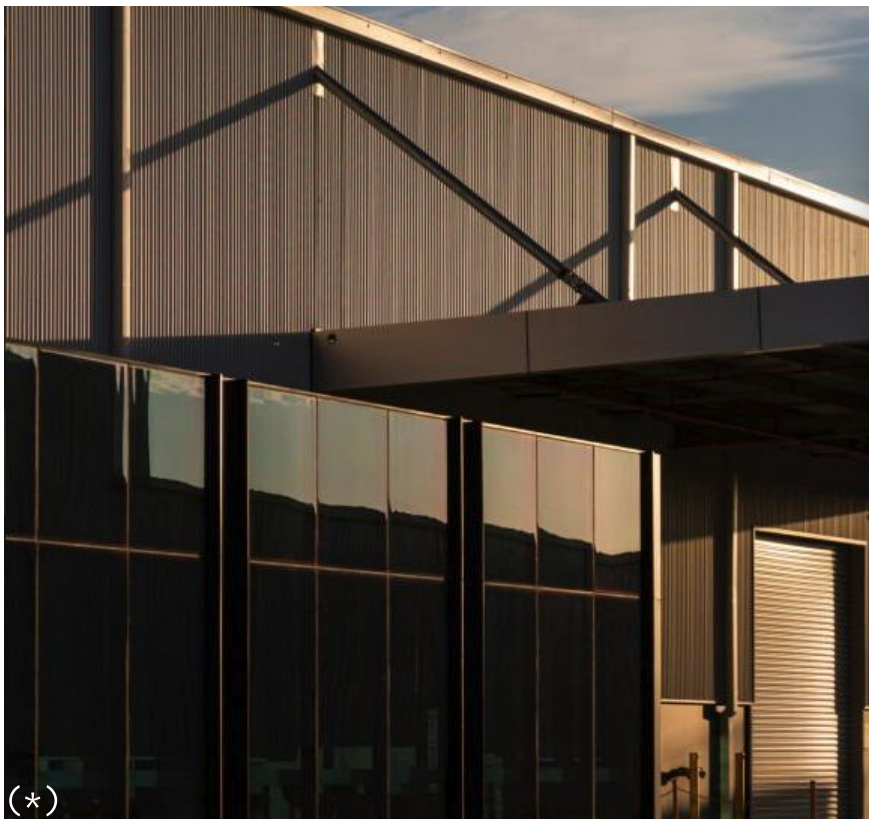


# WESTLINK AT DARRA

Development Information

CHÂTEAU  
DEVELOPMENTS



## Table Of Contents

Introduction	04
The Site	06
Locality	08
Development Concept	10
Development Rationale	12
Target Timelines	14
The Approvals	16
What We Do	18
Support Staff	20
Key Dates	22
Important Notices	24

# Introduction

---

Chateau Developments is excited to present a brand new development opportunity within the sought after Westlink Business Park.

Westlink at Darra represents one of the very last opportunities to develop land within this tightly held precinct.

This exciting development opportunity presents:

- 10,141 sqm site area.
- 35 High tech warehouses comprising on sqm ranging from 108m<sup>2</sup> to 255m<sup>2</sup>.
- Between 2-5 car spaces included with each unit.
- Different layout options to accommodate a range of buyers. This includes warehouses with oversized mezzanine's for office spaces and Premium work-stores with an open concept to allow a full fit out.
- Every unit will have high quality finishes installed.
- Very conveniently located 20 minutes from Brisbane CBD and only a 220m walk from the Darra train station.
- This is one of the last remaining significant development opportunities within the tightly held Westlink Business Precinct.
- The location has recently been transformed into a near city business park attracting strong corporate covenants to the region.
- Chateau Developments has arranged for its associated entity to acquire an option over the project property and is currently conducting due diligence.







## The Site

### PROPERTY ADDRESS

8-16 Station Avenue, Darra  
QLD

### SITE AREA

10141 sqm\*

### ZONING

SC5 Specialised centre  
(Mixed industry and business)

