



ONE THREE ONE **BINNIES ROAD**

RIPLEY QLD 4306

Information Memorandum

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RIPLEY QLD 4306

Ray White Special Projects QLD are pleased to exclusively offer to the market via Offers to Purchase a 10.53* hectare residential development site located in the Ripley Valley.

Key features of this opportunity:

- + Opportunity to acquire a strategically located development site in the fast growing western corridor of SE QLD
- + In close proximity to the Coles anchored Ripley Town Centre
- + Designated Urban Living within Ripley Valley Priority Development Area
- + Site not affected by undermining and flood free
- + 40mins* south west of the Brisbane CBD, 15mins* from the Ipswich CBD and Springfield City
- + Directly adjacent existing land estates providing potential options for future connectivity to services
- + Various investigative studies undertaken assisting Due Diligence

*Approximately.

Presented to the market For Sale.

For further information or to arrange an inspection please contact the exclusive agents:

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SPRINGFIELD

TOV

Opportunity to acquire a strategically located development site in the fastest growing western corridor of S.E. QLD.

FISCHER ROAD

RIPLEY ROAD

← IPSWICH CBD

PROVIDENCE

**RIPLEY
VILLAGE CENTRE**

**CENTENARY
HIGHWAY**

BINNIES ROAD



Outline indicative only.

Investment Highlights



MASTER PLANNED COMMUNITY

Ripley Valley is planned to become one of Australia's largest master planned communities with a proposed population of 120,000 people. The region offers significant opportunities for residential growth with the ability to provide affordable accommodation options for owner occupiers and investors.



LOCATION

Ripley Valley is located in the western growth corridor of South East QLD and is only 40 minutes south west of the Brisbane CBD, 15 minutes from Springfield City to the east directly via the Centenary Highway or 15 minutes north to the Ipswich CBD.



EMPLOYMENT

Ripley Valley is in close proximity to a range of major industrial and employment generators including Swanbank Enterprise Park, Amberley RAAF Base, Springfield City, Ipswich CBD, Citiswich (new Costco location), Ebenezer Industrial Park and Redbank Industrial estate which houses the new Rheinmetall Military Vehicle Centre of Excellence (MILVEHCOE) and Coles' new \$950M investment in two (2) 70,000sqm automated distribution centres.



CONNECTIVITY

The site offers very convenient access to both Cunningham Highway (north) and Centenary Highway (south). Both of these arterials provide additional connectivity to Ipswich & Logan Motorways and beyond.



SCALE

The 10.53* hectare site has a proposed plan of subdivision providing for 158 allotments (Subject to council approval).



PUBLIC TRANSPORT

A new bus network is now servicing the Ripley Valley which will provide access to Ipswich and Springfield City.



FACILITIES & AMENITIES

The site is ideally positioned in close proximity to the Ripley Town Centre which is anchored by a recently completed full line Coles Supermarket and approximately 20 specialty stores including Medical Centre (opening soon), Chemist, Dental Surgery, Vet, Gym, Cafe and much more.

*Approximately.

CBD

**CUNNINGHAM
HIGHWAY**

**CALTEX /
MCDONALD'S**

RIPLEY ROAD

BINNIES ROAD



Outline indicative only.

Asset Overview

Property Overview:

The site comprises an irregular shaped, inside development parcel with street frontage to Binnies Road along the sites southern boundary. The site provides a gently sloping topography, suitable for future development. The site is light to moderately treed throughout.

Address	131 Binnies Road, Ripley QLD 4306
RPD	Lot 2 on RP231243
Site Area	10.53Ha*
Local Authority	Ipswich City Council
Improvements	<p>The property is improved with a quality, four bedroom colonial style dwelling of brick and timber construction set over a single level.</p> <p>The dwelling & surrounding landscape has been very well maintained internally and externally, and provides an excellent holding income opportunity for an incoming purchaser.</p>

*Approximately.



Plan of Potential Development:

A proposed scheme has been prepared over the subject site indicating a potential development yield of 158 lots, with an average lot size of 411 sqm. A copy of the proposed plan is included in the Data Room.



