



WOODCHESTER ESTATE



A new way of
living in Gatton



Make a tree change to Woodchester Estate, a change for the better, for you and your family.

Gatton's newest, affordable location, the Woodchester Estate, offers exceptional elevated homesites with views of the surrounding valley.

Ideally located, the estate is in close proximity to both primary and secondary schools, Gatton CBD and is within easy travel distance from the major centers of Toowoomba, Brisbane and Ipswich.

Woodchester Estate offers a comprehensive range of living options to suit your budget and family's requirements. You can choose from land, house and land packages, and brand new homes.

With its beautiful leafy setting, Woodchester is the perfect location to relax and enjoy the things that make life worthwhile. There's room for the children, room to relax and room to entertain; Woodchester offers you and your family a better pace of life.

You'll enjoy the great outdoors at Woodchester. The estate has been designed with a network of outdoor spaces and over five and a half kilometres of walking and cycling trails. Woodchester residents will be able to relax in six neighbourhood parks and an immense central park that's equipped with BBQ areas and children's play equipment.

Woodchester's developers, the locally based Newlands Group Pty Ltd (Newlands), are committed to encouraging an active community lifestyle for residents. Facilities on offer will inspire a sense of community and provide areas where neighbours can be active, or simply socialise and enjoy the area.

Access to essential services such as town water, sewer and underground electricity are being provided to every lot in the estate. Further investment will be made to provide residents with recreational facilities and landscaping the community.

Turn your dream into reality at Woodchester Estate.





More than a great place to live, Woodchester is a fantastic place to play, socialise and participate in many ways to get active and enjoy life.

Woodchester is a 87 hectare residential estate located within the city limits of Gatton. The estate offers one of the few opportunities to purchase a block of land in an established neighbourhood close to the town centre.

Located on the southern side of Gatton, The Woodchester Estate occupies an elevated position with views across the valley and to Mount Ma Ma and Mount Bines.

Conveniently located a little over three kilometres from Gatton CBD, Woodchester is close to growing employment hubs in Gatton, minutes from the centre of town, and less than an hour from Brisbane.

Surrounded by nature, Woodchester has been planned to provide the perfect lifestyle for its residents. The completed estate will encompass in excess of 500 residential home sites once fully completed with the average home site a generous 1,000m² square metres. All sites are serviced by underground power, town water and sewer.

A centrally located convenience centre of approximately 2,000m² will increase the amenity of the estate and cater for needs of the residents. Potential tenants include convenience shopping, bakery, café and newsagency to name a few.

The Woodchester masterplan has been designed to cater for changing community needs over time. The flexible nature of the plan allows for the potential development of a number of vital services in response to the needs of the community as the estate is developed over time.

To further cater for the growing community, the masterplan allows for the development of a childcare centre adjacent to the convenience centre.

Woodchester has been designed to encourage an active community lifestyle with an emphasis on walking and cycling, immediate access to pathways ensures it's always easy to get to where you need to be.

Over two and a half hectares is dedicated to natural bushland and parkland ensuring every home in the estate is a five minute walk from a park.

The Estate



The estate layout is designed specifically for walkability, to reduce the reliance on cars.

Children's play equipment, BBQs and park furniture will be a feature of the large central park and smaller parklands in the estate, making them a great place to relax or meet up with neighbours and friends.

Sustainability principles were used when designing the estate to ensure that the development fits comfortably within its surrounds and creates the minimum impact on the environment. The estate layout is designed specifically for walkability, to reduce the reliance on cars.

Green open spaces interspersed throughout Woodchester Estate play an important role in water sensitive design, rain gardens are incorporated to temporarily hold excess storm water runoff generated from the estate.

