



# THE BOULEVARD

255 LOGAN ROAD BURANDA  
BRISBANE | QUEENSLAND

FOR SALE VIA EXPRESSIONS OF INTEREST



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BRISBANE'S LARGEST MIXED-USE  
DEVELOPMENT OPPORTUNITY



# INTRODUCING THE BOULEVARD 255 LOGAN ROAD, BURANDA





# THE BOULEVARD

ON BEHALF OF THE VENDOR ANTHONY JOHN GROUP,  
CBRE AS EXCLUSIVE AGENTS ARE PLEASED TO PRESENT  
**THE BOULEVARD, 255 LOGAN ROAD, BURANDA TO THE  
MARKET.**

The Boulevard represents a truly unique development opportunity which provides the perfect vehicle to capitalise on the growing economy and strong residential demand within the Brisbane market.

Under the expertise of leading developer Anthony John Group, the Boulevard at Buranda comprises almost two (2) hectares of prime inner city land which has been progressively amalgamated to create the ultimate platform with the potential to become a world class Transport Orientated Development (TOD). With planning approval and both local and State Government planning policy support, the project is ready to be commenced immediately and can be developed to incorporate a variety of uses providing up to 154,000 sqm of Gross Floor Area, with achievable building heights of up to 25 storeys.

The project is **at the centre** of major transport infrastructure and service lines, with Buranda Train Station, Eastern and South Eastern busway directly bounding the site and the Pacific Motorway entrance within 500 meters. Positioned within the heart of Brisbane's Southern Precinct, development of The Boulevard will capitalise on projected future growth in population and employment underpinned by over \$30 billion in infrastructure and investment.

For further information please contact the exclusive CBRE marketing agents.

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## EXECUTIVE SUMMARY

### ADDRESS

The Boulevard, 255 Logan Road, Buranda, Brisbane

### SITE AREA

19,140sqm\*

### TOWN PLANNING

District Centre (Corridor) Zone

Eastern Corridor Neighbourhood Plan – Buranda Station Core 2A Sub

### LOCATION

Linked by 3 major public transportation corridors, The Boulevard site adjoins the Buranda Railway Station and forms an interchange with major busway terminals, Buranda South East Busway Terminal, the Eastern Busway. The site provides immediate access to the major freeways connecting Brisbane with the Domestic and International Airport, Gold Coast and Sunshine Coast.

### DEVELOPMENT POTENTIAL

The Boulevard is a mixed-use Transit Oriented Development (TOD) project with planning approval for 154,000sqm\* of GFA catering for a variety of options and uses, as summarised below:

- 69,300 to 115,500sqm\* of residential GFA or approximately 820 to 1,300 apartments, including hotel (45-75% of GFA);
- 7,700 to 46,200sqm\* of commercial office GFA (5-30% of GFA);
- 7,700 to 21,500sqm\* of retail GFA, including a supermarket of up to 4,500sqm\* (5-14% of GFA);
- A maximum of 1,750 car parking spaces;
- Other uses that can be developed within the overall GFA approval but included above are childcare, gymnasium and cinema to name a few.

### SALES PROCESS

For Sale via International Expressions of Interest closing **12pm (AEST), Thursday 30th October 2014.**

\*approximately



# A CENTRAL INVESTMENT

## A RARE OPPORTUNITY

Seldom does an opportunity arise to acquire a 2 hectare\* site within 3km\* of the Brisbane CBD, particularly with such appealing development drivers which underpin the rarity of The Boulevard. The amalgamated parcel is the result of years of strategic acquisitions and planning initiatives by Anthony John Group underpinned by unparalleled public transport infrastructure. These links are fundamental to future project success to deliver a **landmark Transit Orientated Development (TOD) opportunity**. With no comparable development opportunity of this scale available in Brisbane, or across the eastern seaboard of Australia, an incoming developer has the opportunity to create one of Brisbane's most strategic mixed-use projects.

## PLANNING CERTAINTY AND DEVELOPMENT FLEXIBILITY

At a time when mitigating planning risk and minimising time to bring product to market is paramount, The Boulevard offers preliminary planning approval for up to 154,000sqm of mixed-use GFA which streamlines the development approval process due to the code assessable nature of the approval. The GFA can be developed within a wide ranging mix of uses, which coupled with the favourable town planning parameters, provides an incoming purchaser the **flexibility for multiple development possibilities to deliver product in accordance with market demand and cycles**.

