



# Silkwood

MOUNT COTTON

EDITION 5  
WINTER 2009

## BE QUICK...

More dream land released  
**STAGE 2, SILKWOOD  
MOUNT COTTON**

more details inside →

**YOUR  
8 PAGE  
LIFT OUT**

**Go beyond your  
imagination**

with an eco-friendly  
home at Cotton Ridge

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Loving their tree change

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Locals can't leave  
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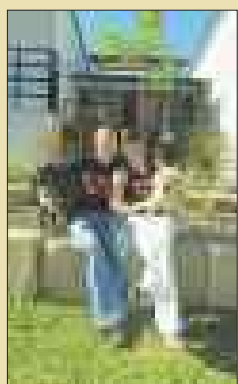
### INSPIRATIONAL PEOPLE

Albert Benfer, local icon

### REDLAND BUSINESS PARK

will be a boom for the area

**SILKWOOD MOUNT COTTON** STAGE 2 LAND RELEASE 2009



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## Stage Two heralds new era for sustainable development

WELCOMED to our new edition of the **SILKWOOD Mount Cotton** magazine which celebrates the release of Stage Two in this magnificent sustainable development in the heart of the Redlands.

With Stage One a sell out success since its release in February, Stage Two is now ready for release. So be quick!

This edition focuses on the unique spirit of the Mount Cotton community and those people who just can't seem to live anywhere else.

First up we talk to local icon and resident Albert Benfer who has spent all of his 72 years in Mount Cotton. This is an inspirational story of he and his family who has farmed the area for almost 150 years.

Our cover couple, Mike and Abi, are first home buyers who bought the "House that Jack Built" at Cotton Ridge as part of Channel 9's popular reality TV show *Jack of All Trades*.

We talk to the young couple about love, life and living at Cotton Ridge, Mount Cotton.

On page 6, read about how two local sisters have joined forces to build their dream home together at Silkwood Mount Cotton, in *Conversations with Susan O'Day and Jenny Ooi*.

Of course you can't talk about the Cotton Ridge or Silkwood developments without focusing on the interesting eco-friendly homes that have been designed and built within Mount Cotton's spectacular natural bush setting.

Karyn Trevor Jones, of Kybro Constructions, takes us on a journey of a home built at Cotton Ridge and proves that building a sustainable home doesn't have to be costly or complicated.



## Cancer Council and Mater Children's Hospital each receive \$100,000 from the auction of House That Jack Built

The grand total of \$200,000 was donated by Silkwood to the Australian Cancer Council and the Mater Children's Hospital on the day The House That Jack Built was auctioned. The money came from the proceeds of the auction.

# Meet the couple that live in the house that Jack built

To most international visitors, Queensland is all about sun, surf and endless white pristine sandy beaches right? Well not after you discover a small pocket of lush bushland in South East Queensland called Mount Cotton.

Originally from England, when Abi and Mike Koellner moved to Australia, they chose to live the all Australian dream surrounded by sun, surf and sand.

But after living in Yeppoon for six years, the couple discovered a small village called Mount Cotton, 35 minutes from Brisbane, that provided a host of unexpected pleasures.

Swapping the seaside for the country side was an easy transition for Abi, a gym instructor and Mike who works with the Queensland Water Police, once they set their sights on Mount Cotton.

A weekend searching on realestate.com lead them to the "House that Jack Built" at Cotton Ridge, featured on Channel 9's popular reality TV show *Jack of All Trades*.

The location of the home at Mount Cotton proved a perfect spot for the shows competing tradesmen who fought it out to complete the home's interiors to win the title as Australia's best tradie.

Channel 9 presenter for the show and Queensland Master Builder Mike Broadby said the blocks at Cotton Ridge were larger than usual residential blocks and offered a unique opportunity to build a modern sustainable home.

"Cotton Ridge and now Silkwood Mount Cotton both offer an amazing bush setting



Successful bidders for the Jack of All Trades home Abi and Mike Koellner are congratulated by developer Murray Cetinich.

and all have some slope which allows us to design/build some great looking, functional and environmentally friendly homes," he said.

