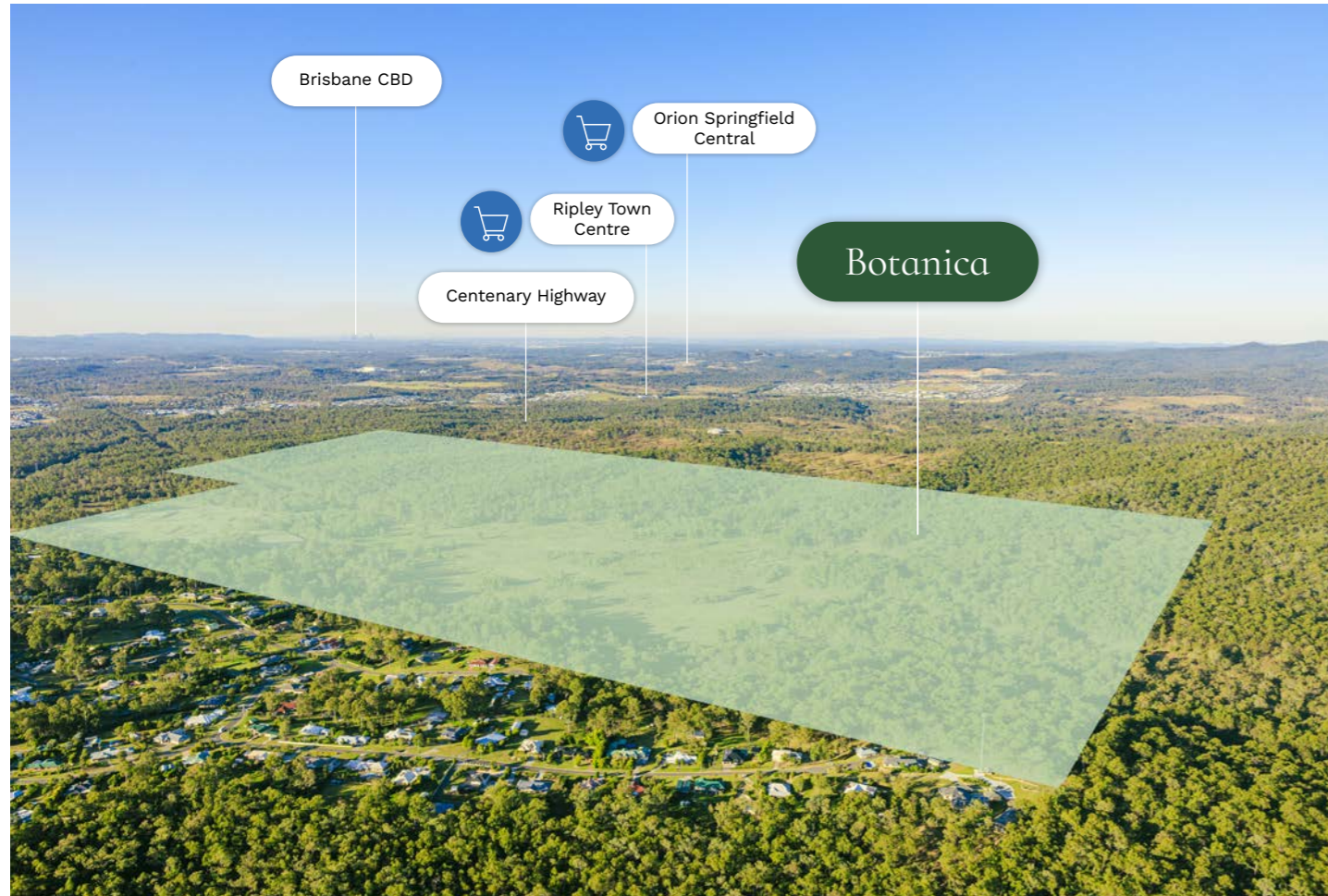


# Botanica







# 5 reasons to branch out into a beautiful life at Botanica

## 1. An easy lifestyle to love

Stockland Botanica is an alive and friendly masterplanned community in the heart of Deebing Heights in the City of Ipswich. It's a real neighbourhood, where residents come together in the best of both worlds – safe and tranquil homes surrounded by nature, with all the conveniences of urban living at your doorstep.

It's also a highly connected community, with public transport nearby. And with the proposed Ipswich to Springfield public transport corridor, it is a region masterplanned for the future and designed to expand with the needs of its residents.

## 2. Room to bloom

The green lush spine of Botanica will help you plant deep roots in both nature and neighbourhood. Imagine waking up each day in your dream home, enjoying morning walks along tree-lined paths, and meeting like-minded neighbours for a friendly chat as you enjoy a freshly brewed coffee at your local café. Living in a highly networked area means that it's easy to get where you need to go, and you'll be spoilt for choice with all the fantastic schools nearby.