Town Planning:

Planning/Development Scheme	Ripley Valley PDA Development Scheme (RVDS)
Zone	<p>Urban Living Zone</p> <p>The zone is intended to be developed as urban and suburban neighbourhoods focused on identifiable and accessible centres and comprising of a mix of residential development including houses, multiple residential and other residential and live work opportunities through home based business.</p>
Structure Plan	The site is further within the Structure Plan map of the PDA, located within the 'Neighbourhoods' area. The site is located within the Secondary Urban Core Neighbourhoods West 'neighbourhood' as part of the Ripley Valley Structure Plan and there is an existing endorsed Context Plan covering the site.
Endorsed Context Plan	<p>The endorsed Context Plan shows the majority of the site designated as Residential Medium Density which identifies permissible densities of 20-35 dwellings per hectare (set out below).</p> <p>We understand this Context Plan was endorsed as part of a development application over land adjoining Ripley Road, which is now known as Ripley Valley Estate.</p>

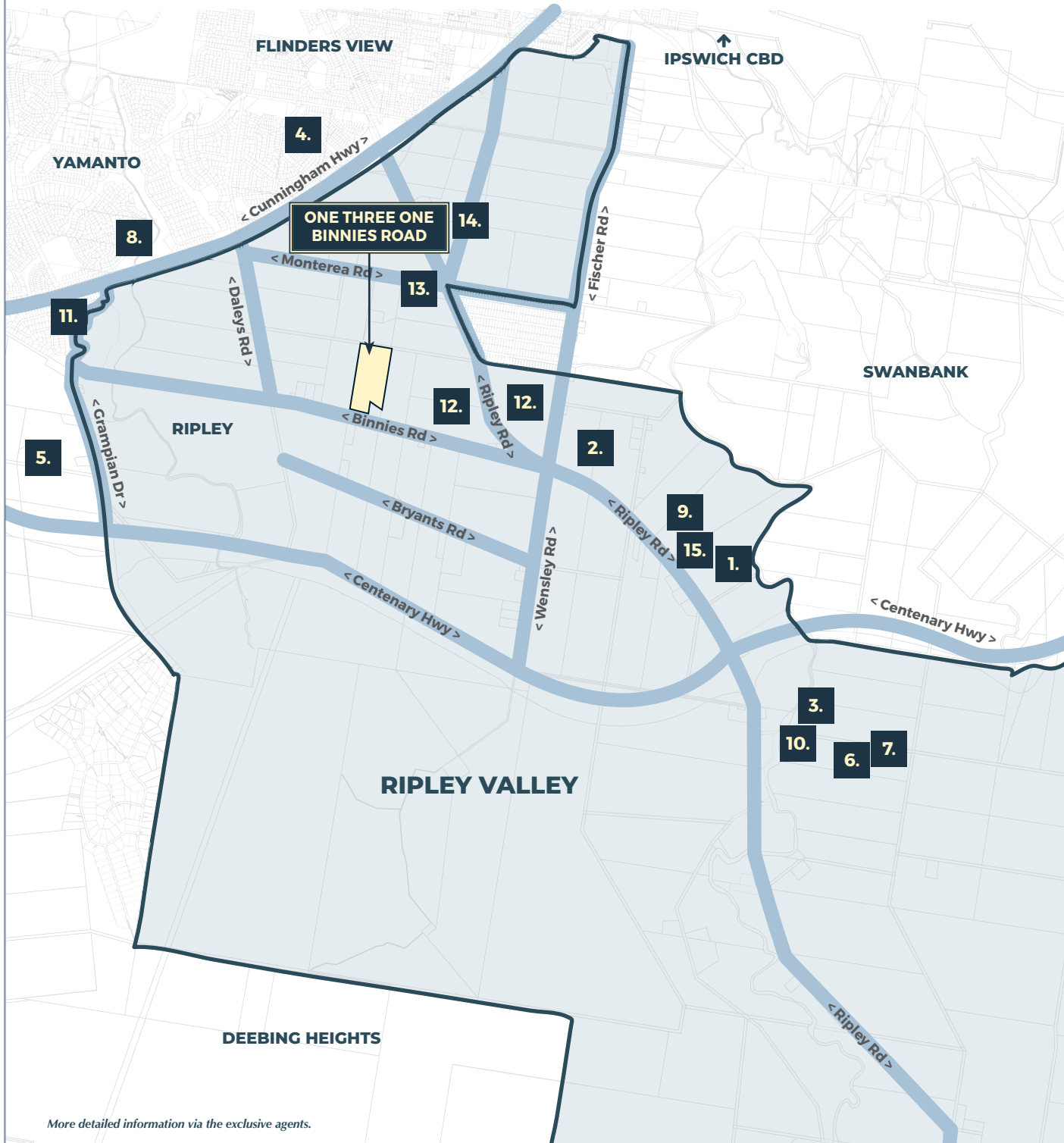
*Approximately.



