



Building the future of Queensland

MEDIA BRIEFING DOCUMENT

March 2, 2009

The CEC Group today released details of its Round Mountain Village development at Kelso in Townsville. The development site is approximately one kilometre south along Riverway Drive from Riverpark Estate. Although not designated as "Residential" under the Thuringowa Planning Scheme, CEC Group believes that it is a natural extension of the existing urban footprint in the Ross River Corridor and has lodged a Development Application with Council to facilitate the development of the land for urban purposes.

CEC Group CEO Roy Lavis stated "this development is expected to result in approximately 6000 homes and we expect it to take about 30 years to complete. This is a long term project that our company will invest in appropriately to ensure it has both quality and vision. Being a North Queensland based company we are very familiar with the needs of people in this region and we have built many homes around the region. The difference here is that we are building a community and that is a very exciting prospect."

The property markets general consensus is that when the confidence returns to the market there is going to be a supply problem. Whenever this occurs there is always an affordability issue.

Mr Lavis explained "our company is a responsible developer – we want to work with Council to develop a project that will ensure growth, opportunity and affordable housing for many years to come. Council has a great opportunity to get ahead of the market by being proactive and working with developers to accommodate continued growth. They can implement their vision and introduce some long term planning for the Upper Ross, ensuring the current level of services in the Upper Ross are improved with drainage works clearly being the priority. There is no doubt that we can play a major role in achieving this."

For the past 30 years, the Ross River Corridor has accounted for the majority of residential development in the region. This is changing Mr Lavis said – "for the foreseeable future development will focus on Northern Beaches unless new developments, with affordable land, like Round Mountain Village come on line. The development activity in the Bushland Beach area in the last few years is illustrative of the problems that could occur if the Upper Ross is not allowed to continue to grow. It is

time to come up with a version for the whole Upper Ross/ Kelso locality that accommodates that growth.”

With a potential development site in excess of 900ha, Round Mountain Village will be a Master Planned Estate in the Upper Ross.

Mr Lavis continued “Round Mountain Village will be the first properly planned community in the Upper Ross. It will be unlike anything that has happened in the area before. It will not just be another housing estate. The area has evolved as a series of independent piecemeal housing estates – Round Mountain Village will be Master Planned from the ground up and it will include schools, recreational facilities, commercial and retail centres as well as a range of social infrastructure which is badly lacking in the area at present. A significant feature of the development will be a Town Centre which will be the centre of commercial activity and community focus.

Round Mountain Village, when completed could be home to some 20,000 people in a community that is virtually self contained. It will offer an affordable housing option and it’s own unique lifestyle which will be both affordable and appealing, particularly for those families wanting to enter the market as well as those wanting large blocks but still with good facilities close by.”

The development will include a range of housing alternatives including apartments adjacent to the Village centre, smaller housing lots towards the CBD which will increase in size to between 1 and 4 ha lots on the periphery of the estate.

Mr Lavis said he wanted to work with Council to complete the Master Planning process, “Council will have many considerations to add to the plan, which when combined with our vision will only help to make Round Mountain better. I would certainly welcome Council’s input into the provision of social infrastructure in particular. The Upper Ross is under serviced at present and with Council support this development could address the current shortfall in all aspects of social infrastructure. There are many young families in the area already and we want to ensure that they, together with the future residents of Round Mountain Village, have access to the social infrastructure that people in the more established suburbs take for granted. For instance, we would like to build a regional standard multi purpose recreational facility, like the Murray Complex. This would be a big bonus to the existing residents in the Upper Ross.

The Upper Ross is also under serviced with engineering infrastructure, we want to change that. We want to improve the standard of services. We will build a new high level water reservoir to improve water supply and pressure not just for the residents of Round Mountain Village, but everyone in the Upper Ross to the west and adjacent to the proposed Pinnacles National Park.

This is no way to promote good traffic planning, as anyone living at Bushland Beach knows – it needs to loop through Round Mountain Village and then link up with existing and future roads to the west of the Bohle River back to Hervey Range Road. When this loop is in place all the residents in the Upper Ross will have improved mobility and in time public transport will become feasible – with 20,000 residents at the end of the route you will need to have public transport – we have spoken to Queensland Transport and they want this as much as we do.”

Mr Lavis said the development would be water wise, with the aim being to use less water per household than anywhere else in the Region. Mr Lavis explained “the key to this is appropriate design in the early stages. We fully intend to use recycled water wherever possible in Round Mountain Village and this is becoming quite common elsewhere. This will be the first fully planned water recycling suburb in the region and with Councils support we propose to build a new state of the art waste water treatment facility which will return treated effluent for use on parks and the like. Sewerage service could be extended into existing areas near by, which are not currently sewerred.”

Mr Lavis closing statement was “with Councils endorsement we are ready to start tomorrow. This project will creating a desirable community, it will provide facilities for existing residents, it will create many jobs both now and well into the future and it will provide a large source of affordable housing that will help this city to grow. With this growth will come opportunity for all. We have been operating in North Queensland for over 30 years. I feel that our company is the best one for this project because we are here for the long term.”

END

For more information please contact -

Mr Peter Cardiff 0407 725 004

Mr Roy Lavis CEO 0418 772 124

For more information on CEC Group please visit www.cecgroup.com.au,