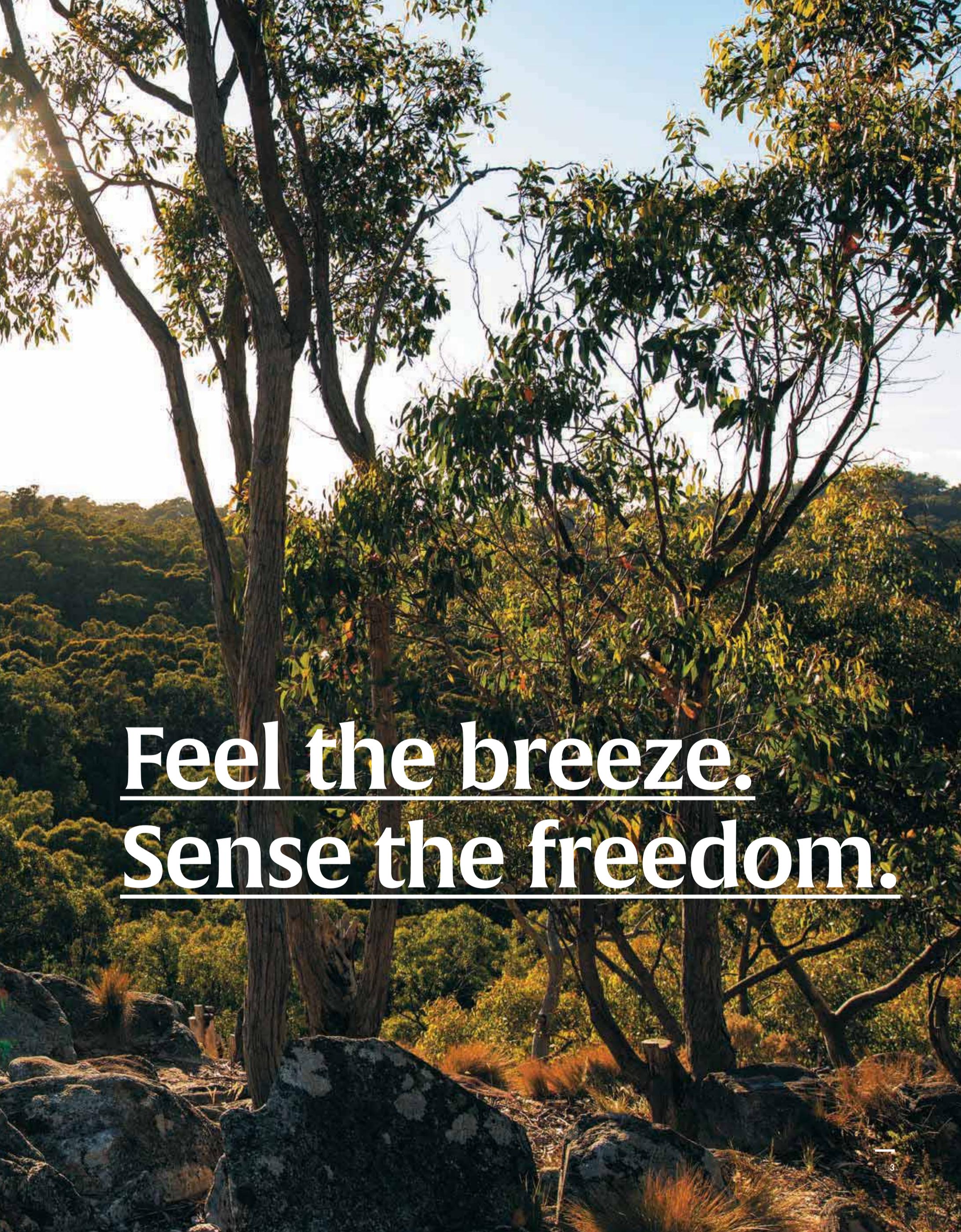


**WHITEROCK**



A scenic view of a forest with large trees and a rocky foreground. The text "Feel the breeze. Sense the freedom." is overlaid in white, underlined font.

Feel the breeze.  
Sense the freedom.

# A natural haven, so close to everything.

Whiterock is an address with nature at its heart - so it's no wonder you get the feeling you're far away from everything. Stunning elevated views and wide open spaces to play, give you the sense of freedom you want, while being just moments from everything you need.

