



KILLARA

LOGAN RESERVE



CELEBRATING 30 YEARS
SUCCESS THROUGH PROPERTY

VILLAWORLD





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villaworld.com.au/killara

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THE VILLA WORLD PROMISE

Established in 1986, Villa World is Queensland's oldest ASX listed housing developer and one of Australia's largest housing providers.

For 30 years, Villa World has been creating new homes for people at all different stages in life.

Villa World creates value through a simple philosophy of quality craftsmanship, design innovation and enduring relationships.

Providing more than just an address, Villa World creates individual communities and delivers whatever is needed for families to thrive in their local environment.

Today, more than 40,000 Australians call a Villa World address their home.

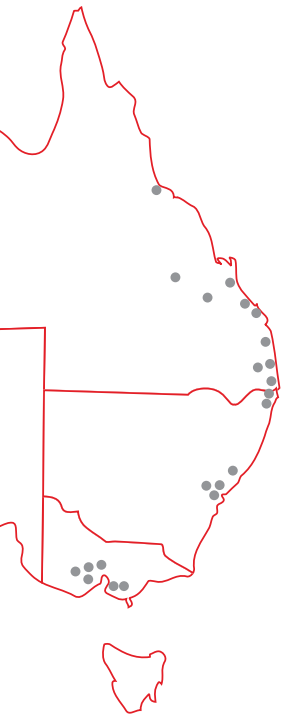
We value and appreciate our people, partners and customers. We want buying a new home to deliver value and positive experiences across all our relationships.

At Villa World, we want you to feel welcome and part of our community.

Success through property - Villa World.

Craig Treasure

Craig Treasure,
CEO and Managing Director



Master planned communities since 1986



Success ✓



More than 40,000 Australians call a Villa World address, home

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THE DEVELOPMENT

OVERVIEW

- Master planned to be surrounded by open green spaces in the popular suburb of Logan Reserve, the new Killara address will feature 15 stages bordered by adventure trails and natural parklands. The easy to build on level lots at Killara are perfect for your existing folio of slab on ground homes. The 15 stages are comprised of 726 lots with frontages between 7.5m and 14m.
- Each boutique precinct at Killara has a character all its own allowing a sense of exclusivity and intimacy with the surrounding environment.
- Killara's master plan features outdoor recreational facilities making it an address designed for healthy and active lifestyles.
- Killara at Logan Reserve has been master planned to blend streets of complementary home designs together into a complete address.
- The development is well situated nearby an extensive selection of schools and colleges, major shopping centres and recreation facilities.





KILLARA VISION

VISION

A place for young families and growing families, this address will capture the openness of the natural bushland, diversity of housing types and provide easy access into the retail, business and recreation amenity of nearby Logan.

With natural breezes, easy access to parks and open space, informal play areas and plenty of opportunity for kids to find adventure, this community will be an urban “home amongst the gum trees”.

PLACE ESSENCE

“Adventure”

This place represents all the opportunities to start a new life, enjoy the best of Australian suburban life and explore the surrounds of this natural environment.



PROJECT LOCATION

Uniquely situated halfway between the Gold Coast and Brisbane CBD's in a high growth corridor of south-east Queensland, yet secluded neighbourhood, Killara will provide families with easy access to a range of quality shopping and education facilities including Grand Plaza Shopping Centre, Griffith University Logan Campus and Canterbury College.



Shopping and Dining:

- Marsden General Store – 1.3km
- Marsden Park Shopping Centre – 3.4km
- Waterford Plaza – 5.7km
- Chemist Warehouse Crestmead – 3.4km
- Woolworths Meadowbrook – 7.2km
- Bunnings Warehouse Browns Plains – 9.7km
- Grand Plaza Shopping Centre – 9.8km
- Logan Hyperdome – 13.2km
- Woolworths Logan Village – 9.2km

- Chambers Pines Golf Course – 2.5km
- Waterford Equestrian & Pony Club – 15.2km
- Logan Metro Indoor Sports Centre – 6.9km
- Logan City Golf Club – 9km
- Kingston Park Raceway – 6.8km

Education Facilities:

- Marsden State School – 2.7km
- Marsden State High School – 2.8km
- Saint Philomena School – 2.7km
- Park Ridge State High School – 7km
- Regents Park State School – 7.9km
- Griffith University Logan Campus – 8.5km
- Logan Village State School – 9.5km
- Canterbury College – 8.8km

Sport and Recreation:

- Moffatt Park – 3.4km
- Crestmead Park – 3.4km
- Tygum Park – 8.3km
- Crestmead PCYC – 3.5km



REGIONAL SNAPSHOT

Uniquely situated at the greenheart of Logan Reserve with convenient access to both Gold Coast and Brisbane CBD's, Killara is complete with everything families need to thrive in their local environment.