### LOT & PLAN

L103 SP295796  
L204 SP328589  
L105 SP295796  
L106 SP295796

### TITLE REFERENCE

51132315  
51132316  
51282753  
51132313

### NEIGHBOURHOOD PLAN

Darra-Oxley District  
Neighbourhood Plan

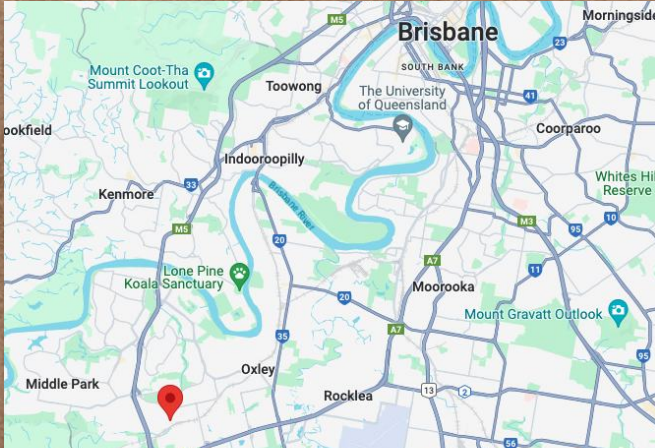
### LGA

Brisbane - Sherwood



# Locality

Westlink at Darra is located within the blue chip inner western industrial suburb of Darra approximately 15.4 radial kilometres south west of the Brisbane CBD.



Darra forms an integral part of Brisbane's Southern industrial market, a long-established precinct which benefits from excellent connectivity and significant infrastructure. The precinct is a major logistics hub, with approximately 20% of container imports through the Port of Brisbane being delivered within 10 radial kilometres of the Acacia Ridge Rail Terminal (approximately 12.5km\* east of Westlink at Darra). The property itself represents a rare 1ha parcel of land within the highly land-constrained Darra industrial market.

- Recently completed infrastructure projects, including the upgrades and widening of the Ipswich Motorway, has increased the level of occupier demand for south western industrial precincts with the region experiencing the highest levels of transaction activity.
- The location benefits greatly from an array of established and soon to be completed industrial, commercial and retail infrastructure such as:
  - BTP Westlink Green
  - QCL Industrial Estate
  - Metrowest Business and Technology Park
  - Sumner Industrial Estate
  - Monier Road Shopping Centre
- Public transport is very accessible via the Darra Train Station which is a mere 220m\* walk from the site and there are also multiple bus stops along Station Avenue and Manburgh Terrace.



**Port of Brisbane**  
40km\*



**Acacia Ridge Marshalling Yards**  
12.5km\*



**Brisbane CBD**  
15.4km\*



**Monier Road Shopping Centre**  
800m\*



**Darra Train Station**  
220m\*



**Brisbane Airport**  
29.8km\*  
**Archerfield Airport**  
5.7km\*



**Centenary Highway**  
1.8km\*  
**Ipswich Motorway**  
1.5m\*  
**Logan Motorway**  
7km\*

Industrial Work Stores

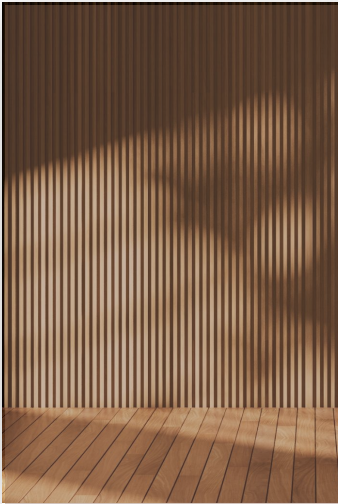
Total Floor Area	3901 sqm*
Total Mezzanine	2185 sqm*
Average Unit SQM inc Mez	174 sqm*
Sales Rates expected	\$6300 sqm*
Average Unit Sales Price	\$1,095,390*



\*All areas, sqm and pricing listed are indicative only and subject to change

Development Concept

The Construction of high-tech industrial work stores in Darra's Westlink Business Precinct. The proposed work stores would range from 100m2 to 400m2. Chateau has identified an opportunity in the market to service smaller industry through these work sheds whilst also capitalising on the need for medium format spaces.





# Development Rationale

---

Chateau Developments intend to develop high tech industrial work stores to meet the rising demand for versatile, high-quality commercial spaces in the Greater Brisbane area.

Darra's strategic location offers easy access to major transport routes, making it ideal for businesses seeking efficient logistics and distribution capabilities.

Westlink at Darra aims to enhance Darra's commercial infrastructure, fostering economic growth and creating job opportunities within the community.

The subject site will have access off Westlink Court, home to premium office spaces within the Westlink Business Park.

## Growing Demand

- 16 Station Avenue is one of the last remaining significant development opportunities within the south-western corridor.

## Strategic Locations

- There is a high demand for easily accessible commercial spaces located near major cities like Brisbane. Additionally, the convenience of the train makes daily commutes effortless and efficient.
- This location could generate higher sales rates than other comparable areas further out of the city.

## Service Industry and Office Work-stores

- A mix of Small & Medium sized work stores to cater to both smaller enterprises and startups, and expansion into medium sized spaces offering flexible and affordable solutions to support their business activities.

## Economic Growth

- With Brisbane set to host the Olympics in 2032, the greater Brisbane area is expected to experience a substantial influx of people which will drive the economy forward. As a result, the demand for property and new infrastructure is rapidly increasing.