You'll kickstart the weekend by cheering on your children at their local footy game, catching up with friends, or spending quality time with family over a sizzling BBQ at one of Botanica's green, open parks and playgrounds. This is your home: a community that has been specifically created to grow and thrive with you and your family.

## 3. Entertainment for everyone

Botanica sits at the centre of Deebing Heights, surrounded by thriving townships such as Ripley, Yamanto and Amberley. With Stockland Providence just down the road, Botanica locals can also enjoy twilight markets, community events and an abundance of parks and playgrounds, including the award-winning Splash 'n' Play Adventure Park.

The buzzing City of Ipswich is also an easy 8.9km\* drive from Botanica, and offers endless fun for the whole family. From entertainment and dining precincts through to museums, art galleries, major sporting events and more, there's always something on offer in inspiring Ipswich.

## 4. Learn for life

Enjoy living in a community surrounded by education options for your family, from early learning centres through to a university. Nearby, you'll find Deebing Heights State School, as well as Ripley Valley Primary School and Secondary College. These schools are equipped with the latest resources to provide children with a safe and nurturing environment to learn and develop the skills they will need for life.

And with a future proposed school located within Botanica's own grounds, walking your children to school could easily be your reality.

## 5. Set down roots for an exciting future

At Stockland Botanica, you'll enjoy the freedom of nature and the ease of everyday living in a neighbourhood that cares. A future home to more than 2000 households, it's a thriving urban retreat with a genuine sense of community, and the perfect place to bring your dream home to life.

Masterplanned with your lifestyle in mind, the community includes almost 70 hectares of green space, a landscaped nature reserve, parks and sporting fields – so you'll always feel connected to both your natural surroundings and your neighbours. In addition, the community will enjoy the use of a further 106 hectares of conservation land nearby.

Stockland Botanica embodies more than 70 years of expertise and an unwavering commitment to crafting a truly aspirational and dynamic community where your family can flourish. This is a neighbourhood informed by the past, when real communities came together with a true sense of closeness, and inspired for the future. It's brimming with endless possibilities for residents who crave the best life has to offer.

Now is the time to live your dream lifestyle, and celebrate a new beginning at Botanica.



## Head towards the magnificent mountain ranges of Flinders Peak and discover a place of wonder.

Feel connected to your natural surroundings, where clear open skies meet with fresh breezes rustling through the trees, in an environment that celebrates green space and idyllic parklands.

Buying at Botanica means securing your future in a community masterplanned for easy, natural living, with endless opportunities at your doorstep.

Here are our top five reasons why Botanica is the perfect place to call home.

\*All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (September 2024). Any future infrastructure referenced in this brochure is proposed for Stockland Botanica as at September 2024. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances.





Masterplan supplied for the purpose of providing an impression of Stockland Botanica and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Any future infrastructure referenced in this brochure is proposed for Stockland Botanica as at September 2024. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances. \*All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (September 2024).

### Shopping and Dining

- Proposed Town Centre
- Yamanto Central – 4.3km\*
- Ripley Town Centre – 6.6km\*
- Ipswich CBD – 8.9km\*
- Redbank Plains Shopping Village – 15.7km\*
- Orion Springfield Central – 17.4km\*

### Public Transport

- Ipswich Train Station – 10.4km\*
- Springfield Central Train Station – 17.1km\*
- Proposed Rail Corridor (extension from Springfield to Ipswich via Ripley)

### Education and Childcare

- Deebing Heights Early Learning Centre – 2.5km\*
- Little Locals Ripley – 7.7km\*
- C&K Ripley Childcare Centre – 8.4km\*
- Proposed School
- Deebing Heights State School – 2.5km\*
- Ripley Central State School – 6.0km\*
- Ripley Valley State Primary School – 7.8km\*
- Ripley Valley State Secondary College – 7.3km\*
- Ipswich Grammar School – 10.4km\*
- Ipswich Girls' Grammar School – 10.4km\*
- St Peters Springfield – 18.9km\*
- USQ Ipswich Campus – 8.7km\*
- TAFE Queensland South West – 17.8km\*
- USQ Springfield Campus – 18.4km\*

### Leisure Centres

- Sandy Gallop Golf Club – 7.7km\*
- Ipswich Golf Course – 10.4km\*
- Ipswich Tennis Centre – 10.8km\*
- Rugby League Ipswich – 11.0km\*
- Bundamba Racecourse – 13.9km\*
- Willowbank Raceway – 13.9km\*
- Brookwater Golf & Country Club – 17.5km\*

### Medical Centres

- Ripley Medical – 6.6km\*
- Ripley Satellite Hospital – 7.6km\*
- Ipswich Hospital – 9.3km\*
- St Andrew's Private Hospital – 9.7km\*
- Priority Health Medical Centre – 17.8km\*
- Mater Private Hospital Springfield – 18.7km\*