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Location

Ripley Valley Urban Development Area (UDA)



More detailed information via the exclusive agents.

Outline indicative only.

Ripley Valley & Surrounds



Amenities

1. Ripley Town Centre (3.6km*)
2. Brooking Parklands (2.2km*)
3. Splash 'n' Play Adventure Park (4.6km*)
4. Winston Glades Shopping Centre (6.0km*)

Education

5. Deebing Heights State School (2.5km*)
6. *Ripley Valley Primary School (5km*)
7. *Ripley Valley Secondary School (5km*)
8. Yamanto Community Kindergarten (8.2km*)

Developments

9. Ecco Ripley (3.1km*)
10. *Providence South Ripley (5km*)
11. Stockland Sovereign Pocket (3.3km*)
12. Ripley Valley Estate (1.2km*)
13. Montereia Estate (3.4km*)
14. Hayfield Estate (3.6km*)



*Approximately. *Opening in 2020.



Outline indicative only.



Location

Ripley Valley, QLD

The Ripley Valley is located in one of the largest industry growth areas in Australia and in recent years has undergone significant development in accordance with the Ripley Valley Urban Development Area Development Scheme (UDADS).

Ripley Valley covers a total area of 4,680 Ha* and is located in South East Queensland's western growth corridor, which is one of the largest employment and industry growth areas in Australia. More specifically the subject is situated approximately 15 kilometres* south east of the Ipswich CBD, and 40 kilometres west of the Brisbane CBD.

Furthermore the Ripley Valley is strategically located to benefit from access to existing and planned major employment generators Ipswich CBD, Springfield City, Swanbank Enterprise Park, Citiswitch and the RAAF Base and Aerospace and Defence Support Centre.