- Ideally located between Brisbane and the Gold Coast, the City of Logan is the fifth largest local government area in Australia. With a population of more than 300,000 the city is one of the key growth regions in South-East Queensland.
- The City of Logan has a strong focus on economic growth and job opportunities for residents. Home to more than 21,000 business and with more than 15,000 new jobs created in 2013, investment confidence is strong.
- To prepare itself for this significant population growth, Logan City Council has a growing labour force, and coupled with the timely provision of infrastructure, provides an opportune market for the regional economy and encourages competition, investment and innovation.
- Transport is a crucial enabler for economic and employment growth and social connectedness. With this in mind, current and future projects like the Wembley Road and Logan Motorway Interchange, extending the South-East Busway from Rochedale to Loganholme, widening the Pacific Motorway through Logan and upgrade of the Mt Lindesay Highway will be key to unlocking new industry jobs and reducing travel times for freight and commuters.
- The expansion of the Logan Hospital is also a priority for the Logan City Council as it will accommodate future health and education facilities through upgrades to key pieces of physical and social infrastructure centred on health and wellbeing.

Source: City of Logan: Infrastructure for our future publication



SURROUNDING AMENITIES

CHILD CARE

- 1 Crestmead Early Education Centre - 750m
- 2 Goodstart Early Learning Crestmead - Juliet Street - 2.8km
- 3 Marsden Kindergarten and Child Care Centre - 3.6km
- 4 Kidi Kingdom Child Care Centre - 3.6km
- 5 Footsteps Early Learning Centre - 3.7km
- 6 Goodstart Early Learning Crestmead - Third Avenue - 4.2km
- 7 Goodstart Early Learning Waterford - 5.3km
- 8 Mini Mees Child Care Centre - 5.7km

EDUCATION

- 1 Saint Philomena School - 2.6km
- 2 Marsden State High School - 2.8km
- 3 St Francis College - 3.0km
- 4 Crestmead Primary School - 3.5km
- 5 Waterford West State School - 5.4km
- 6 Loganlea State High School - 7.5km
- 7 TAFE Qld - Loganlea - 7.6km
- 8 Griffith University Logan Campus - 9.3km
- 9 TAFE Qld - Browns Plains - 10.5km

SPORT AND RECREATION

- 1 Chambers Pines Public Golf Course - 2.4km
- 2 Kensington Junction - 2.6km
- 3 Crestmead Park - 3.4km
- 4 Logan Metro Indoor Sports Centre - 6.2km
- 5 Berrinba Wetlands Park - 6.5km
- 6 Kingston Park Raceway - 6.9km
- 7 Logan Entertainment Centre - 9.1km
- 8 Event Cinemas Browns Plains - 10.3km

SHOPPING

- 1 Marsden Park Shopping Centre - 3.7km
- 2 ALDI Marsden - 3.7km
- 3 Waterford Plaza - 5.9km
- 4 Woolworths Park Ridge - 7.3km
- 5 Bunnings Browns Plains - 9.7km
- 6 Grand Plaza Shopping Centre - 10.4km
- 7 IKEA Logan - 10.9km
- 8 Logan Hyperdome Shopping Centre - 13.5km

MEDICAL

- 1 Crestmead Medical Centre - 2.5km
- 2 Doctors on Fifth - 5.1km
- 3 Park Ridge Family Practice - 6.3km
- 4 Mediprac Medical Centre - 7.1km
- 5 Logan Hospital - 7.6km
- 6 Browns Plains Family Practice - 9.5km

TRANSPORT

- 1 Bus Stop - Waratah Dr at Whiteman St - 2.1km
- 2 Kingston Train Station - 7.5km
- 3 Bethania Train Station - 8.7km





Berrinba Wetlands

Brisbane CBD

Chambers Flat Road

Logan Motorway

Marsden State School

Springwood

Marsden State High School

Marsden Shopping Centre

M1 to Gold Coast and Brisbane

Loganlea Train Station

Logan Hospital

Logan City Golf Course

TAFE

Griffith University Logan Campus


KILLARA
LOGAN RESERVE



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MASTER PLAN



LEGEND

- SUBJECT SITE
- MAJOR CONTOUR FROM DNRM
- OPEN SPACE ABOVE FLOOD EXTENT
- OPEN SPACE BELOW APPROX FLOOD EXTENT
- PREDICTED 1% AEP FLOOD EXTENT DATA PROVIDED BY SHEEHY & PARTNERS LTD PTD 04/04/2016
- STAGE BOUNDARY
- D DUAL OCCUPANCY LOT
- * SEWER TREATMENT PLANT
- EXISTING BUILDINGS
- EXISTING DAM - DIGITISED FROM NEARMAP IMAGERY DATED 13/01/2016
- DETENTION BASIN WITH BUFFER
- BIORETENTION WITH BUFFER