Other sustainable design principles playing an important role in Woodchester's design include:

- Landscapes that work with, not against, the surrounding natural environment
- Reclaiming and recycling landscape materials such as timber and mulch
- Designing landscapes that positively assist in the removal of water borne pollutants
- Promoting a positive interaction between the built form and natural environment

- Minimising water run-off and leaching of fertilisers into surrounding environments
- Utilising water-wise native plant species
- Using recycled quarry residue as a surface finish in lieu of irrigated grass where appropriate

The landscape design for Woodchester Estate has focused on retaining, recycling and reducing the use of non-renewable resources, aiming to create a truly sustainable estate.

The streets of the estate have been designed to be safer for children and pedestrians; the use of minimal cross streets, t-intersections and curved lines providing a much safer environment.

Woodchester has been designed with excellence in mind, using simple design guidelines and quality presentation standards. To protect resident's investments the estate has building covenants, details are included in the back of this booklet. These guidelines are in place to ensure that quality homes will be built in this estate and that the character of the community is maintained.

Woodchester Estate is for those people who want to embrace a quieter country lifestyle, with quick easy access to town facilities. The estate is also perfectly positioned for those who work in Brisbane but want space for home and family, the commute to the employment centres of western Brisbane is a short 45 minute drive.

Our Commitment to the Community



The Woodchester Club initiative will contribute over \$1 million to local businesses in the Lockyer Valley

Newlands, the developers of Woodchester Estate, are committed to ensuring that not only the residents but the broader community benefit from the construction of the estate.

All buyers in the estate receive a \$3,000 spending card to assist them in their new purchase. This card can be used at our partner stores in and around Gatton on everything from food to landscaping. All our partners are local business owned and run by residents of the Lockyer Valley community.

Through this initiative, the estate will contribute in excess of \$1,500,000 to local businesses helping to ensure their ongoing prosperity and underpinning future employment in the region.

A list of our partner stores is available from our selling agents office or by contacting Newlands on **(07) 4688 2888**.



See more at
woodchesterclub.com.au



A substantial agricultural based town of over 6,000 people, Gatton, is west of Brisbane, located between Toowoomba and Ipswich in South East Queensland.

Gatton is the primary commercial centre of the Lockyer Valley. First discovered by Major Edmund Lockyer in 1825, settlers first entered the valley in 1841 taking up pastoral runs. The township of Gatton was proclaimed in 1859, town allotments started being sold in 1860.