Abi said she and Mike saw it on the web site and contacted Century 21 at Cleveland immediately.

"They showed us through the home and the development and it was love at first sight," Abi laughs.

"(Cotton Ridge) is absolutely beautiful. It is a luxury to have such large blocks of land and big wide streets and frontages.

"In England if you have a separate house and a yard, you are considered wealthy! Here you can have a large family home on a large block of land with loads and loads of trees right outside your front door. We just love that. It's priceless."

Mike Broadby agrees, adding that the house is modern with a

good environmental feel.

"It has been designed and built to suit South East Queensland's climate.

"That is, it uses the natural elements (sun/wind orientation) to make the house comfortable to live in all year round.

"The house is open plan and has a large outdoor deck which is accessed through the kitchen and rumpus sliding doors.

There are several large living areas all with polished timber floors and a huge landscaped back yard which is perfect for kids," he said.

"We have built and sold five homes now," Abi reflects. "We know what is value and what is not.

"Here it is rural yet still convenient. It has a country town feeling yet is quite an affluent area and it is central to everything. We are surrounded by parklands, lakes, walkways

and bikeways and the crime rate is very low. We can have our dogs (Satchy and Maggie) and not feel guilty if they bark as we have a large block of land and are not too close to any neighbours. We are both only five to 10 minutes from work, close to shops as well as Redland Bay.

"The house is set back off the street and is very private. We want to start our own family soon and have new neighbours moving in next door with young kids.

"We have also discovered that we have old friends from Yeppoon also living around the corner at Cotton Ridge. So the timing for us couldn't have been more perfect," she said.

"We also both love boating and have our own boat which fits into the garage as it was built with a really high roof," she said. "It's just been an amazing experience."

## Annual fundraiser Dinner with the Stars reaches new heights

THIS year's successful charity fundraiser Dinner with the Stars is set to reach new glittering heights with the annual fundraiser planned for at Ridges Hotel in the heart of Brisbane's cultural hip strip, South Bank.

Terrie Cetinich has held four successful dinner events in two years, raising more than \$200,000 for the Mater Children's Hospital, with the help and support of generous sponsors such as JJ Richards, Toto Communications, Camp Eden and Scootopia.

Usually held within the Redlands, Terrie has decided to hold her next event overlooking the spectacular skyline of Brisbane, on the glittering roof top restaurant at Ridges Hotel at South Bank.

"It's time the city folk joined the party and supported the event and the kids," she said.

"The community in the Redlands is so loyal and supportive and many people have given their all at my events over the past two years.

"They love the spirit of the dinners and most have so much fun they will happily follow the event to Brisbane," she says.

Terrie has organised a bus from the Redlands to travel to Ridges Hotel who are also offering exclusive discount accommodation, "so you can really make a special weekend of it". she says.

Four of the internationally acclaimed Ten Tenors, who have formed their own breakaway group, Tenorissimo, will



Developers Murray and Terri Cetinich, with the Jack of All Trades team, contributed \$200,000 to the Cancer Council and Mater Children's Hospital.

perform live at the gala event and a new retro style Sym Classic Scooter has been donated by Scootopia as part of the live auction.

Dinner with the Stars, to be held from 6.30pm at Ridges Hotel on Saturday

August 15, will be bigger and better than ever.

Tickets (\$170) are on sale now through the Mater Foundation or contact Terrie Cetinich on 3829 9255 or email cetinich@powerup.com.au.

# Redlands will always remain one of those special places

By Jeff Freak

**T**HE pristine bushland around Mount Cotton will preserve the individual identity of the Redlands, protecting it from being swallowed up in the encroaching South East Queensland sprawl.

Albert Bender has spent all of his 72 years in Mount Cotton and the influence he and his family have stamped on the Redlands has elevated him to icon status.

Albert believes the Redlands now owes a lot to the forward planning of the legendary names of the old Redland Shire Council.

