

EDEN'S CROSSING

NATURALLY CONNECTED



PEET

125 YEARS

The Peet Group offers an impressive breadth of experience in residential, medium density and commercial developments, as well as land syndication and fund management. The core of our success, and our confidence in the future, extends from the commitment, spirit and passion of founder, James Thomas Peet, who established Peet in 1895. James Peet created the opportunity for every person of every kind to create a bright future for themselves and their families. He created Peet communities - a range of exceptional places across Australia.

This vision and dedication has grown to over 50 communities nationally. Our commitment to excellence drives our innovation and market-leading practices, backed by 125 years of experience and expertise.

That's the Peet difference.

Current communities in Brisbane:

- Flagstone, Jimboomba
- Riverbank, Caboolture South
- Eden's Crossing, Redbank Plains
- Village Green, Palmview
- Spring Mountain, Greenbank



EDEN'S CROSSING LAND SALES & INFORMATION CENTRE

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Redbank Plains



Suburb Overview

Redbank Plains is a large, leafy suburb within the Ipswich City Council LGA. It is approximately 18 sqkm and has 36 parks covering nearly 7.2% of the total area. Redbank Plains is centrally positioned with access to major road infrastructure including the Centenary Hwy, Cunningham Hwy and Ipswich Mwy, facilitating easy connectivity to Ipswich CBD within 15min, Springfield CBD within 10min and Brisbane CBD within 40min driving by car.*

* Times approximate only.



Redbank Plains Population Growth March 2016 - June 2019

Quarter	People	Quarter	People	Rate	Growth
Mar 2016	18,733	Sep 2016	19,144	+410	+2.18%
Sep 2016	19,144	Mar 2017	19,871	+728	+3.16%
Mar 2017	19,871	Sep 2017	20,871	+1,000	+4.97%
Sep 2017	20,871	Mar 2018	21,520	+649	+3.08%
Mar 2018	21,520	Sep 2018	22,243	+722	+3.33%
Sep 2018	22,243	Mar 2019	22,674	+432	+1.93%
Mar 2019	22,674	Jun 2019	22,891	+217	+0.96%
Total	-	-	-	+4,158	+19.61%

Source: Planning and Development Quarterly Activity Report 2016 -2019

Population

The population of Redbank Plains in 2011 was 14,976 people. By 2016 the population was 19,285 showing a population growth of 28.8% during that time. Redbank Plains now has over 22,000 people and continues to show strong population growth.

Redbank Plains has earned its place in the top 5 Ipswich population hotspots over the last 3 years, sitting in the number 1 spot for 7 of the 12 quarters and in the number 2 spot for 5 of the 12 quarters, according to the Ipswich City Council's Planning and Development Quarterly Activity Reports.

Population

Population Growth

The City of Ipswich's population is forecasted to grow to 520,000 by 2041. Redbank Plains is set to contribute to that growth, already adding on average 1,154 people annually at a growth rate of 5.26% and a three year average annual growth rate of 6.22%.



Demand for New Homes

As the region continues to grow so does the demand for new homes. In June 2016, there were 6,322 dwellings within Redbank Plains, compared with 7,843 in June 2019. This is an increase of 1,521 dwellings, an average annual growth rate of 7.26% and a three year growth rate of 21.78%.



4,065*
Population Increase



1,529*
Dwellings Built



993*
New Lots Created

Redbank Plains has been in the Top 5 suburbs for additional population, new dwellings and lots created from Jan 2016 - Dec 2018*



Population
22,124 ABS ERP 2018



Population Growth
19.61% Mar 2016-Jun 2019*



Avg Annual Growth
6.22% Mar 2016-Mar 2019*



Population Hotspot

Redbank Plains was in the Top 10 Largest Population Growth in Queensland 2017-2018.**



Living in Redbank Plains

Redbank Plains is a great suburb to raise families due to its size, greenery and pleasant vibe. The area is very child-friendly, with a strong community-oriented spirit.

Growth Drivers

Transport

Vicinity Springfield

Vicinity is a 40-hectare mixed-use precinct including office, warehouse, showroom, automotive and commercial trade. Vicinity's tenants currently include Veolia, Queensland Ambulance Services, Guardian Childcare, SRS Confectionary and Hub 23.