## Job Creation

- This project, if it proceeds, will be creating jobs for local construction workers, contractors, and engineers. Local suppliers would also benefit from the increased demand for materials.
- Upon completion, the warehouses will most likely employ a substantial number of workers.
- There may also be an indirect increase in employment as warehouse workers are likely to be spending money in the area and using transportation.

# Target Project Timeline

## Q4 2024

Put and Call Contract Signed  
Due Diligence Commences  
Consultants Engagement  
Conduct Pre-Lodgement Meeting

## Q1 2025

Land Settlement  
DA Approved & EOI Campaign  
BA Approved  
Sales Marketing Campaign Launch

## Q4 2025

Construction Phase  
Sales Campaign Continues

## Q1 2026

Practical Completion  
Titling Process  
Titling and Settlement  
Finalise sales for any remaining Workstores

Total Anticipated Duration:  
18 Months

Chateau Developments will make every effort to meet the target project timeline. Our personnel's experience in development management show a history of delivering projects ahead of schedule, though unforeseen circumstances can push back timelines.





## The Approvals

---

The proposal is a lawful use within the Planning Scheme with the development application being 'code assessable'.

Key planning controls include:

- a) Building height** – maximum of 15m.
- b) Site cover** – maximum 35% of the site area, which can be relaxed upon demonstration.
- c) Setbacks** – Road frontages – 6m. Side and rear boundaries – 0m. The site does not present as having a road frontage for planning setback purposes due to the unique positioning within the road network.
- d) Landscaping** – minimum 2m wide landscaped strip along all road frontages.
- e) Car parking** – minimum 2 spaces per tenancy or lot plus 1 space per 100m<sup>2</sup> gross floor area



## What We Do

---

The team at Chateau Developments has decades of expertise in driving high-impact development projects. Our backgrounds include hands-on site experience, successful project management, and real estate sales.

The team's strengths lie in overseeing major projects, managing risk and procurement, and strategically identifying opportunities.

Their collective knowledge and skills ensure exceptional outcomes in property development and a strong foundation for future success.

---



**JAMIE GARDNER**

Director/Business Development Manager

Jamie brings a robust understanding of both the technical and managerial aspects of construction. This experience, combined with a successful track record in Real estate sales at Accelerate Property Consulting, enables Jamie to effectively lead Chateau Developments in delivering exceptional outcomes. Jamie is skilled in negotiating favourable contracts and optimising project execution, ensuring value and success in every venture.



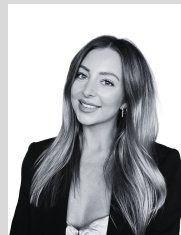
**NIKOLAS MANION**

Director/Operations And Delivery Manager

Nikolas brings a wealth of expertise and a distinguished track record in construction and contract management. With over six years at Multiplex as a Senior Contract Administrator, Nik played a pivotal role in the delivery of major projects, including the \$750 million 1 William Street Cbus Tower in Brisbane and the \$850 million Jewel development on the Gold Coast. His extensive experience encompasses managing high-value subcontractor trades, risk management, cost control, and project audits.



## Support Staff And Affiliates



**Chelsey Blattner**

Marketing Manager

With over six years of experience in the marketing industry, Chelsey is a highly skilled in her field which contributes to the growth and success of Chateau Developments. Chelsey specialises in market research, project management, social media management, data analysis, brand identity, graphic design and advertising. Chelsey has her Business Administration Diploma in Marketing and is committed to building and maintaining a strong marketing strategy for Chateau Developments to deliver impactful results.



**Nicola McPherson**

Administration Manager

Nicola brings over 10 years of business administration experience, including 6 years in the building and construction industry. At Chateau Developments, she plays a crucial role, handling accounts, bookkeeping, general administration, and contract management. Her industry expertise ensures meticulous handling of administrative and project management tasks. Nicola's dedication to excellence upholds the high standards of Chateau Developments.

# Key Dates\*

---

Due Dilligence Ends-	Sept 2024
If we proceed with the contract Purchasing Entity is Nominated-	Nov 2024
Property Settlement Date-	Dec 2024
Anticipated Construction Start-	Q1 2025
Anticipated Construction Completion-	Q4 2025
<b>Anticipated Time for Development Completion</b>	<b>18-24 Months</b>
Anticipated Gearing-	68%
Land Cost (Ex GST & Stamp Duty)-	\$6,000,000

