

ENCLAVE CAIRNS

PROJECT FACT SHEET



Updated 10.07.23



Location

Cairns, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2018

Completion Date

2022

End Value

\$15 m



Project Details

Land Area:	5.4 hectares
Dwelling Yield:	59 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Sub-Division
Product:	Homesites range in size from 397sqm to 830sqm.

Project Scope

Enclave is a boutique residential living community nestled within the leafy green suburb of Earlvile, Cairns. As the last near CBD residential land release and featuring a range of unique allotments, Enclave is the perfect location for residents who desire a sense of space, privacy and seclusion.

Enclave is a 10 minute drive to the Cairns CBD, and is a host to schools (4 minutes away), medical centres (14 minutes away), shops (5 minutes away) and several other local services. Although just a 10 minute drive to the Cairns CBD, residents at Enclave can enjoy the best of tropical living from their doorstep. Positioned alongside the development is Henley's Hill Park and Clarkes Creek, with the Lamb Mountain Range providing a striking backdrop to the West.

Overview

Key features are:

- Enclave is located 10 minutes away from the Cairns CBD.
- Offers a selection of 59 generously sized blocks up to 830sqm.
- Located within the established Earlvile community, minutes from a host of schools, medical services, shops and business services.

THE RESERVE

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Bohle Plains, Queensland

Project Partners

Urbex Pty Ltd

The Lancini Group

Commencement Date

2021

Completion Date

2026

End Value

\$35 m



From the developers of Kalynda Chase



Project Details

Land Area:	25.41 hectares
Dwelling Yield:	221 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Sub-Division
Product:	Traditional Homesites

Project Scope

From the developers of Kalynda Chase, The Reserve will be a well-connected, sought-after address that offers affordable quality and amazing value for money.

Spacious streetscapes lead to level homesites connected to nature, open landscaped parkland and waterway corridors, whilst still being only minutes to everything else you need in life.

Bike and walking trails will run through the community connecting to a recreation park with half-court for the kids to practice sport and a playground to explore, while enjoying a picnic by the reserve.

Overview

Key features are:

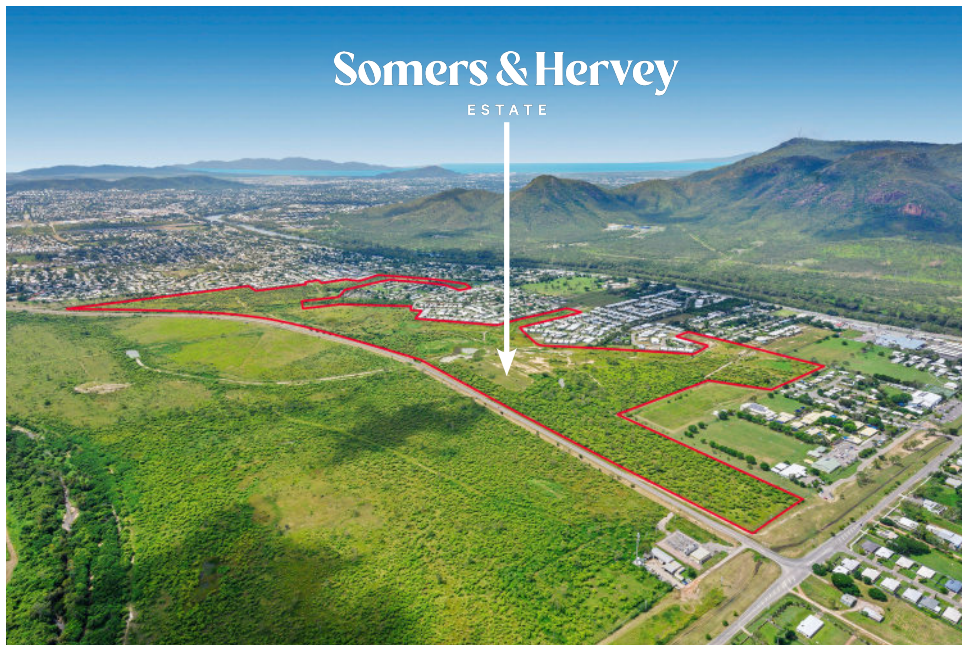
- More than 20% of the development is committed to open space and parkland.
- Water sensitive urban design principles provide efficient stormwater management systems and reduce dependence on water for irrigation.
- A choice of housing solutions with professional design quality management
- Provision for public transport facilities within the development