## A CENTRAL LOCATION

Situated 3km\* south of the Brisbane CBD on the corner of Logan Road and O'Keefe Street, the Boulevard at Buranda is **centrally positioned** between major public transport and vehicular networks including direct doorstep access to Buranda Train Station and South-Eastern Busway and Eastern Busway Corridor. The Boulevard is within 300 metres to the Pacific Motorway and underground Clem Jones Tunnel which connect to the Brisbane CBD, Domestic and International Airports and Gold & Sunshine Coast. The site is also directly serviced by established pedestrian and cycle ways which link to nearby parks and recreation areas. Underpinned by major transport corridors, the Boulevard offers unparalleled access to Brisbane and South-East Queensland's major educational and health precincts and commercial and retail hubs.

## POSITIONED WITHIN ONE OF AUSTRALIA'S FASTEST GROWING MARKETS

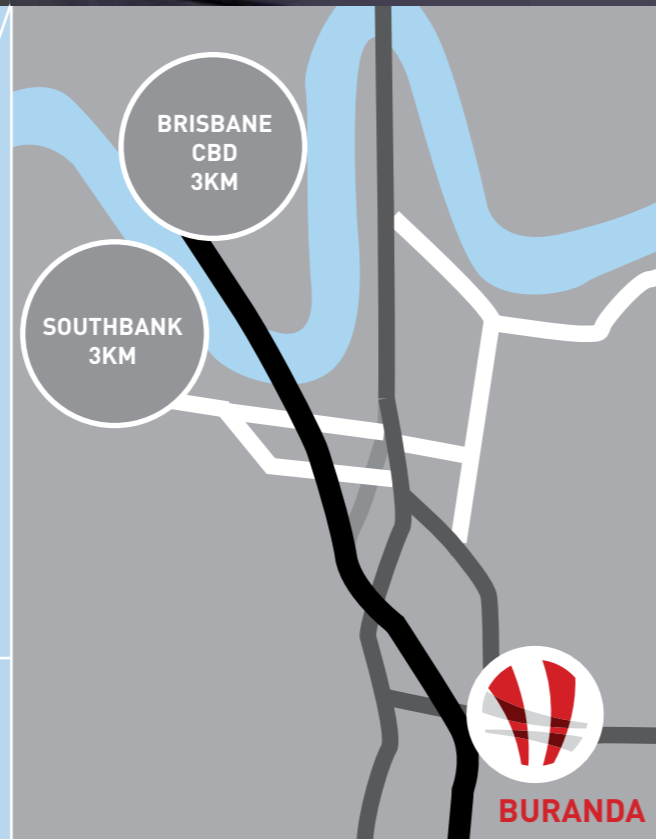
Strong macro and micro economic factors have driven record levels of growth and development in Buranda and surrounding South Brisbane catchment area. According to Urbis (2014) Population and Employment growth within the surrounding area is forecast to grow at 4.2% and 3% respectively per annum. The Boulevard Transit Orientated Development (TOD) will be able to capitalise on this growth and projected demand for residential, commercial and retail product given the current limited supply and competition within the surrounding area. In addition, Buranda is **underpinned by over \$12 billion nearby infrastructure and investment with an additional \$18 billion proposed over the next 15 years** which will help drive additional growth and development.

