

INFORMATION
MEMORANDUM

GC Prestige

COMMERCIAL

DA PENDING

FOR SALE — EXPRESSION OF INTEREST · DA PENDING

A *33-lot* subdivision opportunity in Park Ridge.

THE SITE

67-69 Talinga Drive
Park Ridge QLD 4125

THE HOLDING

2.234 hectares*
Logan City Council

THE APPROVAL

DA Pending — COM/91/2024
33 lots + 1 drainage reserve

A rare opportunity to
acquire a *fully-investigated*,
advanced-stage subdivision
site in one of South East
Queensland's *most active*
growth corridors —
presented with the
considered attention
prestige property deserves.



Site boundary — ~22,340m²* across two titles (Lot 35 & Lot 36 on SP179449).

Okta Vali

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GC Prestige Commercial

Exclusive Marketing Agent —
Development sites, Logan & South
East QLD.

EXECUTIVE SUMMARY

33-lot DA pending. Progress in train.

2.234 hectares*. 33 residential
allotments plus a stormwater
retention lot. **Development**

Application pending with Logan City
Council COM/91/2024 — progressed
through information response and
public notification.

- **22,340m²*** across Lot 35 & Lot 36 on SP179449, with
~99m frontage to Talinga Drive.
- **DA pending** — Logan City Council COM/91/2024 (RoL
+ Preliminary MCU to adopt Low Density Residential
— Suburban Precinct). Progress taken to Information
Response and Public Notification stages.
- **33 lots, 400–574m²** (average 463m²) plus a 994m²
stormwater lot (Lot 901).
- **Servicing confirmed** by RPEQ engineer — no trunk
infrastructure upgrades required.
- **Active growth corridor** — adjoining a proposed 89-
lot subdivision (COM/77/2023).
- **650m** east of Mount Lindesay Highway. 30km south
of Brisbane CBD.
- **Future park** identified 10m east of the site within the
Logan LGIP.
- **Currency on approval:** 6 yrs MCU / 4 yrs RoL per s.85
Planning Act 2016.

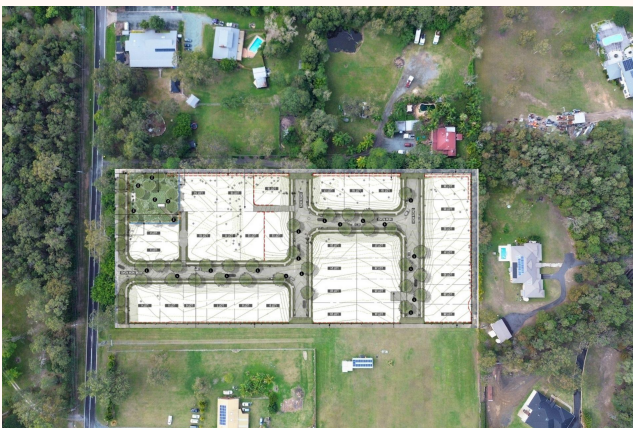
AERIAL PERSPECTIVE

The site from above.

A 2.234ha* holding within Park Ridge's emerging residential corridor — predominantly cleared, gently falling west to east, with direct frontage to Talinga Drive.



Looking across the subject site and the surrounding Park Ridge growth corridor — completed estates, homes under construction and approved DAs nearby.



Proposed reconfiguration — 33 residential allotments plus a stormwater retention lot.



Completed estates and approved DAs immediately to the north and west of the site.

A CORRIDOR IN TRANSFORMATION

Surrounded by active development.

Park Ridge is among South East Queensland's most active land development precincts — the site sits opposite a proposed 89-lot subdivision and near a recently approved 173-lot estate, 650m east of Mount Lindesay Highway and 30km south of the Brisbane CBD.



The Park Ridge land-use area — designated urban growth land under the SEQ Regional Plan.



Wider outlook toward Brisbane — the Park Ridge corridor, 30km south of the CBD and 650m east of Mount Lindesay Highway.



The subject site within its broader rural-residential setting, fronting Talinga Drive.

THE OPPORTUNITY

Property highlights.