SOMERS & HERVEY

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Rassmussen, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

July 2023

Completion Date

Estimated 2038

End Value

\$136 m

Somers & Hervey
ESTATE



Project Details

Land Area:	80.27 hectares
Dwelling Yield:	850 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Masterplan Community
Product:	Courtyard, Economy Traditional, Traditional and Premium Traditional. Average Lot size 500sqm.

Project Scope

Somers & Hervey Estate is a visionary and newly developed residential masterplanned development, with diversity of lot sizes, perfectly located in the scenic Upper Ross region offering the best of Townsville's south-west.

An expansive 16-hectares is dedicated to meticulously designed landscaped streets inviting parkland, meandering walking and bike trails, neighbourhood playgrounds equipped with designated play equipment and picnic areas, as well as specific zones committed to the preservation of natural landscapes and wetlands.

Convenience of well-established amenities is just 6 minutes away, including schools, childcare, local shopping, and entertainment at Willows and Cannon Park precinct. Easy access to Beck Drive, Riverway Drive, and The Ring Road ensures seamless connectivity to Townsville city and beyond.

Overview

Key features are:

- There will be a diverse range of lot sizes available to suit lifestyles.
- Each residence offers a harmonious blend of privacy, refreshing breezes, and breathtaking vistas of the surrounding mountain ranges.
- An expansive 16-hectares of open space featuring landscaped streets, lush trees, parkland, walking and bike trails, playgrounds, and conservation areas.
- A proposed central community space provides a hub for residents to gather and connect.
- Convenience of well-established amenities just 6 minutes away, including schools, childcare, local shopping, and entertainment at Willows and Cannon Park precinct.
- Easy access to Beck Drive, Riverway Drive, and The Ring Road ensures seamless connectivity to Townsville city and beyond.

DUNES HARBOUR BEACH

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Mackay Harbour, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2020

Completion Date

Estimated 2030

End Value

\$105 m

dunes



Project Details

Land Area:	57.2 hectares
Dwelling Yield:	485 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Master Planned Community
Product:	Traditional, Terrace, Courtyard and Villa Homesites

Project Scope

Dunes Harbour Beach, is a developing new neighbourhood, combining a well-designed coastal masterplan with tropical modern highly sought-after beachside homesites seamlessly integrated with a lively urban hub, and planned tourism accommodation to create a relaxed life by the sea.

From waterfront terraces to low-set beach bungalows, there will be a home to suit any lifestyle and make the most of life by the sea. Located on the north bank of Mackay's mighty Pioneer River, about 7 kilometres from the city centre, situated right on Harbour Beach, boasting about 9 kilometres of nearly continuous coastline and within a few minutes drive to Mackay Marina Village.

Dunes will become one of the most desirable seaside destinations on Australia's eastern coast, only two hours from Airlie Beach, the gateway to the Great Barrier Reef.

Overview

Key features are:

- Over 35% of the community is committed to open space, conservation and parkland, to ensure Dunes remains a pristine destination for years to come.
- Built within a unique setting surrounded by the sea, the river and the wetlands
- Combines coastal residential living with urban hubs, tourist nodes and recreational facilities.
- The landscape and open space configurations respond to existing and natural and climatic conditions, while protecting and promoting the surrounding ecology.

