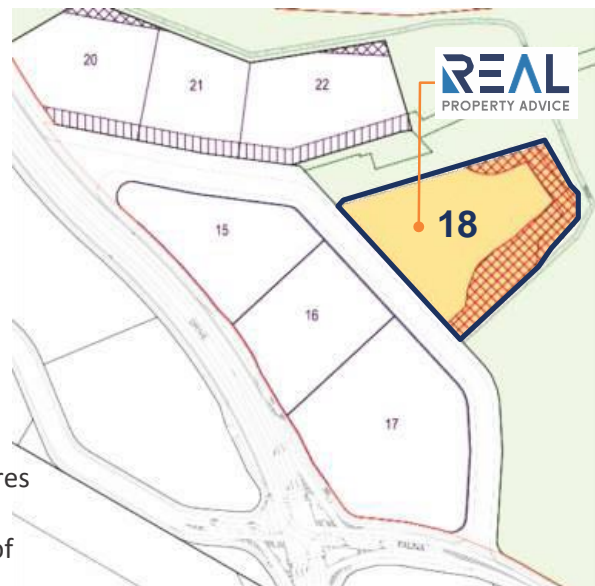


## Property Overview

The site, Lot 18 in the newly formed and crescent-shaped Dixon Circuit, connects Fauna Way to Yarrabilba Drive, Yarrabilba's main thoroughfare acting as the spine of the entire urban community. The site, a brand new pivotal pocket of Yarrabilba, is in close proximity to the future Yarrabilba Town Centre incorporating a sub-regional shopping centre. Extensive road frontage totalling approximately 118 metres offers significant flexibility in design parameters for the site. The property's zoning permits considerable plasticity in development outcomes.

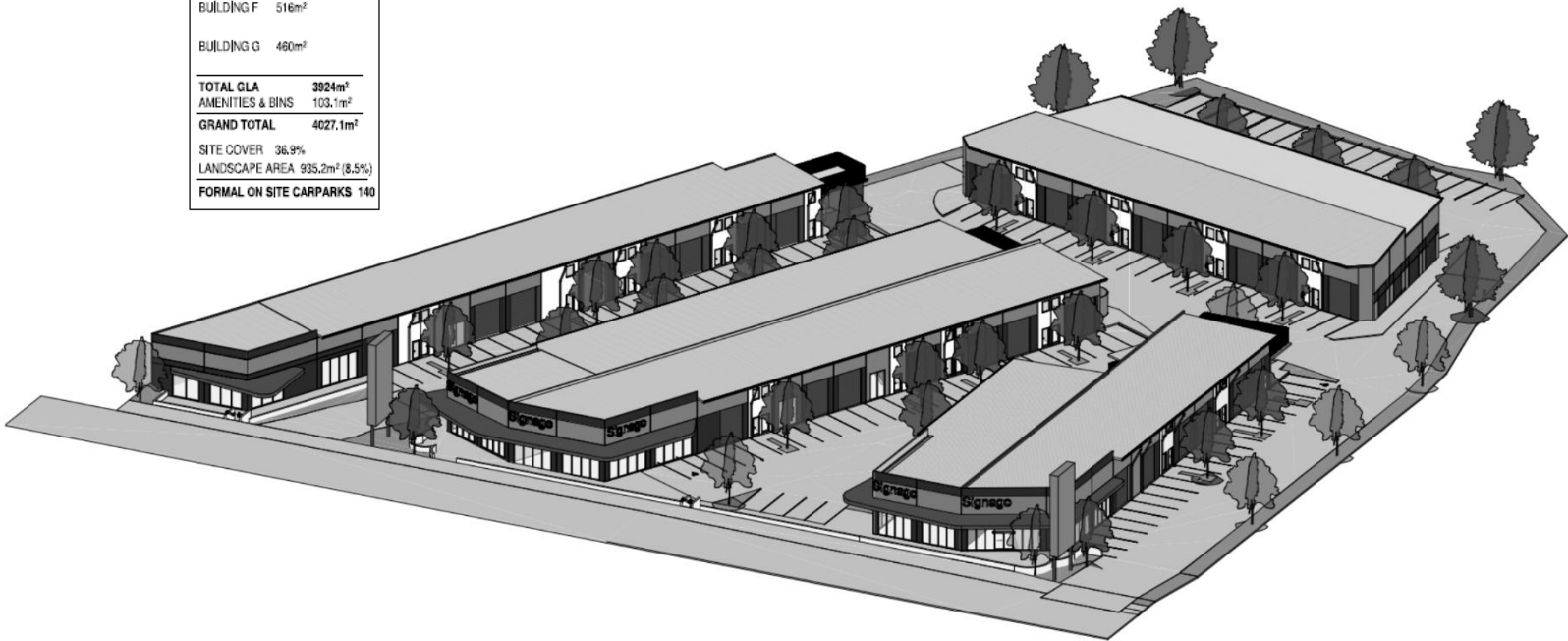
The site comprises a gross land area 10,880 square metres and a Building envelope of 7,330 square metres after accommodating a requisite setback mostly at the rear of the site which is available for use as hardstand. It offers 118 linear metres of frontage to Dixon Circuit. The fee simple (freehold) site is classified as 'Mixed Business / Infrastructure'. The Yarrabilba development, commenced by Lendlease in 2012, is one of Queensland's 34 Priority Development Areas, declared under the State's Economic Development Act 2012. Other Priority Development Areas include Albert Street Cross River Rail, the Herston Quarter medical precinct and the integrated central city resort, entertainment, accommodation and associated infrastructure development at Queens Wharf Brisbane.

A Priority Development Area declaration enables a streamlined planning and development framework which applies to parcels of land set aside for specific accelerated development, focused on economic, community and social growth.



# Property Overview Continued

<b>TOTAL SITE AREA</b>	<b>10 887m<sup>2</sup></b>
<b>GROSS LETTABLE AREA (GLA):</b>	
BUILDING A	762m <sup>2</sup>
BUILDING B	661m <sup>2</sup>
BUILDING C	678m <sup>2</sup>
BUILDING D	350m <sup>2</sup>
BUILDING E	496m <sup>2</sup>
BUILDING F	516m <sup>2</sup>
BUILDING G	460m <sup>2</sup>
<b>TOTAL GLA</b>	<b>3924m<sup>2</sup></b>
AMENITIES & BINS	103.1m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>4027.1m<sup>2</sup></b>
SITE COVER	36.9%
LANDSCAPE AREA	935.2m <sup>2</sup> (8.5%)
FORMAL ON SITE CARPARKS	140



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