A fully-investigated, late-stage Development Application within Logan City Council — South East Queensland's most active land development local government area.

DA pending — progress taken

Development Application for RoL (2 into 34 lots) plus Preliminary Approval to adopt the Low Density Residential — Suburban Precinct framework. Lodged as COM/91/2024 and progressed through Information Response and Public Notification stages.

Diverse lot mix

33 residential lots from 400m² to 574m² (average 463m²). 42% in 400–449m², 24% in 450–499m², 24% in 500–549m², 9% above 550m².

Servicing confirmed

Water and sewer confirmed by RPEQ engineer. No trunk infrastructure upgrades required. Sewer ties into the new gravity main proposed within COM/77/2023.

Connectivity

Frontage to Talinga Drive (upgrading to ultimate Urban Collector Single Carriageway). 650m east of Mount Lindesay Highway — primary arterial to Brisbane & Gold Coast.

Active growth corridor

Opposite a proposed 89-lot subdivision (COM/77/2023). Near recently approved 173-lot site (COM/36/2021). Park Ridge is in significant transformation — see infrastructure and estate pages.

Site conditions

~99m frontage to Talinga Drive. Predominantly cleared. Gentle ~4% fall west to east (64–68m AHD). Low bushfire risk. Limited overlay impact.

Future amenity

Future public park identified 10m east of the site within the Logan LGIP. Childcare centre adjoins. Future local centre planned within the Park Ridge Land Use Area.

Builder-ready package

Full specialist suite: Town Planning (Urban Strategies), Civil & Stormwater (VT Consulting), Traffic (TTM), Ecology (ECOSM), Bushfire (LEC), Landscape (Andrew Gold).

CURRENCY PERIOD (ON APPROVAL) — 6 years for the Material Change of Use and 4 years for the Reconfiguring of a Lot, per Section 85 of the Planning Act 2016.

PROPERTY PARTICULARS

Asset overview.

ADDRESS	67-69 Talinga Drive, Park Ridge QLD 4125	PLANNING SCHEME	Logan Planning Scheme 2015 (v9.1 with TLPI No. 1/2023)
REAL PROPERTY	Lot 35 on SP179449 Lot 36 on SP179449	EXISTING ZONE	Emerging Community Zone — Park Ridge Land Use Area
TOTAL LAND AREA	22,340m ² * (2.234 Ha*)	REGIONAL PLAN	Urban Footprint (SEQ Regional Plan)
FRONTAGE	~99m to Talinga Drive	DA REFERENCE	COM/91/2024 — Logan City Council (pending — progress taken)
TOPOGRAPHY	Gentle ~4% fall west to east. 68m AHD (W) to 64m AHD (E).	APPROVAL SOUGHT	RoL (2 into 34 Lots) + Preliminary MCU (Variation Request)
VEGETATION	Predominantly cleared. Vegetation assessment by ECOSM.	SERVICING	Water & sewer confirmed by vT Consulting Engineers (RPEQ 16132). No trunk infrastructure upgrades required.
EASEMENTS	None existing. Internal access & services easements proposed within the subdivision.	OWNER	Lot 36: Ken Lin Lot 35: Shen-Liang Yeh & Shu- Chen Yang Yeh
LOCAL AUTHORITY	Logan City Council (Division 8)	PREVIOUS USE	Vacant. Formerly a poultry farm.

*Approximately. Buyers to undertake own due diligence.

33 lots DA pending.

33

**RESIDENTIAL LOTS + 1
DRAINAGE
DA PENDING — PROGRESS
TAKEN**

Reconfiguring 2 existing lots into 34 lots.
33 residential allotments plus Lot 901
(stormwater retention basin).
Application progressed through
Information Response and Public
Notification stages with Logan City
Council.