EXPLORE







Artist impression.





# The heart of it all.



Life at Whiterock is more than just inspiring surroundings and moments to unwind. The future Whiterock Village provides the perfect location to catch up with friends and neighbours.

Sitting at the heart of Whiterock's generous community hub, the Village will become a lively focal point for residents and a convenient go-to for life's everyday needs.



Artist impression.

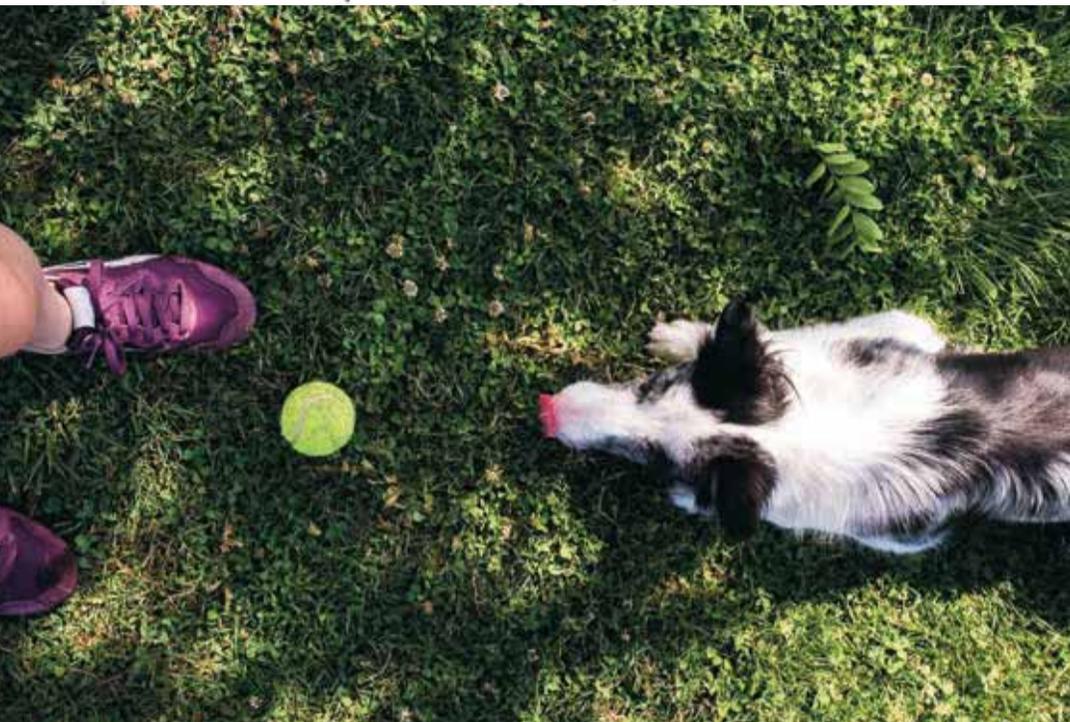


The future Whiterock Village will encompass all the modern convenience of a thriving, energetic town centre, with plans to include\*:

- Primary school
- Childcare centre
- Shopping precinct
- Cafés, restaurants and tavern
- Medical and health centre
- Local sportsfields and Community Clubhouse
- Neighbourhood park
- Adventure playground
- Greenlink Park

\*Final details subject to council/  
state government approvals.





Whiterock will be your home for recreation:

- Multi-purpose courts for basketball, netball and tennis
- Multi-purpose fields for Australian rules football, rugby league, soccer and cricket
- Off-leash dog park
- Community Clubhouse



# Recreation and play.

Stroll around the esplanade, jump on a bike, throw on the running shoes, and explore over 34 hectares of Whiterock's own linear Greenlink Park and neighbourhood parks to experience the unique blend of serenity and activity that only a place such as this can offer.

The centrepiece of Whiterock's recreation space will be the local sportsfields, courts and Community Clubhouse. Featuring full-sized playing fields, it's designed, not only to give youngsters the chance to pursue their sporting dreams, but to also play host to senior district-level competition, community-based sports and social activities.



Artist impression.





# Little adventures.



Specially designed to reflect the character of the local environment, the proposed adventure playground and water play area will feature engaging structures to spark the imagination and instil a sense of exploration in young minds. Nearby, picnic lawns and shaded seating will provide a haven for parents, while their little ones play.

