



Room to move

elliotsprings.com.au
1800 881 091



ELLIOT SPRINGS



lendlease





View of Townsville from
the hill at Elliot Springs.

**LIVE WITH NATURE ON
YOUR DOORSTEP AND
EASY CONNECTION TO
TOWNSVILLE'S CITY
CENTRE**



Elliot Springs

Room to belong

Townsville's largest master planned community.




Just 15 km from the CBD on the Bruce Highway, Elliot Springs is Townsville's largest master planned community just a short drive from Fairfield Central and the Murray Sports Complex.

Live the active, outdoor lifestyle that locals know and love in the best spot in Townsville. More than a beautiful location, Elliot Springs is a place to live a full life. You'll be able to walk the kids to school, cycle to the shops, catch up with friends and even start a business, all without leaving the community.

Join Townsville's newest neighbourhood

Lendlease has been creating communities in Townsville for over 25 years. Be part of our exciting plans for the future in a community that embodies the friendliness, pride and openness of Townsville people. As Australia's leading developer of master planned communities, we're committed to ensuring your new home will be everything you've dreamed of.





Everything we do
is designed to bring
people together
and feel a part of the
community, so you'll
always be able to
share your ideas.

Room to live

Elliot Springs gives you more for less. More wide open spaces, big backyards and Townsville's most diverse choice of homes at affordable prices. Whether you're dreaming of easy, open-plan family living or a low-maintenance block near parkland, we'll have the site that's right for you.

Custom build your new home or select one of many house and land packages. Our housing guidelines will offer ideas to make the most of building for the Townsville climate and lifestyle. Simple measures such as shading walls with eaves, insulating the roof and positioning your home to capture breezes can make all the difference in the dry tropics.

At Elliot Springs though, we're about more than just houses. You'll find real community spirit and more ways to enjoy life as neighbourhoods grow. Welcome events, family fun days at Wadda Mooli Park, community and sporting groups will bring people together and allow you to feel a part of the community.

Living at Elliot Springs also means a trip to Murray Sports Complex won't take long— it's just a 10 minute drive away.



Room to move

More than one third of Elliot Springs will become open space with an expansive network of playgrounds, landscaped parks, sporting fields, bushland corridors and native habitat sanctuaries linked together by walking and cycling paths.

Awake to sweeping mountain vistas in a place of stunning natural beauty. Located on the city side of Billabong Sanctuary just moments from Alligator Creek, Elliot Springs sits cradled between the Muntalunga Range to the east, Mount Jack to the west and The Sisters Mountains to the south, with panoramic views to Mount Stuart and Mount Elliot beyond.

Stepping into Townsville's great outdoors will be easier than ever

Every part of Elliot Springs will be carefully designed to capture nature's beauty, from the shady boulevards connecting homes and schools to a walk or mountain bike to the top of Bindal Ridge for views looking across the site, back to the CBD and out over the Coral Sea. Bushland reserves will also protect the community's seasonal creeks, ensuring habitat for wildlife for generations to come.

You will be able to explore rocky creek beds or head to the hills for hiking and mountain biking adventures in the natural bushland. Relax in Wadda Mooli Park while the kids discover the playground or push your limits on the running trails. You're set for outdoor adventure at Elliot Springs.



Room for opportunity

With up to six schools planned, including two high schools, plus childcare centres and community business facilities, learning will be open to all ages.

We're exploring innovative ways of sharing resources so everyone has access to great learning facilities, whether it's using school classrooms for adult education courses or co-locating public and private schools so they have bigger, better sporting complexes.

There will be more opportunities for the ultimate work-life balance. Get home in just minutes from workplaces at Lavarack Barracks, Townsville Hospital, James Cook University and the city. And with industrial operations such as the zinc and copper refineries being so close it means you're in the heart of Townsville's southern commercial growth corridor.

At Elliot Springs there will be new business ventures waiting to be explored. With the 80 hectare retail precinct and enterprise park, frontages to the Bruce Highway, great connections to regional and road networks and excellent information and communications technology capabilities, Elliot Springs is the perfect place to explore new business opportunities.



More than just a residential address, Elliot Springs will give you more opportunities.