Lot size distribution

BAND	LOTS	%
400 – 449 m ²	14	42.4%
450 – 499 m ²	8	24.2%
500 – 549 m ²	8	24.2%
550 – 599 m ²	2	6.1%
600 m ² +	1	3.0%
Total	33	100%

Frontage mix

BAND	LOTS	%
12.5 – 14.99m	11	36.7%
15m+	19	63.3%

APPROVAL DETAIL

PARTICULAR

Application COM/91/2024 (Pending)

Approval type Dev Permit + Preliminary
Approval (Variation)

Assessment Impact — notification
complete

Total lots sought 34 (33 res + 1 drainage)

Min / Avg / Max 400m² / 463m² / 574m²

Drainage reserve Lot 901 — 994m²

Road reserve 15.5m wide

**Currency (on
approval)** 6 yrs MCU / 4 yrs RoL

Specialist reports lodged

Town Planning — Urban Strategies

Subdivision & Structure — Archline Design Studio

Civil & Stormwater — vT Consulting Engineers

Traffic — TTM Consulting

Ecology — ECOSM

Bushfire — Land Environment Consulting

Landscape — Andrew Gold Landscape Architect

PROPOSED PLAN OF DEVELOPMENT

Subdivision layout.

33 residential allotments around an internal public road network connecting to Talinga Drive. Lot 901 manages stormwater quality and quantity.



Proposed Subdivision Plan — Archline Design Studio (DW01, 9 December 2024). Drainage reserve subsequently re-noted as Lot 901. Subject to Council determination.

INTEGRATION & SERVICING

Structure plan & servicing.

plan, an extract of which is below in figure13.

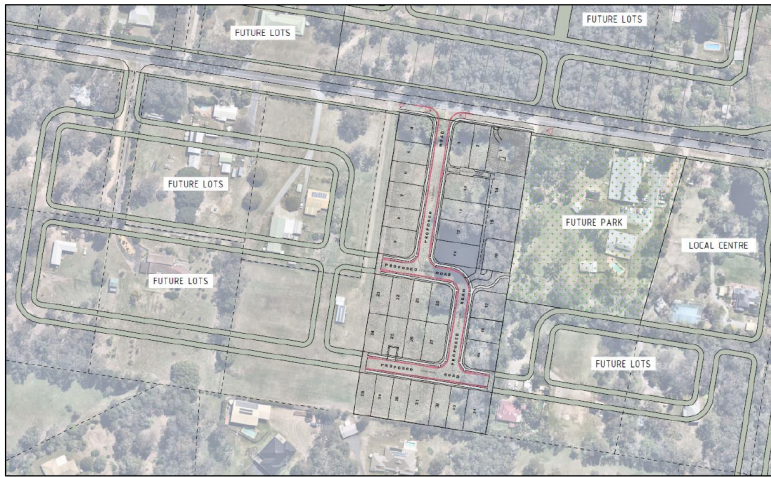


Figure 13: Extract of Accompanying Structure Plan (Archline Design Studio)

Structure Plan — Archline Design Studio. Subject site (red outline) integrated with future surrounding lots and future park (east).

Water

New connection from the Talinga Drive main, with on-site fire hydrant per LCC and SEQ Code standards.

Sewer

Connection to the new gravity main proposed within adjoining COM/77/2023 on Lot 3 RP131003. Confirmed serviceable; no trunk upgrades required.

Stormwater

On-site bio-retention basin (Lot 901, 994m²) treats and detains runoff. Q20 / Q50 designed per QUDM; 300mm freeboard.

Power & Telco

Existing services within the Talinga Drive road reserve.

INTEGRATION & SERVICING

Sewer servicing solution.

Sewer is confirmed serviceable by vT Consulting Engineers (RPEQ 16132). The proposed gravity reticulation connects to the existing Bayliss trunk sewer main via the adjoining COM/77/2023 – with no trunk infrastructure upgrades required.

