



WARNER COMMUNITY NEWSLETTER

APRIL 2014

TOP SHELF COMMUNITY STARTS TO TAKE SHAPE

One of Brisbane's newest and most exciting communities is rapidly taking shape on the corner of Kremzow and Old North Roads, in Warner.

Project owner Defence Housing Australia (DHA) and its development partner Peet Limited have named the community "Warner Lakes The Reserve" and are planning a public unveiling on Saturday 5 April.

There has been a flurry of interest from potential purchasers who have signed up for a sneak preview of the 465 lot subdivision. The first homesites will be released in April, and will include 17 lots ranging in size from 321sqm to 502sqm.

The first lots are situated near a central park - a \$1 million open space where families will be able to enjoy a big playground, barbeque, exercise facilities and a dog park. Four additional 'pocket parks' are also planned to ensure all residents have access to open space within 200 metres of their home.

The total development includes a 17 hectare conservation reserve, providing a safe haven for native fauna and buffering homes from nearby main roads. The attractive natural outlook will be echoed with extensive landscaping throughout the new community and will tie in closely with Lake Reflections and Peet's prestigious Warner Lakes community, immediately next door.

A wide selection of house and land packages, featuring the latest contemporary designs, will be available to new residents and stringent design guidelines will be in place for those purchasers wishing to design and build their own home.

Two hectares of land has been set aside for potential future medium-density residential, commercial or community facilities and one third of the housing lots will be used to build homes for Defence members and their families. These will be distributed across each stage of the development.

Construction of the first houses is expected to begin by mid year. To find out more, visit the new website at warnerlakesthereserve.com.au.

WANT TO TAKE A CLOSER LOOK?

To celebrate the public launch of this stunning new masterplanned community, we're giving you the chance to experience *The Good Life* at Warner Lakes The Reserve. So bring your family and friends along for a fun filled day, including site tours of this new address.

WHEN: 11am-2pm, Saturday 5 April 2014 **WHERE:** Dragonfly Park, Pallas Parade, Warner

- Scouts' FREE Sausage Sizzle • Jumping Castle • Live Band • Face Painter • Magician
- Roving Entertainers • Wildlife Displays • Icecream Van • and Lots More!

PEET

 **DHA**
Defence Housing Australia

TAKING CARE TO PROTECT THE COMMUNITY

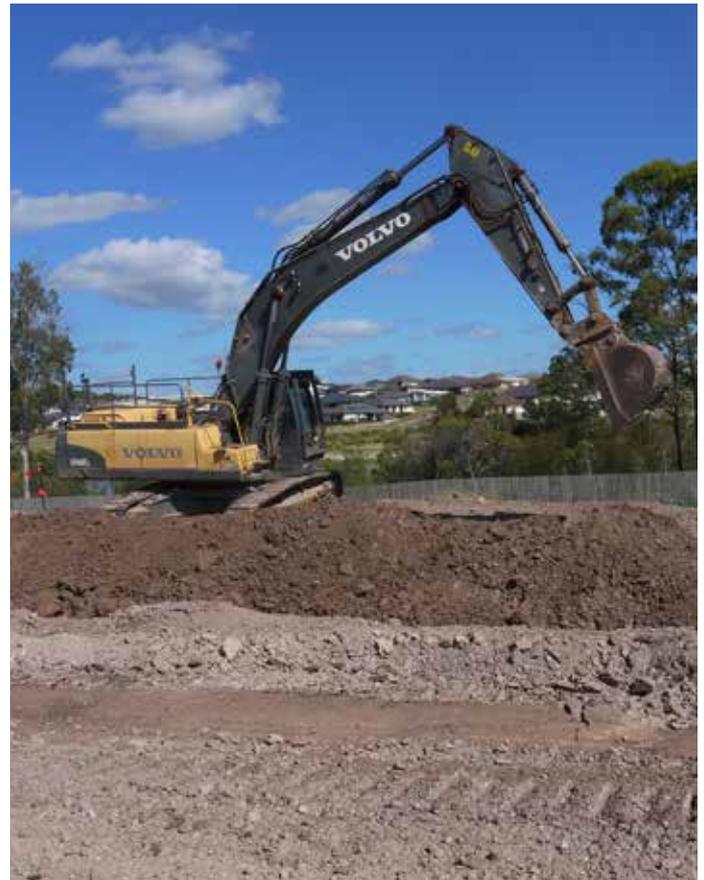
The Reserve has been a hive of activity since civil construction began in January, with more than 150 workers completing their safety inductions and 50 pieces of specialised construction equipment being mobilised to site.

The layout of the new community is now visible with the roads, parks and basins clearly defined, services and utilities being installed, and concrete and sandstone retaining walls going up.

In less than two months, lead contractor Pensar has relocated 130,000 cubic metres of dirt—enough to fill 52 Olympic swimming pools—around the elevated 35 hectare property.

Dust control measures were implemented onsite during the bulk earthworks to help protect neighbouring homes. The work schedule continues to be carefully planned to minimise disruption and bring much-needed new homesites to market as quickly as possible.

Offsite, new external water mains are about to be installed to increase supply to the new development. The work includes installation of a new pipeline in Coral Pea Close and extending an existing water main within Warner Lakes.



KREMZOW MOTORISTS URGED TO TAKE CARE

Motorists are being urged to take special care while Kremzow Road is being upgraded at the entrance to Warner Lakes The Reserve.

Speed limits have been reduced to 40 kilometres during the day to protect passing motorists and construction workers operating in the area.

Earthworks are currently underway to widen a 500 metre stretch of the existing two-lane thoroughfare. Verge clearing will also help improve visibility and safety for all vehicles and will be carried out under the guidance and supervision of experienced fauna spotters.

During periods of peak activity, the area will be manned by traffic controllers and vehicles may be confined to one lane. There will also be a general increase in construction traffic moving into and out of the site as the works progress.

Roadworks are expected to be completed around July 2014.



LIKE TO KNOW MORE?

If you would like more information, or there is anything we can do to help, please contact the:
Peet Community Information Line Freecall 1800 819 912 or email community@peet.com.au