\*approximately



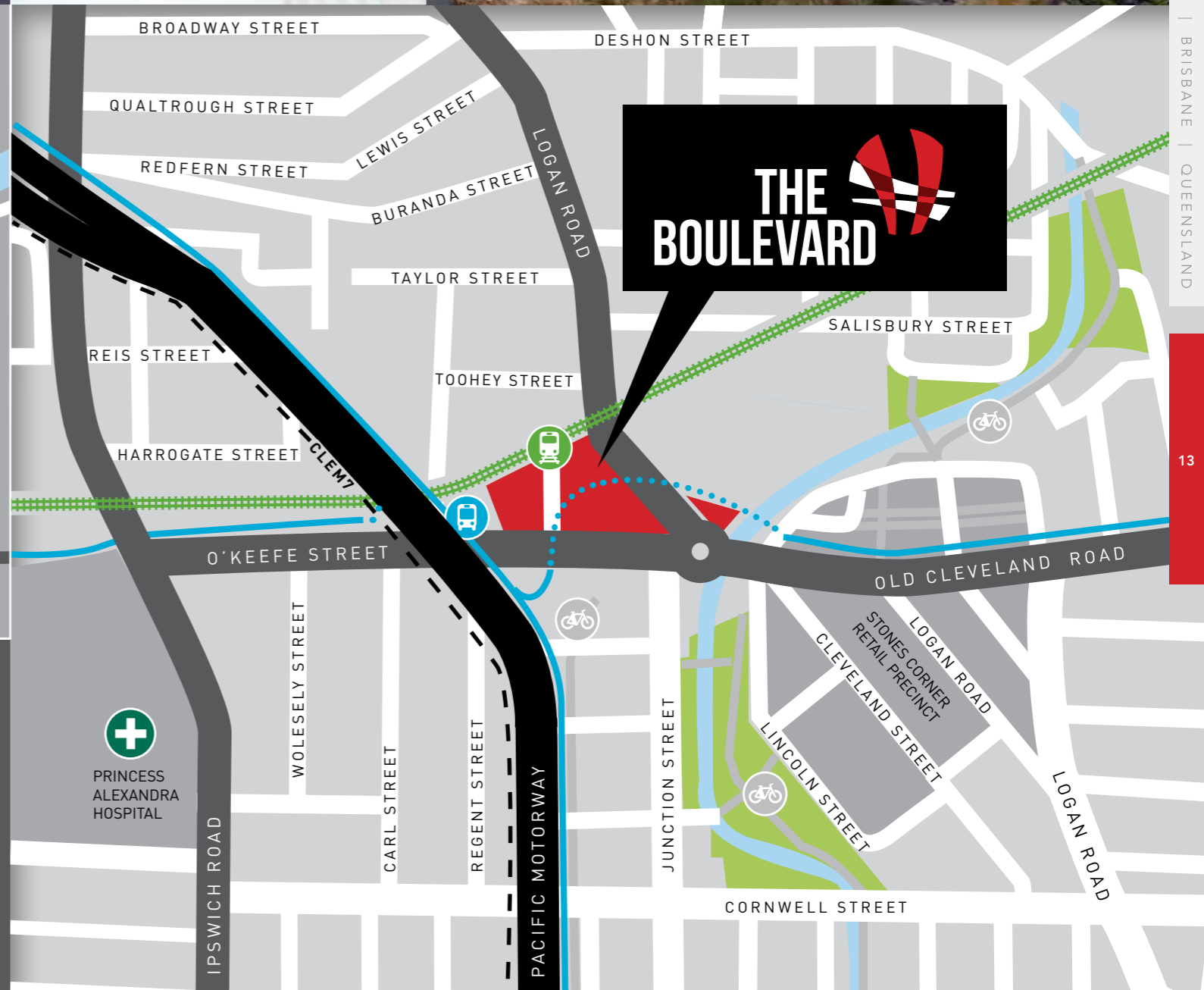
# A CENTRAL LOCATION

The Boulevard is situated at the centre of **major transport networks and service corridors** with direct doorstep access to Buranda Train Station, South-Eastern Busway and Eastern Busway Corridor and within 500 metres of major arterial links including as the Pacific Motorway, Clem 7 Tunnel, Ipswich & Logan Roads **connect The Boulevard to Brisbane's** major employment nodes, entertainment and cultural hubs, health and education precincts and domestic and international airports.



**LEGEND**

- Bus Route
- Train Station
- Hospital
- Bicycle Path
- CLEM7



POSITIONED AT THE CENTRE OF MAJOR TRANSPORT LINKS



SOUTHBANK 3KM / 10MINS DRIVE  
 BRISBANE CBD 3KM / 10MINS DRIVE  
 SUNSHINE COAST 90KM / 60MINS DRIVE  
 BRISBANE INTERNATIONAL & DOMESTIC AIRPORT 17KM / 18MINS DRIVE

Entertainment, Shopping & Dining

- 1 Suncorp Stadium 5.5KM
- 2 Queensland Performing Arts Centre 5KM
- 3 Cultural Centre and GOMA 5KM
- 4 The 'Gabba' Stadium 1KM
- 5 Woolloongabba Central (Coles) 1.4KM
- 6 Stones Corner Shopping & Dining Precinct 300M
- 7 Centro Buranda 290M
- 8 Howard Smith Wharves (Proposed) 4.6KM
- 9 Queens Wharf Precinct 4.3KM
- 10 Kurilpa Renewal Precinct 4.3KM
- 11 West End Dining and Café Precinct 3.8KM