LEGEND

LOT AREA & DIMENSIONS GENERALLY	
 VILLA UNIT LOTS 7.5m	29
 LOTS FRONTAGE 10.5m	146
 LOTS FRONTAGE 12.5m	349
 LOTS FRONTAGE 14.0m	160
 DUAL OCCUPANCY LOTS	30
 MIN 500m ² DUPLEX LOTS GENERALLY 20 x 20 x 18, 30 x 17	72 TITLES
TOTAL LOTS	720 LOTS
TOTAL TITLES	756 TITLES
TOTAL AREA	57.712ha
AREA OF OPEN SPACE ABOVE & BELOW FLOOD, DRG RESERVE	18.6085ha
DENSITY DWELLINGS PER HA (Excludes Open Space)	19.0dwg/ha

STAGE	No OF LOTS (Titles)	NEW ROAD				AREA OF OPEN SPACE (ha)	TOTAL AREA (ha)
		23.0m	20.0m	15.5m	12.5m		
1	75 (79)	527	-	60	-	-	4.0ha
2	45	155	35	125	-	-	2.278
3	68 (73)	-	180	545	-	-	3.765
4	55 (59)	-	250	395	-	-	3.301
5	18	-	80	100	25	-	0.940
6	49 (53)	-	470	185	-	7.112	10.169
7	62 (65)	-	95	450	-	-	3.272
8	47 (51)	-	140	320	-	0.4204	3.082
9	55 (58)	-	-	650	-	1.8845	4.884
10	50 (55)	-	-	505	-	2.1895	4.915
11	55	-	-	370	-	-	2.613
12	8	-	-	75	-	0.6521	0.986
13	74 (78)	-	-	585	-	-	3.766
14	33	-	-	472	25	2.93	4.869
15	27	-	-	280	-	3.42	4.874
TOTAL	720(756)	682	1250	5117	50	18.6085	57.712



This master plan is indicative only. The design, layout, measurements and inclusions shown may vary without notice. This plan may not be drawn to scale.

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DISPLAY VILLAGE



GENERAL LEGEND

- Display Village
- Land Sales Centre
- Acoustic Fence (2m high)

DISPLAY VILLAGE - LOT DIMENSIONS

■ Villa - 10.5m Lot Frontage	8
■ Premium Villa - 12.5m Lot Frontage	12
■ Courtyard - 14m Lot Frontage	8

