

# GRAND AVENUE, SPRINGFIELD RISE AT SPRING MOUNTAIN, 4300

# INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD  
NOVEMBER 2019





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# THE OPPORTUNITY

Ray White Special Projects Qld are pleased to offer to the market via Offers to Purchase, two development sites located at Grande Avenue, Springfield Rise at Spring Mountain, QLD 4300.

Located in the heart of the thriving Greater Springfield community, Springfield Rise at Spring Mountain is proposed to have approximately 4,000 homes, housing approximately 12,000 people.

Springfield Rise at Spring Mountain, continues the award winning Master Planned Communities delivered by Lendlease including Springfield Lakes, Yarrabilba, Varsity Lakes and Forest Lake within Queensland alone.

Highlights of these purchasing opportunities include:

- Two separate parcels available individually or in-one-line
- Site 1 - 2,524m<sup>2</sup>\* opposite school and future neighbourhood centre
- Site 2 - 4,859m<sup>2</sup>\* with attractive bushland outlook
- Both sites suit townhouse or apartment development
- Central position in thriving centre Springfield community - 35min\* from Brisbane CBD, 15min\* Ipswich CBD and 50min\* Gold Coast
- Walk to childcare, primary and secondary schools
- Located in the heart of Greater Springfield in close proximity to Orion Shopping Centre, Robelle Domain and Parklands, Mater Private Hospital and an array of population serving amenity uses

As the exclusive marketing agents, we encourage your strong consideration of these outstanding properties and look forward to assisting you with your enquiries.



**Andrew Burke**  
Ray White Special Projects (QLD)  
M 0417 606 128  
E andrew.burke@raywhite.com



**Matthew Fritzsche**  
Ray White Special Projects (QLD)  
M 0410 435 891  
E matthew.f@raywhite.com

\*Approximately

^Subject to Brisbane City Council zoning amendments and site servicing

# Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

# SALE SUMMARY

## Address

Proposed Lot 800 Grande Avenue and 7005 Grande Avenue, Springfield Rise at Spring Mountain QLD 4300

The properties are being offered for sale by Offers to Purchase.

The sellers retain the right (in their absolute discretion) to:

- Decline to consider and/or accept any OTP lodged in response to this invitation;
- Negotiate directly with any party who has lodged an OTP at any stage;
- Accept or decline a non-conforming OTP at any stage of the sale process;
- Enter into any agreement for sale of the property on such terms as are acceptable to the Seller in the Seller's absolute discretion;
- Change this invitation;
- Require additional information from a party who has lodged an OTP;
- Reject all or any OTPs at any time for any reason; and
- Withdraw the properties from sale

## Sale Details

If an OTP is to be submitted by hard copy, it is to be enclosed within a sealed envelope marked clearly with:

OTP for Grande Avenue, Springfield Rise at Spring Mountain QLD 4300.  
c/- Andrew Burke  
Ray White Special Projects (QLD)  
Level 26, One One One Eagle Street  
111 Eagle Street, Brisbane Qld 4000

If the OTP is to be submitted electronically, details are as follows:

c/- Ray White Special Projects (QLD)  
Facsimile: (07) 3832 4777  
E-mail: [andrew.burke@raywhite.com](mailto:andrew.burke@raywhite.com) or [matthew.f@raywhite.com](mailto:matthew.f@raywhite.com)

## GST

Payable on both assets.

## Marketing Agent

**Andrew Burke**  
Ray White Special Projects (Qld)  
M: 0417 606 128  
E: [andrew.burke@raywhite.com](mailto:andrew.burke@raywhite.com)

**Matthew Fritzsche**  
Ray White Special Projects (Qld)  
M: 0410 435 891  
E: [matthew.f@raywhite.com](mailto:matthew.f@raywhite.com)



# PROPERTY OVERVIEW - SITE 1

Address	Crn Spring Mountain Boulevard, Grand Avenue & Mark Dillon Court, Springfield Rise at Spring Mountain QLD 4300
Real Property Details	Proposed Lot 800 on SP303692
Zoning	Neighbourhood Centre (Apartment and Building or Attached Housing)
Local Authority	Ipswich City Council
Land Area	2,524m <sup>2</sup> * (subject to survey)
Tenure	Freehold
Frontages	Refer to plan (Annexure D)
Land Description	The lot will be services including sewerage, stormwater, water, gas and telecommunications to the lot boundary.

\*Approximately





# PROPERTY OVERVIEW - SITE 2

Address	7005 Grande Avenue, Springfield Rise at Spring Mountain QLD 4300
Real Property Details	Lot 911 on SP295490
Zoning	SFOS - Open Space
Local Authority	Ipswich City Council
Land Area	4,859m <sup>2</sup> *
Tenure	Freehold
Frontages	Refer to plan (Annexure D)
Land Description	The lot will be serviced including sewerage, stormwater, water, gas and telecommunications to the lot boundary.
Rates	\$723 December 2019 Quarter

\*Approximately



Outline Indicative Only



# TOWN PLANNING OVERVIEW

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## SITE 1

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- The subject site has been nominated as a Neighbourhood Centre in the Spring Mountain Precinct Plan, and further prescribed as a management lot for “Neighbourhood Centre, Apartment Building or Attached Housing” purposes under the Village 11 Area Development Plan (ADP) approval. Please note that due to the adjacent Neighbourhood Centre development in Village 12, it is intended that the subject site be developed for medium density residential purposes only, being an Apartment Building and/or Attached Housing.
- A Code Assessable development application for an Area Development Plan (ADP) for an Apartment Building and/or Attached Housing under the Springfield Structure Plan is to be lodged by the proponent with the Ipswich City Council.
- Applicable provisions/codes to be addressed:
  - Springfield Structure Plan
  - Spring Mountain Precinct Plan
  - Residential Code
  - Reconfiguring a Lot Code
  - Parking Code
- Further information on the above can be provided upon request.