Transport

- Buranda Train Station
- Buranda Busway

Education

- 12 QUT Gardens Point 3KM
- 13 Southbank Institute of TAFE 2.6KM
- 14 UQ St Lucia 4.3KM
- 15 Griffith University 7KM

Hospital

- 16 Mater Hospital 2KM
- 17 Lady Cilento Children's Hospital (next to the Mater) 2.2KM
- 18 Princess Alexandra Hospital 1KM
- 19 Greenslopes Private Hospital 3.5KM

Recreation & Green space

- 20 South Bank Parklands 2.7KM
- 21 City Botanical Gardens 3KM



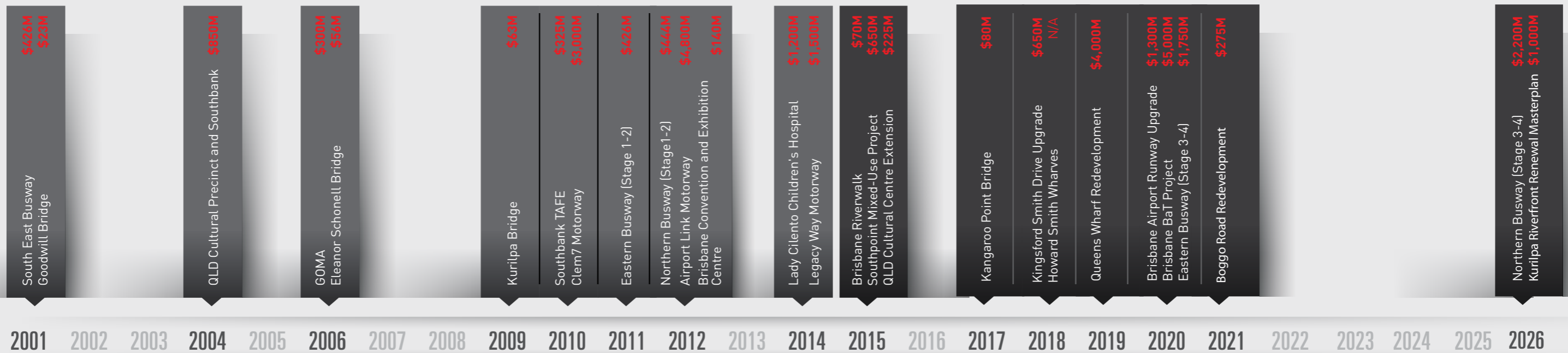
# INFRASTRUCTURE & INVESTMENT

Buranda and the surrounding catchment is one of the fastest growing city localities in Australia with a forecasted population growth of 4.2% per annum.

This growth has been underpinned by the significant levels of investment on existing and future infrastructure by both local, state and Federal Governments for over **\$30 billion** of major health, education, cultural and transport projects. These investments are part of the Queensland Infrastructure plan which alongside with local planning framework, represent the **largest public infrastructure spending initiative in Australia's history**.



## MAJOR INFRASTRUCTURE PROJECT TIMELINE



# A RARE DEVELOPMENT OPPORTUNITY



CBD VIEW CORRIDOR - L25

The Boulevard at Buranda has been designed to create a world class transport orientated development within one of Australia’s strongest markets. The project will be able to capitalise off the strong demand for residential apartment product underpinned by unparalleled transport facilities, health and education infrastructure.

## FLEXIBLE DEVELOPMENT OPPORTUNITIES UNDERPINNED BY PLANNING CERTAINTY

Established town planning instruments provide certainty yet flexibility to adapt to changing market conditions over the project time frame. The site has preliminary Approval from the Brisbane City Council which supersedes the Brisbane City Plan 2000 and ensures that all future development applications are code assessable requiring no public consultation\*. Preliminary Approval has been achieved for 154,000sqm of GFA and can be developed in any mix within the following limits:

- 69,300 to 115,500m<sup>2</sup> of residential GFA or approx. 820 to 1,300 apartments, including hotel. (45-75% of GFA)
- 7,700 to 46,200m<sup>2</sup> of commercial office GFA (5-30% of GFA)
- 7,700 to 21,500m<sup>2</sup> of retail GFA, including a supermarket of up to 4,500m<sup>2</sup> (5-14% of GFA)
- A maximum of 1,750 car parking spaces
- Other uses that can be developed within the overall GFA approval but included above are childcare, gymnasium, cinema

