

## Environmental Business Cluster earmarked for Yarrabilba

Australia's first dedicated Environmental Business Cluster is being planned for the Yarrabilba project in Beaudesert, providing an economic boost to the region.

The Environmental Business Cluster will be a major business precinct catering to companies producing environmentally sustainable products, such as those for solar energy and the recycling of water and building materials, as well as office-based research and consulting groups.

In May 2006, Delfin Lend Lease conducted a series of executive briefings around Australia to generate interest from companies willing to participate in the Environmental Business Cluster.

Queensland Deputy Premier, Treasurer and Minister for State Development, Trade and Innovation, Anna Bligh, addressed the first of the briefings in Brisbane and expressed her support for the project.

Ms Bligh said the Queensland Government had identified environmental business as a key growth opportunity.

"We think that business clusters are a very important part of getting it right in business generally, but particularly in new communities. Yarrabilba will be one of the largest planned communities in Australia and to start by thinking about an employment focus is important," she said.

*"The proposed Environmental Business Cluster shares strong synergies with our business goals and Yarrabilba is the perfect location to realise our growth potential."*

*Mike Evans, General Manager, Chromagen*

which designs, manufactures and distributes energy efficient equipment for domestic, commercial and industrial use; and Citect, a global provider of industrial automation, facilities automation, real-time intelligence and next generation manufacturing execution systems.

Lend Lease Communities Regional General Manager Queensland, Andrew Brimblecombe, said the Cluster would spur the creation of a wide range of new employment opportunities, such as research, professional practice, trades, manufacturing and consultancy.

"This cluster will reinforce Yarrabilba's vision of setting a world benchmark in sustainable urban development by fostering a culture of conservation that will permeate all aspects of the community development program," Mr Brimblecombe said.

"Starting with a 'blank canvas', Yarrabilba provides a unique opportunity to demonstrate and deliver world class environmentally sustainable development principles from day one," he said.

"This project will be the first of its kind in Australia. It gives Yarrabilba an opportunity not only to be an Australian leader but to be a world leader."

The proposed Cluster has already attracted interest from major national manufacturing, IT, retailing and research companies, including BlueScope Water, developer of steel-based water management products; Chromagen,



**Qld Deputy Premier, Treasurer and Minister for State Development, Trade and Innovation, Anna Bligh, at the launch of the Environmental Business Cluster**

### Yarrabilba – Quick Facts

#### Overview

- Yarrabilba is the name of the masterplanned community proposed for a 2,014-hectare former pine plantation in the Beaudesert Shire
- It will be developed over a 30-year period and eventually be home to around 52,000 people in approximately 23,000 homes
- Construction of Yarrabilba is expected to begin in 2008, subject to approval by Beaudesert Shire and the Queensland Government

#### The Environment

- About 20% of the site, or more than 400 hectares, will be dedicated to green and open space
- The development will be a world showpiece for sustainable development with special programs to preserve native flora and fauna, and conserve water, electricity and other valuable resources
- Yarrabilba will have over 120km of dedicated pedestrian and cycle paths

#### Jobs

- Yarrabilba will create approximately 1,400 construction jobs and 150 traineeships during each year of development
- Approximately 20% of the site allows for jobs-generating uses, including 488 hectares of mixed use, town centre, commercial and service precincts, and 65 hectares for light industry

#### Services & Facilities

- Yarrabilba will provide key infrastructure, such as public transport, broadband access to homes, community programs, recreation facilities, retail, service and commercial hubs, skills training, apprenticeship schemes and job networks
- A full spectrum of education facilities will be offered, from early childcare and learning to post secondary education
- Yarrabilba will contain a town centre providing essential services and facilities

*"Yarrabilba's proposed Environmental Business Cluster matches our sustainability philosophies perfectly and will make an ideal home for the manufacture of our latest water infrastructure products."*

*Col Weatherstone  
President, BlueScope Water*

WANT  
TO KNOW  
**more**

...about the new Yarrabilba township?