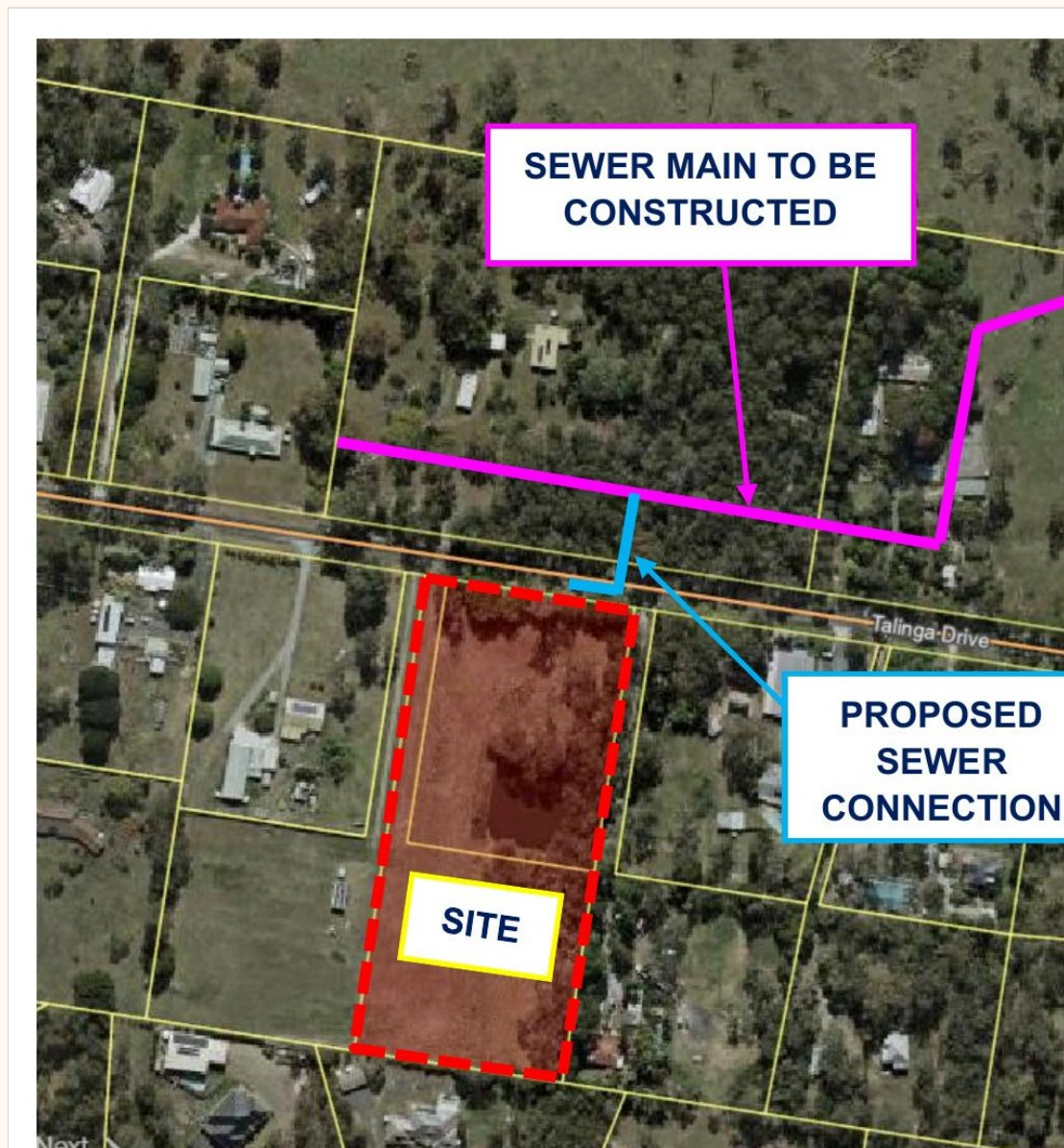


Figure 7.1 — Proposed sewer connection. Gravity main (magenta) to be constructed parallel to Talinga Drive, connecting to the new main within COM/77/2023 on Lot 3 RP131003. Source: Engineering Report & Stormwater Management Plan (24112-ENG-C, Dec 2025).

Connection

Gravity main to the existing Bayliss trunk sewer via the adjoining COM/77/2023.

Trunk upgrades

None required — confirmed serviceable by RPEQ engineer.

Authority

Logan City Council & SEQ Water design standards.

THE LOCATION

Park Ridge.