These names pushed ahead with the Leslie Harrison Dam, controversial all those years ago, and in doing so locked away the vast tracks of bushland of west Mount Cotton as the dam's catchment area.

"This area will not be built on. It has become the lungs of the Redlands and in time will be the barrier that will save us from being gobbled up by the massive development that is threatening to destroy much of our native bushlands," he says.

Albert Benfer is a man of conviction towards the future of the Redlands.

His family has farmed the area for almost 150 years and he and the generations that preceded him have cast a massive influence on the direction the Redlands has taken.

Those influences have dominated community groups, churches, service clubs and even local government, where Albert has served as a Redland Shire councillor from 1978 to 1987.

The family's influence has helped cut a separate identity for the Redlands and this determination has forged an individuality that will last for generations to come.

The Benfers go back to the mid-1800s when they joined the pioneering families eager to escape a Europe in turmoil.

High unemployment, a legacy of the Industrial Revolution inspired by a booming Britain; the fear of a divided Germany where its individual states were resisting demands for democratic reform; and a looming Franco Prussian war,

**“**  
**The Mt Cotton area has become the lungs of the Redlands and in time will be the barrier that will save us from being gobbled up by the massive development that is threatening to destroy much of our native bushlands.**  
**”**

all pressured families to venture out to find a new life.

Some sought America, where hope turned to despair as many migrating German families saw their fathers and sons conscripted to fight for the Union or Confederacy in a civil war that they knew nothing about.

Others, like the Benfers, sought a new frontier.

Albert Benfer's grandfather, Johann Phillip Benfer and his family set out from Diedenshausen in Germany for Queensland, a new and exciting place in Australia, on the other side of the earth.

When the sailing ship Guttenburg dropped anchor off the coast of Rockhampton in 1871, the Benfers' Australian dynasty had begun.

The budding northern centre held little for the new family, so they ventured south to Brisbane where Phillip worked in his trade as a stonemason.

Growing familiar and contented with conditions so opposite to those he had left behind, Phillip Benfer selected 300 acres of government land at Mount Cotton.

Here he became one of the earliest settlers and after clearing and preparing the land for cultivation, he heard of the farming successes of the American South and started growing cotton.

Others followed and their harvest was taken to the only cotton mill in Brisbane at that time, but this factory closed



Icon of the Redlands, Albert Benfer, whose family pioneered the district more than 150 years ago believed the Redlands will always retain its individual identity.

causing serious loss income to the local farming community who had to abandon their crops.

They turned to maize and later sugarcane production and with the opening of a local sugar mill, their farming pursuits had taken a profitable turn.

Albert was born and raised in a farming family at Mount Cotton. "I have only ever lived here, in fact all my life within a 100 metre radius."

He went to school in Mount Cotton, but when the call of the farm went out, Albert left school at the age of 12 and went to work for his father as an egg producer.

He remembers the tough times of the 1940s when one time most of the pullets died. "There was not much food on the table and even though my father was one of the most efficient producers around, and he made sure all of us worked hard, times were not easy."

The family business was already dabbling in the chicken meat industry in the late 1940s and here "we saw a great opportunity".

Albert says the idea came through a group of Filipino soldiers who would come to the farm and swap rice for our old hens.

From there the Benfers

were selling broiler chickens in the 1950s and 1960s for meat and in the 1980s Albert sold the egg business to concentrate on chicken meat production.

"We were processing 20,000 chickens a week in the 1980s and the business has grown tremendously to today when we process around 600,000 a week," he says.

Most of the chickens are sold under the Golden Cockerel brand throughout South East Queensland with some going to northern NSW and a small percentage to overseas markets in the South Pacific region.

Golden Cockerel is now 50 percent owned by the Benfer family with the remainder under the wing of Woodland Enterprises, which runs a feed mill and hatchery at Beerwah.

Woodland provides about half the chickens that are processed at Golden Cockerel at Mount Cotton.