Springfield Data Plan

Dark fibre network throughout the city to enable the (EOI) Internet of Things & digital technologies



Polaris Data Centre

One of the most advanced, purpose built data centre facilities in Australia

Idea City

IDEA City precinct is designed to engage and encourage innovation, design, entrepreneurship, and art. It will be a dynamic, evolving part of the city centre. With no physical boundaries, IDEA City's individual neighbourhoods connect seamlessly to surrounding health and education zones.

IDEA City will maintain a strong research focus to commercialise innovation in partnership with government and business.

Swanbank Enterprise Park[^]



\$570M

Enterprise Park



492ha

Industrial Land



15,000*

Job Forecast

Swanbank is the closest Industrial Park to Redbank Plains. This Park will support future growth of the region allowing development and investment to continue for years to come.

Proposed Rail Extension[^]

The Department of Transport has planned and preserved land for the proposed \$1.4B Ipswich to Springfield urban passenger rail extension. The new rail line is identified as a priority to support population and economic growth in the Western Corridor. A total of 9 new stations are planned including at School Road, Redbank Plains.



Springfield to Ipswich Rail

\$1.4 Billion
New Rail Line

New Station
Redbank Plains

New Highway Connection

Peet Limited have just built a new \$11.6M Road to connect residents at Eden's Crossing directly to the Centenary Hwy, cutting travel time by 15min to Springfield and reducing driving time to Brisbane. The road opened on the 23rd of January 2020. **



** Travel times approximate only.

Road Upgrade Program

\$85 Million | 15 Years | Due 2024*

Redbank Plains Road has a strategic importance to the transport network. An \$85M upgrade investment program is being rolled out between 2009 to 2024. \$7.6M Stage 2 is complete with Stage 3 underway.

Redbank Plains Road Upgrade

\$4.4 Million | Stage 3 | Due 2022*

A Redbank Plains Road upgrade between Keidges Road and Kruger Parade has been allocated \$4.4M to commence road works in 2020. The road will be upgraded to a 4 lane carriageway, completion due in 2022.

Citiswich Business Park



\$1 Billion Industrial Estate

350 hectare Estate, Citiswich is forecast to support 5,000 jobs



\$50 Million New Costco

Opened in 2019, budgeted to turnover in excess of \$170 million in its first year



\$100 Million New Investment

A record year of new developments totalling over \$100 million

[^] The park is subject to approvals and change without notice. The park may or may not proceed as described or at all.
* Ipswich City Council 2011 job forecast figure is an estimate only.

Commercial Development



Redbank Plains Town Square

The \$155 million expansion and refurbishment of Redbank Plains Town Square in 2017, included a new Coles, Target, expansion of Woolworths, and KFC and Hungry Jacks drive-thru. Further construction of 50 retail tenancies now includes Eden's Brewhouse.

Commercial Investment in Redbank Plains was over \$200 Million from 2017 - 2019



Eden's Village

A new \$21.5 million mixed-use centre in Eden's Crossing is being built in two stages, with an early learning centre now open as of February 2020, followed by 7-Eleven fuel and retail centre in March. Stage two will include a medical centre and drive-thru takeaway opening in June 2020. Construction is expected to create about 200 jobs.[^]

"Eden's Village complex had been carefully tailored to suit the demographics of the fast-growing community."

- Managing Director Nic De Luca

Redbank Plains Commercial Hub

In 2018 the \$25 million Redbank Plains Commercial Hub opened, bringing foreign food investment into the region: Krispy Kreme and Carl's Jr Burger. A Caltex service station anchors the centre and ten commercial tenancies including Zarraffas.

Ripley Town Centre*

The \$40 million first stage of Ripley Town Centre opened 2018. The centre reflects a marketplace theme, spans 9400sqm and includes approximately 20 specialty businesses and commercial office space. The site will ultimately turn into a 25ha precinct offering up to 1,000,000sqm of planned commercial, office and retail floor space, a regional transit hub and much more.



\$40 Million
Stage 1 Town Centre



20,000
Future Job Creation



1 Million Sqm
Mixed Use Space



25 Hectares
Future Precinct

Education



QLD Schools Partnership Project

The \$1.52B QLD Schools Project public private partnership, is now complete with the final school welcoming its first students at the beginning of 2019. The five year, staged construction delivered eight new primary schools and two new secondary schools for some of SEQ's highest growth areas, including one new school in Redbank Plains and two new schools in neighbouring suburbs.