## AN EXPERIENCED PROJECT TEAM

DEVELOPER



CREATORS OF THE Emporium

ARCHITECT



TOWN PLANNING



## DEDICATED TOD PROJECT

Key Transit Orientated Development (TOD) Characteristics (Urbis 2014):

TOD Characteristics	Site Assessment
Rapid and Frequent Transit Service	✓
High Accessibility to Transit Station	✓
Mix of residential, retail, commercial and community uses	✓
High quality public spaces and streets which are pedestrian and cycle friendly	✓
Medium to high density development within 800 meters of major transit precinct	✓
Reduced Rates of Private Car Parking	✓

“This sub-precinct offers one of Brisbane’s foremost transit oriented development opportunities. **The frequency, convenience and connectivity of services are outstanding and provide the platform for the creation of an exceptional living, workplace and lifestyle hub.** The scale and intensity of development in this sub-precinct capitalises on the opportunity to establish an exemplary mixed-use transit oriented development”

- BURANDA STATION CORE SUB-PRECINCT, Extract from the Eastern Corridor Neighbourhood Plan within the Brisbane City Plan 2000.

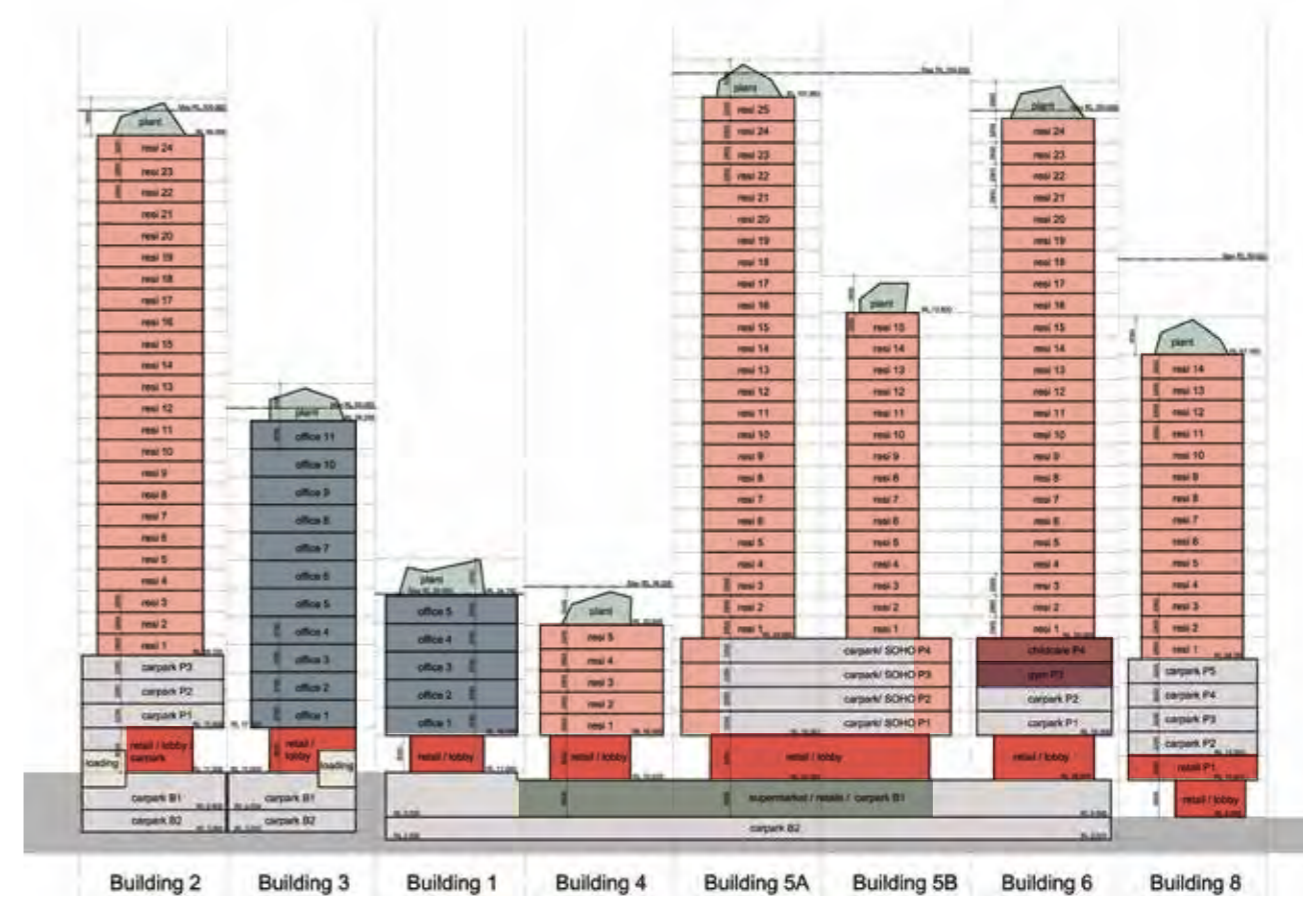
\* Excluding site 8 which requires impact assessable development.