HILLSIDE MOOLOOLAH

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Mooloolah Valley, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2017

Completion Date

Estimated 2025

End Value

\$58 m



Project Details

Land Area:	59 hectares
Dwelling Yield:	136 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Sub-Division
Product:	Homesites range in size from 700sqm to 1,756sqm.

Project Scope

Hillside will be a residential community of contemporary homesites, complemented by wide and spacious streetscapes set amongst acres of nature reserve in the Sunshine Coast's peaceful and relaxed Mooloolah Valley.

An environmental corridor flows through the estate creating the perfect space for your family to get outdoors and play, explore the waterholes and create their own adventures.

Large elevated level allotments overlook nature and enjoy views up to picturesque hills. Mooloolah is a welcoming country town with a community that you can really be part of. It has everything you want in life including shops, school, recreation reserve, riding centre, pony club, community hall and country bakery.

Overview

Key features are:

- Landscaped streetscapes with approx. 40 hectares (or near 60% of the development) dedicated to reserve, open space and waterway corridors.
- An environmental corridor flows through the estate creating the perfect space for family to get outdoors.
- Open space includes a kick around area, planned playground and other local businesses.
- Located just minutes away from great café's, restaurants, shops and other local businesses.
- Sunshine Coast beaches are only 25 minutes away, Brisbane is only 80 kilometres away via the M1 and you are situated less than 5 minutes from your local Mooloolah Valley railway stop, which connects to Brisbane.

MINNIPPI

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Cannon Hill, Queensland

Project Partners

Urbex Pty Ltd

Brisbane City Council

Commencement Date

2015

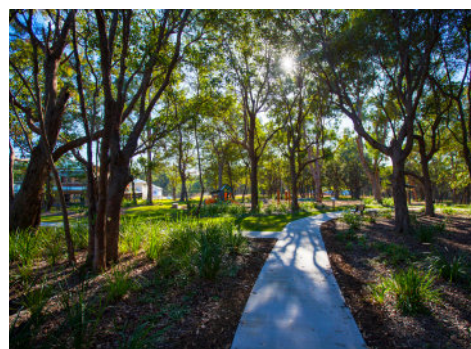
Completion Date

2023

End Value

\$80 m

MINNIPPI



Project Details

Land Area:	90 hectares
Dwelling Yield:	160 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Masterplan Community
Product:	Traditional Homesites and Medium Density Sites (terrace housing) inclusive of individual housing lots between 450m2 and 1,025m2 and four medium density sites for units or townhouses.

Project Scope

Minnippi is a unique residential living development, comprised of 160 dwellings, located amongst the towering gum trees and the natural surrounds of Cannon Hill in Brisbane's East.

A flawless blend of residential home sites and public open space, Minnippi is at the top of the list for those seeking visionary architectural living in an exclusive enclave. Urbex received an Environmental Excellence Award at the 2018 Queensland Urban Development Institute of Australia Awards for works completed at Minnippi.

Located conveniently in the heart of Cannon Hill, Minnippi residents are a short drive to Brisbane's CBD (15 minutes) and Brisbane Airport (10 minutes away). Nearby amenities include excellence schools, parks, bikeways, sports centres and a proposed 18-hole public golf course to be nestled alongside Minnippi.

Overview

Key features are:

- From design to delivery, Urbex has enhanced the environment with 80,000 native plants planted to date.
- Completed the installation of nest boxes, fauna poles and monitoring cameras to minimise potential construction impacts on the resident Squirrel Glider colony.
- Construction of an 18-hole public golf course nestled alongside Minnippi due for completion in 2023.

ARC ON THE POINT

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Victoria Point, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2021

Completion Date

Estimated 2025

End Value

\$107 m



Project Details

Land Area:	20.6 hectares
Dwelling Yield:	261 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Sub-Division
Product:	Homesite range in size from 352sqm to 639sqm.

Project Scope

Arc will be a well-connected community located in the heart of the Redland's Coast, Victoria Point.