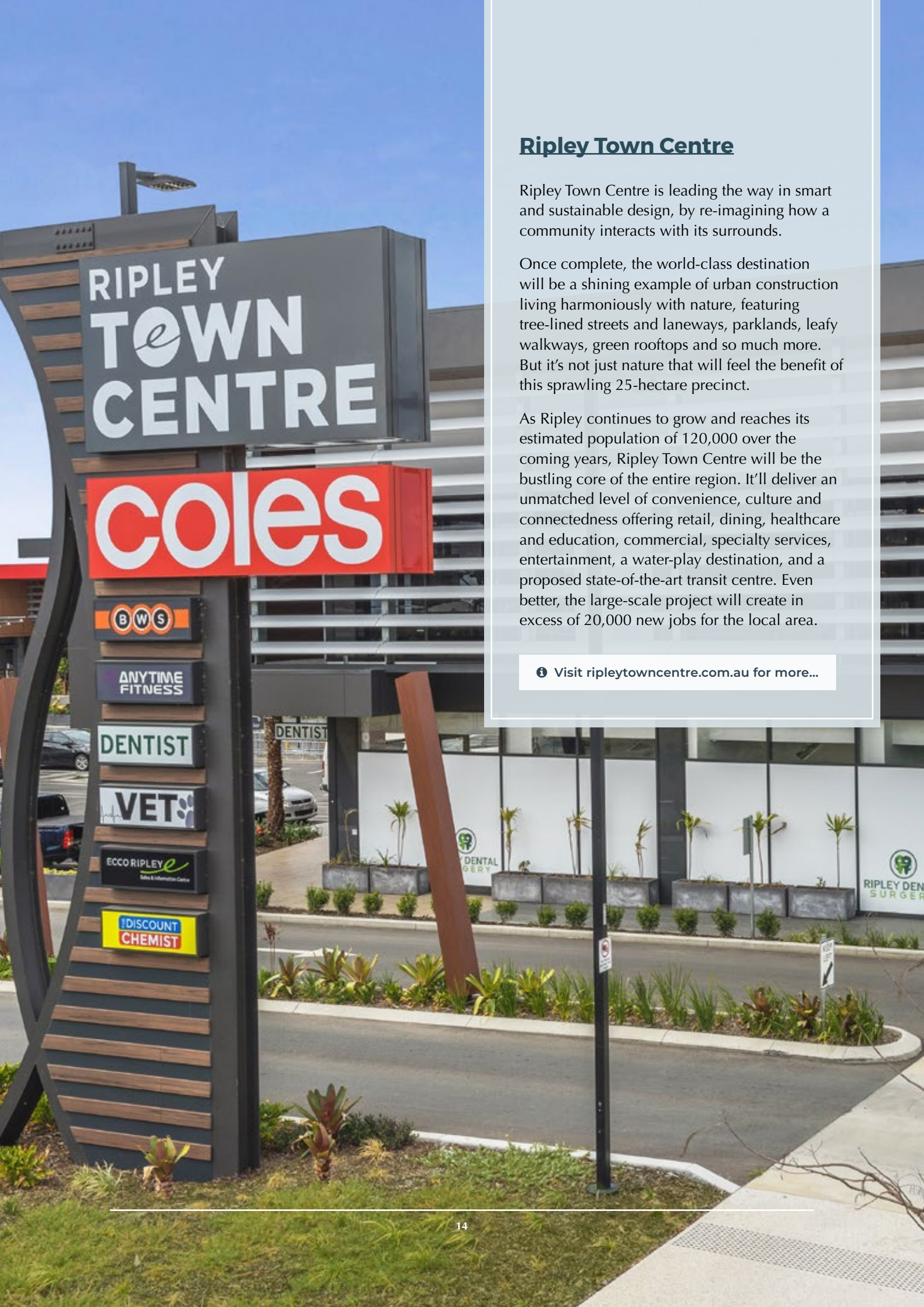
The Vision

The Ripley Valley offers the opportunity to establish a series of distinctive neighbourhoods and smaller villages, with the vibrant \$1.5 billion Ripley Town Centre at its heart, which will be complimented by intimate local village centres located strategically throughout the Valley.

When fully developed Ripley Valley will provide approximately 50,000 dwellings and will have a population of 120,000 people, with residents enjoying the valley's enviable lifestyle and easy access to a wide array of employment opportunities both locally and across the greater Ipswich area.

(Source: Department of Infrastructure, Local Government and Planning.)

*Approximately.



Ripley Town Centre

Ripley Town Centre is leading the way in smart and sustainable design, by re-imagining how a community interacts with its surrounds.

Once complete, the world-class destination will be a shining example of urban construction living harmoniously with nature, featuring tree-lined streets and laneways, parklands, leafy walkways, green rooftops and so much more. But it's not just nature that will feel the benefit of this sprawling 25-hectare precinct.

As Ripley continues to grow and reaches its estimated population of 120,000 over the coming years, Ripley Town Centre will be the bustling core of the entire region. It'll deliver an unmatched level of convenience, culture and connectedness offering retail, dining, healthcare and education, commercial, specialty services, entertainment, a water-play destination, and a proposed state-of-the-art transit centre. Even better, the large-scale project will create in excess of 20,000 new jobs for the local area.

📍 Visit ripleytowncentre.com.au for more...