Bright  
minds.





Inspiration for Whiterock's youngest minds will be even closer to home with a planned primary school\* and childcare centre within the Whiterock Village.

From the moment you move in, Whiterock has you positioned within minutes of Ripley Valley State School, Ripley Valley Secondary College and Springfield Central State High School. In addition, an enviable range of quality private schools are also close by, including Ipswich Junior Grammar, St Mary's College, West Moreton Anglican College, Staines Memorial College, Springfield Anglican College and St Augustine's College.

\*Subject to state government approvals.



# Explore your backyard.

Whiterock's visionary masterplan has been designed with genuine health and wellbeing in mind. Direct access to the renowned 2,500 hectare White Rock - Spring Mountain Conservation Estate makes it easy to relax or be active, spend time with family, or just chill out on your own.

Tree-covered peaks and sandstone outcrops tower over winding bike and hiking trails, places to climb, and shaded spots to sit back and watch nature come alive. It's a vast extension of your backyard, ready to explore, and with something new to offer every day.



# Perfect positioning.



←  
14  
to  
19

13

14

01 Ripley Town Centre

03

RIPLEY

05

05

SOUTH RIPLEY

03

08

02

RIPLEY ROAD

CUMNER ROAD

07

12

11

11

01

CENTENARY HIGHWAY

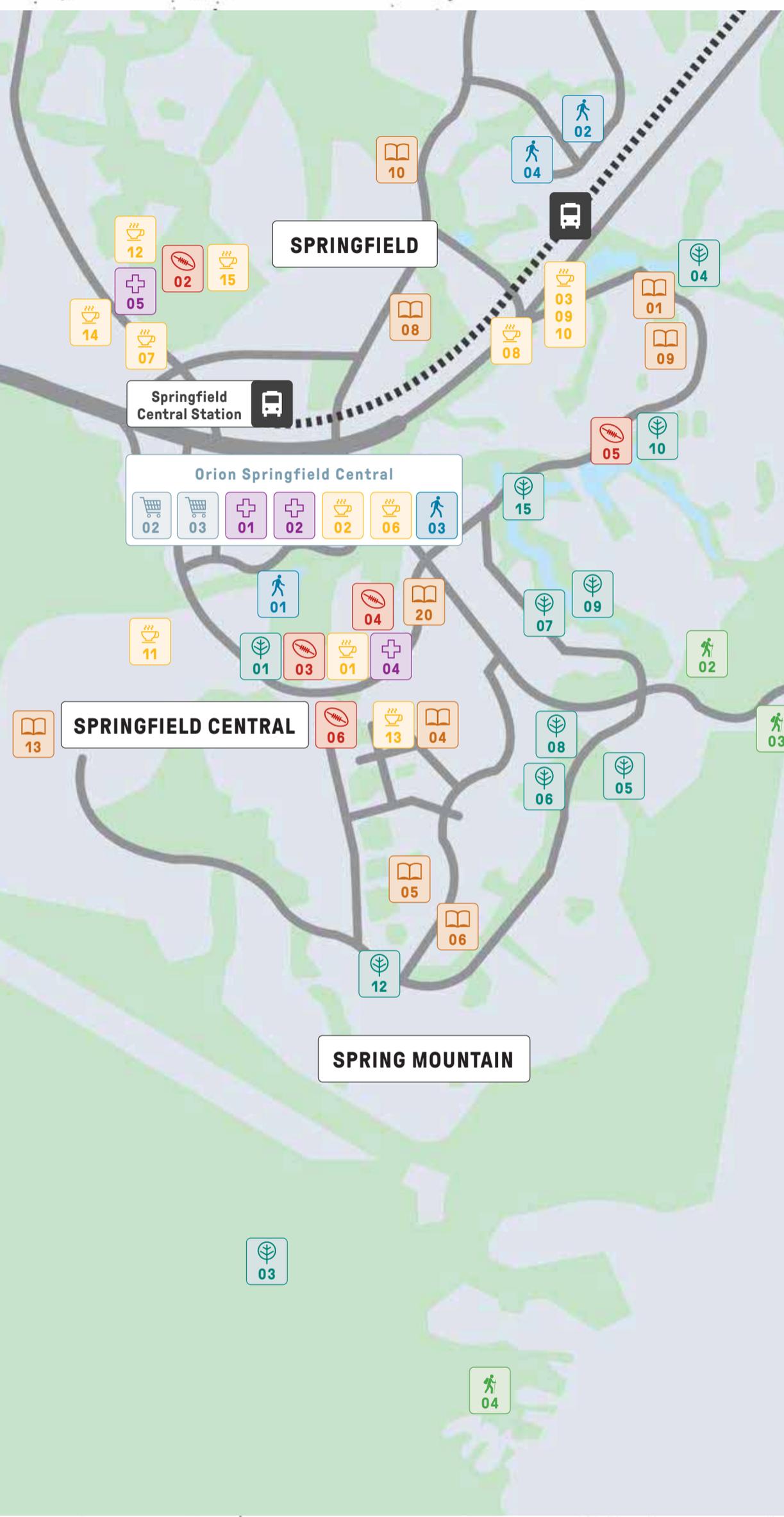
01

02 White Rock - Spring Mountain Conservation Estate

WHITEROCK

05

↑  
☕  
04





Even before you move in, everything you need is right on the doorstep. Perfectly positioned between Orion Springfield and Ripley Town Centre, everyday convenience abounds. Established amenities and facilities are easily reached, education, sports, health and services are all nearby. Transport links connect you in minimal time, with Whiterock just moments from the train station and an easy drive to Springfield.





### SCHOOL & EDUCATION

- 01 The Lakes Early Learning Centre
- 02 Ripley Valley State School
- 03 Ripley Valley State Secondary College
- 04 St Peters Springfield
- 05 Springfield Central State Primary and High Schools