Everything about Arc on the Point has been carefully designed and considered to ensure a truly relaxing and healthy lifestyle. More than 20% of the development is committed to open space, parkland and conservation area.

The central park features a hub of formal and informal park areas, BBQ and picnic areas plus bikeways and walking paths connecting open space networks and community amenity.

Overview

Key features are:

- Spacious homesites amongst contemporary treelined streetscapes.
- 4 hectares (nearly 10 acres) of open space, parkland neighbourhood playgrounds, picnic grounds and conservation areas.
- Connection to the bay, islands and everything the bayside has to offer.
- An easy 3 minute trip to Victoria Point Shopping Centre, Health Precinct, Schools and Employment Hub.

CAPESTONE

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Mango Hill, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

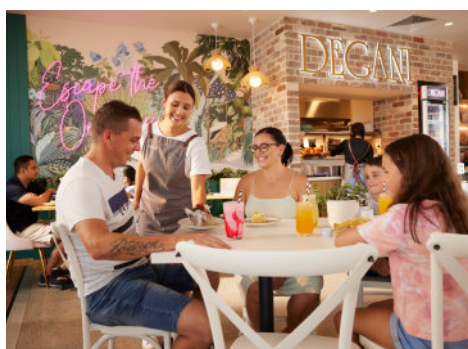
2012

Completion Date

2024

End Value

\$530 m



Project Details

Land Area:	230 hectares
Dwelling Yield:	2,000 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Masterplan Community
Product:	Traditional Homesites, Medium Density Housing (duplex, quad homes), Town Centre and Lakeside Housing.

Project Scope

Capestone is meticulously master planned to enhance the lifestyle of each homeowner and includes a 12.8-hectare central lake and rehabilitation of an extensive conservation zone adjacent to Saltwater Creek; part of the RAMSAR listed Moreton Bay Marine Park.

Surrounding the lake is a landscaped 230-hectare masterplan community, consisting of contemporary designer homes that house it's 1,500 residents, complemented by wide and spacious streetscapes that maximise natural light and allow the lake and bay breezes to flow easily throughout. Along with the 12.8-hectare lake, Capestone will feature a 2.5 kilometre bike trail surrounding the lake, 6 parks with plenty of open space, an active park with branded app, two day care centres (Kidz Magic & Agile Early Learning Centre), the Mango Hill East train station and the Capestone Village Shopping Plaza with a wide variety of retail, and commercial businesses to service the Capestone Community.

Overview

Key features are:

- More than 30% of the development is committed to open space and parkland.
- Open space incorporates linear open space areas adjoining the future central lake and 13ha lake, formal and informal park areas, BBQ and picnic areas and bikeways and walking paths connecting open space networks and community features.
- Town Centre, restaurants and cafes.
- Homes designed for sub-tropical living with materials and features that offer lifestyle, energy efficiency and environmental benefits.

THE WELLINGTON COLLECTION

PROJECT FACT SHEET



Updated 10.07.23



Location

Manly, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2022

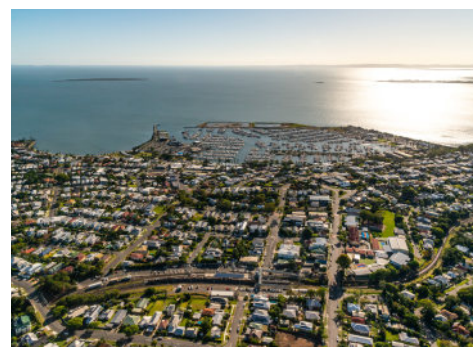
Completion Date

Estimated 2023

End Value

\$21.2 m

The
WELLINGTON
COLLECTION



Project Details

Dwelling Yield:	8 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	6 Apartments & 2 Townhomes
Product:	Apartment floor areas range in size from 198sqm to 335sqm. Townhomes floor areas range in size from 467sqm to 472sqm.