# PROPOSED DEVELOPMENT

## GROUND PLAN



## TYPICAL TOWER PLAN



## BURANDA AREA SCHEDULE (GFA)

	B1	B2	B3	B4	B5	B6	B8	TOTAL
<b>Residential (GFA)</b>		27,705		7,531	37,755	27,491	14,831	<b>115,313</b>
<b>No of apartments</b>								
1 Bedroom		129		32	188	134	66	<b>549</b>
2 Bedroom (sml)		69		20	65	96	56	<b>306</b>
2 Bedroom (lge)		92		30	130	96	56	<b>404</b>
3 Bedroom		16		4	24	17	9	<b>70</b>
<b>Total Number</b>		<b>306</b>		<b>86</b>	<b>407</b>	<b>343</b>	<b>187</b>	<b>1,329</b>

<b>Office (GFA)</b>	7,762		14,211					<b>21,973</b>
<b>Retail (GFA)</b>	379	656	314	1212	3011	4,136	2,234	<b>11,942</b>
<b>Gym (GFA)</b>						2,419		<b>2,419</b>
<b>Childcare (GFA)</b>						2,323		<b>2,323</b>
<b>Other (GFA)</b>								<b>0</b>
<b>TOTAL GFA PER BUILDING</b>	<b>8,141</b>	<b>28,361</b>	<b>14,525</b>	<b>8,743</b>	<b>40,766</b>	<b>36,369</b>	<b>17,065</b>	<b>153,970</b>

# PROPOSED DESIGN

The Boulevard's design responds to the specific and unique nature of the site, accommodating the distinctive requirements of a TOD and positioned to take advantage of the transport and view corridors through modern and efficient design.



# MARKET OVERVIEW

## AUSTRALIA - ONE OF THE DEVELOPED WORLD'S LEADING ECONOMIES

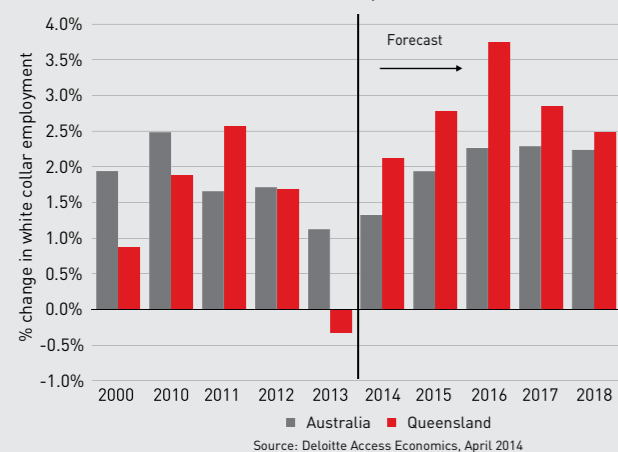
Underpinned by strong economic credentials and a positive outlook for growth, Australia is arguably one of the world's leading economies and a great choice for business and investment.