## SITE 2

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- The subject site has been nominated as a management lot for residential purposes under the Village 8 Area Development Plan (ADP) approval. The Spring Mountain Precinct Plan acknowledges that the subject site may be suitable for the use of community title arrangements involving private esplanade roads with public access arrangements. It is intended that this subject site be developed for medium density residential purposes, being an Apartment Building and/or Attached Housing.
- A Code Assessable development application for an Area Development Plan (ADP) for an Apartment Building and/or Attached Housing under the Springfield Structure Plan is to be lodged by the proponent with the Ipswich City Council.
- Applicable provisions/codes requiring addressing:
  - Springfield Structure Plan
  - Spring Mountain Precinct Plan
  - Residential Code
  - Reconfiguring a Lot Code
  - Parking Code
- Further information on the above can be provided upon request.

# LOCATION OVERVIEW

## SPRINGFIELD RISE AT SPRING MOUNTAIN



### LOCATION

- In the heart of Greater Springfield, between the city-like amenity of Springfield Central and the beauty of White Rock- Spring Mountain Conservation Estate
- 30 minute drive from Brisbane CBD
- 15 minute drive from Ipswich CBD
- 50 minute drive from Gold Coast CBD



### COMMUNITY

- Approximately 12,000 people and 4,000 homes across 12 addresses

### EDUCATION

- Close to childcare centres
- Choice of 10 private and public schools, with a primary school currently under construction in Springfield Rise at Spring Mountain
- TAFE Queensland South West
- University of Southern Queensland within walking and cycling distance



### RECREATION AND OPEN SPACE

- 13 neighbourhood local parks
- 3 proposed district parks
- 12 sporting fields currently under construction, including hard courts, playgrounds and clubhouse
- 2.5 km of wildlife corridors
- Walk to Robelle Domain Parklands which includes 11km of boardwalks, sporting fields, playgrounds, water play and Southbank style swimming lagoon
- Direct access to hiking, mountain biking and horse riding tracks in surrounding conservation parks





# LOCATION OVERVIEW

## SPRINGFIELD RISE AT SPRING MOUNTAIN



### SHOPPING AND LIFESTYLE

- Local village shopping centre, plus easy access to existing neighbourhood centres (Spring Lake Metro, Spring Lake Village and Springfield Fair)
- Adjacent to Orion Springfield Central's shops, cinemas, cafés, restaurants and business precinct
- Close to Bunnings within Springfield Central
- Five minutes drive to Brookwater Golf and Country Club
- Just 15 minutes drive to Mt Ommaney Shopping Centre and DFO at Jindalee



### TRANSPORT

- Bus service and interchange
- Train services 40 minute train ride to Brisbane CBD



### HEALTH AND WELLBEING

- Close to Health City, incorporating Mater Private medical centres, diagnostic services, dental, optometry, and respite centres, aged care facilities and retirement village



