

Project overview

Our initial project is Brolga Lakes located on the northern end of Moreton Bay www.brolgalakes.com.au. As a group, we are currently in the process of signing off on our next three projects based on the model used at Brolga Lakes. These new projects extend from the Sunshine Coast to the Capricorn Coast.

Our model has attracted strong support from the Department of Environment and Heritage (our state approval was assessed by and subsequently supported by the old DERM), Department of Planning and State Development and our local council Moreton Bay Regional Council.

We have effectively developed a model which permits us to convert currently non-profitable rural farms into small communities that reflect the original rural use of the land together with other commercial elements whilst protecting in perpetuity over 50% of the original property as "covenant protected habitat", some of which undergoes significant revegetation to restore the previous natural values of the land. The land we focus on is typically not available to other property developers.

In each project we place a strong emphasis on "grow and buy local" with markets or wholesale/retail outlets for the purchase of locally grown food. Having organic accreditation will be a requirement for most food types to be sourced and sold.

Each project includes a residential lifestyle component where the residents are directly connected to the ongoing wellbeing of the property and ensure the protected habitat is maintained.

High standards for sustainable building design will be upheld and enforced. A Community Management Scheme ensures that these standards are written into the life of the community going forward.

Brolga Lakes (as an example) incorporates the following elements:

- The site is just on 400 acres, surrounded by RAMSAR protected mangroves and wetlands
- Over 200 species of birds visit and breed on the site each year
- A Koala corridor has been established and will be extended as part of the rehabilitation of the site – its envisaged that this will become a refuge for injured animals requiring rehabilitation
- Only 200 residential lots will be permitted – ranging from 400 to 800 sq metres – no one will have neighbours to their rear boundary. Common ground to the rear of the residential sites can be utilised for organic farming beds, orchards or other similar uses.
- Our target market is typically well educated with a strong environment oriented value system. The price of the land is in the middle to upper market end of the spectrum.

Commercial Elements

- Market Place – similar in size to Eumundi – with destination specific activities designed to attract families and tourists
- Village Square – with various elements but to include fresh locally produced food outlet, café, Day Spa with Healthy Living Centre (preferably organic)
- Conference Centre with restaurant (similar to Spirit House in style and feel) with an emphasis on weddings on weekends. Villa style accommodation will also be available for

conference and or wedding guests.

- Wholesale Nursery with Retail outlet on site – with an emphasis on native species and food species
- Education and Research Centre – for schools and Universities but also for locally based courses/seminars ranging from back yard food production to cooking classes etc.
- Food production – both hydroponic and organic

Other Elements

- Sewerage Plant – we will have our own system delivering A+ water, which in turn is released through a series of wetlands and used for irrigation of natural habitat areas.
- Solar Energy – we have partnered with Solar Power Systems of Eumundi to design a system that will deliver self-sustaining energy generation with grid backup if required

At this stage we are actively seeking interest from parties to become involved in.....""



brolga lakes