

INFORMATION MEMORANDUM

GC Prestige
COMMERCIAL

PRIORITY DEVELOPMENT AREA

FOR SALE — EXPRESSION OF INTEREST · SOUTHERN THORNLANDS PDA

15.9 hectares of *Urban Living* land in Thornlands.

THE SITE

168-188 Woodlands Drive
Thornlands QLD 4164

THE HOLDING

15.9 hectares* — one title
Lot 8 on RP900331

THE PLANNING

Southern Thornlands PDA
Urban Living (proposed scheme)

SOUTHERN THORNLANDS PRIORITY DEVELOPMENT AREA

A *15.9-hectare*, single-title holding inside Redland's new 8,000-home growth area — fronting Woodlands Drive, running to the *Eprapah Creek* corridor, and mapped almost entirely for *Urban Living*.



Subject site outlined. Aerial imagery © State of Queensland (latest state imagery program).

EXECUTIVE SUMMARY

Scale, frontage and a state-led growth plan.

15.9 hectares* on one title in the Southern Thornlands PDA, declared by the Queensland Government on 4 April 2025 to deliver around 8,000 new homes.

- **159,050 m²*** — Lot 8 on RP900331, freehold, ~240 m* frontage to Woodlands Drive, running ~870 m* south to Erapah Creek.
- **Urban Living** — the proposed Development Scheme (notified Aug–Sep 2026) maps the site for housing, apart from the Erapah Creek green corridor at the southern end.
- **Indicative 212–296 lots** at the PDA density band of 25–35 dwellings per hectare (net), subject to layout and approval.
- **Sewer planned** — the site sits in PDA sewer Catchment C. Pump station PS_C and its rising main are scheduled for 2028 (see page 9).
- **Water at the frontage** — existing DN150 main in Woodlands Drive; DN300 trunk mains are planned along and across the site.
- **Fall to the creek** — ~35 m fall north to south (RL 61 to RL 25), which suits gravity reticulation.
- **Growth all around** — PARC Thornlands estate under construction opposite; Sheldon College 1.8 km; Coles Thornlands 2.1 km; Victoria Point 4.0 km.
- **Sale by Expression of Interest** — unconditional and conditional offers invited.

FOR ENQUIRIES

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GC Prestige Commercial

Development sites & englobo land
— South East Queensland.

THE OPPORTUNITY

Property highlights.

A large, consolidated landholding in South East Queensland's newest Priority Development Area — where Economic Development Queensland, not a local planning scheme, sets the rules and the timeframes.

Single title, 15.9 hectares*

One owner, one title, one contract. No amalgamation risk — a rare holding at this scale inside the PDA.

Mapped for Urban Living

The proposed Development Scheme (Map 3, Structural Elements Plan) shows the site as Urban Living, with the Eprapah Creek corridor and a future district park along the southern boundary.

PDA density: 25–35 dph

The ILUP targets 25–35 dwellings per hectare (net). That supports small lots, terraces and dual occupancies up to 3 storeys near centres and schools.

Planned trunk services

Sewer Catchment C (PS_C + rising main, 2028), DN300 trunk water along Woodlands Drive and across the site, and sub-regional treatment works (2027–29) — all scheduled in the scheme.

A streamlined approval path

Under the Economic Development Act 2012, PDA applications are assessed and decided by MEDQ under one scheme. It replaces the local planning scheme, and EDQ coordinates the infrastructure.

Creek-front address

Around 300 m* of Eprapah Creek corridor on the southern boundary — a green outlook protected by the scheme's Green Network.

Schools & centres planned

Three new state schools, a district centre (up to 9,400 m² retail) and three local centres are planned in the PDA. Sheldon College is 1.8 km away.

Supply is tight

Of 18 Thornlands estates on OpenLot, 11 are sold out. New lots of 308–420 m² in Thornlands are listed from \$682,000.

PLANNING STATUS — The site currently sits in ILUP Precinct 2 (Investigation area). The Development Scheme, which maps it as Urban Living, goes to the Minister (MEDQ) for decision in October 2026. Buyers should make their own enquiries — see page 8.