### GREATER SPRINGFIELD

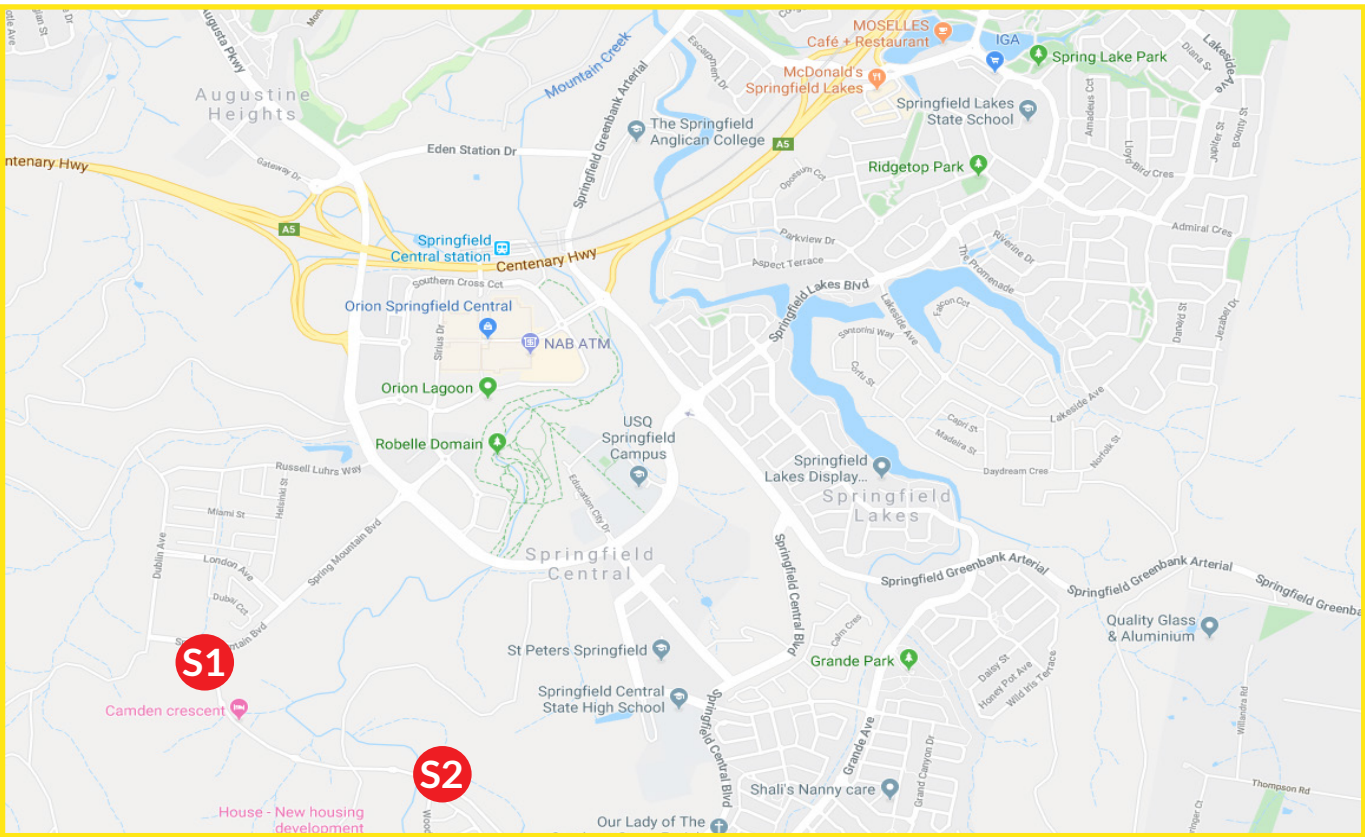
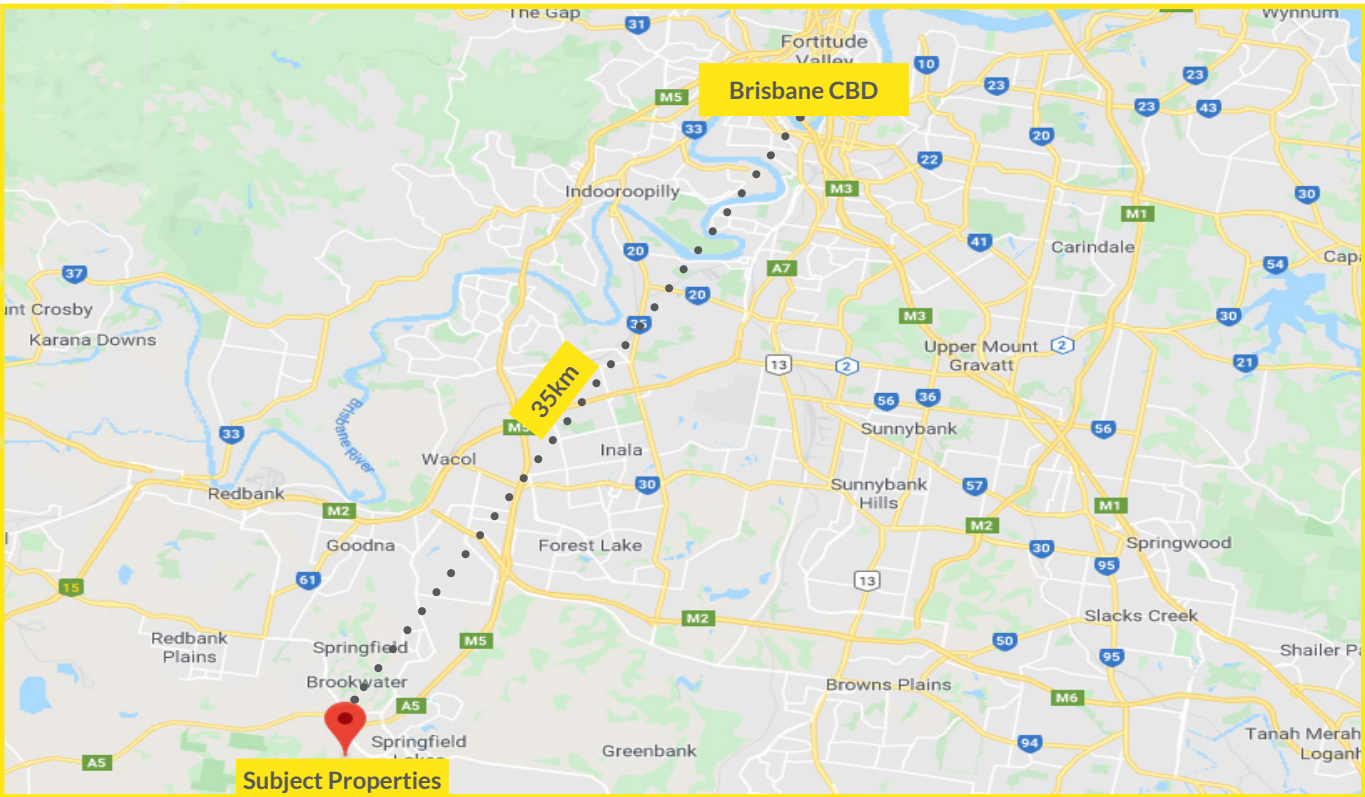
Greater Springfield began as a vision by the Springfield City Group over twenty-five years ago. Its potential is now being realised as the new city, located between Ipswich and Brisbane, is the gateway to the western corridor of south-east Queensland. At 2,860 hectares, it's the largest master planned city in Australia and the first city of its kind since Canberra.

Already home to over 34,000 residents, a total population of 138,000 is expected for the Greater Springfield area. Springfield Central, at the city's heart is planned to provide employment for 52,000 workers in commercial, retail, educational, health and technology facilities. \$12 billion has been invested across the whole of Greater Springfield with landmark projects for the city already completed such as the University of Southern Queensland, Springfield Central train station, Mater Hospital, Orion Springfield Shopping Centre, and premier water park and parklands, Robelle Domain.