The Benfers also operate Darwalla which is the farming and chicken breeding arm of their business. Together the two companies employ about 600 staff, about 400 at the Mount Cotton processing plant of Golden Cockerel and the remainder at Darwalla.

Apart from the dusty roads

being replaced with bitumen, Albert says not much has changed at Mount Cotton over the years.

"It is still a quiet country area and generally has been insulated from the massive changes that have taken place in the Redlands and throughout South East Queensland.

"Here I am talking about Mt View Road, West Mount Cotton Road and the mountain itself, which have all been insulated from development.

"These areas form part of the catchment area for Leslie Harrison Dam and it will be hard to see these places changing in the years ahead. No one would want to see development in this catchment area that feeds the water supply for the district.

"This, of course, was the result of foresight from our early civic leaders, mainly Dick Wood and John Goleby who saw the environmental benefits of protecting this area, which also backs onto the Daisy Hill State Forest.

"Perhaps some eco-developmental project might come this way in the future, but I can't see much changing.

"The area here will remain country. With its vast pristine bushland it is the lungs of the Redlands.

"While the Gold Coast will

merge with Logan and Brisbane and the north will blend into the Sunshine Coast to create a suburban sprawl, the Redlands will be protected by this corridor to maintain its uniqueness," he says.

Albert says this bushland environment which will remain unchanged for decades to come, complements the boutique developments that have added to the Mount Cotton village area such as the solar city project, Silkwood and other similar projects. This will keep Mount Cotton special.

Albert and his wife Alison have four children – Anna and husband David Bray, Jane, Ben and Emily, and Kate and husband James Keefe; and all live at Mount Cotton.

While Golden Cockerel and Darwalla keep Albert busy, he still loves Moreton Bay and fishing and crabbing in his boat - a 33-foot Riviera.

Travel is another of his favourites and he and Alison have just returned from their 40th trip to Europe, this time to Holland and Denmark.

"I hate organised tours. I've never been on one. I love pottering about, making my own way around, getting into the villages and having a beer in some old friendly pubs some of which are around 500 years old."



## Silkwood is keeping the dream alive with family size lots just minutes from the bay.

The dreams of many homebuyers were nipped in the bud when the first release of Silkwood Estate at Mt Cotton sold out. However Silkwood is keeping the dream alive with the immediate release of its Stage 2 homesites.

- Natural bushland setting with protected corridors
- Within easy reach of 3 major regional shopping centres, schools, cafes & restaurants, transport and services
- 4 local golf courses
- Regional Planning Scheme guarantees no further development
- Average size 800m<sup>2</sup>

Buy today while we're keeping the dream alive.

**SILKWOOD STAGE 2 NOW SELLING**  
**SALES OFFICE NOW OPEN**

Village Drive, Mount Cotton  
 Phone 1800 60 30 99 or visit [www.silkwoodmtcotton.com.au](http://www.silkwoodmtcotton.com.au)

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 MOUNT COTTON

# Silkwood Mount Cotton Stage Two... join the tree change



**Record sales... record prices... Be quick as more dream land is up for grabs with the release of Stage Two at Silkwood Mount Cotton.**

Developer of the renowned eco-sensitive residential project Silkwood Mount Cotton has announced the release of Stage Two of its ever popular tree change destination in the heart of the Redlands.

Following staggering land sales for Stage One of Silkwood Mount Cotton developer Murray Cetinich, from Yarrum Equities, has given the green light to release a further 41 large land sites into the market.

"The land is selling fast due to its quality and great value. It is priced to sell," he says.

Land sites in Stage Two of Silkwood Mount Cotton average 750sq m at an average price of \$250,000. Silkwood Mount Cotton is situated just 35km from Brisbane's CBD and is flanked by Redland Bay and vast fields of natural forest and leafy

landscape. Silkwood Mount Cotton is part of Cotton Ridge, hailed the number one selling residential estate and masterplanned community in South East Queensland.