Dual Occupancy Lots

■ Min. 500m ² Duplex Lots	2
	4 titles

Total Lots	30
Total Titles	32 titles

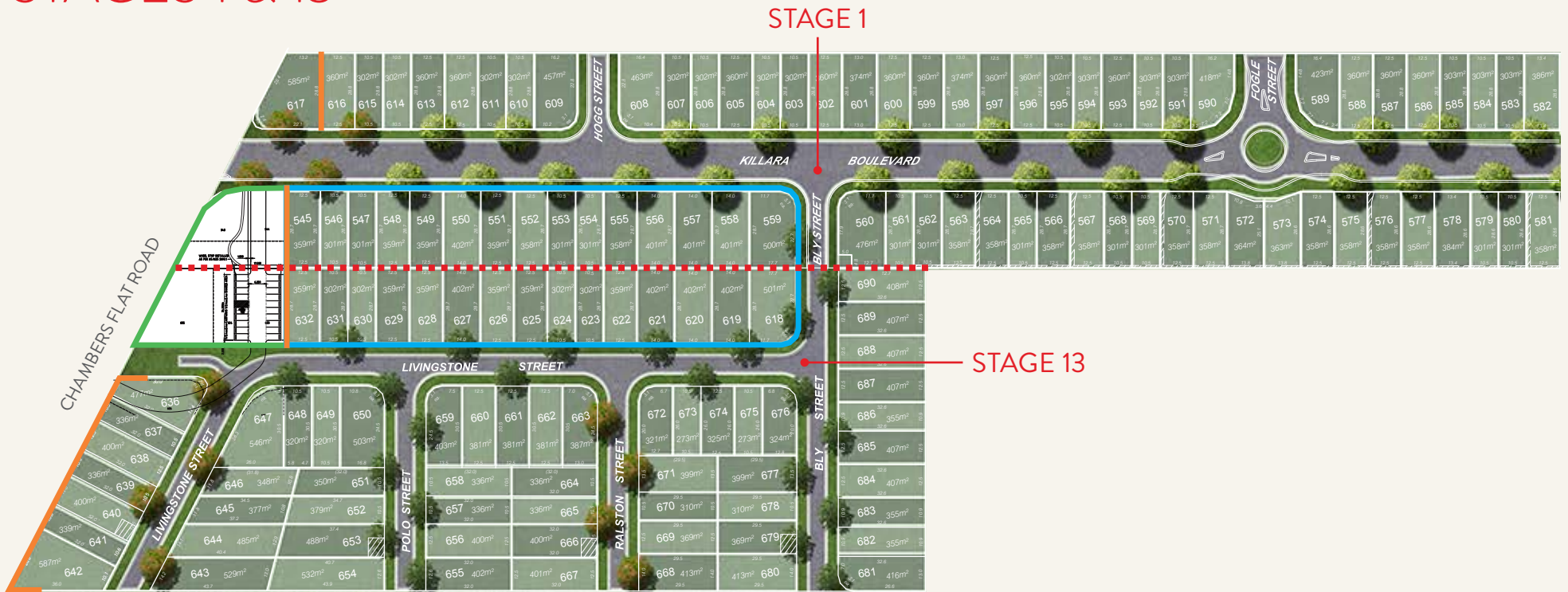


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STAGES 1 & 13



STAGE 1 - LOT DIMENSIONS

Villa - 10.5m Lot Frontage	26
Premium Villa - 12.5m Lot Frontage	36
Courtyard - 14m Lot Frontage	9
Dual Occupancy Lots	
Min. 500m ² Duplex Lots	4
	8 titles
Total Lots	75
Total Titles	79 titles

STAGE 13 - LOT DIMENSIONS

Villa - 10.5m Lot Frontage	24
Premium Villa - 12.5m Lot Frontage	36
Courtyard - 14m Lot Frontage	9
Dual Occupancy Lots	
Min. 500m ² Duplex Lots	4
	8 titles
Total Lots	73
Total Titles	77 titles

GENERAL LEGEND

- Display Village
- Land Sales Centre
- - - Stage Boundaries
- Acoustic Fence (2m high)



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PARKS & ADVENTURE TRAIL LANDSCAPE PLANS



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trees



Acmena hemilampra - Broad leaved Lily Pily

Grevillea robusta- Silky Oak

Randia fitzalanii- Native Gardenia

Syzygium tierneyanum- River Cherry

Waterhousia floribunda - Weeping Lily Pily

shrubs and feature plants



Banksia spinulosa 'Collina'

Banksia aemula- Wallum Banksia

Grevillea banksii prostrate form

Westringia 'Jervis Gem'

Melaleuca 'Claret Tops'

groundcovers



Dietes 'Bicolor'

Grevillea 'Bronze Rambler'

Lomandra longifolia- Mat rush

Myoporum parvifolium- Creeping Boobialla

Pennisetum 'Nafray'