To find out more on the Yarrabilba township, please go to [www.yarrabilba.com](http://www.yarrabilba.com) or fill out the form on page 4 and post it to PO Box 4210, Forest Lake, Qld 4078

One word, **Delfin**

# World showpiece Yarrabilba moves a step closer to reality

Yarrabilba is a step closer to reality with the project included in the urban footprint of the first amendment to the draft South-East Queensland Regional Plan released by the Queensland Government.

Under the draft amendment, a third of the Yarrabilba site has been designated as Urban Footprint while the remainder of the site has been identified for future urban development.

The announcement represents the first time Yarrabilba has been formally identified in the State Government's plans as being an urban development.

Lend Lease Communities Regional General Manager Queensland, Andrew Brimblecombe, said Yarrabilba would help Queensland properly manage its growth as well as contribute to the achievement of Beaudesert Shire's population target.

"Lend Lease is now developing Infrastructure Agreements with the Queensland Government and Beaudesert Shire Council to address the essential infrastructure and services needed by the project," he said.

Mr Brimblecombe said the vision for Yarrabilba was to create a masterplanned community with business and industry hubs to generate local jobs, public transport delivered from day one, broadband access to homes, and the country's best practice large-scale water management and environmental programs.

"The size of Yarrabilba, its location in a major growth area of Australia and the experience and strength of Lend Lease means that Yarrabilba can be developed using world's best practice sustainable urban development principles and become a showpiece masterplanned community," he said.



**Andrew Brimblecombe,**  
**Lend Lease Communities**  
**Regional General Manager**  
**Queensland**

## frequently asked questions

### Q. Why do we need Yarrabilba at all?

**A.** More than 1,000 people move to South-East Queensland every week. To ensure that the lifestyle and communities we love are preserved, we need to ensure that future development is planned properly from the very beginning. By developing a masterplanned community such as Yarrabilba, South-East Queensland can ensure that it can accommodate its residents and provide them with the standard of living they deserve.

Previously used as a pine plantation, Yarrabilba has very few environmental constraints.

### Q. Where will the water come from?

**A.** Our Water Cycle Management Program will be developed with input from water experts across the world, saving up to 70% in potable water usage compared to a typical land subdivision.

In the short term, water for the site will be sourced from Council's existing water supply and in the long term it is proposed to access the main Brisbane to Gold Coast water main.

### Q. How will the increase in traffic be handled?

**A.** An integrated traffic management program will be developed, based on an independent traffic assessment report, to design and build roads that improve, rather than restrict, traffic flow. Delfin is currently working with the State Government and local council to determine what infrastructure, including roads, is needed now and in the future. Public transport will also be delivered at Yarrabilba from the first day of development to reduce unnecessary individual car usage.

### Q. What impact will Yarrabilba have on other infrastructure, like electricity and sewerage?

**A.** Yarrabilba will be a leading sustainable community in Australia. By designing the community and homes for the local environment, the amount of electricity needed for heating, cooling and lighting can be drastically reduced. Reticulated gas and solar hot water systems will significantly reduce carbon dioxide emissions by up to 75,000 tonnes per year (compared to a typical land subdivision).

Sewerage will be treated on site and where possible recycled and used for irrigation.

### Q. What types of homes will be built at Yarrabilba?

**A.** A full range of homes will be built at Yarrabilba to reflect the needs and budgets of homeowners, from singles and couples to families and retirees. Guidelines will be established to ensure that attractive streetscapes and environmentally sustainable homes are created.

### Q. Where will all these new residents work?

**A.** An Economic Development and Jobs Strategy has already been developed to create significant ongoing employment for Yarrabilba and the surrounding area. Almost 20% of the site will be designated for jobs-generating uses. In addition to the permanent new jobs created, Yarrabilba will create approximately 1,400 construction jobs and 150 traineeships during each year of development.