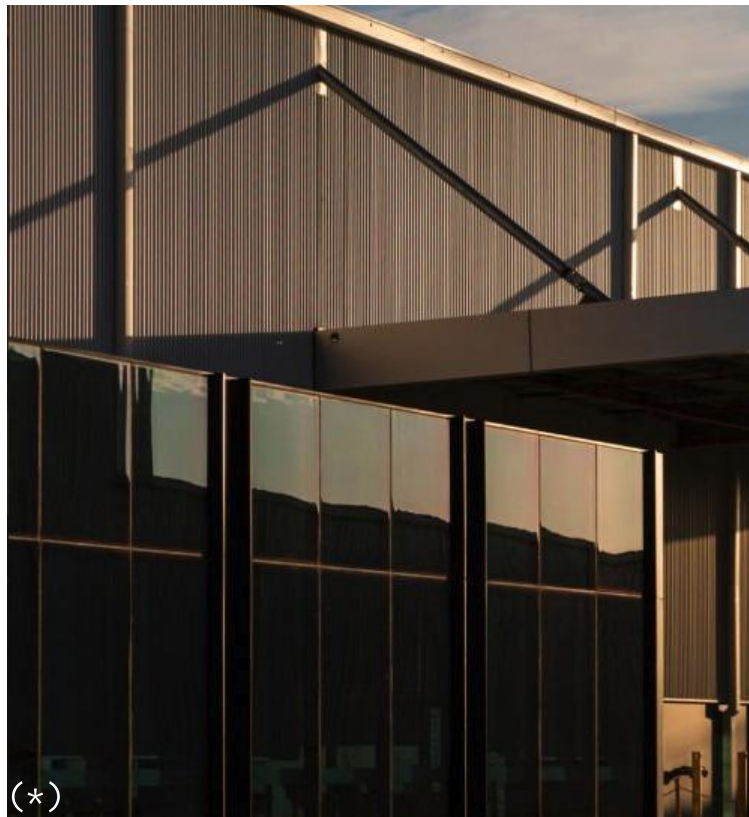
---

Equity Required-	\$7,000,000
------------------	-------------

\*The dates in this chart are targets only and are subject to change







## Important Notice

---

The information in this document has been prepared by Chateau Developments Pty Ltd (Chateau Developments). This document is not a prospectus, product disclosure statement, disclosure document or other offer document under Australian law or under any other law. This document is not, and does not constitute, financial product advice, an offer to sell or the solicitation, invitation or recommendation to purchase any securities and neither this document nor anything contained within it will form the basis of any contract or commitment. Reliance should not be placed on the information or opinions contained in this document. The information provided in this document is not personal investment advice and has been prepared without taking into account your investment objectives, financial situation or particular needs (including financial and taxation issues).

To the maximum extent permitted by law, Chateau Developments and their affiliates and related bodies corporate, and their respective officers, directors, employees and agents disclaim any liability (including, without limitation, any liability arising from fault or negligence) for any loss arising from any use of this document (or its content) or otherwise arising in connection with it. No representation or warranty, express or implied, is made as to the fairness, accuracy, completeness or correctness of the information, opinions and conclusions contained in this document. Where this document contains past performance information you should be aware that past performance is not a reliable indicator of future performance.

The information in this document is for general information only. To the extent that certain statements contained in this document may constitute "forward-looking statements" or statements about "future matters", the information reflects Chateau Developments' intent, belief or expectations at the date of this document. Chateau Developments gives no undertaking to update this information over time (subject to legal or regulatory requirements). Chateau Developments' forward-looking statements, intentions, forecasts, prospects, returns, expectations or other statements in relation to future matters contained in this document may involve significant elements of subjective judgment and assumptions as to future events which may or may not be correct. There are usually differences between forecast and actual results because events and actual circumstances frequently do not occur as forecast and these differences may be material. They are based on a number of estimates, assumptions that are subject to business, scientific, economic and competitive uncertainties and contingencies, with respect to future business decisions, which are subject to change and, in many cases, are outside the control of Chateau Developments and the directors. Chateau Developments, nor the directors, give any assurance that the forecast performance in the forecasts or any forward-looking statement contained in this document will be achieved.

This document is prepared and provided on a confidential basis for use only by the recipient and should not be forwarded to others. This document is not for commercial use or redistribution.

The distribution of this document may be restricted by law in certain jurisdictions. Persons who receive this document outside Australia must inform themselves about and observe all such restrictions. Nothing in this document is to be construed as authorising its distribution in any jurisdiction other than Australia and Chateau Developments does not accept any liability in that regard.



# CHÂTEAU

DEVELOPMENTS

2024 DEVELOPMENT INFORMATION | [CHATEAUDEVELOPMENTS.COM.AU](https://chateaud developments.com.au)

## CONTACT

Chateau Developments Pty Ltd  
Jamie Gardner  
+61 468 924 333  
[info@chateauprojects.com.au](mailto:info@chateauprojects.com.au)