Principal of Century 21 Cleveland, Randall Curry said that Silkwood's initial release of 48 large 800sq m (average) land sites in Stage One sold at a staggering rate despite the doom and gloom in the economy. "We have enjoyed a sell out success with Stage One of Silkwood. Buyer interest has been enormously strong despite recent predictions of poor sales in the national home buyers market," he said

"People are discovering that Mount Cotton is a rare commodity and that Silkwood Mount Cotton offers them the opportunity to live close to the city, yet still enjoy a rare urban country lifestyle, with large spacious blocks of land, a designer home and a rare bayside lifestyle," he said. "In the current fragile market Silkwood is still out performing many other developments as it is just a great lifestyle opportunity and great value.

"That is it offers top quality land in a lush bush setting, at an affordable price," he said. "The land stretches right to the boundaries of the surrounding native bush and has wonderful walkways and bikeways that meander through the bush and to its neighbouring regional parkland.

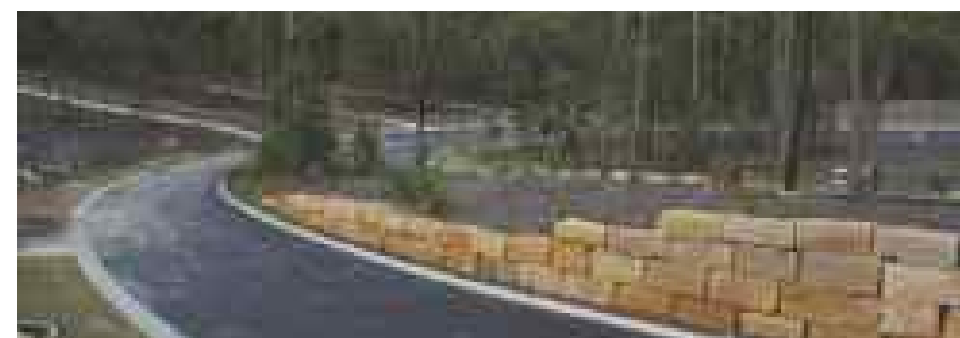
"The developer is conscious of the market and has priced the land to sell. If you can afford to buy now you will not only own one of the best pieces of land in the Redlands, you will also be buying at the best possible price," he said.

Silkwood's position to Mount Cotton's new regional parkland also provides buyers with a massive 18ha recreational garden and community parkland.

"An under road pathway connects the surrounding communities, Silkwood and its adjacent sister development Cotton Ridge, directly to the park which will also boast three informal sporting/playing fields, an off leash dog park and a half size basketball court. "The homes positioned within the

undulating hills of Silkwood Mount Cotton will drink in the breathtaking views of bushland along with the surrounding valley and new parkland," he said. Silkwood Mount Cotton is set amidst native bushland, providing a stunning urban country backdrop and a picturesque location just minutes away from Moreton Bay, award winning Sirromet Winery and is surrounded by a spectacular belt of Australian native forest.

Mount Cotton's natural beauty has been preserved along with its distinctive environmental heritage which has added to its widespread appeal as both a cultural destination and urban residential retreat.



# Eco-friendly home was built with love . . .

**K**ARYN Trevor-Jones and her husband Pat have lived and played in the Redlands for many years. Now as husband and wife the dynamic couple has established, Kybro Constructions, combining his 15 years of expertise in construction with her flair for designing unique eco-friendly homes.

The first thing that caught Karyn's attention when she first visited the site of her parents' newly acquired block of land at Cotton Ridge, Mount Cotton, was the glorious bush setting.

"When there is an abundance of

'I love building sustainable homes and it doesn't have to be costly or complicated'

trees and lush bush settings, it gives you so much pleasure. You want to share it with everyone and make the most of it in your home from a design sense," she said.

Since its release in February 2007, Cotton Ridge was hailed one of the fastest selling residential developments in South East Queensland. It is an extension to the original 30 year-old Cotton Village which has been sensitively adapted to integrate nature with sophisticated modern living. It is also the "sister" development to the newly released Silkwood Mount Cotton project nestled into the adjacent hills along Valley Way.