## Interest in Yarrabilba climbs

Demand for quality land in the Beaudesert region close to essential services and facilities remains strong with local homebuyers showing keen interest in building their dream home at the future Yarrabilba development.

Although no marketing for land sales at the project has begun, Yarrabilba developer Delfin Lend Lease is receiving strong inquiries from people wanting to buy land at the proposed community.

It comes as Delfin's new Woodlands community at Waterford near Beenleigh is also receiving strong interest from homebuyers looking to build new homes in the fast growing Brisbane-Gold Coast growth corridor.

At the same time, businesses and organisations have also shown a keen interest in the potential opportunities at Yarrabilba.

Local businesses have approached Delfin Lend Lease requesting further information about the community, believing the influx of new residents will be a catalyst to growing their business.

Other businesses and organisations have been monitoring the progress of the project, viewing it as a possible relocation site. Interest has been



**Woodlands Sales and Information Centre**

shown by medical and legal practices, retailers, education and childcare providers, and sport and recreational groups, such as fitness centres and golf course operators.

Delfin Lend Lease Project Director – Major Projects, Paul Eagles, said he expected interest to remain strong as the project moved closer to commencement.

"Local homebuyers are not only

interested in securing quality land, but also ensuring their homes benefit from being close to quality retail, commercial, community, education and recreational services and facilities," he said.

"At the same time, we will partner with some of South-East Queensland's top builders to develop homes which meet the needs of buyers and reflect the unique environment and climate of Yarrabilba."



**Queensland Education Minister Rod Welford with students at the launch of Woodlands School-to-Work Program**

# School-to-Work Program to boost Queensland trades industry

Up to 400 Queensland high school students will have hands-on trades experience over the next four years following the launch of a new School-to-Work Program by Delfin Lend Lease.

The students will work with Delfin's newest Queensland project, Woodlands, at Waterford, and will be involved in street furniture design and construction, seed propagation, environmental research and signage construction.

The initiative is expected to be implemented throughout a number of Delfin masterplanned communities over the next five years and could provide apprenticeships and training for up to 1,000 secondary students nationally.

Launching the second phase of the Woodlands School-to-Work Program earlier this year, Queensland Education Minister Rod Welford said the program was a great example of government and industry working together to prepare young people for life beyond the school gates.

"The project is providing tremendous opportunities for students from Marsden State High School, Loganlea State High School, Kingston College and Canterbury College," Mr Welford said.

"It enables the students to gain real industry skills and knowledge through work experience, structured work placements and school-based apprenticeships and training.

"The project will mould tomorrow's generation of carpenters, plumbers, painters, building contractors, tilers, pavers, landscapers, horticulturists and interior designers."

Delfin Lend Lease Community & Education Services Manager Tim Eltham said the initiative, developed in conjunction with local schools and community training partnerships, would assist in up-skilling high school students for trade careers in the property development industry.

"As the nation's leading developer of masterplanned communities we are aware of the skill shortages facing the industry and together with our local

partners at Woodlands we've embarked on this new School-to-Work Program," he said.

"This initiative has been more than 12 months in the making and will train tomorrow's carpenters, environmental researchers, building contractors and landscapers."

Other Delfin Lend Lease projects in Queensland, Springfield Lakes and the future Yarrabilba township, already have the initiative in sight along with the company's Ropes Crossing project in Western Sydney.

## Want

to find out more about the new Yarrabilba township?

To be kept up to date on Yarrabilba, please fill out the form on page 4 and mail it to:

Delfin Yarrabilba  
PO Box 4210  
Forest Lake,  
Qld 4078

Alternatively, you can keep up to date with Yarrabilba or contact the Delfin team via the website [www.yarrabilba.com](http://www.yarrabilba.com)

# Delfin awarded Best Masterplanned Community

Delfin Lend Lease's Varsity Lakes community on the Gold Coast has been named Queensland's Best Masterplanned Development at the recent UDIA Suncorp Queensland Awards for Excellence.

