SOMERS & HERVEY
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location
Rasmussen, Queensland

Project Partners
Urbex Pty Ltd

Commencement Date
July 2023

Completion Date
Estimated 2038

End Value
$159.2 m

Somers & Hervey ESTATE

Visit somersandhervey.com.au to learn more.

Project Details

Land Area:	80.3 hectares
Dwelling Yield:	790 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 POWERED BY BMD

Updated 19.10.26

Location

Mackay Harbour, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2020

Completion Date

Estimated 2030

End Value

$158.7 m

dunes
HARBOUR BEACH

Visit dunesharbourbeach.com.au to learn more.

Project Details

Land Area:	76.1 hectares
Dwelling Yield:	550+ dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Masterplan Community
Product:	Traditional, Terrace, Courtyard, and Villa homesites, Future apartments, townhomes and short stay accommodation, Tourism, retail and community precincts.

Project Scope

Dunes Harbour Beach is an integrated, master planned beachside community positioned on Harbour Beach — just 7 kilometres from Mackay's CBD, yet set against one of the region's most extraordinary natural backdrops.

The project occupies a rare beachfront position between the Coral Sea, Pioneer River and surrounding wetlands, boasting nearly 9 kilometres of near-continuous coastline. Dunes integrates residential living with planned tourism nodes, dining and retail precincts, and a diverse mix of homesites and built form to suit every life stage.

With over a third of the site dedicated to open space, conservation and parkland, stretching between the Mackay Marina and the Pioneer River, and just two hours from Airlie Beach, gateway to the Great Barrier Reef, Dunes sets a new benchmark for beachside living on Australia's eastern coast. A relaxed life by the sea.

Overview

Key features are:

- Over 35% of the site is dedicated to open space, conservation areas and parkland, preserving its pristine coastal setting.
- Positioned between the Coral Sea, Pioneer River and natural wetlands, shaping a strong connection to water and ecology.
- A diverse mix of homesites and built form — from beachfront terraces and beach villas to smart-designed family homes — catering to first-home buyers, families, downsizers and investors, with future stages introducing village apartments, dining, retail and resort-style accommodation.
- Walking and cycling trails, landscaped parklands and shared community spaces support healthy, connected living.
- The masterplan responds to natural landforms and climate conditions, with a strong focus on water-sensitive design, energy efficiency and ecological protection.

HILLSIDE MOOLOOLAH
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location

Mooloolah Valley, Queensland

Project Partners

Urbex Pty Ltd

Commencement Date

2017

Completion Date

Estimated 2026

End Value

$64.7 m

HILLSIDE MOOLOOLAH VALLEY

Visit hillsidemooloolahvalley.com.au to learn more.

Project Details

Land Area:	56 hectares
Dwelling Yield:	142 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.

SATINWOOD
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location
Chapel Hill, Brisbane

Project Partners
Urbex Pty Ltd

Commencement Date
May 2025

Completion Date
March 2026

End Value
$11.5 m

SATINWOOD
CHAPEL HILL

Visit satinwood.com.au to learn more.

Project Details

Land Area:	1.0 hectares
Dwelling Yield:	9 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Land Sub-Division
Product:	Premium large homesites averaging 1,106m².

Project Scope

Satinwood is a rare and exclusive land release offering just 9 premium large homesites, tucked away in a quiet, elevated cul-de-sac only 12km from Brisbane's CBD.

Set within a leafy, tranquil environment and surrounded by green space, Satinwood presents the perfect blank canvas to create your dream home in one of Brisbane's most prestigious and tightly held catchments.

Overview

Key features are:

- Only 9 large, premium homesites nestled in a serene, nature-filled setting.
- Generous average lot size of 1,106m², allowing for spacious, custom-designed homes.
- Located in a highly sought-after and tightly held Chapel Hill catchment.
- Close proximity to Chapel Hill State School, Kenmore Village, local parks, and Mt. Coot-tha.
- Direct access to Chapel Hill Road with convenient links to leading schools and western suburbs shopping destinations

MIRABEL | SPRINGACRE VILLAGE
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location

Thornlands, Queensland

Project Partners

Urbex Pty Ltd

Harridan Pty Ltd

Commencement Date

July 2026

Completion Date

Estimated June 2029

End Value

$270 m

Mirabel BAYSIDE HINTERLAND | Springacre Village

Visit mirabelbayside.com.au to learn more.

Project Details

Land Area:	39.4 hectares [Springacre Village]
Dwelling Yield:	Approx. 450 dwellings [Springacre Village]
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Masterplan Community
Product:	Villa, Premium Villa, Courtyard, Economy Traditional, Traditional, Premium Traditional, Terrace housing.