Elliot Springs

15

Townsville International Airport

Townsville CBD

Port of Townsville

Castle Hill

Cleveland Bay

Woolcock St

Bruce Hwy

Nathan St

Ross River

Abbott St

Port Access Rd

Fairfield Central & Fairfield Homemaker Centre

Mount Stuart

Flinders Hwy

Bruce Hwy

Railway

JULAGO

Railway

Whites Creek

NOME

ALLIGATOR CREEK

BOWLING GREEN NATIONAL PARK BAY

MOUNT ELLIOT

ELLIOT SPRINGS

N

COMMUNITY FACILITIES & SPORTS CENTRES

- 1 Murray Sporting Complex - 13min
- 2 Railway Estate Boat Ramp - 17min
- 3 Riverway Arts and Sporting Centre - 21min
- 4 Queensland Country Bank Stadium - 17min

TOURIST ATTRACTION

- 5 Billabong Sanctuary - 2min

SHOPPING

- 6 Fairfield Central & Fairfield Homemaker Centre - 11min
- 7 Castletown Shopping Centre - 20min
- 8 Aitkenvale Shopping Centre Precinct - 19min
- 9 Willows Shopping Centre - 22min

EDUCATION

- 10 Wulguru State Primary School - 12min
- 11 Southern Cross Catholic Primary School - 14min
- 12 William Ross State High School - 13min
- 13 Grammar Primary School - 15min
- 14 Annandale State Primary School - 16min
- 15 Oonoonba State Primary School - 13min
- 16 James Cook University - 19min