1. Fernbrooke State School

Stage 1 of the new Redbank Plains primary school opened in 2017 and Stage 2 was complete for the 2019 academic year.

2. Bellbird Park State Secondary College

The school opened in 2017 for year 7 students and will continue to grow a year level at a time until year 12 students graduate in 2022.

3. Spring Mountain State School

This \$40 million primary school opened for its first students at the start of 2019.

New Education Development

New investment currently planned and under construction in Redbank Plains:

Fernbrooke School Expansion

In the 2019-20 budget, \$7M out of a total spend of \$10.2M, has been allocated to construct a new building with 12 general learning spaces and a covered area.

New Childcare Centre

At the start of 2020, a new childcare centre opened in Redbank Plains. The Kidz Magic Early Learning Centre is part of the Eden's Village development, located within Eden's Crossing masterplanned community, providing a new option for childcare to families in the estate.

"Children under five represent more than 13% of that catchment – almost twice as many as the QLD average – and we see potential demand for another childcare centre in the area very quickly."

- Managing Director Nic De Luca



New Parks & Sporting Complex

Council has committed to providing quality sporting infrastructure for growth areas, with three new parks completed over the last year, including Fernbrooke Oval in Redbank Plains, Springfield Central Sports Complex, and Faye Carr Park in South Ripley.



New Catholic School St Ann's

St Ann's is the newest school to be completed in Redbank Plains. The Catholic primary school will open for students from prep to year 3 at the start of 2020. The new school will meet the needs of the growing number of school-age children in the region.





* Current as at January 2020. Proposed precinct is subject to change and may or may not proceed as described or at all, and outside of the control of Peet Limited, Peet No 119 Pty Ltd and its related entities. ^ Dates approximate only. Proposed tenancies and services subject to change without notice.

Eden's Crossing

Eden's Crossing is a thriving community in one of the fastest growing corridors of South East Queensland situated 34km west of Brisbane city.* It's a community connected to convenience, local services and nature. In fact, 35ha of Eden's Crossing has been set aside as green space, conservation areas and creekside parks where you can enjoy the tranquility of your surroundings.

Located in Redbank Plains, you're never far from arterial roads making the journey into Brisbane, Ipswich or the Gold Coast easily accessible. The new connection gives access to the Centenary Highway putting Springfield Central within a 5 minute drive and further establish Eden's Crossing's desirability as a location.* With a total of 1,200 residential homes to be delivered including a 12,000sqm commercial site and Display Village, Eden's Crossing is a superior destination estate that will be home to over 3,000 residents.

A Position-Perfect Masterplan

-  150ha community with direct access to the Centenary Highway
-  35ha of green open space including 5 parks & sports fields
-  9 childcare centres & 11 local schools
-  5 minutes from Springfield Central train station, Mater Private Hospital & USQ Springfield Campus*



Eden's very own Oakleigh Park

The Oakleigh Park at Eden's Crossing is a colourful, action packed park with a focus on fitness and fun, which can be enjoyed by the whole family. It also has pedestrian and bike connections to existing and future facilities such as the new Fernbrooke State School.



Nature on your doorstep

Eden's Crossing is home to 35ha of green space including sports fields, off-leash areas and places for picnics. Cycling and walking trails lead to the 2,500ha White Rock Spring Mountain Conservation Park, home to 624 flora and 159 fauna species.

Overview

Eden's Crossing is a quality residential masterplanned community in the established neighbourhood of Redbank Plains. Eden's Crossing has endless opportunities for adventure, choice of schools, shops, transport links and future parks.

The Eden's Crossing estate has a well developed sense of community that, like the lifestyle, is friendly and relaxed. Our parks, play equipment, and walking trails offer plenty of opportunity to meet with neighbours and friends in the community.

Why Call Eden's Crossing Home

1. Nestle Into The Neighbourhood

Eden's Crossing is the future home of over 1,200 families – a close-knit and safe community that is quickly growing.

2. Choose From Excellent Schools

Learning options for every phase of life, with childcare centres and schools within walking distance, and universities close by.

3. Live The Active Life You Love

With kilometres of running, walking and cycling tracks, and regional-sized sporting fields, Eden's Crossing is designed for a beautifully-balanced lifestyle.