The Springfield City Group has partnered with leading property companies to deliver their vision for a new city and Lendlease is one of these key development partners. Lendlease began with Springfield Lakes, an award winning community, which became a sustainable and vibrant benchmark for residential living. With schools, parks and shops, 15,000 people now call Springfield Lakes home. Lendlease is now extending on this success and the growth of Great Springfield with Springfield rise at Spring Mountain.

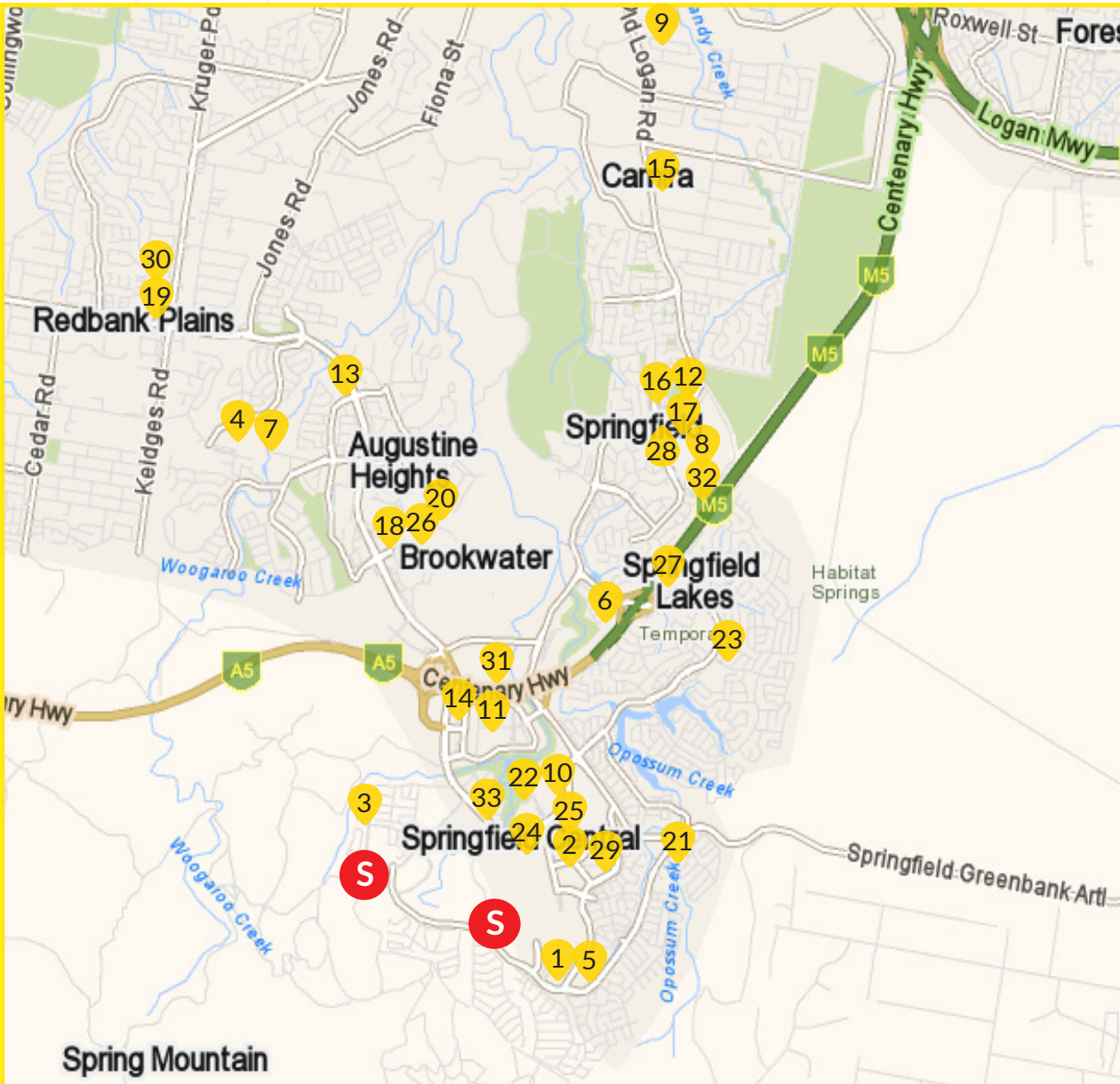
Source: Lendlease Communities (Springfield) Pty Ltd and is current as at October 2017

# LOCATION OVERVIEW





# AMENITIES MAP



## SCHOOLS:

1. Springfield Central State School
2. St Peter's Springfield
3. Springfield Mountain State School
4. Augusta State School
5. Good Shepherd Catholic Primary School
6. Goodstart Early Learning Springfield Lakes
7. C&K Augusta Community Kindergarten
8. Woodcrest State College
9. Camira State School
10. USQ Springfield Campus

## SHOPPING:

11. Orion Springfield Central
12. Coles Springfield
13. IGA Augustine Heights
14. Bunnings Springfield Central
15. Camira Village
16. Springfield Fair Shopping Centre
17. Springfield Marketplace
18. Brookwater Village Shopping Centre
19. Town Square Redbank Plains Shopping Centre

## RECREATIONAL:

20. Brookwater Golf & Country Club
21. Grande Park
22. Robelle Domain
23. Springfield Lakes Hawks Rugby Club
24. Springfield Central Sports Complex

## MEDICAL & AGED CARE:

25. Mater Private Hospital
26. Mater Health Centre Brookwater
27. Lakeside Medical
28. Springfield Superclinic
29. Aveo Springfield
30. Seasons Aged Care Redbank Plains

## TRANSPORT:

31. Springfield Central Railway Station
32. Springfield Railway Station
33. Local Bus Stop

**S** Subject Properties

# DISCLAIMER

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The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.



# SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 3	Property Overview	RP Data, Brisbane City Council
Page 5	Town Planning Overview	Lendlease
Page 6	Location Overview	Wikipedia, Google Maps, & Brisbane City Council
Page 7	Location Map	Google
Page 8	Amenities Map	Google Maps / Whereis.com
Annexure A	Aerial Photography	Skyepics
Annexure B	Offers to Purchase Form	Ray White
Annexure C	Master Plan	LendLease
Annexure D	Site Plans	LandPartners / Wolters
Annexure E	Development Guidelines	LendLease

# ANNEXURE A

## AERIAL PHOTOGRAPHY

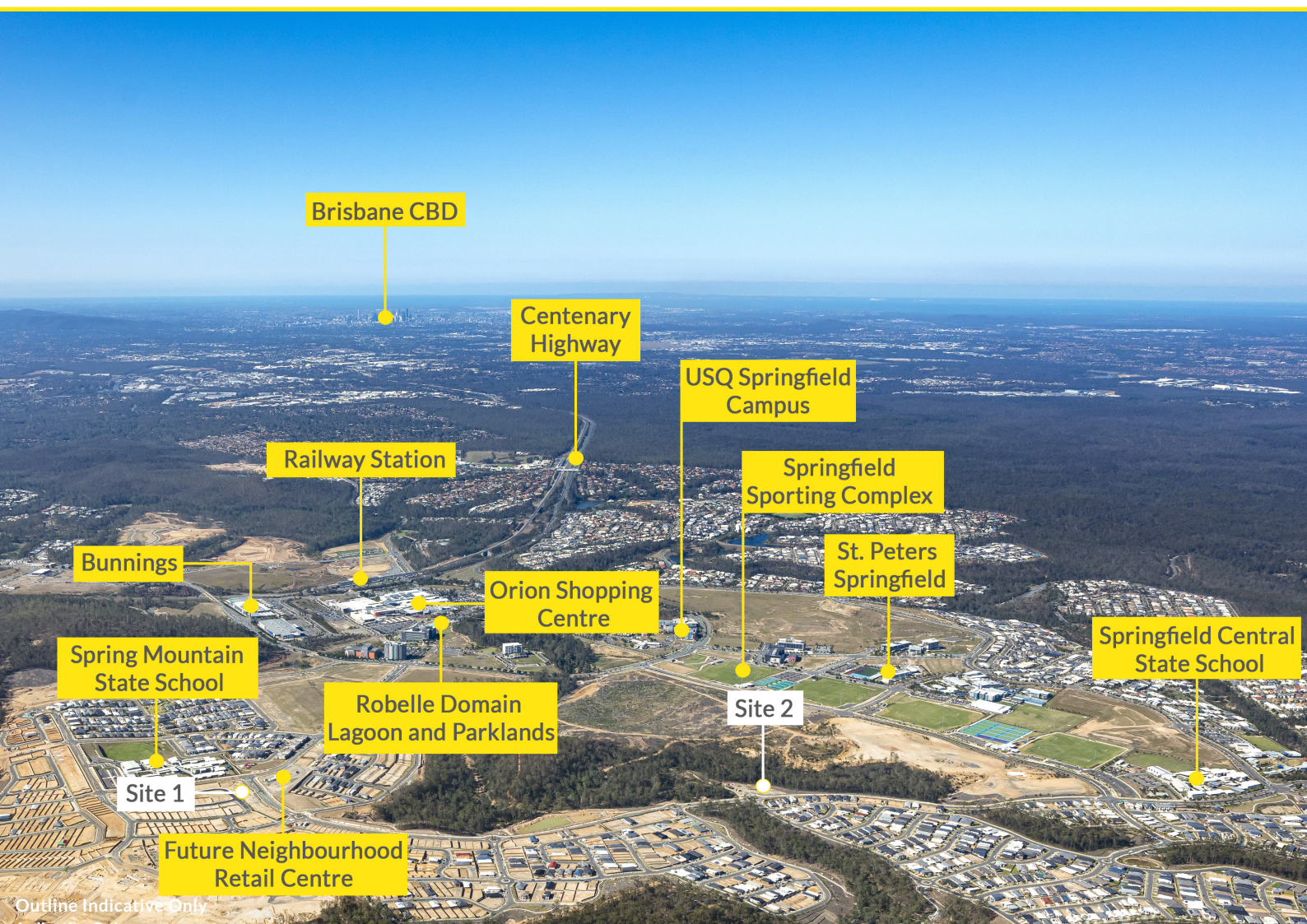
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# ANNEXURE B

## OFFERS TO PURCHASE FORM

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# OFFERS TO PURCHASE FORM

## Offers to Purchase (OTP) Form / Particulars

Date

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at Lot 800 Grande Avenue and 7005 Grande Avenue, Springfield Rise at Spring Mountain QLD 4300 ("the Properties").

### PROPERTY DETAILS

Parcel	Address	RPD	Land Area	Price
1	Proposed Lot 800 Grande Avenue, Springfield Rise at Spring Mountain QLD 4300	Proposed Lot 800 on SP303692	2,524m <sup>2</sup> * (subject to survey)	\$ plus GST
2	7005 Grande Avenue, Springfield Rise at Spring Mountain QLD 4300	Lot 911 on SP295490	4,859m <sup>2</sup> *	\$ plus GST
<b>TOTAL</b>				\$ plus GST

### OFFER TO PURCHASE

Proposed Deposit:	10% of the Purchase Price
Proposed Settlement Date:	
Further Details / Information: (Finance, Conditions etc.)	