- 06 Good Shepherd Catholic Primary School
- 07 St Augustine's College
- 08 The Springfield Anglican College
- 09 Springfield Lakes State School
- 10 Hymba Yumba Independent School
- 11 Staines Memorial College
- 12 Fernbrooke State School
- 13 Spring Mountain State School
- 14 Ipswich Junior Grammar
- 15 Ipswich Girls Grammar
- 16 St Mary's College
- 17 St Edmund's College
- 18 West Moreton Anglican College (WestMAC)
- 19 University of Southern Queensland - Ipswich
- 20 Education City
  - University of Southern Queensland - Springfield
  - TAFE Queensland South West
  - Union Institute of Language
  - Kindy Patch Early Education Centres
  - The Studio of Performing Arts Springfield
  - Flylink Aviation College



### SHOPPING

- 01 Ripley Town Centre
- 02 Orion Springfield Central
- 03 Springfield Markets
- 04 Brookwater Village Shopping Centre



### CAFÉS & RESTAURANTS

- 01 Ballistic Beer Co
- 02 Orion Hotel
- 03 Springfield Lakes Hotel
- 04 Eden Brewhouse
- 05 40 West
- 06 Orion Springfield Central Cafés & Restaurants
- 07 Zarraffa's Coffee
- 08 Remedy Espresso Café
- 09 Moselles Café + Restaurant
- 10 La Mocha
- 11 Cottonwood Café
- 12 Brookwater Bakery Café
- 13 Hudsons Coffee
- 14 Thai Emperor
- 15 Brookwater Restaurant and Event Centre



### HEALTH AND MEDICAL

- 01 My Medical and Dental Centre Springfield Orion
- 02 Priority Health Medical Centre
- 03 Ripley Medical and Skin Clinic
- 04 Mater Private Hospital Springfield
- 05 Mater Health Centre Brookwater



### SPORTS CLUBS

- 01 White Rock Parkrun
- 02 Brookwater Golf and Country Club
- 03 Springfield Central Sports Complex
- 04 The Works Health and Recreation Club
- 05 Springfield Lakes Rugby Club
- 06 South West Wildcats Netball Club
- 07 Fernbrooke Ridge Sports Ground
- 08 South Ripley Sport Fields



### RECREATION

- 01 Orion Lagoon Water Park
- 02 Springfield Skate Park
- 03 Event Cinemas Springfield (Orion)
- 04 Waterworx Aquatic Lifestyle Centre
- 05 Splash 'n' Play Adventure Park



### NATURE TRAILS

- 01 White Rock Conservation nature trails
- 02 Opossum Creek Trail
- 03 Ironbark Trail Conservation Estate
- 04 Spring Mountain Recreation Trails
- 05 Pyro's Mountain Biking Trail