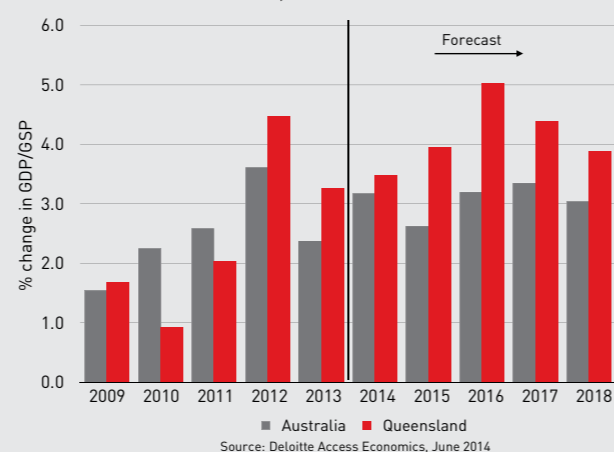
## QUEENSLAND - LEADING AUSTRALIA IN GROWTH

The Queensland economy has historically led the nation in terms of GSP (Gross State Product), white collar employment and population growth and has been **above the national GDP average 22 out of the past 25 years**. It is forecast this will continue over the medium term underpinned by the mining and resource sector, improved residential construction market, a rebound in international tourists and the Queensland State Governments commitment to invest heavily in infrastructure projects.

WHITE COLLAR EMPLOYMENT GROWTH, QUEENSLAND VS AUSTRALIA



ECONOMIC GROWTH, QUEENSLAND -VS- AUSTRALIA



## BRISBANE - AUSTRALIA'S NEW WORLD CITY

Brisbane is Australia's New World City and the fastest-growing mature city in the world. The past two decades of strong population and economic growth have contributed to Brisbane's economy reaching \$135 billion, accounting for 48% of Queensland's total GDP.



**\$142 BILLION COMMITMENT TO MINING RESOURCES AND INFRASTRUCTURE BASED PROJECTS AND DEVELOPMENT**



**AUSTRALIA'S FASTEST GROWING AIRPORT 3,300 FLIGHTS PER WEEK**



**50% EMPLOYMENT GROWTH BY 2031 DUE TO A DOUBLING IN THE ECONOMY**



**OVER 14,000 NEW RESIDENTS PER ANNUM**

## BURANDA - ONE OF BRISBANE'S FASTEST GROWING PRECINCTS

The Buranda and surrounding catchment area of Woolloongabba, Coorparoo and Greenslopes is forecast to become one of the major growth precincts within the Brisbane market, underpinned by strong population and white collar employment growth, convenient accessibility to the Brisbane CBD and Southbank and strong connectivity to major arterial roads and transport networks.

### INCREASING POPULATION

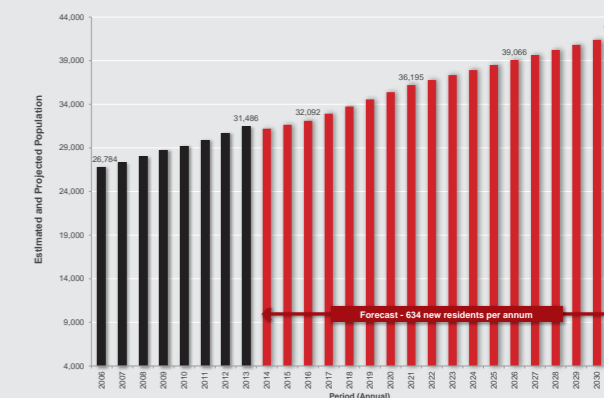
- Projected population growth at 4.2% per annum to 2031.

### FORECASTED EMPLOYMENT GROWTH HIGHER THAN THE BRISBANE CBD

- Historical Annual Average Job growth at 3% per annum – higher than the Brisbane CBD at 1.8%
- Forecast requirement for 22,985 new jobs between 2014 to 2031.

### SERVICES ONE OF AUSTRALIA'S LARGEST EDUCATION PRECINCTS

- 12 Educational institutions located within 15 minutes drive of Buranda supporting over 140,000 students.



# SALES PROCESS

## A 100% INTEREST IN 255 LOGAN ROAD, BURANDA IS OFFERED FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST.

1. Parties interested in acquiring 255 Logan Road, Buranda and approved by the Vendor, will receive the Information Memorandum and will be granted access to a virtual data room upon execution of a confidentiality deed.

2. Interested parties are invited to submit a bid through an International Expression of Interest to purchase the property to the appointed agents by 12pm AEST Thursday 30th October. Expressions of Interest should include, but are not limited to the following information:

- Name and details of proposed purchasing entity;
- Offer price;
- Details of capacity to complete the transaction including need to raise equity and or debt;
- Details of any conditions or approvals required;
- Timetable for due diligence, execution of contract and settlement;
- Contact details.

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