### DETAILS OF PROPOSED BUYER

Full Name(s):	
If Company	Name: ABN: Registered for GST:    Yes    or    No    (please circle one)
Contact Details	Address: Mobile: Email:

### DETAILS OF PROPOSED BUYER'S SOLICITOR (IF KNOWN)

Firm:	
Name / Contact:	
Address:	
Contacts:	Telephone: Email:



# OFFERS TO PURCHASE FORM

## PROPOSED BUYER ACKNOWLEDGEMENT

In submitting an Offer to Purchase to buy the subject property ("OTP"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
  - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
  - the Vendors will accept the highest purchase price offered;
  - the Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
  - the submission of the Proposed Buyer's OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an Offer to Purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

## EXECUTION:

*Signed by the Proposed Buyer only.*

Full Name/s:

Signature/s:

Date:

# OFFERS TO PURCHASE FORM

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## KEY OBJECTIVES AND REQUIREMENTS OF INTERESTED PARTIES

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- Settlement on or before 30 May 2020
- Parties to provide an overview of previous experience and proven track record in delivery of medium density residential development as proposed within this document
- Outline of indicative development outcomes (incorporating a concept plan if possible).
- Future development concept to be consistent with statutory approvals and attached Lendlease Design Guidelines
- Development concept to be approved by Lendlease prior to submitting to Ipswich City Council for Development Approval



# ANNEXURE C

## MASTER PLAN

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# Springfield Rise at Spring Mountain Masterplan

## Be at the heart of it all

Springfield Rise at Spring Mountain will become a truly inspirational, connected community that delivers and supports local social connection, sport and recreation, retail, education and business. Upon completion it will be home to over 12,000 residents and a place you will be proud to call home.

## Legend

-  Proposed Future Child Care Centre
-  Existing Schools
-  Proposed Future School
-  Education City
-  Health City
-  Existing Retail
-  Proposed Neighbourhood Centre
-  Proposed Future Sports Fields
-  Park
-  Linear Open Space
-  Community Centre

4 km to Springfield Central  
 22 km from Ipswich CBD  
 36 km to Brisbane CBD  
 90 km to Gold Coast



Created by  
**lendlease**



Note: The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. Prepared July 2019.



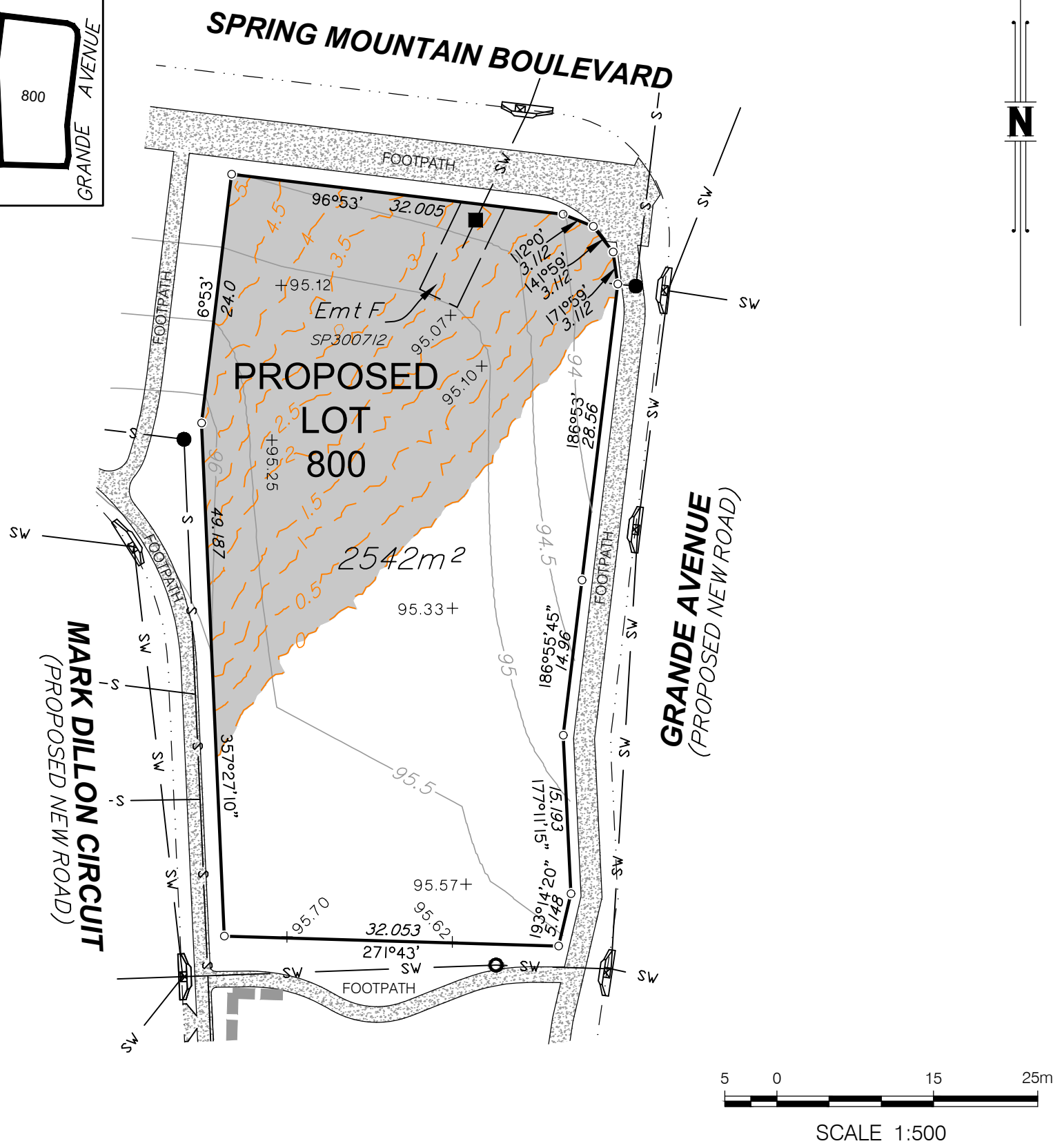
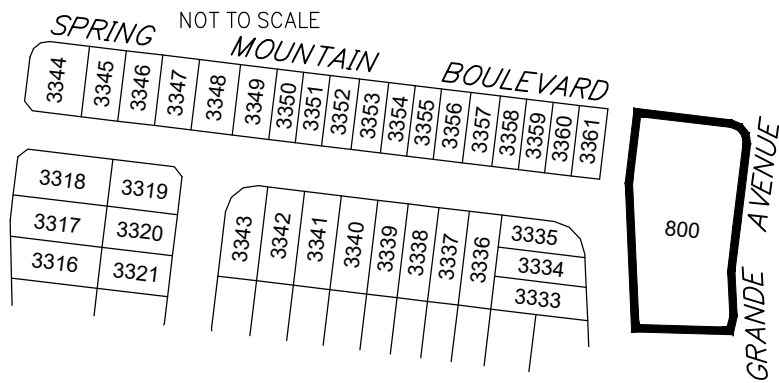
# ANNEXURE D