### PARKS

- 01 Robelle Domain Central Parklands
- 02 White Rock - Spring Mountain Conservation Estate
- 03 Spring Mountain Forest Park
- 04 Spring Lake Park
- 05 Grande Park
- 06 Tim Apelt Park
- 07 Lakes Entrance Park
- 08 Springfield Lakes Dog Park
- 09 Fenwick Park
- 10 The Promenade Falls
- 11 Thomas and Rose Woods Park
- 12 Enchanted Woods Park
- 13 Pebbles Park
- 14 Faye Carr Park
- 15 Discovery Parks



# Home of choice.





Whether you're looking to tailor your home and block to your needs or want a perfectly matched home and land package, Whiterock gives you the choice you're after.

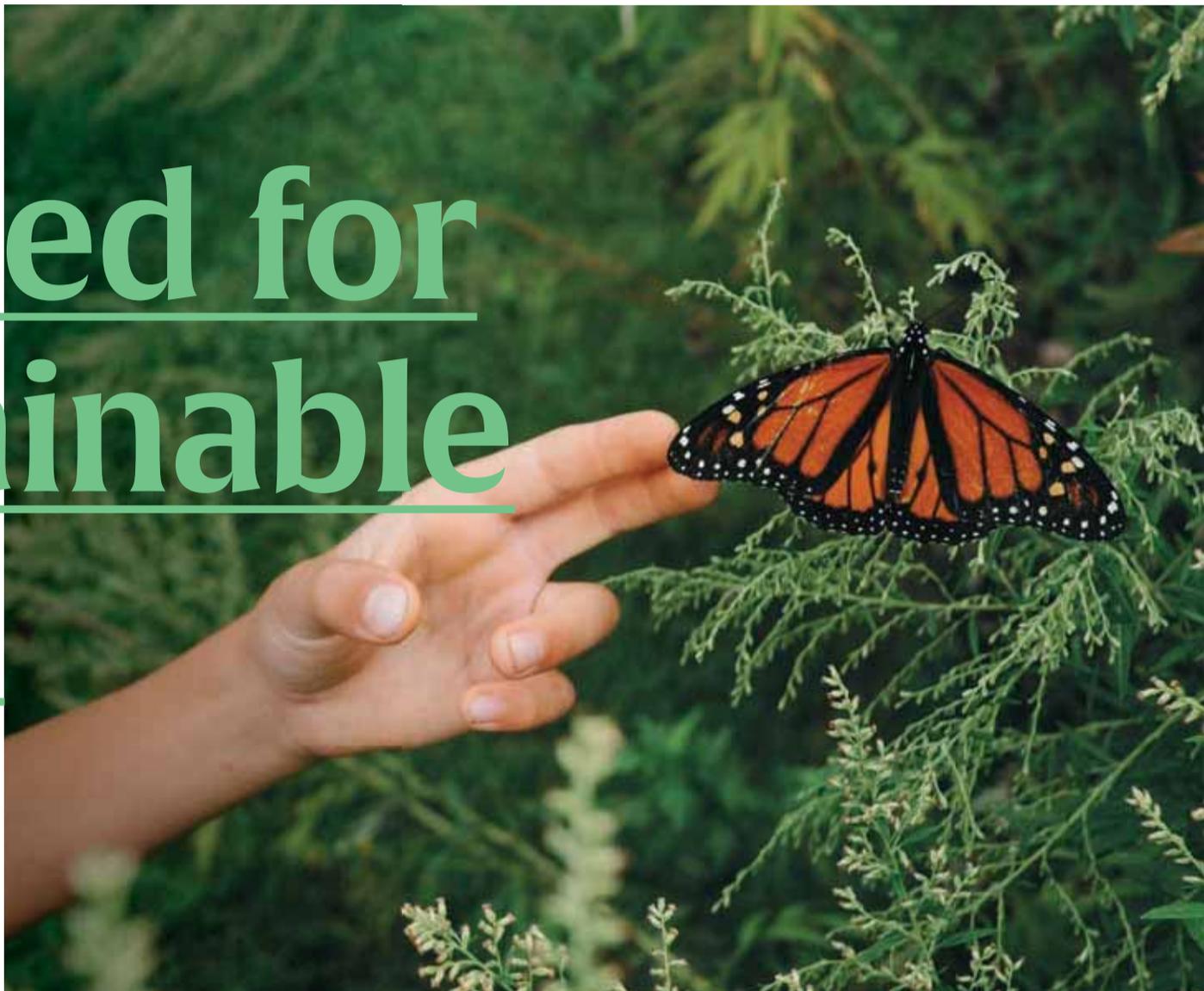
Presenting the latest in superb design and stylish innovation, Whiterock's Home Show Display Village will feature new homes from some of Queensland's most trusted builders. Here, you'll find inspiration around every corner, from stunning architecture and landscaping to beautiful, contemporary interiors and practical living solutions.