4. Wind Down In Nature

You and your family will enjoy creekside adventure playgrounds, BBQ and picnic areas, play equipment and plenty of shade perfect for relaxing weekends.

5. Make A Valuable Decision

Ideally positioned, Eden's Crossing offers the peace-of-mind that comes with living in one of SEQ's fastest growing corridors.

First Home Buyers

66% of buyers at Eden's Crossing are first home buyers

59% of buyers are 20-29 years old, while 29% are 30-39 years old

44% of buyers are couples with kids

88% are either couples or married.

Investors

Approximately 30% of buyers at Eden's Crossing are investors

Attracted by affordable prices, potential for long-term capital growth and strong rental returns.

Downsizers

Approximately 4% of buyers at Eden's Crossing are downsizers

They have moved from surrounding acreage to a more manageable lot size which is closer to amenities and community facilities.

FIND A LOT TO LOVE

At Eden's Crossing we understand that everyone's life is different. That's why you'll find a range of lot sizes and a variety of house and land packages to suit every family, stage and style.

[Click here to view the current Eden's Crossing Rental Appraisal.*](#)



Land

If you've got a dream to build, we'll help make it happen. Choose from a range of traditional, courtyard or villa-sized blocks and customise your home to your heart's content.



Land
\$169,500 - \$175,500[^]



House & Land
From \$321,000[^]



Rental Appraisal*
\$380 - \$420 Jan 2020

House & Land

Design your home with one of Queensland's best builders. At Eden's Crossing, you can select a block and a floorplan that accommodates your family's lifestyle.

[Click here](#) to see if you're eligible for Purchaser Incentives and Rebates when you build your new home at Eden's Crossing.

House & Land packages start with First Home Buyer single story packages with standard fittings, through to premium two storey Dream Homes.

Eden's Crossing is a thriving community, where stunning natural beauty meets the ease and convenience of urban living.

[^] Price range current as at January 2020. Subject to change and contract terms and documentation. Talk to the sales agent or click here for details.

* These market rent appraisals are to be used as a guide only and are not to be relied upon by buyers when making a decision to purchase. Peet Limited, Peet No 119 Pty Ltd and their associated entities are not experts in market rents and does not vouch for the accuracy of this appraisal. Buyers should obtain their own professional advice and contact Investarent Brisbane and Elders Real Estate Project Marketing for further information regarding its report. This information is passed on for what it is worth.

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Eden's Village

EDEN'S CROSSING

Deluca Retail Development Primed for Growth

Eden's Village is a local convenience retail and medical precinct in Eden's Crossing, developed by De Luca Corporation. It's located on the corner of Mount Juillerat Drive and Sunbird Drive.

Convenience Hub

Eden's Village is the only convenience centre that is planned in the immediate area and will serve the growing surrounding residential population. The Village will have a strong convenience focus, with easy access, parking, wayfinding and exposure. It is due for completion in 2020.[^]

- Retail specialty floor space: 860 sqm
- Fast food building with drive-thru: 200 sqm
- Medical Centre: 600 sqm
- Onsite 7-Eleven petrol station
- Kidz Magic Childcare Centre
- A-grade parking with 114 vehicle bays, including 6 disabled bays