9km south-west of Logan Central.
30km south of Brisbane CBD. 650m
east of the Mount Lindesay
Highway – the arterial connecting
Brisbane to the Gold Coast.

Designated as urban growth land under the SEQ
Regional Plan's Urban Footprint and Logan's Park
Ridge Land Use Area Plan. One of the priority
corridors identified to absorb South East
Queensland's housing demand.

Talinga Drive scheduled to upgrade to an
ultimate Urban Collector Single Carriageway
standard.



Logan LGIP – Net Developable Area. Subject site (red) within the Park Ridge Residential Development zone.

Connectivity

650m to Mt Lindesay Hwy. 30km to Brisbane
CBD. 50km to Gold Coast. Talinga Drive
upgrade to Urban Collector standard
programmed.

Education

Park Ridge State School & State High within
3km. Catchment includes Crestmead, Logan
Reserve and Marsden schools. New Corymbia
State Primary recently opened nearby.

Retail

Park Ridge Town Centre (Coles), Park Ridge
Plaza, new Woolworths Logan Reserve and
Grand Plaza Browns Plains (6km). Future local
centre planned in the Park Ridge LUA.

Recreation

Future park 10m east of the site (LGIP). Berrinba
Wetlands, Greenbank Recreation Reserve and
the Logan / Albert River corridors.

PARK RIDGE & LOGAN RESERVE

Nearby subdivisions.

Park Ridge currently has **52 estates** listed on OpenLot. Logan Reserve adds another **44 estates**. The corridor is delivering thousands of new homes — and absorbing them.

Park Ridge — selected estates

ESTATE	DEVELOPER	LOTS
Somerset Estate	Ausbuild	274
Alto Estate	Orchard Property	56
Arcadia Estate	—	—
Jade Residences	—	—
Aviary Ridge Estate	Choice Homes	—
The Ridge Estate	Southern Pacific	—
Emerald Parks Estate	Urbane Homes	—
Green Ridge Estate	Brisbane Prestige	—
Beaumont Rise Estate	—	—
179–191 Green Road	In planning	—
90–114 Park Ridge Road	In planning	—
113–119 Park Ridge Road	In planning	—
2–26 Bumstead Road	In planning	—

Logan Reserve — selected estates

ESTATE	STATUS
Stone Ridge Estate	Available
Prestwood Estate	House & Land
Infinity Estate	Available
Willow Estate	From \$385K (375–480m²)
ARLO	Sold out
Acacia Gardens	Sold out
Aldeia Estate	Sold out
Amity Estate	Sold out
Berkley Grove	Sold out

96 estates in the immediate Park Ridge & Logan Reserve catchment — and **demand exceeding supply**.

Source: openlot.com.au, May 2026. Lot counts indicative — buyers to verify.

PUBLIC + PRIVATE SECTOR PIPELINE

Major infrastructure nearby.

Park Ridge is the convergence point for some of South East Queensland's largest road, education, retail and Olympic-driven infrastructure programs — public and private.

PUBLIC SECTOR — STATE & FEDERAL

\$95M	Mount Lindesay Highway — 4-laning program QLD GOVT — TMR 10-year upgrade program along the primary north-south arterial. Park Ridge–Munruben 4-laning complete. \$95M Jimboomba section opened to four lanes March 2026.	Future	Park Ridge Connector QLD GOVT — TMR (CORRIDOR PRESERVED) Strategic east-west connector linking Park Ridge to Crestmead Industrial Estate and the Port of Brisbane. Corridor preserved for future delivery as the precinct urbanises.
\$7B	Brisbane 2032 Olympics infrastructure FEDERAL + STATE — 2032 GAMES \$7.0B in Olympic infrastructure spend across SEQ — venues, transport, social infrastructure. \$17.6B forecast national economic benefit.	New	Corymbia State School QLD DEPARTMENT OF EDUCATION Recently opened government primary school in the immediate Park Ridge / Logan Reserve catchment — directly servicing new growth.
LGIP	Park Ridge — future park & local centre LOGAN CITY COUNCIL Public park identified within the LGIP only 10m east of the subject site. A future local retail centre is planned within the Park Ridge Land Use Area.	2032	Logan-Gold Coast Faster Rail (Veloway) FEDERAL / STATE COMMITMENT Olympic-aligned passenger rail improvements connecting Logan to the Gold Coast — supporting Park Ridge's role as a commuter belt between the two centres.