PARKS & ADVENTURE TRAIL LANDSCAPE PLANS

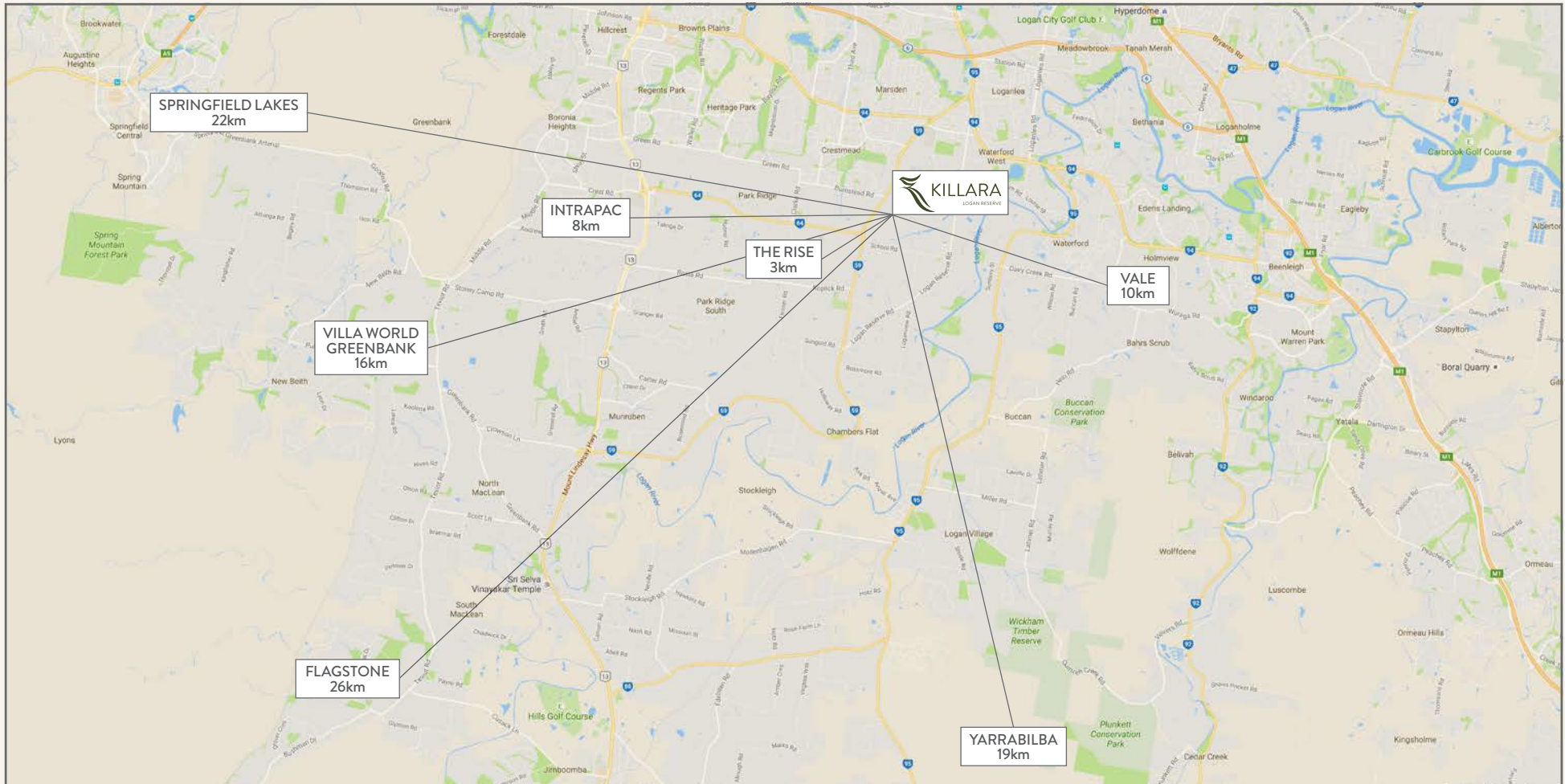
furniture



play



SURROUNDING DEVELOPMENTS



All distances measured from 370 Chambers Flat Road, Logan Reserve.

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WHY KILLARA?

Following the initial success of The Sanctuary at Woodlands, Villa World has made a long term commitment to Logan and our builder partnerships will form a key part of that commitment.

Killara has been master planned to deliver 726 easy-to-build-on homesites in a balanced mix of lot sizes. In addition, the company's recent acquisition of 1500 lots in Greenbank will offer an extended land supply, a diverse product mix and a potential future alternative display village opportunity.

Killara is well located on the fringe of established key Logan amenities, making it an address with family convenience 'today' and the promise of further growth in the 'future'.











For our builder partners, Killara represents the opportunity to be part of a boutique Display Village close to the established heart of Logan – a genuine alternative to the larger Display Villages set in more isolated locations. In addition, a unique marketing & advertising position will differentiate Killara from that competition.

An industry leading Land Sales Centre with superior exposure to Chambers Flat Road, will be the platform for Villa World to promote our builder partners.

We welcome a dialogue on how best we can create a mutually beneficial working environment where all parties prosper for many years to come.



TIMELINE

2016	Oct		Civil Construction Commences - Stage 1 (75 lots)		
	Nov		Temporary Land Sales Centre opens		Display Village offering and terms presented
	Dec				
2017	Jan		Civil Construction Commences - Stage 13 (73 lots)		Official project launch
	Feb				
	Mar				
	Apr		Proposed registration - Stage 1 (75 lots)		
	May		Land Sales Centre opens		
	Jun		Proposed registration - Stage 13 (73 lots)		
	Jul		Display Village home construction begins		
	Aug				
	Sep				
	Oct				
2018	Nov				
	Dec				
	Jan				
	Feb		Display Village completion and launch		