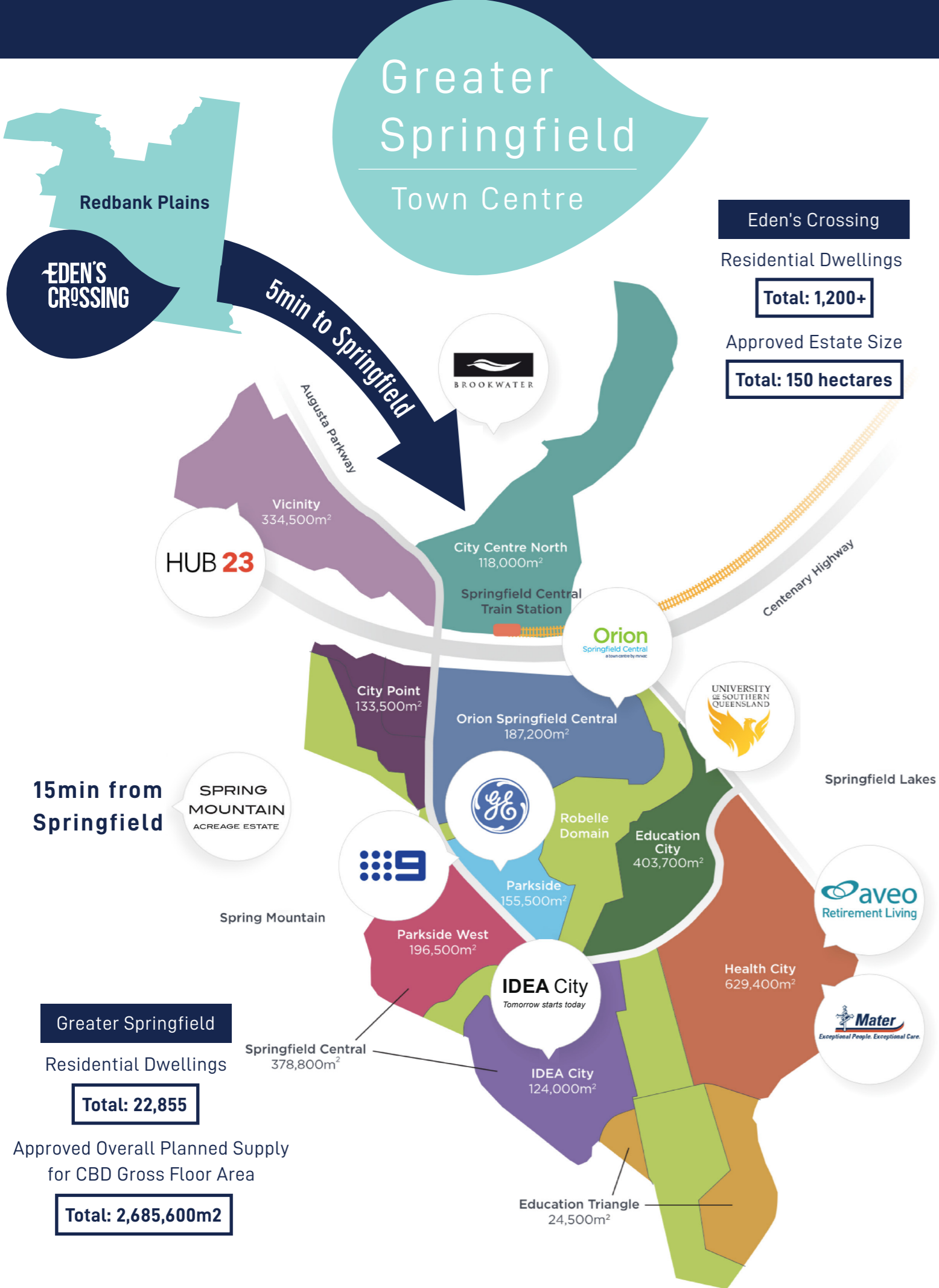


[^] Artists impression. Plan, retail mix, services and amenities indicative only and subject to change without notice. Produced 19/12/2019.

[^] Date indicative only and subject to change without notice.

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Greater Springfield Town Centre



10 Reasons Why To Buy

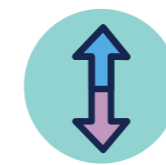
EDEN'S CROSSING

01



It's the future home of over 1,200 families, with a close-knit community quickly growing thanks to plenty of events and activities put on throughout the year.

02



Direct access to the Centenary Highway is now open, so you can be in Springfield in under 10 mins, the Brisbane CBD in just over 30, or on the Gold Coast beaches in under an hour.*

03



Peace of mind that comes with investing in one of South East Queensland's fastest growing corridors.

04



Orion Springfield Shopping Centre brings everyday conveniences and even retail therapy just 5 mins from your door.*

05



It's home to eleven public and private schools, nine childcare centres and two universities making Eden's Crossing a true education hub.

06



Over 30% of Eden's Crossing is dedicated to green open space. With kilometres of running, walking and cycling tracks, and regional sized sporting fields, you can keep active, connected to nature, and living a healthy lifestyle.^

07



There are creekside adventure playgrounds, BBQ and picnic areas, play equipment and plenty of shade for you and the family to live up, or wind down, on the weekends.

08



Located next to White Rock Spring Mountain Conservation Park, Eden's Crossing families can truly appreciate over 2,500ha of wildlife reserves just moments from their driveway.

