

Our History

Leighton Properties and Devine have entered into a 50:50 joint venture to deliver the Townsville City Project. The union of these two industry leaders combines **depth of experience and knowledge** to create the perfect destination on the Townsville site.

Leighton Properties and Devine have a proven reputation for delivering quality commercial, retail, industrial, residential, resort and mixed-use developments that consistently exceed expectations. Both organisations are jointly supported by the strength and security of parent company Leighton Holdings Limited, which means their ability to deliver on projects is unmatched.

With the support of Devine, Leighton Properties is a market leader in environmentally sustainable design in Australia. Leighton Properties boasts an impressive list of green building credentials, with up to 250,000 square metres of sustainable development underway. Leighton Properties built Queensland's first Five Star Green Star Office Design building – Green Square South Tower – and delivered Viridian Noosa, consisting of exclusive houses, villas and a resort perched on the famous Noosa Hill. Viridian Noosa has won numerous awards for its stunning architecture and environmentally sensitive initiatives.

Devine is one of Australia's largest inner-city developers with over \$1 billion of completed residential CBD developments. They have successfully delivered over 3,000 apartments in Brisbane and Melbourne, including Victoria Point at Docklands.

Together the JV has more than 100,000 square metres of sustainable developments in the pipeline and are well placed to deliver Townsville's largest mixed-use sustainable precinct.

Further information:

For commercial, retail and residential sales and leasing enquiries please visit www.townsvillecityproject.com.au

To participate in community surveys please email townsvillecityproject@bbspr.com.au

Devine[®]
LIMITED

Devine Limited
www.devine.com.au



LEIGHTON PROPERTIES

Leighton Properties Pty Limited
www.leightonproperties.com.au

triple green[™]
sixty percent sugar cane fibre, chlorine-free, sustainable afforestation.



Harvest Recycled
Delivering Triple Green Environmental Performance

TOWNSVILLE CITY PROJECT

ON SOUTH BANK

the destination
of the city's future

Devine[®]
LIMITED



LEIGHTON PROPERTIES



Our Vision

The Townsville City Project will create a vibrant, cosmopolitan and cultural hub for Townsville's south bank. It will meet the modern demands of the community, economy and environment. The Townsville City Project will offer the ultimate place to **live, work, play, stay** and **shop**.

Situated less than 600 metres from Townsville City GPO, the 17.3 ha site on Ross Creek is an ideal location for Australia's largest sustainable mixed-used urban renewal development, which is anticipated to feature:

- A social and environmental design
- Residential apartments and townhomes
- Commercial office space
- High Street retail shopping
- Restaurants, cafes and bars
- Theatre and cinema facilities
- Parks, riverside boardwalks and **green public space**.

Upon completion, residents and visitors will be able to stroll or cycle along the winding timber boardwalks extending past Ross Creek or have a picnic in the **lush, tropical green parklands**.

The \$1 billion mixed-use development will also feature **ocean views** and outstanding views of **Castle Hill's iconic southern profile**.

Leighton Properties and Devine will jointly deliver this iconic project, which will become the premiere lifestyle destination for North Queenslanders. As this will be a landmark development for Townsville, it is fitting that these two innovative and credible organisations have teamed up to transform the site into a stunning city precinct.