### Parks and Open Spaces

- Proposed District Recreation Reserve
- Proposed Sports Park
- Queens Park – 10.6km\*
- Orion Lagoon – 17.4km\*
- Robelle Domain – 17.8km\*
- Springfield Central Sports Complex – 18.5km\*

### Sales & Information Centre

- Proposed Sales & Information Centre

### Legend

- Future Residential
- Future Medium Density
- Proposed Community Centre
- Proposed Retail
- Proposed Town Centre
- Proposed School
- Overhead Power Easement

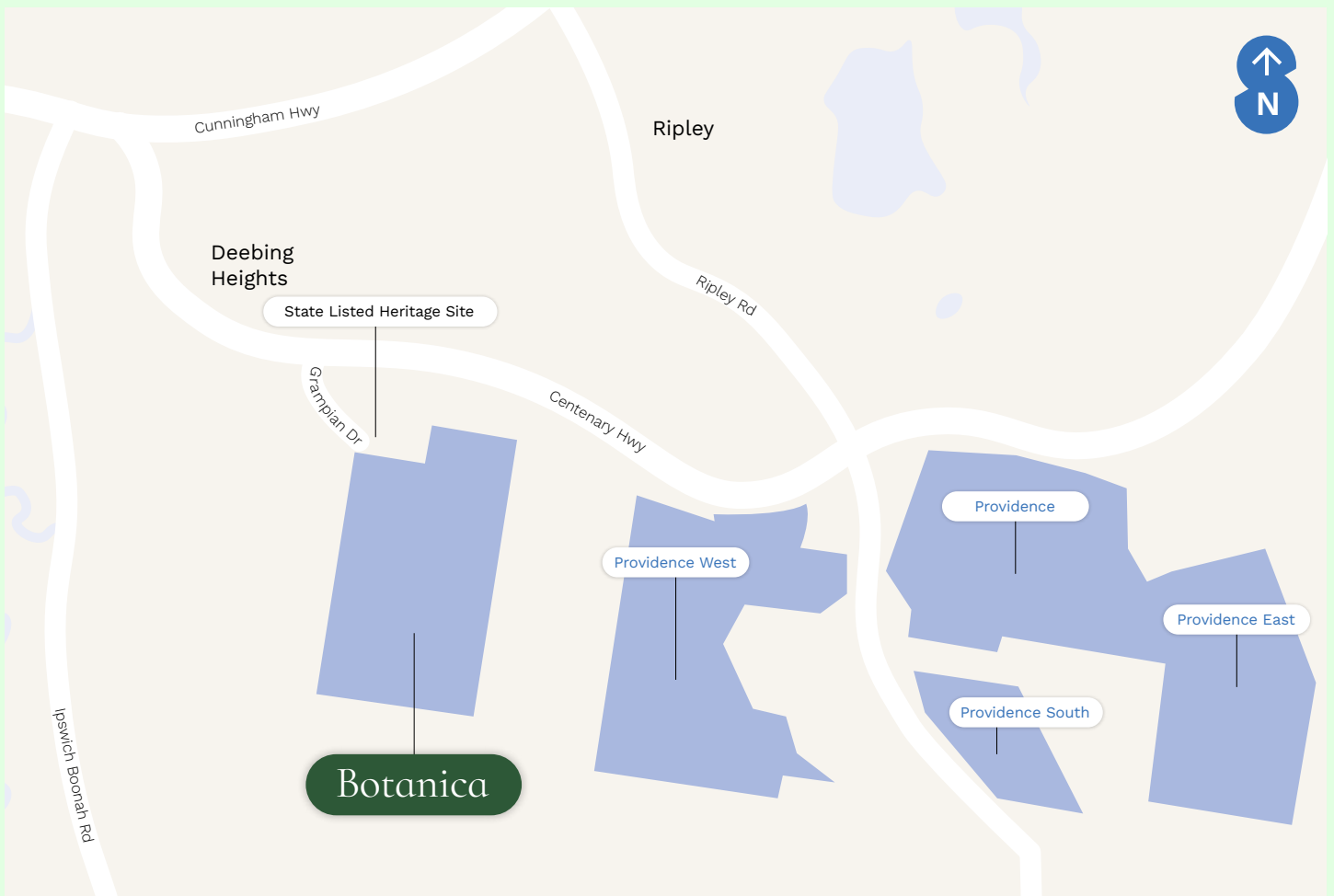


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Disclosure: A person has made an application over an area that includes the Botanica development, seeking a declaration from the Federal Minister for Environment and Water under the *Aboriginal and Torres Strait Island Heritage Protection Act 1984* (Cth) for the protection of places or objects. For further information about the application we suggest contacting the Department: <https://www.dcceew.gov.au/parks-heritage/heritage/publications/atsihp-act-guide-and-application-form>