09



The commute to work and everywhere else is easy with direct access to major arterial roads, bus links, and Springfield Central train station.

10



A great choice of lot sizes, home styles, and street views so you can build a lifestyle designed with your family in mind.

EDEN'S CROSSING

Amenities Map



▲ BRISBANE CBD
37 KILOMETRES
BY CAR

◀ IPSWICH CBD
13.5 KILOMETRES
BY CAR

REDBANK PLAINS
STATE SCHOOL

RED EDGE
SHOPPING
VILLAGE

EXISTING
SPORTING
OVALS

TOWN SQUARE
REDBANK PLAINS

FERNBROOKE
STATE SCHOOL

FUTURE WOOLWORTHS
RETAIL SITE

BLUE GUM PARK

STAINES MEMORIAL
COLLEGE



EDEN'S
VILLAGE

SPRINGFIELD CENTRAL CBD ▶
5 KILOMETRES

FUTURE
SPORTING
OVAL

CENTENARY
HIGHWAY

DIRECT ENTRY FROM
CENTENARY HIGHWAY*

FUTURE
DISPLAY
VILLAGE

SALES AND
INFORMATION
CENTRE

OAKLEIGH
PARK

FUTURE
EDEN'S VILLAGE
RETAIL CENTRE

WHITE ROCK SPRING MOUNTAIN
CONSERVATION PARK

* Centenary Highway access opened January 2020.

Illustrative purposes only. Distances, areas and locations approximate only. Anticipated development, display village, retail centre, future sporting oval and future Woolworths retail site current as at January 2020, and subject to change without notice. Image taken 26/10/2018.







Amenities

Lifestyle

Eden's Crossing is a thriving community where stunning natural beauty meets the ease and convenience of city living. Eden's Crossing has a range of living options and well-established amenities at your doorstep, plus much more on the way.

 Parks, shops & schools just a short stroll away

 Eden's Village, the exciting new retail precinct*

 New schools and learning for all stages of life

Transport

In Redbank Plains you're never far from public transport and arterial roads, making the journey into Brisbane, Ipswich or the Gold Coast easily accessible. Direct access to the Centenary Highway puts Springfield Central train station within a 5min drive. ^



Road
Centenary Highway
Direct Access



Bus
524 & 526
Local Daily Routes



Airport
Brisbane 40min
Gold Coast 75min



Train
Redbank Station
Springfield Central

Retail

Eden's Crossing has plans for a shopping precinct within the community, set to feature Woolworths, speciality stores, outdoor dining and a medical precinct. Plus, with the new Centenary Highway link, Springfield Central's Orion Shopping Centre is just 5km away. ^

Other shopping options close by include, Redbank Plaza, with over 110 speciality stores, Coles, Big W, Aldi and Kmart. Town Square Redbank Plains, featuring a Woolworths, post office, bakery, medical centre and more.



Medical



Health City Hub

Health City Springfield, offers an integrated health precinct located just minutes away, featuring the 80-bed Mater Private Hospital.



Medical & Health

A wide range of medical and health services are accessible locally, with plans for Eden's Crossing to soon have its own medical centre.



Education

Eden's Crossing is perfectly positioned for whatever style of education families need. It is within walking distance to the new Fernbrooke State School, one of eleven schools, and nine childcare centres, within 10km of the community. For higher education, students can access TAFE or USQ Springfield within a 5km drive or Ipswich Campus is just 12.5km away. ^



Childcare
Kidz Magic Centre
Goodstart Early Learning



Primary
St Ann's Catholic School
Fernbrooke State School



Secondary
Redbank Plains High
Staines Memorial College



Tertiary
USQ Springfield
TAFE QLD South West



Sport & Parks

Eden's Crossing is focused around being active and connected to nature, which is why there is 35 hectares of green open space, kilometres of hike and bike paths, four large parks, plus sports ovals and local parks.



Recreation

Eden's Crossing is connected to a range of recreational areas including the world-class Robelle Domain central parkland and the White Rock Spring Mountain Conservation Estate, offering bush walks and horse riding.

^ Distances and times approximate only.

* Plans for precinct subject to change without notice, and may or may not proceed as planned.

^ Distances and times approximate only.