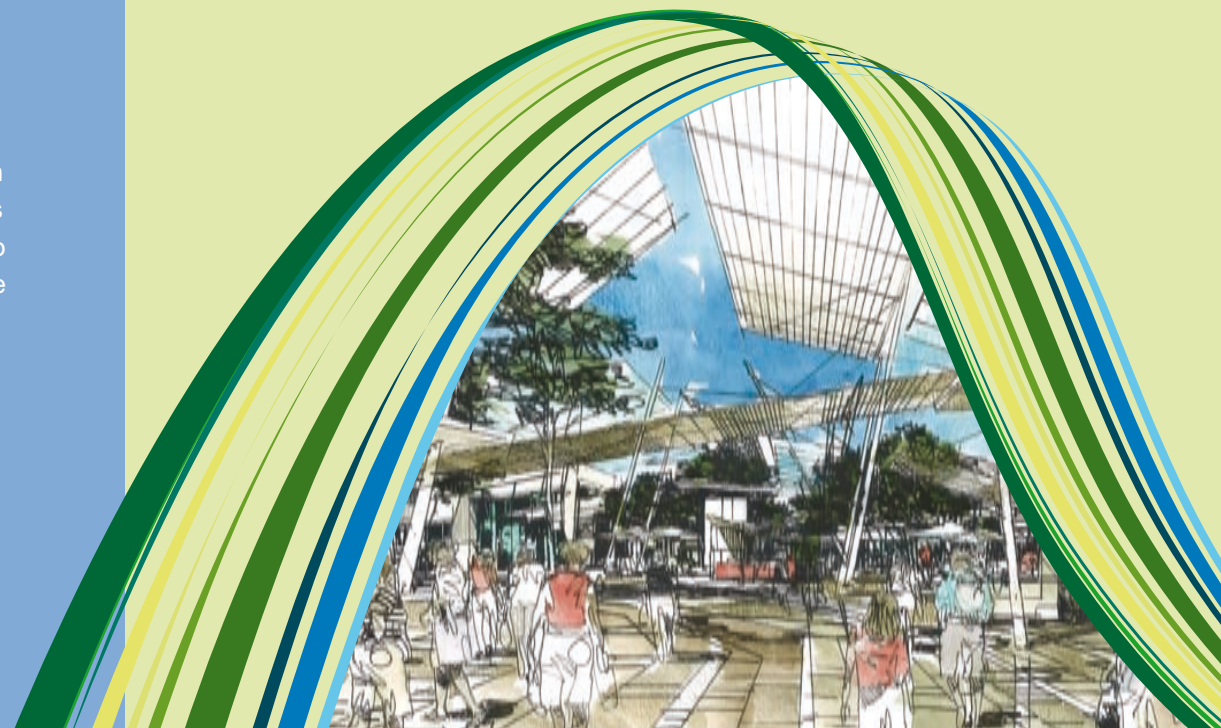
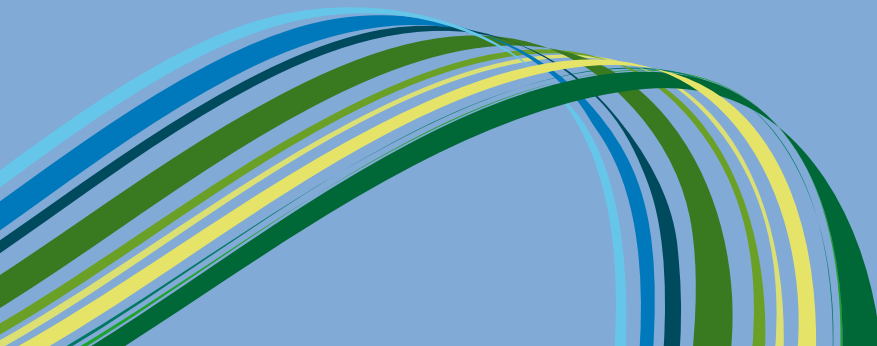
Forging the Future

Building Townsville's Sustainable Future

Social, economic and environmental sustainability is a key priority for the Townsville City Project. It will be a landmark sustainability project for the region, and Australia, leading the way for Townsville's future.

At an urban master planning level, the project team are currently reviewing ecologically sustainable technologies and design for the project, aiming to become Australia's largest sustainable mixed-use urban renewal development.

The project team believes the riparian edge along the creek is a strong natural asset to be preserved. Additionally, the precinct will feature **green buffers**, conservation corridors, **riverside boardwalks** and **green public space**. The precinct's streetscapes will be heavily vegetated to provide necessary shade from the Northern Queensland sun. Direct connectivity will ensure the development complements the CBD and further activates the city of Townsville.