PROPERTY PARTICULARS

Asset overview.

ADDRESS	168–188 Woodlands Drive, Thornlands QLD 4164	PLANNING AUTHORITY	Minister for Economic Development Queensland (MEDQ) – Southern Thornlands PDA
REAL PROPERTY	Lot 8 on RP900331		
TENURE	Freehold	CURRENT INSTRUMENT	Interim Land Use Plan – Precinct 2 (Investigation area)
LAND AREA	159,050 m ² * (15.905 ha*) – one title	PROPOSED SCHEME	Urban Living, with Green Network / district park along Eprapah Creek (Proposed Development Scheme, Aug 2026)
DIMENSIONS	~240 m* frontage to Woodlands Drive; ~765–870 m* deep; ~300 m* to Eprapah Creek	DENSITY	25–35 dwellings per hectare (net)
TOPOGRAPHY	Falls ~35 m north to south – RL 61 at the frontage to RL 25 at the creek. Median slope ~7%; all land under 15%.	DEVELOPMENT CHARGES	\$53,500 per lot (proposed scheme, Table 21) – offsets available for trunk works and land
IMPROVEMENTS	Existing dwelling and outbuildings near the frontage; two farm dams; open grazing land with scattered trees.	WATER	Existing DN150 main in Woodlands Drive (~29 m*)
LOCAL AUTHORITY	Redland City Council	SEWER	Not connected today. PDA Catchment C – PS_C & RM_C001 scheduled 2028
		DA STATUS	No current development application

*Approximately. Areas and dimensions from the QLD Digital Cadastral Database; levels from QLD Government LiDAR. Buyers to undertake their own due diligence.

INDICATIVE YIELD — SUBJECT TO LAYOUT & APPROVAL

Up to ~296 lots.

212– 296

INDICATIVE DWELLINGS / LOTS
AT 25–35 DWELLINGS PER
HECTARE

Desktop yield from the PDA density band applied to the net residential area. Around 280 lots equates to ~33 dwellings per hectare — inside the band. Not an approval; a concept layout is required.

DENSITY SCENARIO	NET DPH	LOTS
Scheme target	25	212
Mid band	30	254
Small-lot / terrace mix	~33	~280
Top of ILUP band	35	296

Indicative land budget

COMPONENT	HECTARES*
Gross site area	15.9
Eprapah Creek corridor, green network & mapped environmental land (24% on Redland mapping; ~18% on EDQ Map 3)	(2.9–3.8)
Developable area	12.1–13.0
Roads, local parks & stormwater (~30%)	(3.6–3.9)
Net residential area	~8.5–9.1

Product the scheme supports

Detached homes on a range of lot sizes; secondary dwellings and dual occupancies; terraces and multiple dwellings up to 3 storeys, particularly near centres and schools (Proposed Scheme s2.4.1.1). The ILUP also sets a target of 20% social and affordable housing across Precinct 1, which is expected to carry into the final scheme.

Yield figures are desktop estimates from public mapping, prepared by GC Prestige Commercial. They are not a town-planning or engineering opinion.

THE LAND

Woodlands Drive to Eprapah Creek.



Subject site outlined in turquoise. Aerial imagery © State of Queensland. Boundaries indicative only — from the QLD Digital Cadastral Database.

Frontage & access

~240 m* to Woodlands Drive — a scheduled PDA trunk connector (RD03). The PARC Thornlands residential estate is under construction on the opposite side of Woodlands Drive.

The land

Open grazing land with scattered trees, a dwelling and sheds near the frontage, and two farm dams. A steady fall to the south — no slopes over 15%.

Creek frontage

Riparian forest along Eprapah Creek forms the southern boundary. The scheme protects it as a strategic ecological corridor and future district park.

Neighbours

Rural-residential and grazing land to the west; poultry sheds on neighbouring holdings to the east and west. All neighbours sit inside the PDA, which is planned to transition to urban use.

SOUTHERN THORNLANDS PRIORITY DEVELOPMENT AREA

The planning framework.