Tenancy Summary



Investment Summary



Redbank Plains

Households in Redbank Plains are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people work in a labourer occupation.*

* Source: RP Data 2019



Median Age: 28[^]

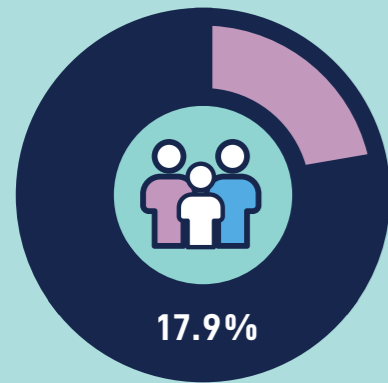


Owner-Occupied: 42.2%*

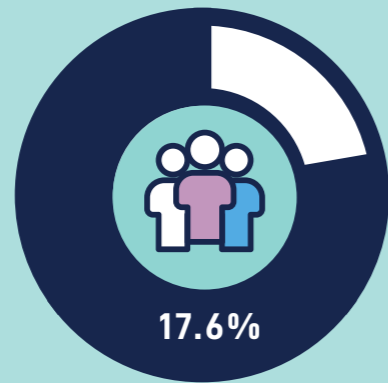
Average House Price & Rental Yield*

Buy \$320,000			Rent \$340 pw		
2 BR -	3 BR \$300,000	4 BR \$329,000	2 BR \$270 pw	3 BR \$370 pw	4 BR \$350 pw

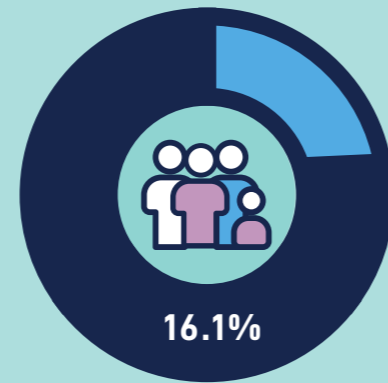
Top 3 Household Demographics in Redbank Plains**



Older Couples & Families



Established Couples & Families



Maturing Couples & Families

Population Growth**



19.61%
Mar 2016 - Jun 2019

Rental Yield Increase[^]



2.2%
Higher Than 2016

Average Days on Market[^]

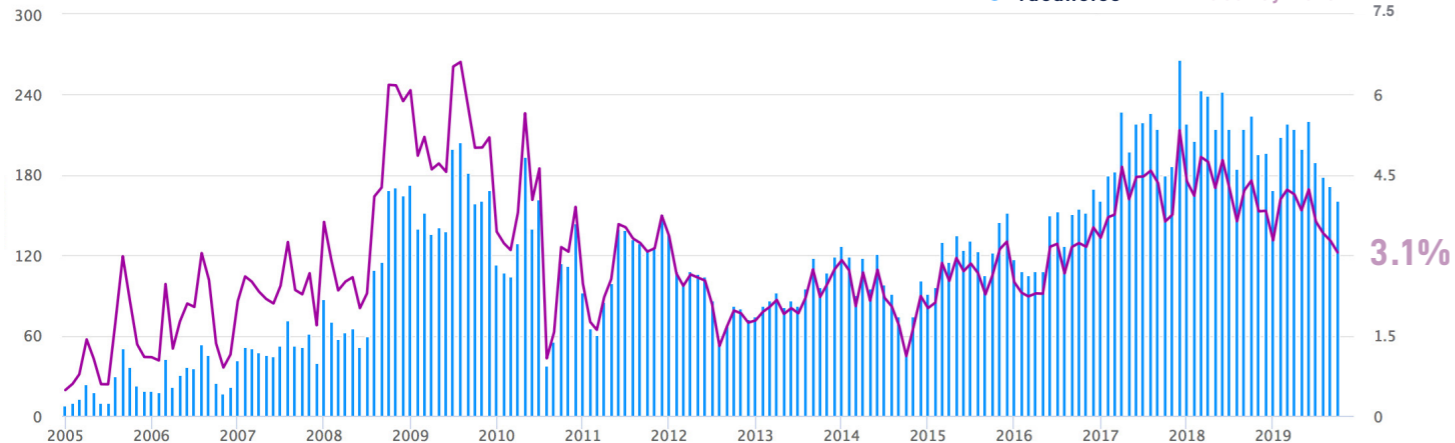


85
Days

Residential Vacancy Rates[^]