"When you get the opportunity to design and build on such great quality land you only have one shot to get it right and to take advantage of its wonderful natural setting as much as possible.

"From every window you have this amazing presence of trees, birds and the surrounding bushland. You feel terribly spoilt living here and that's what we

wanted to capture in the design.

"Designing the home to suit a sloping block, we decided to raise the home rather than build a slab and retaining walls. Instead, the house is built within the contours of the block rather than cut into the land to make it level. It also aids with termite protection and increases the natural airflow of the home.

"The home is built from lightweight materials and uses the natural ebb and curve of the landscape to maximise the use of rainwater run off. On the interior, plush natural timber flooring

dominate the home with large windows and sliding glass doors to make use of natural light and shade.

"We are not project builders so every project employs different design strategies that are unique to the block of land and the environment in which it is built," she says.

"Flexibility and understanding our clients needs is also important. We introduce our clients to the advantages of sustainable design and identify what specifically works for them.

"We love building sustainable homes and it doesn't have to be costly or complicated."

For her parents home at Cotton Ridge, Karyn says the roof and every wall of the home is fully insulated to keep the home warmer in winter and cooler in summer. There are also clever uses of voids to create additional ventilation such as a hidden void behind the kitchen's refrigerator aimed at reducing moisture.



Pat (left), father Arthur and Karyn Trevor-Jones at the Cotton Ridge home.

"Sustainable homes can actually improve your quality of living as well as reduce costs on air conditioning and other energy saving factors."

When designing her mum's and dad's home, Karyn took into consideration the western sun.

"This actually added to the unique design and character of the home in that it is built in a 'U' shape to maintain both privacy and ensure that the western sun was not a problem when entertaining the rest of the family and friends."

Generosity has played a large role in Karyn's design for her parents home, with common areas being large, spacious and welcoming.

"Mum and dad also love to have

the grand kids over, so the home was built around a sizable central garden enabling them to see the kids from the timber verandah and living area when they are outdoors playing."

'They were looking for a place their hearts would recognise.'

Having grown up on Valley Way, Karyn feels that her parents new sustainable home fits well amidst the surrounding bush land capturing the feeling and spirit of Cotton Ridge and the surrounding precinct.

"They were looking for a place their hearts would recognise and

Cotton Ridge was it for them and it is great to design inspirational homes for such inspirational environments.

"Both Cotton Ridge and now Silkwood Mount Cotton are conscious of the environment, so

the bush you see here now is here to stay."

Both developments have adopted sensible yet flexible covenants to promote homes that flow with the land, "which suits Kybro and its construction ethos to a tee," she said.

## Cotton Ridge is our dream come true

**B**RAD and Lisa Schelberg looked long and hard before deciding Cotton Ridge was the estate where they wanted to build their dream home.

Married last year and expecting their first child in a few months, they wanted to source a block of land that suited their particular plans and aspirations.

"We wanted to find land that would accommodate a large home, had a leafy environment and was family friendly," Lisa said.

"While neither Brad nor I were born in the Redlands, we have lived here for a few years and, as we believe this a unique region, never considered anywhere else to live.

"There are very few places so close to the bay that are situated in a bushland setting, with all important amenities on your doorstep," Brad added.

"As a builder, I need easy access to major thoroughfares, both North and South and

Cotton Ridge provides that.

"What really pleased us was the size of the blocks, and the effort and expense the developers has gone to with street landscaping," he said.

"The quality and diversity of surrounding homes and the

'Overall we are thrilled at the prospect of living in our new home at Cotton Ridge and can't wait to start construction.'

strict building covenants, I believe, will ensure good capital gain prospects in the future.

"Compared to other land developments we have viewed, our block was well priced, which allows us to put more money into our home.

"I believe it would be hard to overcapitalise in this estate," he said.

Having just started up their own building company Bay Haven Homes, Brad and Lisa think the Cotton Ridge Estate provides the perfect envelope to

build our first showcase home under the new business.

