



WINGATE
properties

Overview:

Wingate Properties has a long history of developing safe and livable communities throughout Australia. We are committed to progressing with the development of over 250 hectares of land west of the Bohle River on Beck Drive.

This is a project that will deliver a range of community benefits to the area. We have been working closely with the local community to unlock the potential and improve the livability for the people of Rasmussen.

Logical:

Rasmussen is located in an existing 'growth corridor' just 15km from Townsville's CBD and is in close proximity to a number of major projects, employment and education nodes.

The proposed development will contribute to improvements in local amenity and result in significant economic benefits to the area. The Beck Drive project will deliver additional residential land supply abutting an existing development front and is ready for immediate development.

"This project will deliver jobs, high-quality public spaces, improved amenity and substantial revenue to the city".



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Land Supply:

Leading consultancies have provided independent and comprehensive reports on Townsville's land supply. All have agreed that with new Census data, an overestimation of likely dwelling yield and taking into account demand for various types of residential product that here is not sufficient land supply in Townsville.

25,000

more residents
than projected in 2008

295,500

population updated
data projects

30%

less developable land
than accounted for in
the TRLUS

Rasmussen Growth Profile:

Rasmussen is a younger population of families that want traditional type housing. To help fulfill its potential, the community needs to have appropriate housing available over the next 20 years. This allows local schools, businesses and organizations to grow and prosper.

5,851

additional people
by 2036

17,269

total population
by 2036

Economic Benefits for Townsville:

Beck Drive delivers valuable infrastructure efficiency to Townsville City Council.

Existing infrastructure provided in the Rasmussen precinct has the potential to provide positive financial cost savings and efficiencies. The site provides connectivity to the road network, water, sewer and a sub-station and part of an existing growth corridor.

Jobs

\$353

million in
construction

103

direct jobs

165

in-direct
jobs





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Total Development Cash Infrastructure Charges Contribution to Council for overall development:

- \$30 million - Approximate Infrastructure Charges Contributions of 1444 titles at \$21,154 per lot equates over life of the project
- \$24.5 million - Nat benefit to Council
- \$4.6 million per year - Approximate Rates Contribution
- \$3,100 per lot - Operating cost for Council to maintain infrastructure as identified in Council's Report (Aug 2013)





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Social infrastructure and community benefits:

A new housing project creates spaces for families. It reinvigorates communities through the provision of new amenity and improved connectivity. Existing facilities gain benefit through increased customers and associated retail spending, users and on-the-ground support.

Wingate Properties is already working closely with and supporting local schools, the PCYC, Men's Shed, Community Centre, local businesses and sporting clubs. Others to benefits include:

- Support for the \$150 million investment in Willows Shopping Centre
- Reduction in Riverway Drive congestion.
- On-going commitment to local sponsorships and procurement
- Lot 27 will provide flood benefits to neighbors

Wingate Properties will provide community-building projects that will enhance and connect the people of Rasmussen. These include:

- Community and sale centre
- Regional skate park
- Walk/bike ways
- Public art
- Community events
- Public spaces including 33 hectares of parklands



\$200 million

Capital replacement
value saved by utilizing
existing infrastructure

Environmental benefits:

A seamless connection to the Bohle River with modern living underpins the ethos of this project. An enhanced green corridor will provide a centerpiece that will transform this degraded site to a green and sustainable community. Wingate Properties are committed to deliver a sustainable development that has the local environment at its heart. Things we are doing include:

- Dedicated 33 hectares of parklands and natural space
- Improved public transport infrastructure
- Delivery of pedestrian and cycle ways
- Proximity to existing amenity reduces demand for travel
- Allambie Lane upgrade to improve safety and connectivity
- Working with Greening Australia to re-vegetate the Bohle River
- Member of Sustainable Townsville
- Working with TCC to support the Josh's House project (ongoing)
- Commitment to the White Roofs project
- Commitment to best-practice residential development
- Improving site aspect through public art, open spaces and attention to design
- Creating community spaces and events
- Revegetation of the Bohle and land to improve native bird and wildlife
- Water quality improvement projects