Project Scope

Mirabel is a new masterplanned community in Thornlands, bringing together the space and tranquillity of the Redlands hinterland with the connectivity and convenience of Bayside living.

Planned as a collection of connected villages, Mirabel will feature homes, parks, open spaces and recreation designed around connected, everyday living.

Springacre Village is the first village within Mirabel, planned to deliver approximately 450 dwellings together with parks, green spaces and future local neighbourhood centre. Part of the Southern Thornlands Priority Development Area, Mirabel is supported by a planning framework focused on delivering long-term community outcomes.

Please note: Information is indicative only and subject to approvals, detailed design and change.

Mirabel at a glance

- Part of the Southern Thornlands Priority Development Area.
- Future schools, local neighbourhood centres, employment opportunities and transport links planned nearby.

Springacre Village at a glance

- Diverse housing options for different lifestyles and life stages.
- Approx. 30% of the site proposed for open space and parkland, with connected green spaces and planned conservation areas integrated throughout the neighbourhood.
- Proposed 1.9-hectare recreation park with playground, active play and sports facilities, connected by walking trails and green spaces alongside the Eprapah Creek corridor.
- Proposed local neighbourhood centre, including a childcare centre.
- Proposed tree-lined streets, landscaped medians and connected green spaces
- Close to established schools, childcare, shopping and healthcare.

MANDALAY
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location
Beveridge, Victoria

Project Partners
Urbex Pty Ltd
Newland Developers

Commencement Date
2009

Completion Date
Estimate 2026

End Value
$568 m

mandalay

Visit mandalayliving.com.au to learn more.

Project Details

Land Area:	152.6 hectares
Dwelling Yield:	2133 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.

ZUCCOLI VILLAGE
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location

Palmerston, Northern Territory

Project Partners

Urbex Pty Ltd

Land Development Corporation

Commencement Date

July 2011

Completion Date

Estimated 2027

End Value

$202.9 m

ZUCCOLI
The Village Life

Visit zuccolivillage.com.au to learn more.

Project Details

Land Area:	96 hectares
Dwelling Yield:	815 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.
- Zuccoli Village has won multiple awards at the Urban Development Institute of Australia NT Gala Awards, including:
  - 2016 Master Planned Development Award for Excellence
  - 2018 Environmental Excellence Award,
  - 2024 UDIA NT Social and Community Infrastructure Award for Excellence
  - 2024 UDIA NT Project of the Year

THE HEIGHTS DURACK
PROJECT FACT SHEET

URBEX POWERED BY BMD

Updated 19.10.26

Location

Durack, Northern Territory

Project Partners

Urbex Pty Ltd

Commencement Date

June 2024

Completion Date

Estimated 2032

End Value

$127.3 m

THE HEIGHTS
DURACK

Visit theheightsdurack.com.au to learn more.

Project Details

Land Area:	50.4 hectares
Dwelling Yield:	423 dwellings
Urbex Role:	Developer, Financial Structuring, Development Management, Planning, Urban Design, Product Development, Civil Construction, Sales and Marketing
Development:	Residential Land Sub-Division
Product:	Diversity of lot sizes to suit different demographics.

Project Scope

Welcome to 'The Heights' Durack, where elevated tropical living meets premier residential development. This community seamlessly integrates modern tropical living with recreational hubs, embodying the true Territory lifestyle. With over 400 residential lots, the master plan prioritises open green spaces, landscaped parklands, and playgrounds to foster community living. Interconnected walking and bike paths enhance connectivity and activity.

Featuring diverse lot sizes, 'The Heights' celebrates modern tropical architecture within a well-connected community. Its prime location off Roystonea Avenue ensures quick access to retail, dining, entertainment, and educational facilities. Conveniently situated just 16km from Darwin city, it offers easy commute options for those seeking convenience and accessibility.

Overview

Key features are:

- Over 400 residential lots nestled within open green spaces, landscaped parklands, and playgrounds, fostering a vibrant community atmosphere.
- Variety of lot sizes available to cater to diverse residential needs and preferences.
- Celebrates modern tropical Territory living with distinctive Territory architecture and design.
- Minutes away from local retail, dining, entertainment and education facilities.
- Surrounded by expansive parklands, serene lakes, and numerous recreational activities and facilities.
- Easy access to major arterial roads connecting Palmerston and Darwin CBD, ensuring seamless travel for both daily commutes and weekend getaways.