HOSPITAL

- 17 Townsville Hospital - 17min

KEY EMPLOYMENT

- 18 Lavarack Barracks - 13min

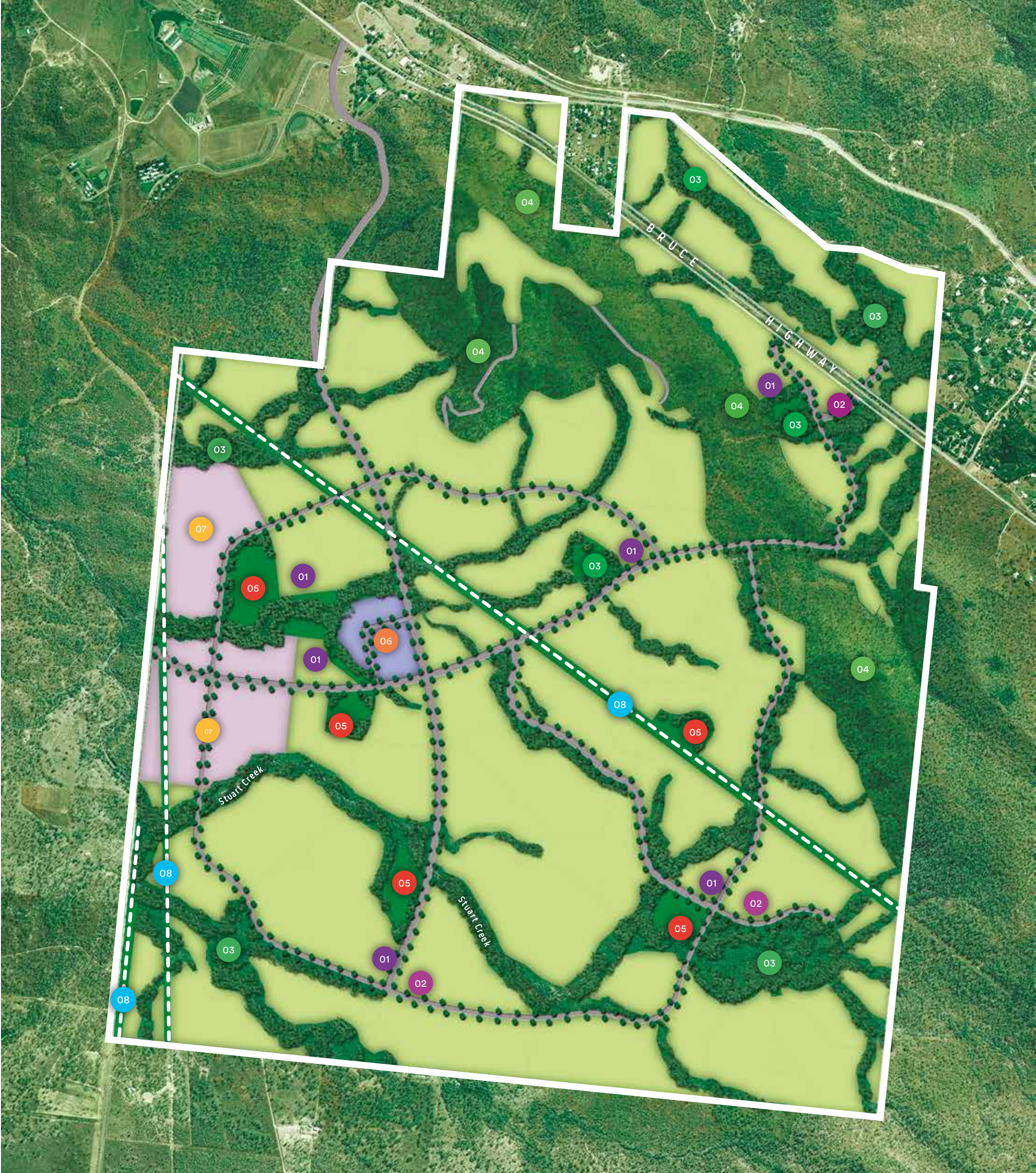
Distances are as per google maps

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NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Corporation Limited (Lend Lease). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the prior permission of Lend Lease. 14 July 2020

Legend

- Mixed Use Residential Area
- 01 Education
- 02 Neighbourhood Centre
- 03 Open Space
- 04 Conservation Zone
- 05 Sport & Recreation Facility
- 06 Town Centre
- 07 Employment Zone
- 08 Infrastructure Easement
- Proposed Collector Road
- Creek Corridor



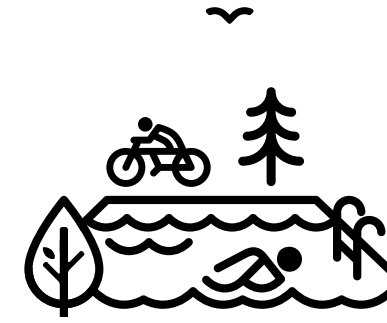
At Elliot Springs,
we're about more than
just houses. You'll
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spirit and more
ways to enjoy life as
neighbourhoods grow.



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LOCATION

- 15 kilometres south-east of Townsville's CBD
- Located on both sides of the Bruce Highway (city side of Billabong Sanctuary), with views to The Sisters Mountains, Mount Elliot, Mount Jack, Mount Stuart and the Muntalunga Range



1,609

SIZE AND POPULATION

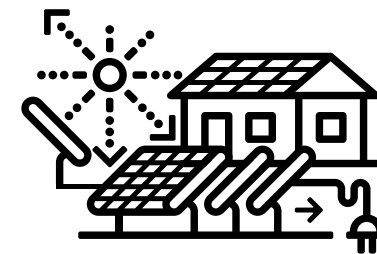
- 1,609 hectares
- Home to over 26,000 people upon completion, circa 2050
- Over 10,000 residential dwellings



57

COMMERCIAL

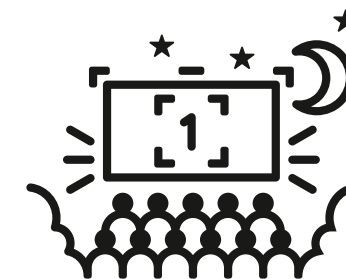
- 57-hectare enterprise park (commercial, technology, business service, light industrial)
- 21-hectare retail (convenience shopping, town centre)



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EDUCATIONAL FACILITIES

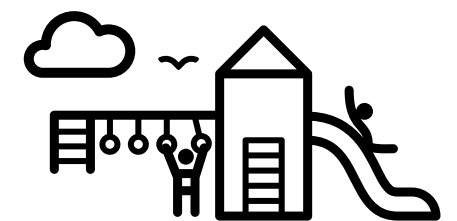
- A full range of public and private education facilities from childcare and early learning to primary and secondary schools