[^] Source: SQM Research 2019

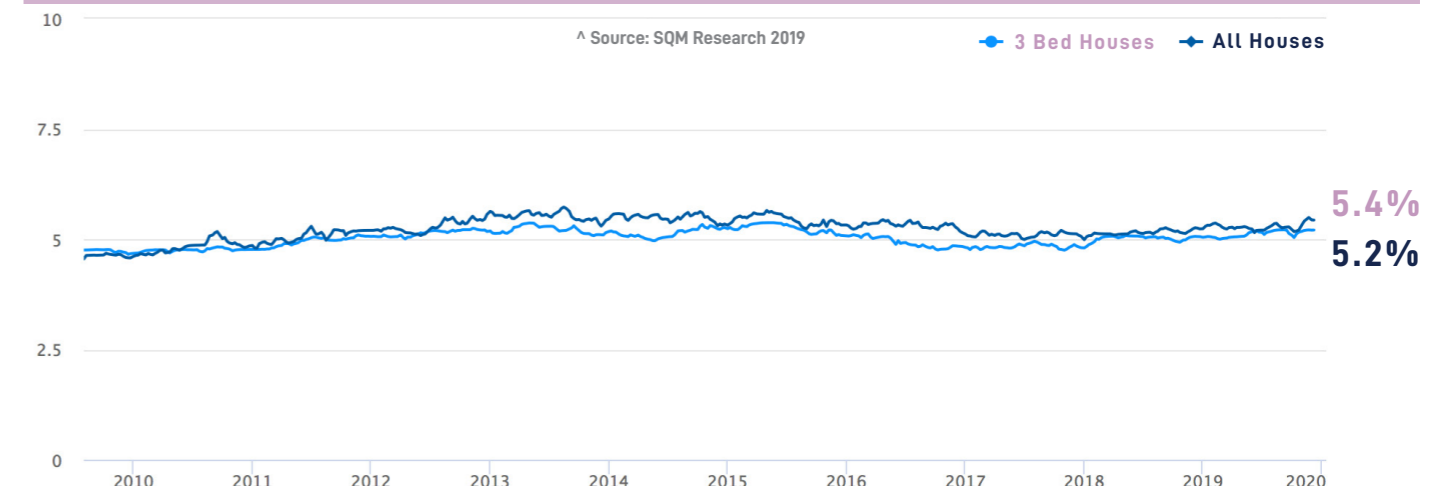
● Vacancies ● Vacancy Rate



Property Gross Rental Yield - Houses[^]

[^] Source: SQM Research 2019

◆ 3 Bed Houses ◆ All Houses



** Source: realestate.com January 2020

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* Source: realestate.com January 2020

** Source: Ipswich City Council Planning and Development Quarterly Activity Reports 2016-2019

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STREET DIRECTORY



A B C D E F G H I J K L M N O



Cotton Crescent	F4	Nectar Circuit	C1
Creekstone Avenue	I4	Pioneer Street	F2
Crewes Crescent	I3	Reedy Crescent	H7
Dawn Street	C4	Shelley Street	H5
Fermbrooke Boulevard	E2	Six Mile Creek	K2
Field Close	F7	Sunbird Drive	E7
Harvest Street	E4	Undullah Lane	I3
Ironpot Street	H5	Warril Street	J4
Mount Juillerat Drive	G3	Watercress Boulevard	M5

Disclaimer:

Images in this report are for illustrative purposes only. While care has been taken to ensure all statements and information are accurate at the time of publication, Peet Limited, Peet No 119 Pty Ltd and their related entities (together, 'Peet') do not represent or warrant their accuracy. The statistics, graphs and investment summary referred to in this report are from third parties and it passes on that information for what it is worth. This report and the information it contains does not provide any guarantees about property decisions or predictions about investment outcomes. This information is not to be taken as providing financial or legal advice. It is recommended that before making any decisions you make your own enquiries, and seek independent financial and legal advice appropriate to your circumstances. It is noted that Australia has a complex legal and property system and that any decision made should be in conjunction with your personal financial and legal advisers. The information included in this report is to give you a general impression of the area only at the time of publication. Any information concerning proposed or anticipated facilities, amenities, services, retail providers and developments may not proceed as described or at all. The information in this report is subject to change.

^ Proposed at the time of this report. Subject to change without notice. May not proceed as represented or at all.