PRIVATE SECTOR — IMMEDIATE PRECINCT

89	COM/77/2023 — 62-84 & 86-108 Talinga Drive OPPOSITE SITE — UNDER ASSESSMENT 2 into 89 lot subdivision directly opposite the subject site. The subject site's sewer ties into this development's gravity main.	173	COM/36/2021 — 133-159 Park Ridge Road APPROVED 20/09/2022 1 into 173 lot subdivision — one of the largest single approvals in the local precinct.
274	Somerset Estate (Ausbuild) 484-518 PARK RIDGE ROAD 274-home masterplanned Ausbuild community currently in new release. Anchored by 60+ home designs and integrated Ausbuild Deposit Assist program.	New	Woolworths Logan Reserve PRIVATE — WOOLWORTHS GROUP New Woolworths-anchored neighbourhood centre at Logan Reserve, servicing the wider Park Ridge / Logan Reserve growth catchment.

Logan is growing fast.

Logan City is one of *South East Queensland's* defining growth stories — Queensland's third-largest LGA, forecast to almost *double in size* by 2046 and absorbing a disproportionate share of Brisbane's housing demand.

365,000 → 600,000+

Logan City's population is forecast to grow from approximately 365,000 to over 600,000 residents by 2046 — making it the second-largest LGA in South East Queensland after Brisbane.

Source: QLD Government Statistician's Office, Council of Mayors SEQ.

3rd-largest in QLD

Logan is currently the third-largest LGA in Queensland by population and one of the fastest-growing local government areas nationally — driven by housing affordability relative to Brisbane and the Gold Coast.

Source: ABS 2021 Census.

\$1.2B infrastructure pipeline

Logan City Council has a multi-billion dollar infrastructure program over the next decade to support population growth, with Park Ridge among the priority growth fronts.

Source: Logan City Council SAMP 2026.

Park Ridge growth corridor

Park Ridge sits inside Logan's Urban Footprint and is identified in Logan's Park Ridge Land Use Area Plan as a priority residential growth front — backed by a comprehensive Local Government Infrastructure Plan (LGIP).

Source: Logan Planning Scheme 2015.

3rd

LARGEST LGA IN QLD

365K

CURRENT POPULATION

600K+

FORECAST BY 2046

96

ESTATES IN PR + LR

Brisbane is growing.

Park Ridge sits firmly inside *South East Queensland's* growth story — one of Australia's fastest-growing regions, propelled by migration and infrastructure investment in the lead-up to the *Brisbane 2032* Olympics.

Population growth

Greater Brisbane projected to grow by ~1.29M people, reaching ~3.86M by 2046.

QLD Government Statistician's Office.

Net migration

Queensland net inflows exceeded 100,000 in the year to September 2023 — ~170% above pre-COVID levels.

Queensland Government.

Infrastructure pipeline

~306 infrastructure-class projects underway or planned across SEQ, with QLD unemployment at its lowest since 2008.

QLD Department of State Development.

Brisbane 2032 Olympics

\$7.0B Olympic infrastructure spend. \$17.6B forecast national economic benefit. 91,600 QLD jobs created over the program.

KPMG Summary Report, June 2021.

\$7.0B

OLYMPIC
INFRASTRUCTURE

\$8.1B

QLD BENEFIT

\$17.6B

NATIONAL BENEFIT

91,600

QLD JOBS CREATED

SALE METHOD

This property is being **SOLD** via Expression of Interest.

Register your EOI online — or complete the form on the following page.

SUBMIT YOUR EOI ONLINE

www.gcprestige.au/eoi

— OR —

Oktaý Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

OFFER TO PURCHASE — 67-69 TALINGA DRIVE

EOI submission form.