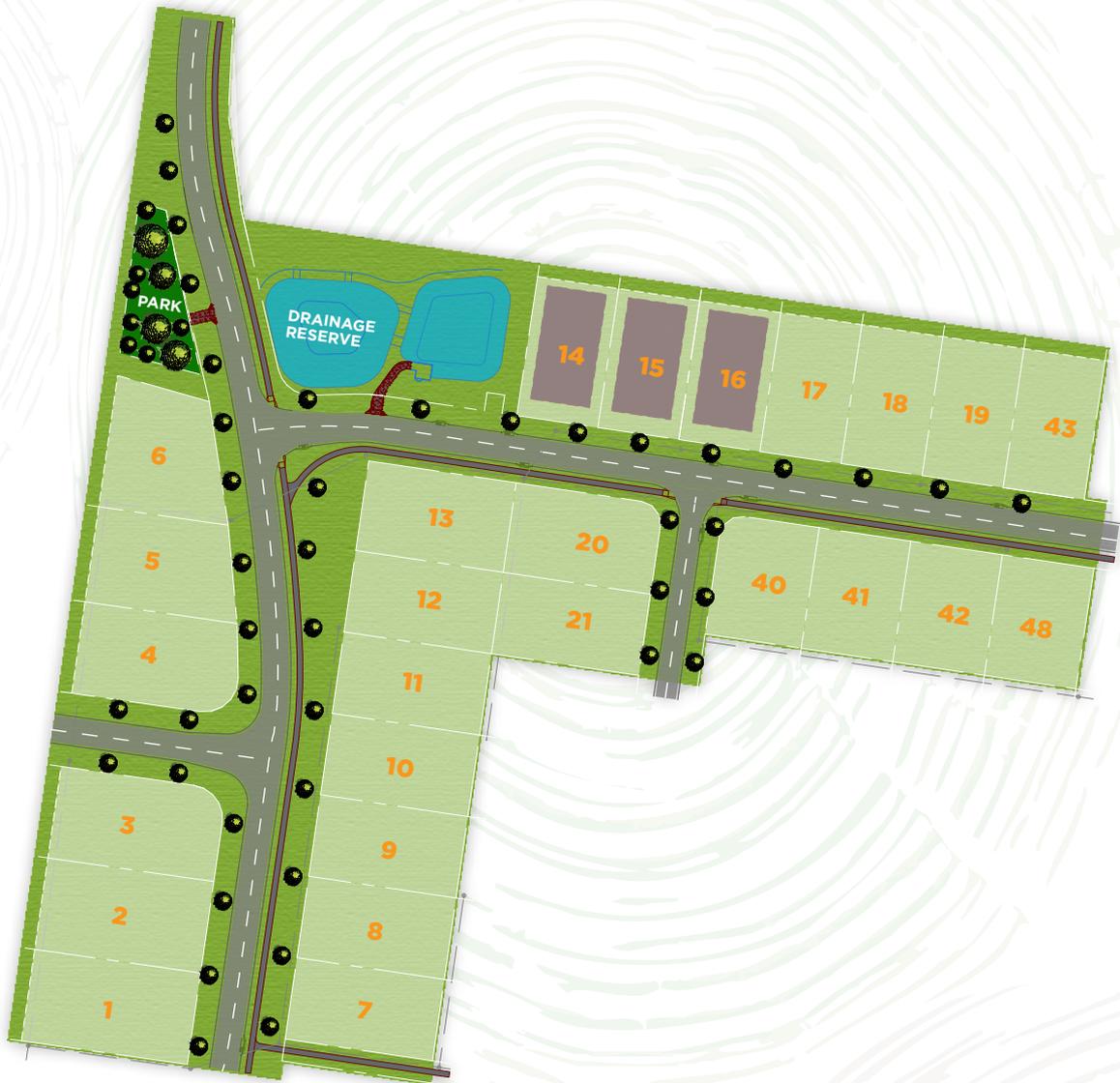
In 1866 the railway line from Ipswich reached Gatton, its arrival coincided with immigrant farmers entering the valley including many Irish and German settlers. Gatton post office, police station, court house and catholic school opened in 1868.

Dairy farming came to the fore in the late 1890's supported by the opening of the Gatton Agricultural College in 1897. During the post war years Gatton's population climbed, but the dairy industry slowed and was quickly replaced by an expanding horticulture and market garden industry that continues to thrive today.

Today, Gatton has a comprehensive shopping precinct, golf, bowling, swimming and horse racing venues, a showground, indoor sports centre, hospital, public and private primary schools and a high school plus numerous churches, a heritage museum and a civic centre.

Gatton Agricultural College, a campus of the University of Queensland, is east of the town centre and includes veterinary teaching and research facilities.

Stage 1 Lot Plan



Masterplan of Estate




WOODCHESTER ESTATE

LAYOUT SHOWN IS FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO DETAILED DESIGN AND LOCAL AUTHORITY APPROVAL
NOT FOR RELEASE

South West Precinct
104 Lots



North East Precinct
103 Lots



South East Precinct
158 Lots

Central Precinct
125 Lots

Woodchester Covenants



A covenant is an agreement between the developer of Woodchester Estate and a Buyer.

The covenants are presented here for your information, they will also form part of any "Contract of Sale" for the lots in the Woodchester Estate.

The Buyer undertakes and agrees –

1. STANDARDS FOR DWELLING HOUSE

That no building other than a dwelling house erected in accordance with the standards and specifications required by and approved by the local authority, is to be erected.

2. TEMPORARY ACCOMMODATION

No caravan or tent (or any other form of temporary accommodation) shall be placed on the land.

3. REMOVAL OF EXISTING BUILDING TO LAND

The Buyer agrees not to move any existing dwelling house or building to any area of the land from any other site.