TOWNSVILLE CITY PROJECT

ON SOUTH BANK



The Strand

Casino

Port

Marina

Ferry Terminal

Palmer St

Castle Hill

Flinders St Mall

CBD

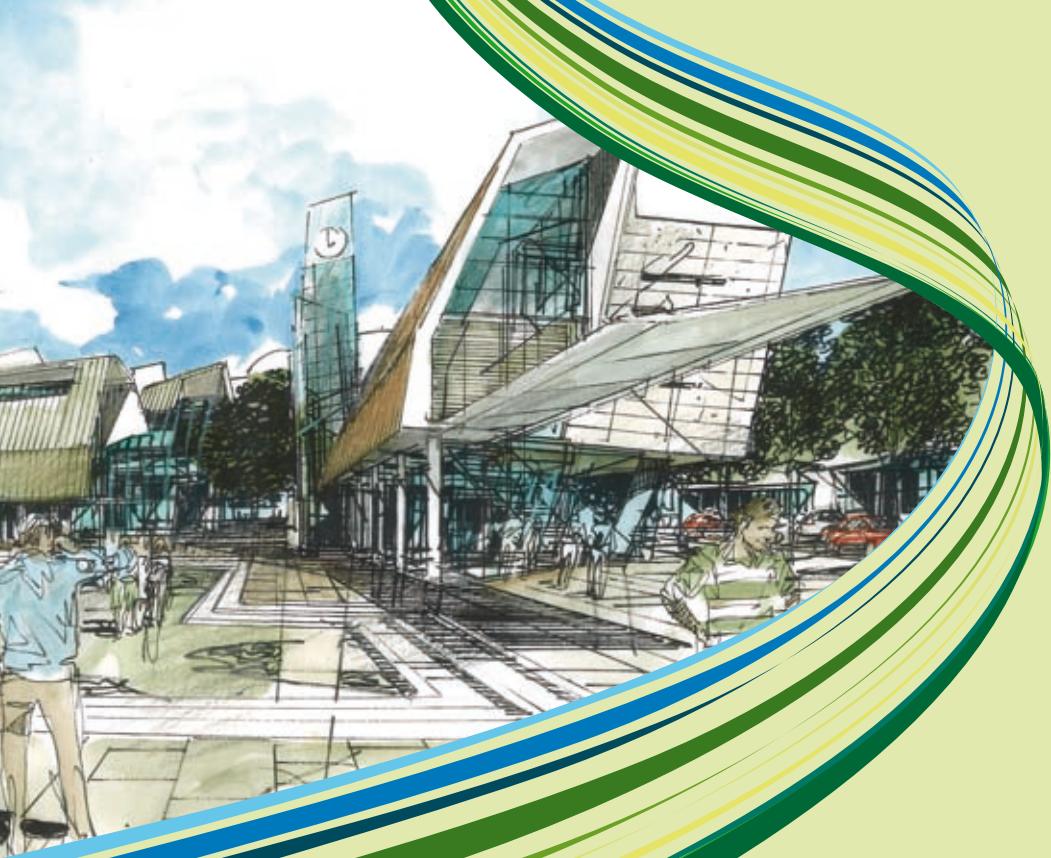
1 km

Ross Creek

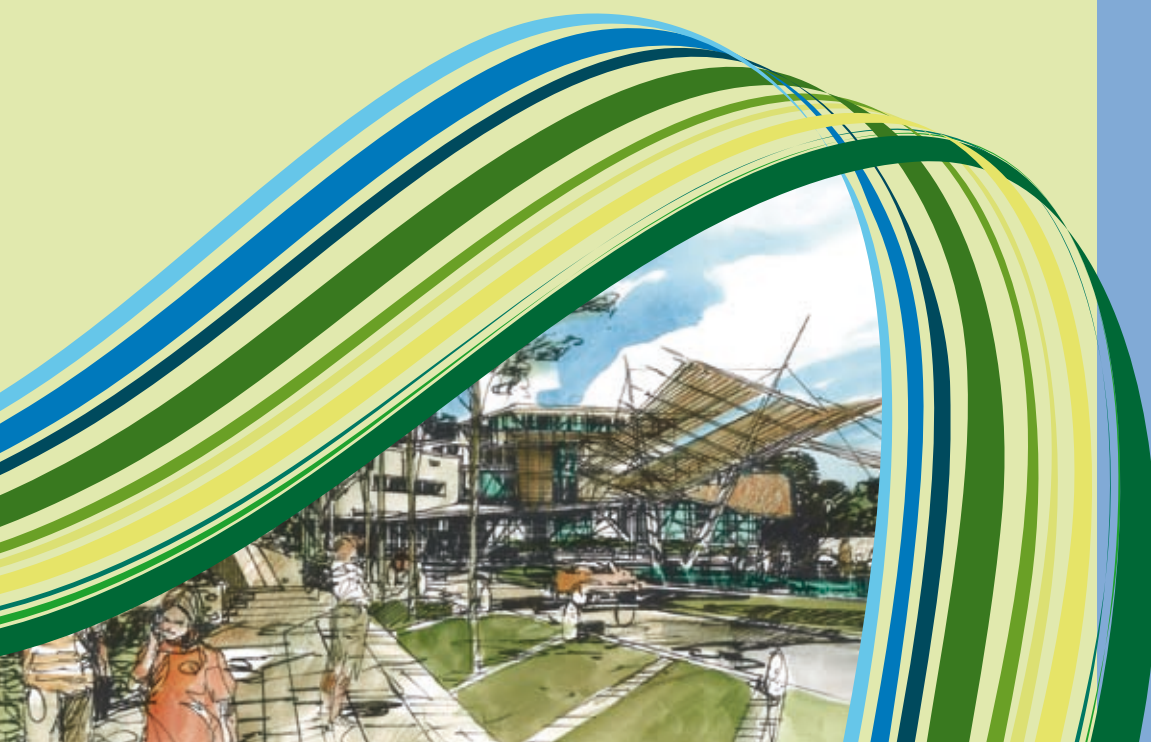
Airport

Townsville
Railway Station

Ross River



Retail Commercial Residential Community Uses



It's happening!

The development process for Townsville City Project has already commenced with the recent settlement of the old rail yard site.

Townsville City Project has the enormous potential to positively reshape Townsville for the future and careful study of the current urban fabric, future trends and development needs of Townsville is under way.

Award winning architects, Cox Rayner of the Thuringowa Riverway project, have been appointed and are currently undergoing the master planning process with an in-depth review of Townsville City and the needs of the local community.

Unlimited Commercial Opportunities

In the next six years, the Townsville City Project will become the ultimate hub for North Queenslanders to **live, work, play, stay** and **shop** and unique leasing and investment opportunities exist.

The \$1 billion mixed-use development is proposed to feature:

- Residential apartments and townhomes
- New commercial office space
- Retail space
- Restaurants, cafes and bars
- Theatre and cinema facilities

If you would like to be involved in this exciting project, please visit www.townsvillecityproject.com.au and register your interest.

Community

The joint venture is looking to gather community and stakeholder feedback as part of a community engagement process to enable them to gain a clear understanding of the community's aspirations for the public spaces of the development. For the opportunity to participate please email: townsvillecityproject@bbspr.com.au