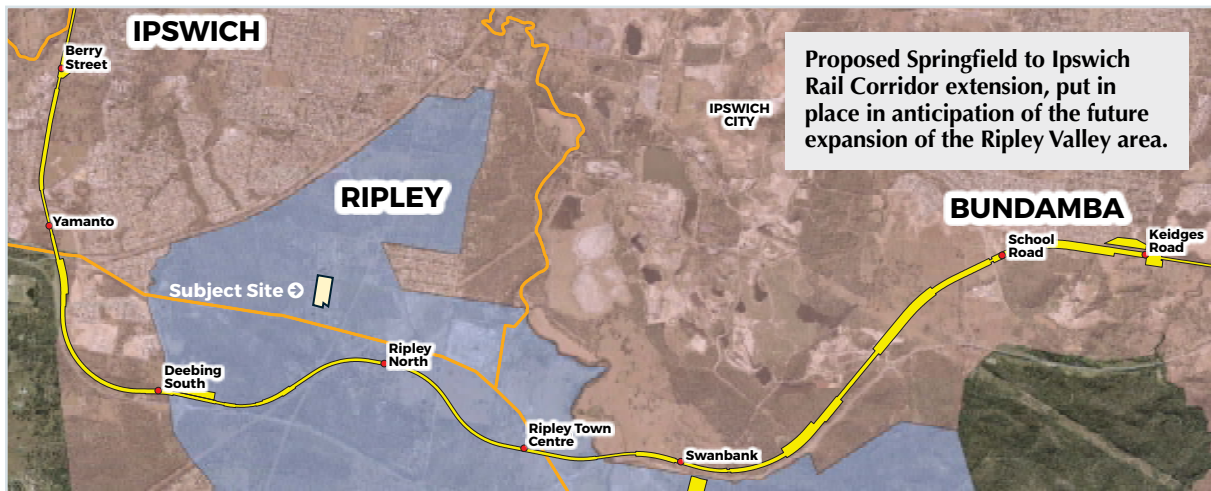
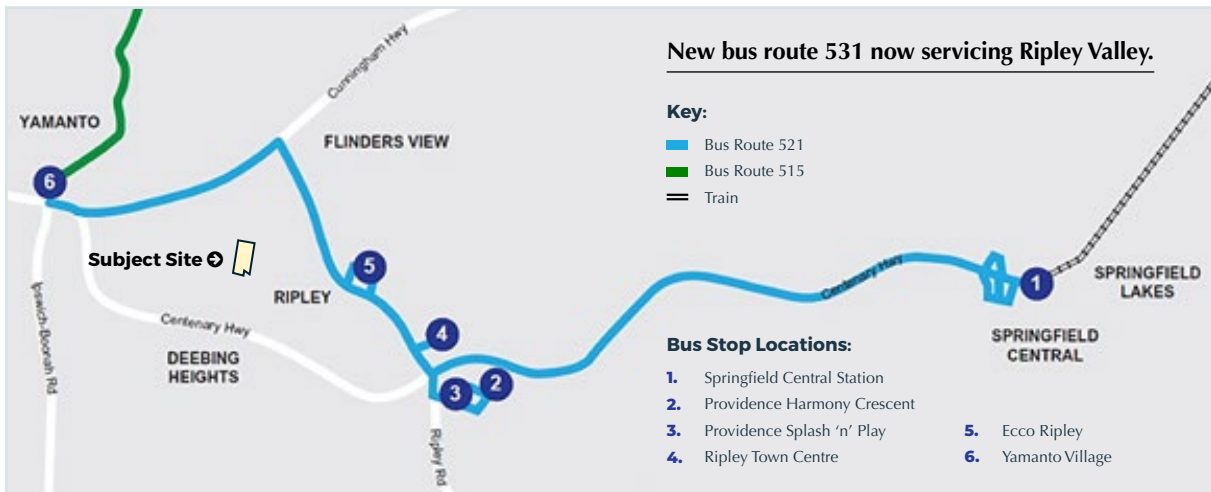
Infrastructure

Ripley Valley is in the heart of one of Queensland’s focussed employment and economic growth regions. It currently experiences and will continue to experience an unprecedented level of large scale infrastructure and investment projects as shown below:

Local infrastructure that is completed, underway or committed to:

+ \$1.5b Ripley Town Centre	+ \$4b duplication of Ipswich Motorway
+ \$366m Centenary Highway extension	+ \$6b in additional transport projects
+ \$837m rail extension to Springfield with proposed future extension to the Ripley Valley	

Public Transport



Outline indicative only.

City of Ipswich

A Future World City:

Over the next two decades, it is anticipated Ipswich City will be:

**One of Australia's
largest major job
creation zones**

**The highest
population growth
City in Australia**

**One of the most
exciting urban
economic growth
zones in the country**



Source: City of Ipswich.

Ipswich Profile

Ipswich City is a City of Centres with 20 employment and population growth centres it is projected that growth to 2031 will bring an additional 292,000 people to the city, requiring an additional 120,000* jobs. The City has the ultimate capacity to provide 335,000* jobs.

Manufacturing is the lead driver in the City's economy and it is projected that this sector will grow significantly in the future.