"We also like the sloped block we have chosen that will allow us to build a home that maximises street appeal and provides the opportunity for a split level living designed home.

"Building high on the block will also provide stunning views across the road to the natural bushland reserve from the front veranda and living areas," Brad said.

"Our families are so impressed by the estate that my brother-in-law and his family, and my parents are also looking to buy into future stages of Silkwood," Lisa said.

"Overall we are thrilled at the prospect of living in our new home at Cotton Ridge and can't wait to start construction."



Brad and Lisa Schelberg are delighted with their new block of land at Cotton Ridge. They can't wait to start building their dream home.



□ Susan O'Day with her daughter Elyse on their new block of land at Silkwood Mount Cotton.

# Conversations

With Susan O'Day and Jenny Ooi

□ Sisters Susan O'Day and Jenny Ooi are both single mums who together are about to build their new dream home at Silkwood Mount Cotton.

**SUSAN SAYS:** I am 47 years old and have three children, two boys and a girl between the ages of 12 and 18. I am a stay-at-home mum and have lived at Mount Cotton for many years and really love it. I have recently sold my home in order to build a new home with my sister at Silkwood Mount Cotton.

There are certain things that I adore about living at Mount Cotton and will always excite me. I still take pleasure in living here and waking up to the sight and sounds of the surrounding bushland.

There is something about that big expanse that always touches me. I am drawn to nature and love the abundance of bushland reserves, bike paths, parklands and walking tracks. It is peaceful here and it makes you realise how powerful nature is. It inspires me.

Mount Cotton is also centrally located between Victoria Point, Loganholme and Capalaba, which is really convenient. Public transport is also handy which is great. At one stage I had three children going to three different schools - so thank

goodness for the bus service that stopped almost right outside my front door.

My sister and I have just bought an amazing block of land at Silkwood Mount Cotton as we are both on our own now and are just thrilled with the idea of building a home the suits both our needs as well as being environmentally friendly, which is utmost in our thoughts in planning our new home.

'With its abundance of bushland reserves, we discovered that Silkwood is a sustainable development, sensitive to the environment.'

I am looking forward to being part of the Silkwood community, as having lived in the area for some time I have learned to really appreciate Mount Cotton's strong sense of community spirit.

The community is always looking out for each other. You never have to worry when you go away because we all look after each other's homes and pets.

**JENNY SAYS:** I am 42, a single mother and work full time for Conrad Jupiters, Conrad Treasury and Jupiters Townsville. I commute between Brisbane and the Gold Coast and have found Mount Cotton to be central to both.

This will be my third home in

Mount Cotton. I first moved here in 2001, purchased my first home in Begonia Crescent and then the second in Pimelea Crescent. After selling my second home, I decided to move to Thornlands, but it didn't have the same feeling to me as when I lived in Mount Cotton.

I missed talking to my neighbours (friends), seeing the kids playing in the front yards and the fact that everyone looks out for

each other. The people are wonderful and it is just so different to living anywhere else in the Redlands.

I lived in Thornlands for three years yet from the moment I arrived I knew that I would move back to Mount Cotton when the right opportunity presented itself.

When Silkwood opened up my sister and I looked into the possibility of making the shift back to Mount Cotton.

When we spoke to the agent we discovered that Silkwood is a sustainable development which sensitive to the environmental issues of the precinct. This was a major pre-requisite for us when considering where to build.

With the earthworks, foundations and strategic new roadways due for completion in less than a month, Redlands Business Park is forecast to be the Redlands most significant commercial footprint in more than 10 years. Developer Garry Hargrave reflects on how the project will unite our community.

## Business park will bring exciting new opportunities to the Redlands

**D**EVELOPER Garry Hargrave from Fox and Bell relaxes around his board room table and talks about the completion of his new commercial development like a proud father awaiting the birth of his first born child. He and his team have waited a long time to see the Redlands first integrated business park come to fruition and he is certain it will bring with it exciting new opportunities for the area.