Proposed Development Scheme (Aug 2026), Map 3 — Structural Elements Plan. Site outlined in red: Urban Living (pink), with Multipurpose Green Space and the Preferred Future Recreation Park along Eprapah Creek. Outline registered by GC Prestige — indicative.

A state-led PDA

Declared 4 April 2025 over 890 ha, bounded by Boundary Road, Mount Cotton Road and Eprapah Creek. Planned for around **8,000 homes** and 24,000 residents, supported by **\$544M** of catalyst infrastructure.

Today — ILUP Precinct 2

The Interim Land Use Plan places the site in the Investigation area. Interim uses that don't prejudice the PDA vision may be appropriate. Subdivision waits for the Development Scheme.

Proposed — Urban Living

The proposed scheme maps the site as Urban Living, targeting a net residential density of 25 dwellings per hectare with a range of lot sizes, terraces and multiple dwellings up to 3 storeys.

Green Network

The Eprapah Creek corridor (~18% of the site on Map 3) is retained as green space and future trunk park DR01. Trunk park land delivered by a developer can be offset against charges at the scheme's land valuation rates.

Charges

\$53,500 per lot (\$43,000 municipal + \$10,500 sub-regional), Table 21. Offsets and refunds apply for trunk works delivered.

4 Apr 2025

PDA declared; ILUP takes effect.

Aug–Sep 2026

Proposed Development Scheme publicly notified (3 Aug – 15 Sep).

Oct 2026

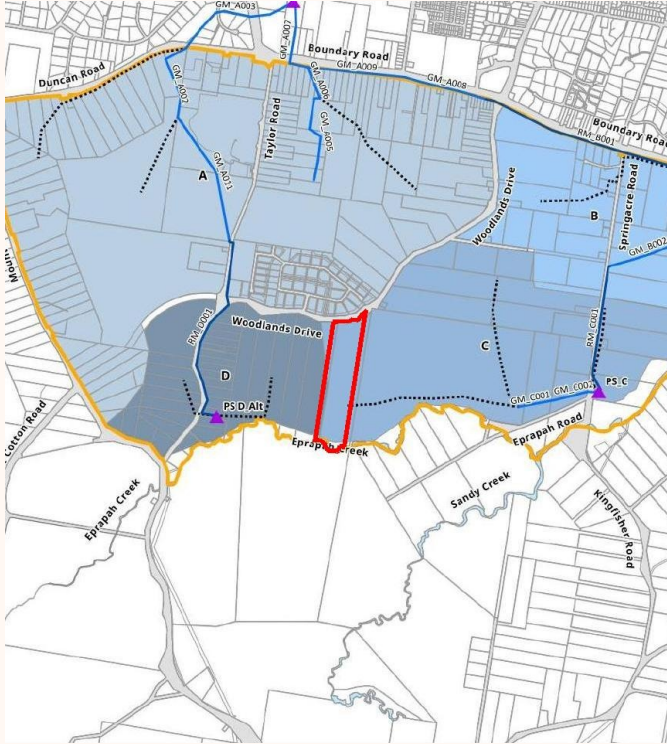
Scheme and submissions report go to MEDQ for decision.

On approval

Scheme replaces the ILUP. PDA development applications for Urban Living can follow.

SERVICING — SEWERAGE

Sewer: the full picture.



Proposed Development Scheme, Map 6 — Sewerage Network (Municipal & Sub-regional). Site outlined in red at the western edge of Catchment C. Outline registered by GC Prestige — indicative.

Today

No reticulated sewer at or next to the site — Redland City Council's public asset data shows no sewer main, rising main or manhole nearby. The dwelling uses on-site treatment.