Project Scope

The Wellington Collection has been envisioned by Urbex and designed by award-winning, local architects Ellivo. These breath-taking homes are buoyed by the connection between coast and community.

Architecturally designed spacious floorplans with high-quality specifications and spectacular north-east aspect facing views of the Marina, Moreton Bay and beyond.

With an abundance of natural light, bay breezes and expansive water views, residents will be perfectly placed to make the most of the relaxed, village lifestyle in this tightly-held pocket of pure, bayside gold.

Located in Manly, one of Brisbane's most sought-after suburbs, coveted for its centrality to work, play and bay – just 30 minutes from the city.

Overview

Key features are:

- An exclusive collection of 6 luxurious apartments and 2 stunning town homes.
- Generous floorplans bring house-size apartments and town homes to the bayside, each designed as an individual home with its own design identity.
- Fully appointed kitchens with butler's pantry and high quality specifications.
- Just 300 metres from the heart of Manly Village and Manly Boat Harbour on the esplanade with its restaurants, cafes, parks and more.
- Both townhomes include an outdoor lounge deck, plunge pool and lush, tropical gardens, 3 car spaces and a spacious workshop/ storage space.
- Apartment owners enjoy a resident's pool and entertainment space with kitchenette, lounge and dining facilities.

THE BANKS

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Logan Reserve, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

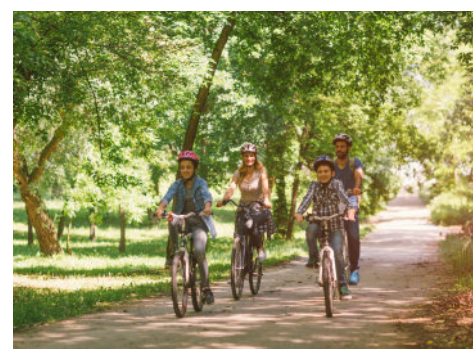
2019

Completion Date

2023

End Value

\$45 m



Project Details

Land Area:	19 hectares
Dwelling Yield:	200 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Land Sub-Division
Product:	Homesite range in size from 350sqm to 639sqm

Project Scope

Located on the banks of the Logan River, will be a residential community comprised of 204 contemporary homesites, complemented by spacious streetscapes that maximise natural light and allow the cool riverside breezes to flow easily throughout. The Banks is the perfect location for those wanting to enjoy a well connected life with peaceful open space and environmental corridors on your doorstep.

Located in the growing suburb of Logan Reserve, The Banks is only a short drive to local and major shopping centres including Village Fair, Grand Plaza and the Hyperdome, a wide selection of schools and sporting grounds, as well as transport corridors that connect to Logan (10 minutes), Brisbane (35 minutes) and the Gold Coast (45 minutes).

Overview

Key features are:

- More than 30% of the development is committed to open space and parkland.
- Enjoy green space and bracing breezes that flow throughout the estate, creating the perfect space for residents to get outdoors and explore.
- Located a short drive away from local and major shopping centres, a wide selection of schools and sporting grounds, as well as transport corridors that connect you to Logan, Brisbane and the Gold Coast.

MANDALAY

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Beveridge, Victoria

Project Partners

Urbex Pty Ltd

Newland Developers

Commencement Date

2009

Completion Date

2024

End Value

\$560 m



Project Details

Land Area:	150 hectares
Dwelling Yield:	2050 dwellings
Urbex Role:	Partnership Developer
Development:	Masterplan Community
Product:	Traditional Homesites, Homesites range in size from 346m2 to 845m2

Project Scope

Mandalay at Beveridge is a master planned community of approximately 2,050 homesites located in an idyllic urban getaway of Beveridge, a 40 minute drive north of Melbourne CBD.

A resort-living community nestled in Melbourne's booming north. Mandalay is an established award-winning community offering an idyllic lifestyle with 40% of the development dedicated to an expansive network of wide-open spaces, a signature 18-hole golf course and the exclusive Club Mandalay lying at its very heart.