4. DIVIDING OR OTHER FENCING

The Seller shall not, under any circumstances, be or become liable for, or contribute to the erection, maintenance, or repair of any dividing or other fence not withstanding to the contrary in "The Dividing Fences Act of 1953" or any amendment or substitution thereof.

No fences shall be erected on the said land closer to the street than the house building line as fixed by the local authority.

Should a Buyer wish to construct a swimming pool in a position further forward than the house building line, they may erect a fence as required by the Local Authority by-laws without being in breach of this covenant. No such fence shall be erected until construction of the swimming pool has been completed.

5. HEATING/COOLING SYSTEMS

All external hot water systems (except solar) and air-conditioning units shall be located on the dwelling house and land so as not to be offensive to others, including views from all sides of the land and the street.

6. GARDEN SHEDS

Lawn lockers or metal garden sheds may be erected without approval by the Seller, provided they are positioned on the land so as not to be offensive to others.

7. DETACHED GARAGES

Detached garages must be placed on the land so as not to diminish any enjoyment of the area by others.

8. MAILBOXES

The position of the mailbox shall be in line with the front boundary of the land and shall not create interference to others.



9. RUBBISH /GARBAGE BINS

All rubbish and /or garbage bins shall be stored in an area on the land that is screened from view from the street apart from collection days by the Lockyer Valley Regional Council.

10. MULTI-DWELLINGS

No multiple tenancy dwellings in the form of units/flats are to be erected on the land, although Duplexes approved by the Seller may be permissible.

11. CARE AND MAINTENANCE

No rubbish shall be allowed to accumulate or be placed upon the land.

In the event of rubbish accumulating upon the said land or of there being excessive growth of grass or if such grass becomes unsightly or in need of cutting, the Seller, its agents, employees and workmen shall be at liberty (but not be obliged) to cut the said grass or remove such rubbish at any time or from time to time and the costs thereof shall be paid on demand by the Buyer/s to the Seller/s

12. SIGNS AND HOARDINGS

No advertisement, sign or hoarding shall be erected on any part of the said land hereby sold without prior consent in writing from the Seller/s. The Buyer/s authorises the Seller/s to enter upon the land and remove any signs or hoardings erected without its consent.

13. BREACH OF COVENANTS

If the Buyer fails to comply with the terms and requirements of the covenants, the Developer may issue a notice requiring the Buyer to rectify the default and pay all legal costs incurred with such notice within a reasonable time.

Should the Buyer not comply with such notice within the time stipulated therein then the Buyer hereby agrees to the Developer by way of liquidated damages:

- i. an amount as prescribed by the Developer from time to time; or
- ii. an amount equal to the Buyer's or the Developer's estimate of the costs of rectification of any building or other work carried out by the Buyer to bring the building or other works in line with the said requirements.

14. DEED OF COVENANT ON RE-SALE

If the Buyer sells or transfers the title of the land in any way the Buyer agrees that:

- a) prior to the settlement of such sale or transfer, the Buyer will obtain at the Buyer's cost, in favour of the Developer a deed of covenant binding the new owner to the terms of this Covenant;
- b) the deed of covenant will be drafted by solicitors for the Developer at the Buyer's cost and include all such other provisions as the solicitors deem necessary to give proper effect to this Clause.

The Buyer hereby agrees that should the Buyer fail to comply fully with this clause that the Developer will suffer damages equal to an amount of a minimum of \$ 5 000 and the Buyer acknowledges that the Developer may recover such damages from the Buyer as a liquidated debt. The Developer reserves the right to recover a greater amount from the Buyer if the Developer has suffered a greater amount of damage.



WOODCHESTER ESTATE

woodchestergatton.com.au

We wish to extend to you our
best wishes as you pursue your
purchase of property.

Brendan Ellis

M: 0428 950 035

T: (07) 4620 0000

brendan@woodchestergatton.com.au

Another Development By

newlands