Planned — Catchment C

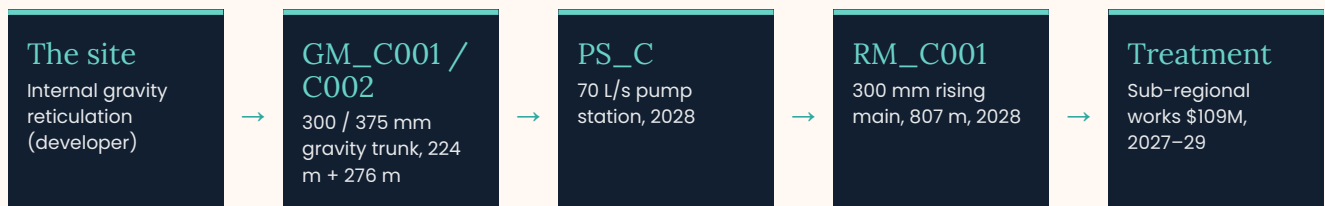
The site falls inside PDA sewer **Catchment C**. The scheme shows a sewer main along the southern (creek) edge of the catchment running east to trunk gravity mains GM_C001 and GM_C002. These feed pump station **PS_C**, which pumps via rising main RM_C001 into the northern network and on to the treatment works.

Why the land suits it

The site falls ~35 m from Woodlands Drive (RL 61) to the creek (RL 25) — towards the planned southern sewer alignment. Internal reticulation can run by gravity.

Bringing it forward

Trunk items can be delivered early by a developer under an infrastructure agreement, with the cost offset against development charges (scheme s3.4).

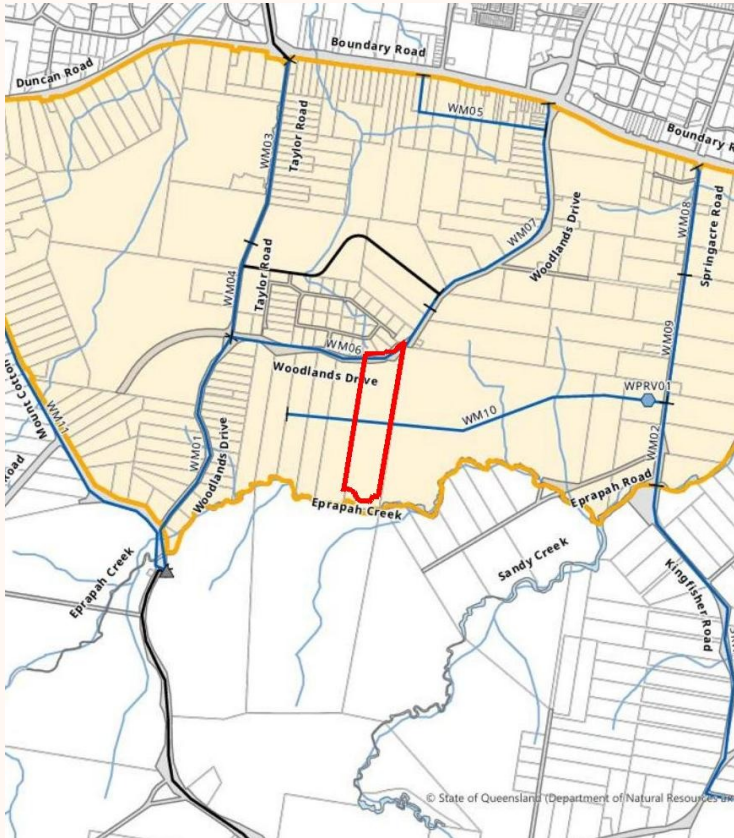


ID	ASSET	DESCRIPTION	SCHEDULED	TOTAL COST
PS_C	Pump station	70 L/s (31 kW); wet well 3.0 m dia × 3.61 m deep	2028	\$1,458,695
RM_C001	Rising main	300 mm dia, 807 m	2028	\$761,594
GM_C001	Gravity main	300 mm dia, 224 m	2036	\$445,305
GM_C002	Gravity main	375 mm dia, 276 m	2036	\$610,152
SR_S01-S03	Treatment & effluent disposal	Sub-regional works (\$15M / \$50M / \$44M)	2027-2029	\$109M

Source: Proposed Southern Thornlands PDA Development Scheme (Aug 2026), Tables 4 & 5, FY2025/26 dollars. Timing is indicative and may change in the final scheme. Buyers should confirm capacity, timing and connection points with EDQ and Redland City Council (Redland Water).