Not all masterplanned communities are created equal- Mandalay offers bigger blocks, wider streets and a lifestyle that simply cannot be matched in Melbourne's North

Overview

Key features are:

- Wide range of homesites offering a mix of traditional through to large lot options with a significant portion of home sites to overlook the golf course's panoramic fairways and greens.
- A clubhouse including a cafe, swimming pools, tennis courts, a gymnasium + more.
- Community Centre.
- Adjacent to the community centre will be a kindergarten and maternal health care centre.
- Class A recycled water will keep the golf course and parklands green.
- Sophisticated and intelligent solutions applied to achieve minimal water and energy use, waste reduction and maintain a high level of biodiversity.

HOMEBROOK

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Gosnells, Western Australia

Project Partners

Urbex Pty Ltd

Commencement Date

2022

Completion Date

Estimated 2023

End Value

\$11.9 m



Project Details

Land Area:	3.551 hectares
Dwelling Yield:	50 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Land Sub-Division
Product:	Homesite range in size from 299sqm to 720sqm.

Project Scope

Carefully planned and considered, Homebrook optimises its location on the Canning River foreshore reserve to connect open space/parkland, walking/bike pathways nestled with modern amenity right by your side.

There are all the modern conveniences families need nearby, like restaurants and shops, playgrounds and parks, schools and daycare facilities, and more, nestled within the wide open spaces next to the Canning River foreshore reserve.

Within 30 minutes of Perth's major business district, Homebrook combines close proximity to nature and regular modern convenience.

Overview

Key features are:

- Connected to open space/parkland and walking/bike pathways on the Canning River foreshore reserve.
- Walking/bike pathways connect to open space and parkland
- Close by trains and buses with an easy 30 minute commute to Perth CBD
- Modern established amenity just minutes away for everything you need
- Perfectly positioned with shops, dining, parks, schools, child care and public transport and more all close by.
- An easy 30 minute commute to Perth's central city.

ZUCCOLI VILLAGE

PROJECT FACT SHEET

urbex a BMD company

Updated 10.07.23



Location

Palmerston, Northern Territory

Project Partners

Urbex Pty Ltd

Land Development Corporation

Commencement Date

July 2011

Completion Date

Estimated 2025

End Value

\$187 m

ZUCCOLI
The Village Life



Project Details

Land Area:	96 hectares
Dwelling Yield:	825 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Masterplan Community
Product:	Homesite ranging in size from 300sqm to 1,000sqm.

Project Scope

Zuccoli Village is a low density residential development delivering superior community lifestyle and open space. Connecting village living and set in nature, Zuccoli Village is embraced by native woodland, a gentle flowing creek and true village character, only 25 minutes from the centre of Darwin.

Surrounded by bushland, fringed by Mitchell Creek, beautiful boardwalks and an abundance of cycling trails meander through its playing fields. Zuccoli embraces its contoured setting to create a scenic address of leafy streets, green open space and a diversity of home options. Aesthetic appeal and building flexibility are skilfully balanced by well crafted architectural principles established in the housing design guidelines, ensuring Zuccoli Village will continue to be one of Darwin's most desirable addresses.

Overview

Key features are:

- More than 30% of the development is committed to parks and conservation, which includes walking and cycling trails, play equipment and the WWII Heritage site.
- Located close to the new Zuccoli Primary School, Mother Teresa Primary School and MacKillop Catholic College, as well as preschools and childcare centres.
- Award Winning Zuccoli Plaza commercial centre boasts a variety of local businesses servicing the Zuccoli Community. The plaza includes local grocer, Liquor Outlet, Gym, Medical Centre, Cafe, Takeaway Pizza, Pharmacy, Finance Broker, Local Member Electoral Office, Home Builder and health services.
- Zuccoli Village won the 2016 Master Planned Development Award for Excellence and 2018 Environmental Excellence Award at the Urban Development Institute of Australia NT Gala Awards.