The Gold Coast project also swept up the Queensland's State President's Award and Marketing Excellence award at the 23 June ceremony.

The awards come after Delfin's Caroline Springs community in Melbourne was named Australia's Best Masterplanned Community in April.

UDIA Queensland President, Brent Hailey, said Varsity Lakes' winning edge was the creation of an integrated development that provided opportunities to live, learn, work and play – all within one community.

"In addition to the range of housing choices provided by many masterplanned developments, Varsity Lakes goes one step further by incorporating school and recreational

facilities, as well as employment opportunities within the various commercial precincts throughout the development," Mr Hailey said.

Upon completion, Varsity Lakes will comprise more than 3,000 homes

over 343 hectares, and up to 150,000 square metres of commercial space in the project's town centre, Varsity Central. Varsity Lakes will also be home to 7,800 residents and 4,500 employees.



**Delfin's Varsity Lakes**



West Lakes, South Australia



Twin Waters, Queensland

# Who is Delfin Lend Lease?

Delfin Lend Lease is Australia's largest developer of masterplanned communities. It has been creating special places for Australians to live, learn, work and play for more than 50 years.

It is this commitment to quality that has seen Delfin communities all over Australia recognised for their excellence. Delfin is the only developer in Australia to be awarded three Prix d'Excellence Awards for World's

Best Residential Development by the International Real Estate Federation. These awards were presented for Queensland's Twin Waters project (2004) and Adelaide's Golden Grove (1998) and West Lakes (1992).

Delfin's parent company, Lend Lease is an Australian success story. Since being founded in 1958, Lend Lease has grown to become a leading international retail and residential property group, integrated with

strong investment management and construction management businesses.

Lend Lease employs nearly 9,000 people in almost 40 countries, primarily operating in Australia, the UK and the US and has a long and successful track record in these countries. These locations also act as regional hubs for its businesses in the Americas, Asia Pacific, Europe and selected markets in the Middle East.



Delfin's Forest Lake

# Delfin in South-East Queensland

Delfin has a strong track record of creating quality communities in South-East Queensland including Forest Lake, Varsity Lakes, Springfield Lakes and Twin Waters.

These communities demonstrate how Delfin creates well-designed places for people to live, learn, work and play.

Earlier this year, Delfin unveiled one of its newest projects – the \$250 million Woodlands development. Located in the fast-growing Gold Coast-Brisbane corridor, the 103-hectare Woodlands project will be developed over the next five years, housing more than 3,600 people in approximately 1,200 homes.

Woodlands will feature approximately 20 hectares of

open space, including a 12-hectare environmental corridor, a proposed sports field, a network of pedestrian and cycle paths and six multi-purpose courts. As a result, every home will be within 400 metres of a local green space.

**To find out more about Delfin communities in Australia, visit [www.delfin.com.au](http://www.delfin.com.au).**

## FEEDBACK form

Name \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_ Email \_\_\_\_\_

Yes, I would like to receive updates on the proposed Yarrabilba development, through my  postal address or  email address.

Please provide comments regarding the proposed Yarrabilba development, and post to:  
Delfin Lend Lease, PO Box 4210, Forest Lake, QLD 4078.

**Note:**  
This feedback form is not a submission about the application in accordance with the Integrated Planning Act 1997 ("IPA"). Submissions about the application must be made to the assessment manager (the Beaudesert Shire Council) in accordance with the requirements of the IPA.

Privacy Information  
You –

- acknowledge Delfin Lend Lease has collected your personal information (as defined in the *Privacy Act 1988*) for the purpose of providing updates on the proposed Yarrabilba development and as set out in the Privacy Policy (the "Privacy Policy") which is available on request.
- consent to Delfin Lend Lease disclosing Personal Information to the persons identified and in the circumstances listed in this Feedback Form and the Privacy Policy.
- are able to gain access to your Personal Information which is held by Delfin Lend Lease with a written request.