Key manufacturing sectors in the City include:

- ✓ Aerospace & Defence Base Support
- ✓ Rail
- ✓ Food Processing
- ✓ Advanced & High Technology Manufacturing
- ✓ Automotive & Support Businesses (Motorsports)
- ✓ Building Products
- ✓ A diverse range of Light Industry & Specialist Manufacturing capabilities

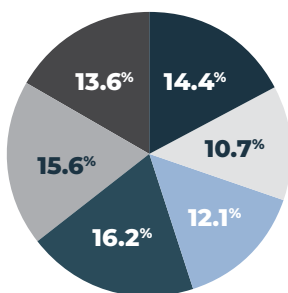
The City will also focus on employment and investment in:

- ✓ Knowledge Industries – information & communication technology (ICT), business services, clean technologies, technical & engineering services (supporting the Surat Basin)
- ✓ Sustainable Industries
- ✓ Education
- ✓ Health & Human Services
- ✓ Rural Industries
- ✓ Retail & Hospitality

Source: City of Ipswich / Economic Development Plan 2009 - 2031

Labour Force

Ipswich is a diverse and dynamic city with its population enjoying a wide variety of employment opportunities. The largest employment industries include:



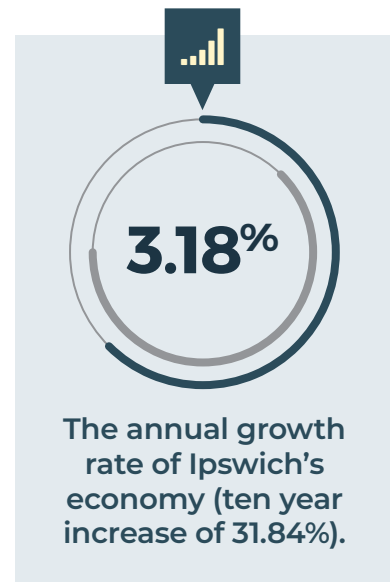
- Manufacturing
- Retail Trade
- Health Care & Social Assistance
- Technicians & Trade Workers
- Clerical & Admin Workers
- Professionals

Demographic Snapshot



484,716

Projected population by 2036 = fastest growing city in QLD.



\$7.89b

City's Gross Regional Product (GRP) as at June 2015.

Source: Queensland Statisticians office

Employment Generators

The Ripley Valley is situated in one of the largest employment and industry growth areas in Australia, and is strategically positioned for access to the following major employment generators:

Ipswich CBD



The Ipswich CBD is a major business and commercial centre for the greater Ipswich district, and is currently undergoing a significant \$1 billion revitalisation program. Stage 1 of the program known as Icon commenced in 2011, and has now been completed with future stages of the project to deliver additional commercial towers, residential towers, a 60,000 sqm* regional shopping centre, community amenities.

Source: City of Ipswich

Amberley RAAF Base



The Amberley RAAF Base is located approximately 45 kilometres* south west of Brisbane on the outskirts of Ipswich and is the Royal Australian Air Force's largest military base. The Amberley air base employs over 5,000* people, and is currently undergoing a \$1 billion expansion which will be completed over the next 4 years. Furthermore by the end of 2016 a workforce of 1,500* contract staff will be working on projects to accommodate and provide services for the rapid expansion of air power capability at the base.

Source: QT News - Royal Australian Airforce

Springfield City



Greater Springfield is one of Australia's fastest growing regions with the population expected to grow from the current level of 32,000* to over 100,000* by 2030. Greater Springfield boasts two railway stations; a designated health precinct with hospital; a broad range of education facilities from primary through to tertiary; a growing commercial and business park presence and an expansive choice of retail and leisure options. Furthermore Springfield's CBD is already home to General Electric's state headquarters, and on completion the CBD will span a total area of 390Ha*, and will provide an employment base of 52,000* workers.

Source: Springfield Land Corporation

Citiswiche Business Park



Citiswiche is a premium industrial estate located in the logistics hub of Brisbane's south-western corridor. The 350Ha* estate is one of Queensland's largest industrial developments, and provides affordable, well connected industrial land which caters for a wide range of industries including logistics, manufacturing, warehousing and distribution, construction and wholesale retail companies. Retail giant Costco recently opened its second Queensland store within the Citiswiche Estate.

Source: Walker Corporation

*Approximately.



Credit: City of Ipswich 2017.

Coles Warehouse

Australia's second-largest food and liquor retailer Coles will spend \$950 million over the next five years building two new automated distribution centres to replace five existing warehouses located within Redbank Industrial Estate.

Source: The Urban Developer, WITRON Logistik + Informatik



Ripley Service Centre

The new Ripley Service Centre is conveniently located at the gateway to the Ripley Valley; at the junction of the Cunningham Highway and Ripley Road. The Centre which is anchored by Caltex Service Station and McDonald's is prominently positioned on the home-bound side of Ripley Road.