SERVICING — WATER, ROADS, STORMWATER & UTILITIES

Water and the wider network.



Proposed Development Scheme, Map 7 — Water Supply Network. Planned trunk main WM10 (DN300) crosses the site; WM06 runs along the Woodlands Drive frontage. Site outlined in red — indicative.

Water — today

An existing **DN150 water main** runs in Woodlands Drive, about 29 m* from the site boundary, with hydrants along the road (Redland City Council public asset data).

Water — planned trunk

WM06 DN300, 1,162 m along Woodlands Drive (2039). **WM07** DN300, 1,458 m (2044). **WM10** DN300, 2,211 m east–west across the site to pressure-reduction valve WPRV01 (2049). New **8 ML reservoir WRES01** (2031) and DN375 SRWM01 (2029). Design pressures 22–55 m head (SEQ Code).

Roads

Woodlands Drive is scheduled as a two-lane **Trunk Connector** (RD03A–F, ~\$56.8M, 2039–2044). Springacre Road upgrades are scheduled for 2029 and Taylor Road for 2034.

Stormwater

The site drains south to Erapah Creek. The scheme schedules six trunk detention basins (ST-01 to ST-06, ~\$28.9M). The Flood Regulation Line affects ~15% of the site at the creek end, inside the green corridor.

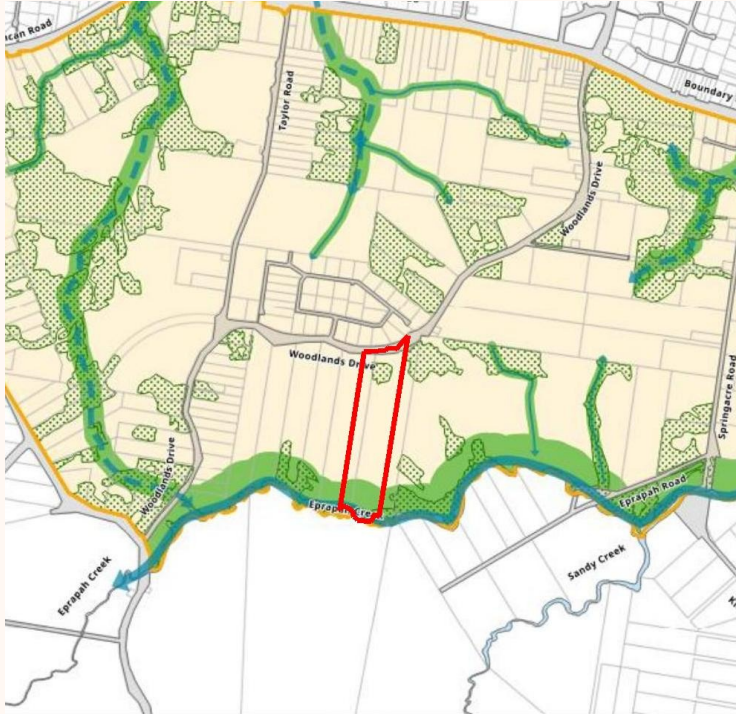
Power & telecommunications

The existing dwelling is connected. Capacity for a staged subdivision to be confirmed with Energex and NBN Co.

Sources: Proposed Development Scheme (Aug 2026) Tables 7, 10 & 19; Redland City Council public water asset data; QLD LiDAR. Indicative only — buyers to obtain their own engineering advice and a Dial Before You Dig enquiry.

ENVIRONMENT & SITE CONDITIONS

Constraints, mapped.



Proposed Development Scheme, Map 4 — Green Network. The Eprapah Creek strategic ecological corridor crosses the southern end of the site; dotted areas are Habitat Investigation Areas. Site outlined in red — indicative.

One corridor, on one edge

The site's environmental and flood mapping sits mostly in the same place — the Eprapah Creek corridor at the southern boundary. The northern ~80% is open, gently sloping land.

