

THE VILLAGE
South Townsville



Community Newsletter



A new riverfront community COMING SOON

Welcome to the first edition of The Village Community Newsletter. The Urban Land Development Authority (ULDA) is proud to be delivering an exciting new masterplanned community on the banks of the Ross River.

Once complete, The Village will feature more than 1000 brand new homes, extensive recreational and parkland space as well as a neighbourhood-style convenience centre.

With the official launch of the project scheduled for mid-year, this community newsletter is designed to keep you informed of project activity and key milestones through initial site preparation works to the official opening and selling phases of the development.



Thank you

To reach the early works construction stage of the project, community input and involvement during the Oonoonba UDA Public Notification Period was critical.

Your involvement and feedback throughout 2010 made a valuable contribution to the final masterplan design.



TOWNSVILLE CBD

Indicative Only

PROJECT SNAPSHOT

SITE LOCATION

180 – 202 River Boulevard,
Oonoonba

SITE SIZE

70 hectares as well as
13 hectares of open space

NUMBER OF HOMES

Approximately 1,200

GREEN AND COMMUNITY SPACE

13 hectares, including a
1.6 kilometre riverside parkland

BUILDER PARTNERS

Cavalier NQ, Grady Homes,
Finlay Homes, Rolfe Homes
and Gateway Homes

PROJECT DURATION

Approximately five years

WEB www.thevillagesouthtownsville.com.au

PHONE 1300 650 689

EMAIL thevillage@ulda.qld.gov.au

 Riverfront Parkland
 Development Area
 River Sand Bank

The Village Vision

Located just three kilometres from the Townsville CBD, The Village will deliver a modern, mixed use residential community that embraces the river and delivers extensive recreational and parkland amenity. Driving The Village is a commitment to deliver a variety of housing styles to suit people across all life stages and lifestyles.

A key feature of The Village will be the incorporation of the site's existing Rain Trees. These trees, which feature as part of the project logo, will line the central boulevard (main street) within The Village and will act as a pointer to views of Castle Hill.

The Village is proud to be working with Townsville and North Queensland-based builder partners who will be responsible for delivering the new homes and built product on site.

The delivery of extensive parkland and green space has been a major focus of masterplanning for The Village. Final design includes a 1.6 kilometre riverfront park destination.

ULDA Director-Residential Development, Peter Smith said the park has been designed for residents of The Village and the broader community to enjoy.

"The first section of the parkland, comprising a one hectare area located adjacent to the Ross River, is scheduled for completion in early 2012 and has been a priority focus so that the first residents to move into The Village will be able to enjoy the green space immediately," Mr Smith said.

Living options at The Village

Living options at The Village have been designed to cater to a wide variety of lifestyles and lifestages. From traditional family house and land opportunities to home designs that utilise smaller land sizes while delivering contemporary urban homes.

The Village recognises the different living needs of individuals - from first home buyers to growing families, to those who want to downsize and enjoy a brand, new home with minimal maintenance.

Unique to The Village will be new housing product, including loft and terrace style homes.

Terrace Homes, as the name suggests, draws inspiration from terrace-style homes, often seen in cities like Melbourne and London but have been designed specifically for the Townsville climate and lifestyle. These homes provide a compact living environment, ideal for first home buyers or those wishing to downsize.

Images courtesy of ULDA's Fitzgibbon Chase project, Brisbane.



Image courtesy of AVJennings Contract Homes





QUESTIONS & ANSWERS

Below are some commonly asked questions and answers regarding The Village.

What types of housing will be offered throughout the development?

The Village will provide a wide variety of housing from traditional homes to a range of innovative small and medium homes, including terrace and loft homes. The range of homes has been designed to suit the various life stages and lifestyles of the Townsville community.

Is there an indicative price range for houses?

The Village will deliver quality, well-designed homes at a price that local families, first home buyers and those seeking a brand new home can afford. Full details of project pricing will be released in the coming months.

When will people be able to purchase within the development?

Planning is underway for the official opening of the sales office scheduled for mid-late year. As part of the opening, a number of display homes will also be open for prospective purchasers to inspect.

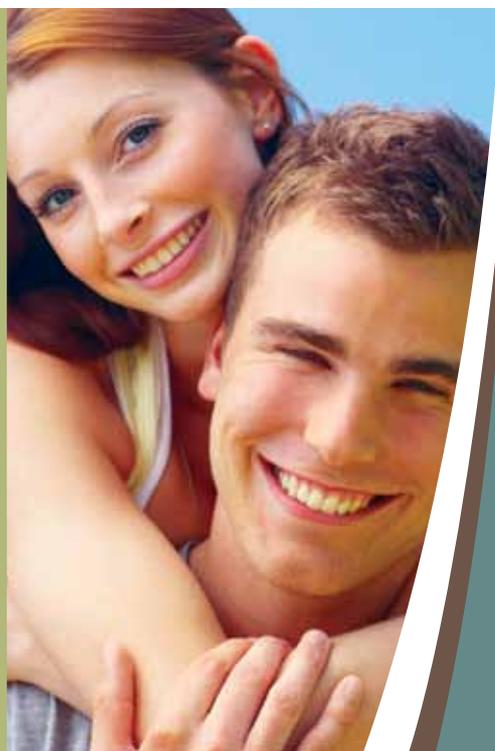
STAY UP TO DATE

If you'd like to stay up to date on The Village activity, log onto our website www.thevillagesouthtownsville.com.au

The ULDA will also be letterbox dropping copies of this newsletter to the local neighbourhood.

Should you have any questions throughout the coming months about on-site activity or any other matters, please email us at thevillage@ulda.qld.gov.au or call 1300 650 689.

We look forward to keeping in touch as we progress with The Village.



PROJECT TIMEFRAMES

Initial civil works for Stage 1 of the development are currently underway and include road works as well as the establishment of water, sewerage and drainage infrastructure.

These works are critical to establish a new entry road and connection roads within the development.

Planning is also well underway for the public launch and opening of the sales office and display homes scheduled for mid-late year.

We look forward to keeping you up to date with further information regarding official opening dates. Individuals interested in purchasing within the development are invited to register their interest via the project website www.thevillagesouthtownsville.com.au

How can I be the first to buy?

Individuals interested in purchasing within The Village can log onto the website www.thevillagesouthtownsville.com.au or can call 1300 650 689 to register their interest.



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An initiative of the Queensland Government