Source: Google



Swanbank Enterprise Park

The Swanbank Enterprise Park occupies over 492Ha* of prime industrial land in Brisbane's western corridor, and has received high levels of support from both state and federal governments. The Park has a total value of \$570.7 million, and accommodates heavy, general and light industry as well as mixed industry and business area users. A key tenant of the park is the \$75 million Holcim manufacturing plant which opened in 2013.

Source: Avid Property Group



ADF / Rheinmetall

German contractor Rheinmetall has won a \$5 billion contract to build more than 200 light armoured vehicles for the Australian defence forces at its new facility in Ipswich, west of Brisbane. The new project is predicted to create more than 330 permanent jobs from the outset and up to 1,450 jobs over the 30-year life of the vehicles.

Source: abc.net.au





Sale Process

131 Binnies Road, Ripley QLD 4306

Method of Sale:

The property is being offered **For Sale** by **Offers to Purchase (OTP)**.

The seller retains the right (in their absolute discretion) to:

- ▶ Decline to consider and/or accept any Offers to Purchase lodged in response to this invitation;
- ▶ Negotiate directly with any party who has lodged an Offers to Purchase at any stage;
- ▶ Accept or decline a non-conforming Offers to Purchase at any stage of the sale process;
- ▶ Enter into any agreement for sale of the property on such terms as are acceptable to the sellers discretion;
- ▶ Change this invitation;
- ▶ Require additional information from a party who has lodged an Offers to Purchase;
- ▶ Reject all or any Offers to Purchases at any time for any reason; and
- ▶ Withdraw the property from sale.

Due Diligence Information:

A complete dataroom is available to qualified parties which can be accessed via secure Digital Pigeon link. Please contact the marketing agents to obtain access to the following...

Planning Info:

- Planning and Engineering Services Assessment
- Proposed Plan of Development
- Geotechnical Report
- Ecological Report
- Contamination Report
- Cultural Heritage Letter of Advice

Searches:

- Rates Notice
- Land Tax Notice
- Smart Map
- Survey Plan
- Title Search

Submission:

If the OTP is to be submitted by hard copy it is to be enclosed within a sealed envelope marked clearly with:

OTP for 131 Binnies Road, Ripley QLD 4306
c/- Mark Creevey
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane QLD 4000

If the OTP is to be submitted electronically, details are as follows:

c/- **Ray White Special Projects (QLD)**
Facsimile: (07) 3832 4777
E-mail: mark.creevey@raywhite.com and tony.williams@raywhite.com

Sale Documents are available from the marketing agent upon request.

Offers to Purchase

Offers to Purchase (OTP) Form / Particulars

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 131 Binnies Street, Ripley QLD 4306 ("the Property").

Date

Property Details:

Address	131 Binnies Road, Ripley QLD 4306		
Real Properties Description	Lot 2 on RP231243		
Land Area	10.53Ha (approximately)	Local Authority	Ipswich City Council

Offer to Purchase:

Proposed Price	\$	No GST.
Proposed Deposit	10% of the Purchase Price = \$	No GST.
Proposed Settlement Date		
Further Details or Information	<i>(Finance, Conditions etc.)</i>	

Details of Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	
Company Name	<i>(If applicable)</i>		
ABN		ACN	<i>(If applicable)</i>
GST Registered	<input type="radio"/> Yes <input type="radio"/> No <i>(please circle one)</i>		

Details of Proposed Buyer's Solicitor (if known):

Firm			
Name / Contact			
Address			
Contact Telephone		Contact Email	

Offers to Purchase

Proposed Buyer Acknowledgement

In submitting an Offer to Purchase to buy the subject property (“OTP”), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them (“Marketing Material”).
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer’s own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - The Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - The Vendors will accept the highest purchase price offered;
 - The Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
 - The submission of the Proposed Buyer’s OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an Offer to Purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution:

Signed by the Proposed Buyer only.

Full Name	
Signature	
Date	

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2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.

6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.

7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.

8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.

9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.

10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.

11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.

12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.



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RIPLEY QLD 4306

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Exclusively presented by...

 **RayWhite**

raywhitespecialprojects.com

All enquiries in relation to this opportunity are to be directed to the exclusive marketing agents:

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