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SHOPPING AND LIFESTYLE

- Multiple convenience shops throughout the community as well as a town centre



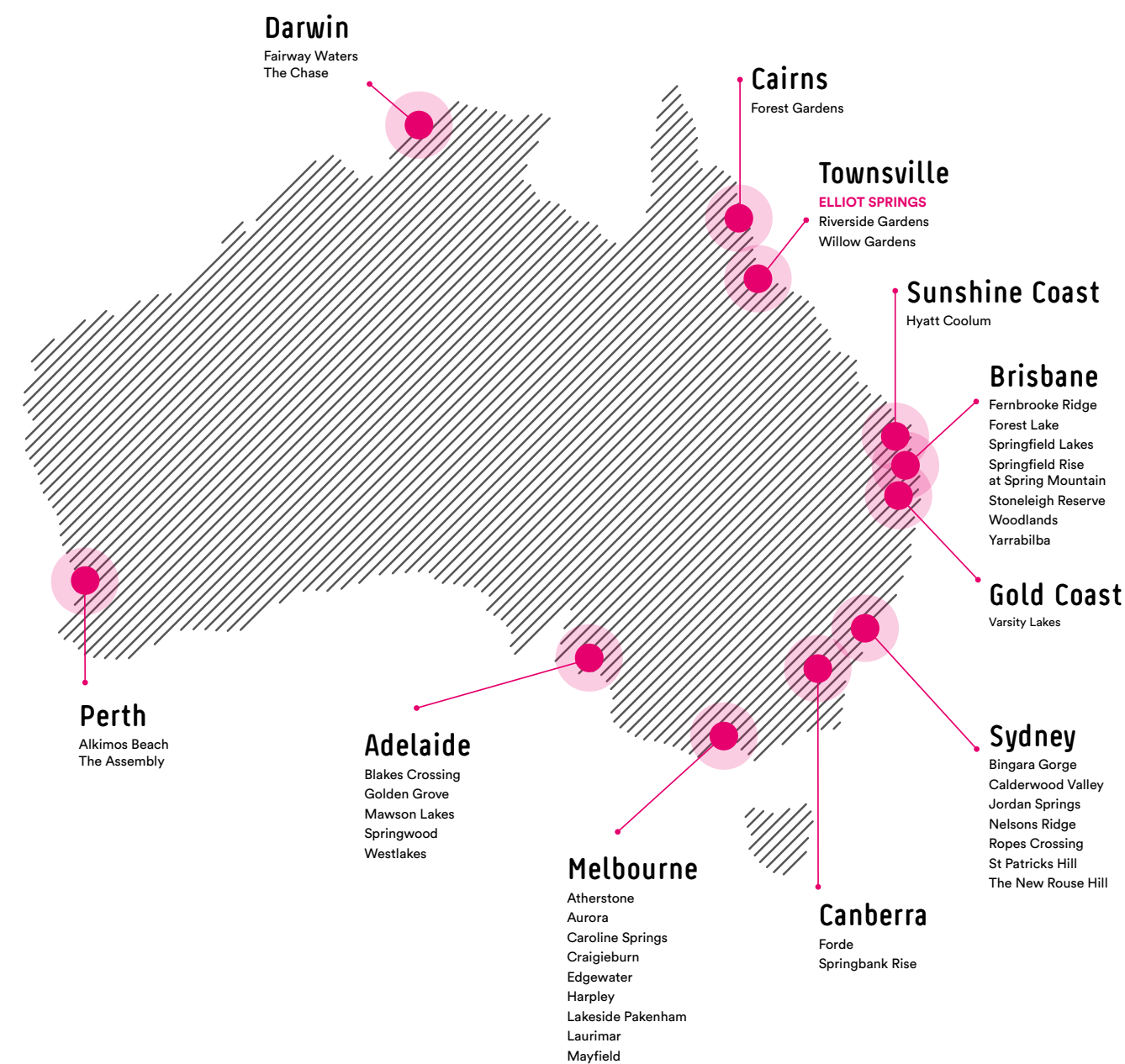
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OPEN SPACE AND RECREATION

- More than 30 percent of the site reserved for open space
- Extensive network of walking and cycling paths linking local parks, sporting fields, playgrounds, picnic and barbeque areas, as well as a ridge walk and mountain bike tracks



Pop-up community space
at Alkimos Beach, WA.



Creating the best places

For over 60 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely welcomed. Places that are truly beautiful and set about to enrich the lives of our residents, as well as those for generations to come. Our holistic urban design approach is to encourage environments that foster opportunities.

Where you can choose the way you live, the way you work, the way you learn. No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle where people are proud to call home. Lendlease creates places that are truly beautiful and set about to enrich the lives of our residents, as well as those for generations to come.



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