LAYER (SOURCE)	SHARE OF SITE*
EDQ Green Network / park (Map 3)	~18%
MLES — local significance (Redland)	22.0%
MSES — state significance (Redland)	14.5%
Combined environmental (Redland)	24.0%
Flood Regulation Line (Redland)	15.0%
Koala Priority Area (State)	100%
Core koala habitat (State)	14.6%

Koala

The whole site sits in a State Koala Priority Area. The scheme requires koala-sensitive design, and the koala remains listed under the EPBC Act — buyers should take ecological advice.

Habitat investigation areas

Small treed patches near the frontage and mid-site are flagged for ecological survey. Their final extent is settled at development application stage.

*Percentages are measured by GC Prestige Commercial from public overlay mapping (Redland City Plan overlays, EDQ scheme maps, State koala mapping). Indicative only — not ground-truthed.

THE LOCATION

Thornlands, Redlands Coast.



Straight-line distances from the site. Aerial imagery © State of Queensland.

Connectivity

Woodlands Drive links to Boundary Road and Redland Bay Road. ~25 km* to the Brisbane CBD and ~25 km* to Brisbane Airport. Cleveland rail station 7.1 km.

Education

Sheldon College 1.8 km. Three new state schools (two primary, one secondary) are planned within the PDA — the nearest site is ~1.1 km away.

Retail

Coles Thornlands 2.1 km; Victoria Point Shopping Centre 4.0 km; Capalaba Park 8.3 km. A new district centre (up to 9,400 m² retail) is planned in the PDA.

Health & lifestyle

Redland Hospital 5.0 km. Moreton Bay foreshore, Victoria Point jetty (7.8 km) and over 150 ha of planned PDA open space.

THORNLANDS & REDLAND CITY

A tight land market.

Redland City lists **54 estates** on OpenLot — only **10 are actively selling** and 29 are sold out. In Thornlands, 11 of 18 estates are sold out. The PDA is the city's main new supply front.

Current new-land pricing (asking)

ESTATE / RELEASE	LOT SIZES	FROM
Kinross Rd — The Precinct, Thornlands	308–420 m ²	\$682,000
17 Beveridge Rd, Thornlands	680–1,363 m ²	\$670,000
83–85 King St, Thornlands	474–518 m ²	\$585,000
Baya Estate, Redland Bay	—	\$559,900
Kinross Rd — The Pinnacle (sold out)	516–754 m ²	\$550,000
Stockland Shoreline, Redland Bay	Selling — masterplanned community	
PARC Thornlands (BriStar)	Opposite the site, Woodlands Drive	

54

REDLAND ESTATES

10 selling · 29 sold out

11 / 18

THORNLANDS SOLD OUT

5 more in planning

350–399m²

MOST COMMON LOT

Redland City

\$682K

THORNLANDS FROM

308–420 m² lots

Small-lot product at **25–35 dph** lines up with the lot sizes Redland buyers are already paying for.

Source: openlot.com.au (Thornlands and Redland City Council pages), September 2026. Asking prices, not settled sales — buyers to verify.

PLANNED INVESTMENT

Infrastructure coming to the PDA.

Economic Development Queensland has scheduled roads, sewer, water, parks and schools across the PDA — the infrastructure that turns rural land into a new suburb.

\$544M	PDA catalyst infrastructure EDQ Roads & transport \$256M, sewer \$137M, water \$29M and community facilities \$93M.	\$109M	Sewer treatment works SUB-REGIONAL — 2027 TO 2029 Treatment and effluent disposal works SR_S01–S03, plus a \$27.9M municipal sewer network with four pump stations.
\$57M	Woodlands Drive Trunk Connector RD03A–F — 2039 TO 2044 Upgrade of the site's frontage road to a two-lane trunk connector. Springacre Road (2029) and Taylor Road (2034) upgrades also scheduled.	8 ML	New water reservoir & trunk mains WRES01 — 2031 New 8 ML reservoir (\$10.9M) and ~\$17.8M of DN200–DN600 trunk mains, including DN300 mains along and across the site.
3	New state schools DEPT OF EDUCATION SITES Two primary (7 ha each) and one secondary (12 ha) school sites. Sheldon College intensification is also supported.	150 ha	Parks & open space GREEN NETWORK Over 150 ha of open space, including 11 neighbourhood parks and a district park along Eprapah Creek beside the site.
1 + 3	District & local centres CENTRES HIERARCHY A district centre (full-line supermarket, up to 9,400 m ² retail) plus three local centres of up to 3,900 m ² retail each.	100 ha	Employment land INDUSTRY & ENTERPRISE AREA Around 100 ha for economic uses — local jobs in a city where over 40% of residents commute to Brisbane.