The Whiterock Design Guidelines will further enhance the appearance and desirability of the homes and streetscapes. Developed by a team of award winning architects, urban designers, landscape architects and engineers, the guidelines will create a cohesive and attractive community whilst protecting your investment into the future.

#### Whiterock Home Show Display Village Builders

- Metricon
- Simonds
- Burbank
- Hallmark Homes
- Neptune Homes
- Homecorp
- Hotondo Homes

# Designed for a sustainable future.



Whiterock's Six Leaf EnviroDevelopment certification is a reflection of an unwavering commitment to sustainable and responsible development.



## Ecosystems

In addition to the parks and gardens dotted throughout Whiterock, around 240ha of rehabilitated and regenerated bushland will be incorporated into the White Rock Conservation Estate for koala habitat, bushwalking and bike riding.



## Energy

All dwellings will be required to achieve a 7-star energy rating. Other key measures are to maximise the north-east aspect of houses, provision of shading devices, cross ventilation to reduce air-conditioning, higher soffits on outdoor rooms to allow for fans and encouraging solar hot water.



## Water

Guidelines will see all homes at Whiterock meet key water efficiency and WELS-rating targets. A rainwater harvesting pond is to be located within the central park to collect stormwater runoff and provide water to irrigate the sportsfields. Parks, corridors and streets will be landscaped with at least 70% drought tolerant and indigenous species.



## Waste

We've set high targets for recycling and reuse of materials during construction, with everyone working together to minimise landfill and maximise resource recovery. A two-bin system for general and recyclable waste will be adopted in parks and public spaces.



## Materials

As well as using recycled aggregates in road construction, we're committed to ensuring that materials are from responsible and sustainable sources. Vegetative material from the site will be reused as mulch wherever possible. Any non-contaminated topsoil will be stockpiled for reuse.



## Community

Our goal is to create a socially sustainable community by creating diverse, accessible, interconnected places hosting a wide range of activities. Plus, playgrounds, sportsfields, the school, the Community Clubhouse and the future Whiterock Village are all designed to bring the community together.

# Intrapac Property

Since we began over 30 years ago, Intrapac has built up an impressive national portfolio of exceptional, award-winning addresses. Experienced, reliable, Australian-owned and focused on delivering the very best in urban planning and environmentally sustainable design, Intrapac has created ground-breaking projects that consistently deliver above expectations: offering unsurpassed peace-of-mind for owners, and a genuine sense of community for all residents.

The combination of ingenuity, quality, beauty and functionality sets Intrapac properties apart – from small-scale boutique projects to masterplanned communities that become destinations in their own right. These hallmarks underpin our long-term vision of marrying stylish, practical homes with inspiring shared spaces, and premium locations that allow for easy connections to regional facilities, transport, shopping, schools and amenities. The result – neighbourhoods that are attractive and welcoming from day one, and remain so for generations to come.

Our projects have also achieved some of Australia's most prestigious industry awards, including six UDIA Awards for Excellence for Residential Development, and it is this legacy of quality and innovation that we strive to continue at Whiterock.

[intrapac.com.au](http://intrapac.com.au)

## Six Time UDIA Award Winner

2016 Somerfield – Residential Development  
2016 Somerfield – Environmental Excellence  
2008 The Quay – Residential Development  
2002 Lorikeet Ridge – Residential Development  
1997 Oaktree Rise – Residential Development  
1996 Churchill Park – Residential Development



Sales & Discovery Centre  
Cumner Road, White Rock, Qld  
1300 317 518

[mywhiterock.com.au](http://mywhiterock.com.au)

**INTRAPAC**  
PROPERTY

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