Site details

ADDRESS 67-69 Talinga Drive, Park Ridge QLD 4125

REAL PROPERTY Lot 35 on SP179449 & Lot 36 on SP179449

SITE AREA 22,340m²* (2.234 Hectares*) · DA Reference: COM/91/2024 (Pending)

Offer

PROPOSED PRICE \$ _____ (GST excl.)

DEPOSIT (10%) \$ _____

SETTLEMENT _____ days from contract execution

CONDITIONS _____

Buyer

FULL NAME(S) _____

COMPANY / ABN _____

ADDRESS _____

MOBILE / EMAIL _____

GST REGISTERED ☐ Yes ☐ No

Buyer's solicitor

FIRM / CONTACT _____

PHONE / EMAIL _____

Acknowledgement & signature

I/we acknowledge the disclaimer on the following page; understand the Vendors are not obliged to sell; understand the Seller retains absolute discretion to accept, decline or withdraw; and accept that submitting this OTP creates no claim against the Vendors or GC Prestige.

SIGNATURE

NAME

DATE

Submit to: gc@gcprestige.au | 0424 674 031 | www.gcprestige.au/eoi

IMPORTANT INFORMATION

Disclaimer.

1. Oktay Properties Pty Ltd (trading as GC Prestige and GC Prestige Commercial) and its officers, employees and consultants make no representation, warranty or guarantee that the information in this Information Memorandum is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified.
2. The Development Application referenced (COM/91/2024) is pending with Logan City Council and is subject to determination. Approval is not guaranteed and approval terms (lot yield, conditions, currency periods) may change. Buyers must satisfy themselves as to current DA status.
3. All visual images (plans, photographs, artist impressions) are indicative only and subject to change. Measurements are indicative and not to scale.
4. The Information does not constitute a recommendation to purchase, or a solicitation, offer or contract of sale.
5. Buyers should satisfy themselves through their own inspections, surveys, enquiries and independent consultants. Independent legal, financial and taxation advice is recommended.
6. We are not valuers and make no comment as to value. Obtain advice from a registered valuer if required.
7. Nearby estate and infrastructure information has been sourced from publicly available data (openlot.com.au, qld.gov.au, tnr.qld.gov.au, Logan City Council) and is indicative only. Buyers should verify with the relevant developers and authorities.
8. The Information will not form part of any contract of sale. Only representations expressly set out in a signed contract will be relied upon.
9. Interested parties are responsible for their own costs of participating in the sale process.
10. The Seller retains absolute discretion to consider, accept, decline, negotiate, or withdraw the property from sale at any time for any reason.
11. You may not discuss the Information with the vendors or any agent without our prior written consent.
12. The Information must not be reproduced or transmitted without our prior written consent.

GC Prestige Commercial



GC PRESTIGE COMMERCIAL

Shaping growth
through *strategic*
opportunity.

ABOUT GC PRESTIGE COMMERCIAL

\$200M+ acquired. 454 homes underway.

GC Prestige Commercial has actively sourced development sites for over **four years** — acquiring or selling **21 development sites** across Logan City Council with combined value exceeding **\$200 million**.

21

SITES ACQUIRED OR
SOLD

\$200M+

TOTAL ACQUISITION
VALUE

454

NEW HOMES
UNDERWAY

\$500M+

TOTAL END VALUE

These sites are being transformed into **454 new homes** across Logan City Council with combined end value exceeding **\$500 million** — demonstrating our capability to identify value, secure complex assets, and deliver meaningful outcomes for the region.

Property Owners

Structured marketing campaigns and direct access to qualified developers — discreet and outcome-focused.

Developers

Sites with clear value and technical work done — site identification, planning intelligence and negotiation discipline.

Investor Groups

Partnerships on medium-to-large scale development opportunities — local intelligence, deal sourcing, execution.

OUR APPROACH — Site Identification → Qualification → Engagement → Securing the Site. A disciplined four-phase process backed by direct market intelligence and a deep Logan City Council and South East Queensland network.



A 33-lot
subdivision
opportunity
in Park Ridge.

DA pending. Progress in train.

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