Sources: EDQ Southern Thornlands PDA web pages; Proposed Development Scheme (Aug 2026) Tables 1, 2, 4, 5, 7 & 10. Timing and costs are indicative, in FY2025/26 dollars.

REDLAND CITY

Redlands needs homes.

Redland City's population is forecast to reach **211,500 by 2046**. Most of its existing housing is large, older stock — the PDA is where the new, diverse supply has to come from.

172,831 residents

Redland City grew by 2,891 people (1.7%) in the year to 30 June 2025 — mostly from people moving in from elsewhere in Australia and overseas.

Source: ABS regional population data, via Redlands2030 (2026).

161,700 → 211,500

Forecast growth of almost 50,000 residents between 2021 and 2046 — the reason the State declared the Southern Thornlands PDA.

Source: Economic Development Queensland.

85% three-bedroom-plus

About 85% of Redland's homes have three or more bedrooms while household sizes shrink — creating demand for smaller lots, terraces and townhouses.

Source: Economic Development Queensland.

8,000 new homes

The PDA is planned for around 8,000 homes and 24,000 people, starting with a 900-home early release area in the east.

Source: Economic Development Queensland.

172.8K

RESIDENTS (2025)

211.5K

FORECAST 2046

890 ha

PDA AREA

8,000

PLANNED HOMES

GREATER BRISBANE & SEQ

Brisbane is growing.

Thornlands sits firmly inside *South East Queensland's* growth story — one of Australia's fastest-growing regions, propelled by migration and infrastructure investment in the lead-up to the *Brisbane 2032* Olympics.

Population growth

Greater Brisbane projected to grow by ~1.29M people, reaching ~3.86M by 2046.

QLD Government Statistician's Office.

Net migration

Queensland net inflows exceeded 100,000 in the year to September 2023 — ~170% above pre-COVID levels.

Queensland Government.

Infrastructure pipeline

~306 infrastructure-class projects underway or planned across SEQ, with QLD unemployment at its lowest since 2008.

QLD Department of State Development.

Brisbane 2032 Olympics

\$7.0B Olympic infrastructure spend. \$17.6B forecast national economic benefit. 91,600 QLD jobs created over the program.

KPMG Summary Report, June 2021.

\$7.0B

OLYMPIC
INFRASTRUCTURE

\$8.1B

QLD BENEFIT

\$17.6B

NATIONAL BENEFIT

91,600

QLD JOBS CREATED

SALE METHOD

This property is being **SOLD** via Expression of Interest.

Offers are invited on unconditional or conditional terms — including due diligence and planning conditions. Register your EOI online, or complete the form on the following page.

SUBMIT YOUR EOI ONLINE

www.gcprestige.au/eoi

— OR —

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

EXPRESSION OF INTEREST — 168-188 WOODLANDS DRIVE, THORNLANDS

EOI submission form.

Site details

ADDRESS 168-188 Woodlands Drive, Thornlands QLD 4164

REAL PROPERTY Lot 8 on RP900331 · 159,050 m²* (15.905 ha*) · Southern Thornlands PDA

Offer

OFFER PRICE \$ _____ (GST excl.)

DEPOSIT \$ _____ (initial) \$ _____ (balance)

DUE DILIGENCE _____ days from contract date

OTHER CONDITIONS ☐ Finance ☐ Development Scheme commencement ☐ Development approval
☐ Other: _____

SETTLEMENT _____ days from contract date / satisfaction of conditions

Buyer

FULL NAME(S) _____

COMPANY / ABN _____

ADDRESS _____

MOBILE / EMAIL _____

GST REGISTERED ☐ Yes ☐ No

Buyer's solicitor

FIRM / CONTACT _____

PHONE / EMAIL _____

Acknowledgement & signature

I/we acknowledge the disclaimer on the following page; understand that this Expression of Interest is not a binding offer or contract; understand the Seller is not obliged to sell and retains absolute discretion to accept, decline, negotiate or withdraw; and accept that submitting this EOI creates no claim against the Seller or GC Prestige.