In fact Fox and Bell acquired the land for development in the late 1990s with the long term vision of introducing a new commercial precinct to the Redlands.

"The past town plans have failed to deliver new industrial and employment areas in the Redlands since the 1980s, so we have held onto the land for some time and refused to sell out our vision to other developers over that period just to make a quick buck. We care about the future of the Redlands," he said.

The eco-friendly business park, due to open in August, is designed as a campus, nestled within the environment to create a unique integrated community. The development will see over more than 90,000 native trees planted and 18 hectares of land surrounding the development totally rehabilitated. Two new fauna underpasses will also link native bushland and help protect fauna traversing the site.

"We want to deliver a quality

environment that enables people to work near where they live. We currently have limited services, jobs, education and entertainment within the Redlands."

With the population now peaking at 130,000, Garry coming from a town planning background, travels the world looking at inspiring and innovative urban design for mixed use developments. He is passionate about the need to generate employment, preventing people from having to leave the region to work, shop and play in Brisbane, taking their expendable dollars.

"The creation of employment is a small step for the long term vision of a self sufficient Redlands which has quality urban environments and a lifestyle second to none," he says.

"Compared to Brisbane the Redlands is a unique destination. Naturally we are blessed with the open spaces, bushland and the bay. The challenge is to preserve Redlands' beauty, and lifestyle in the face of increasing population pressures."

Describing himself as "true blue", Gary stresses that his developments must preserve the integrity and promote the sustainability of the Redlands.

In fact the new business park will provide vital new traffic infrastructure to the local community, improving traffic flow and safety.

"As well, we have worked with



□ Developer Gary Hargrave overseeing the new Redlands Business Park at Redland Bay.

Translink to adjust some of the bus routes to achieve a 10 minute service in peak hours between the business park and the Weinam Creek transport interchange," he said.

It is also one of the first estates to be carbon positive, reducing carbon emissions.

Mr Hargrave said: "As part of our contribution we have planted over 90,000 trees and native plants on the site.

"We believe in sensible development that is mindful and respectful of the sustainability of the environment as well as delivering social benefits to the community. We want to deliver something really

special."

Until now there has been little to no business opportunities in the shire and people have had to commute to Brisbane to work.

In fact 62 per cent of the population of the Redlands leave to work in Brisbane. Employment in the Redlands, however, will receive a vital boost with the business park being the first employment centre in the southern part of the new City.

The business park is particularly important for the southern Moreton Bay Islands where the job participation rate is less than 35 per cent and there is more than 25 per cent unemployment. Due to the remoteness of the populations it is

difficult for islanders to commute long distances for part time or casual employment."

Fox and Bell is well respected in the Redlands for their community based developments and is renowned for its innovative approach and cutting edge design.

"We are not afraid to take risks. When we built Lakeside Shopping Centre and put in a nine screen cinema complex, people considered it a bold move at the time."

The Redlands Business Park will create up to 3000 jobs and with Stage One near completion, much interest has been generated from businesses wishing to relocate to the Redlands.

# "Pinch me, I'm dreaming!"



**SILKWOOD STAGE 2 NOW SELLING**

## Silkwood is keeping the dream alive with family size lots just minutes from the bay.

The dreams of many homebuyers were nipped in the bud when the first release of Silkwood Estate at Mt Cotton sold out.

However Silkwood is keeping the dream alive with the immediate release of its Stage 2 homesites.

With family size lots still priced to suit those feeling the pinch, it's more of the stuff dreams are made of...great land 40 minutes from the CBD and Surfers, 5 minutes from the Bay and with great schools, shopping, golf and more on your doorstep.



- Natural bushland setting with protected corridors
- Within easy reach of 3 major regional shopping centres, schools, cafes & restaurants, transport and services
- 4 local golf courses
- Regional Planning Scheme guarantees no further development
- Average size 800m<sup>2</sup>

**Buy today while we're keeping the dream alive.**

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