SIGNATURE

NAME

DATE

Submit to: gc@gcprestige.au | 0424 674 031 | www.gcprestige.au/eoi

IMPORTANT INFORMATION

Disclaimer.

1. Oktay Properties Pty Ltd (trading as GC Prestige and GC Prestige Commercial) and its officers, employees and consultants make no representation, warranty or guarantee that the information in this Information Memorandum is complete, accurate or balanced. Some information has been obtained from third parties and public sources and has not been independently verified.
2. The property is within the Southern Thornlands Priority Development Area. It is currently in Precinct 2 (Investigation area) of the Interim Land Use Plan. The Proposed Development Scheme referred to in this document has not been approved and may change. No development approval exists or is implied. Buyers must make their own enquiries of Economic Development Queensland.
3. Yield, density and land-budget figures are desktop estimates prepared by GC Prestige Commercial from public mapping. They are not a town-planning, engineering or survey opinion and are not a representation of what will be approved.
4. Infrastructure descriptions, costs and delivery timing are taken from the Proposed Development Scheme (August 2026) and public asset data. They are indicative and subject to change by the relevant authorities. Sewer is not currently available to the property.
5. Site outlines on maps and aerial images have been placed by GC Prestige Commercial and are indicative only. Aerial imagery © State of Queensland. Planning maps © State of Queensland (Economic Development Queensland).
6. Areas and dimensions are approximate and from the QLD Digital Cadastral Database. Overlay percentages are measured from public mapping and are not ground-truthed.
7. The Information does not constitute a recommendation to purchase, or a solicitation, offer or contract of sale.
8. Buyers should satisfy themselves through their own inspections, surveys, enquiries and independent consultants. Independent legal, financial, taxation and planning advice is recommended.
9. We are not valuers and make no comment as to value. Market pricing quoted is asking pricing from public listings, not settled sales.
10. The Information will not form part of any contract of sale. Only representations expressly set out in a signed contract will be relied upon.
11. Interested parties are responsible for their own costs of participating in the sale process. The Seller retains absolute discretion to consider, accept, decline, negotiate, or withdraw the property from sale at any time for any reason.
12. Inspections are by appointment only. The Information must not be reproduced or transmitted without our prior written consent.

Oktay Properties Pty Ltd

TRADING AS GC PRESTIGE & GC PRESTIGE COMMERCIAL



A DIVISION OF OKTAY
PROPERTIES PTY LTD

Shaping growth
through *strategic*
opportunity.

ABOUT GC PRESTIGE COMMERCIAL

\$200M+ acquired. 454 homes underway.

GC Prestige Commercial has actively sourced development sites for over **four years** — acquiring or selling **21 development sites** across Logan City Council with combined value exceeding **\$200 million**.

21

SITES ACQUIRED OR
SOLD

\$200M+

TOTAL ACQUISITION
VALUE

454

NEW HOMES
UNDERWAY

\$500M+

TOTAL END VALUE

These sites are being transformed into **454 new homes** across Logan City Council with combined end value exceeding **\$500 million** — demonstrating our capability to identify value, secure complex assets, and deliver meaningful outcomes for the region.

Property Owners

Structured marketing campaigns and direct access to qualified developers — discreet and outcome-focused.

Developers

Sites with clear value and technical work done — site identification, planning intelligence and negotiation discipline.

Investor Groups

Partnerships on medium-to-large scale development opportunities — local intelligence, deal sourcing, execution.

OUR APPROACH — Site Identification → Qualification → Engagement → Securing the Site. A disciplined four-phase process backed by direct market intelligence and a deep Logan City Council and South East Queensland network.



15.9 hectares of
Urban Living
land
in Thornlands.

*Southern Thornlands PDA. Expressions of
Interest invited.*

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