## SITE PLANS

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**LOCALITY DIAGRAM**



**DISCLOSURE PLAN FOR PROPOSED LOT 800**

This plan shows:  
 Details of Proposed Lot 800 on the Reconfiguration Plan WC007311.000-004 Issue G dated 10/08/2018.  
 An Area Development Plan application, being application number 6163/2017/ADP, to reconfigure Lots 2 & 4100 on SP300712 and Lot 3 on SP292802 at Spring Mountain was approved by Ipswich City Council on 27/03/2018 subject to conditions.  
 This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions. Lendlease recommends using As-Constructed information for design purposes.

Engineering details shown here on were supplied by Arcadis on 26th October, 2018.

Design surface contours based on AHD D datum at an interval of 0.5m, shown as: 63.5

Design pad level spot heights are shown as: +87.60

Retaining Walls are shown as: RWH X.Xm

Average Retaining Wall Height shown as: RWH(Av) X.Xm

Where applicable, Easements are shown as: (Dimensions and locations of the Easements may vary and are subject to Council approval)

Where applicable areas to be filled are shown as:

Where applicable, contours of depth of fill at an interval of 0.5m, shown as: -0.5

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Project:  
**SPRINGFIELD RISE VILLAGE 11 STAGE 4**



Western Corridor Office  
 Level 6, Springfield Tower  
 145 Sinnathamby Boulevard  
 Springfield Central QLD 4300  
 PO Box 4647  
 Springfield QLD 4300

**LANDPARTNERS**  
 built environment consultants

(07) 3470 8100  
 (07) 3470 8101  
 info@landpartners.com.au  
 www.landpartners.com.au

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Sewerage Pipe shown as: Proposed Sewer M/H

Roofwater Drainage pipe shown as: Proposed Roofwater Pit

Stormwater Pipe shown as: Proposed Stormwater M/H

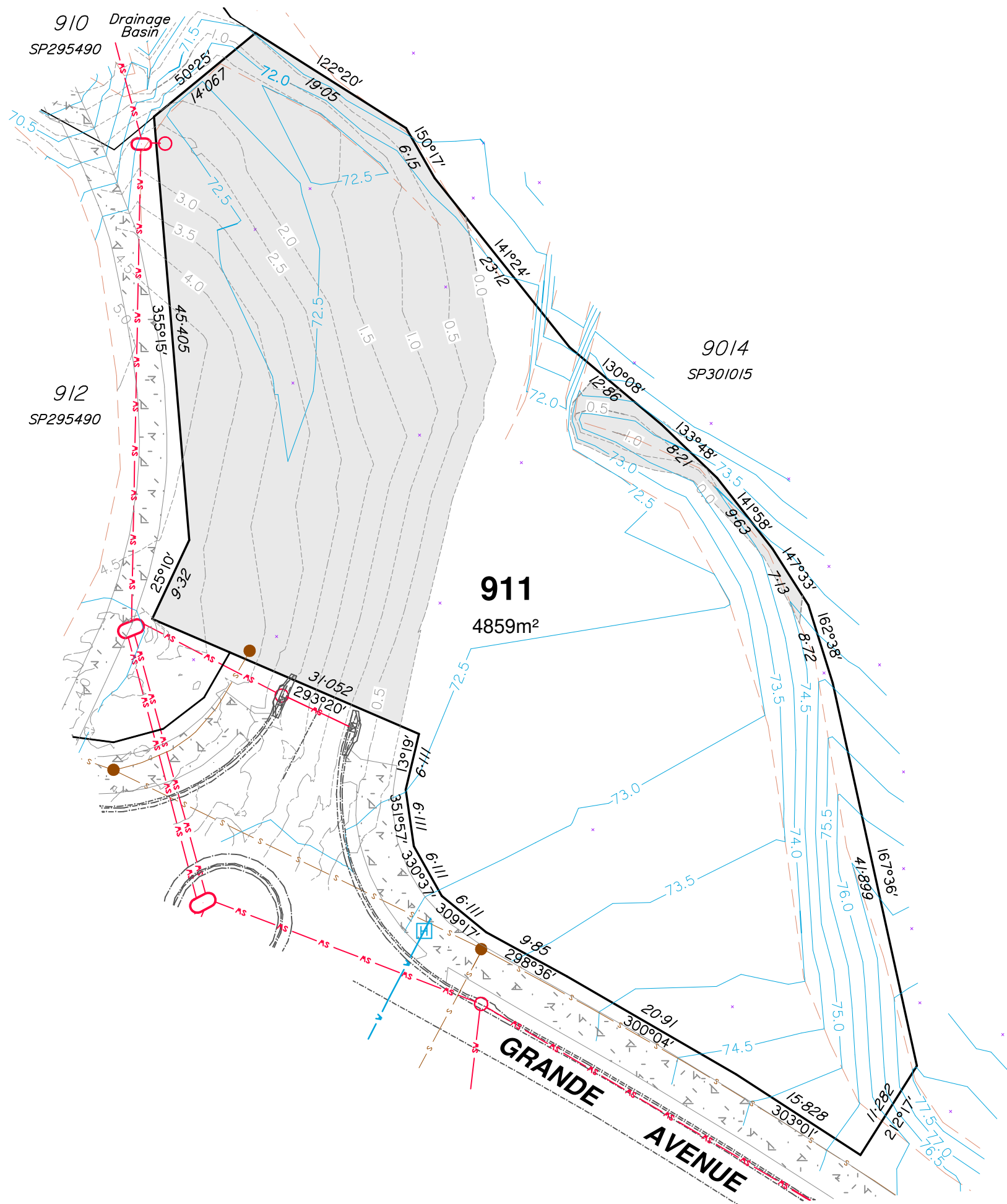
Stormwater Gully Trap shown as:

Kerb Adapter shown as:

Kerb line shown as:

- NOTES:
- The additional engineering information shown hereon were supplied by Arcadis and is an indicative representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.
  - Location of retaining walls are indicative only. Retaining walls are located on the boundary and shared between adjoining lots. Site conditions will dictate construction limits to the location, length and thickness of these walls.
  - Footpath alignment indicative only. Subject to detailed design.
  - Builders shall not build off the design levels shown; a site survey is required. This note is an integral part of this plan.

DRAWN	KT	DATUM	AHD D
DATE	23/11/2018	LEVEL ORIGIN	PSM59061 RL 119.644
CHECKED	AW	COMPUTER FILE	WC007311-004-41-1
DATE	23/11/2018	SCALE (@ A3)	1:500
APPROVED	RG	PLAN NUMBER	WC007311.004-041 A
DATE	23/11/2018		



- Notes**
- 46.0 Finished Surface Contours (0.5m Interval)
  - Top/Toe of Bank
  - 1.0 Depth of Fill Contours (0.5m Interval)
  - Kerb
  - s Sewer/Sewer Manhole
  - sw Stormwater/Stormwater Manhole
  - Stormwater Pit
  - Stormwater Gully Trap
  - Area of Fill
  - Fire Hydrant

- Notes**
1. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Wolter Consulting Group and the instructing party.
  2. Finished surface contours, depth of fill contours, services and road features are surveyed and as built on site 09-11-2018.
  3. Horizontal meridian is MGA and level datum is AHD(D) vide PSM 193871.
  4. All boundary information and area has been compiled from SP295490 in the Department of Natural Resources, Mines and Energy.
  5. This note is an integral part of this plan. This plan may not be reproduced without this notation being included.





# ANNEXURE E

## DEVELOPMENT GUIDELINES

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## Medium Density Residential Lot 800 DEVELOPMENT GUIDELINES

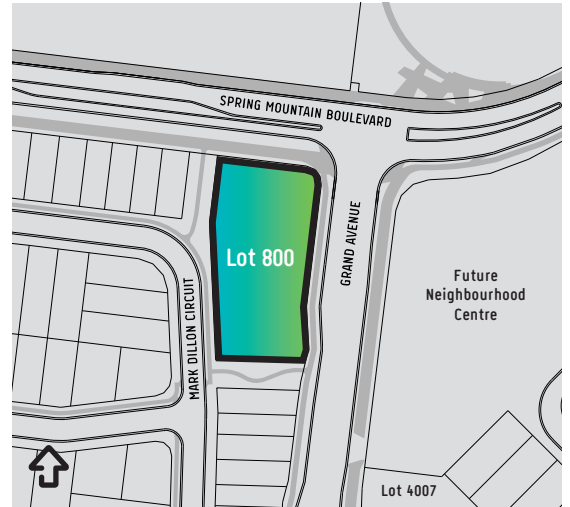
### STATEMENT OF INTENT

The site located on a key intersection within the Springfield Rise project - the corner of Spring Mountain Boulevard and Grande Avenue. It is intended to be developed for a low-rise medium density residential building.

These guidelines provide a series of intent statements setting out the required outcomes for buildings, landscape and other physical components. These form an enforceable part of the contract of sale.

All proposed works for buildings, car parks, service areas, landscaping and access should meet or exceed the intent or quality as it is written and illustrated.

Development shall occur in accordance with the relevant Ipswich City Council Planning Scheme, existing Area Development Plan (ADP) approval, any subsequent planning approvals and Lendlease review.



### BUILDING LOCATION & ARTICULATION

- Building is designed and positioned to address the corner of Grande Avenue and Spring Mountain Boulevard as the site is a focal point along Spring Mountain Boulevard
- Building should be 3 storeys in scale on the corner of Spring Mountain Boulevard and Grande Avenue
- Building articulation is encouraged and must include varied built form and roof forms. The maximum length of unvaried or unarticulated wall must not exceed 15m. The use of balconies, large eave overhangs, awnings and sun shading is encouraged
- Build to boundary will be permitted (subject to Council approval) with appropriate building articulation and landscaping to the public realm. Where buildings are not built to the boundary, or along a secondary frontage, a landscape edge containing screen planting and shade trees is required at a minimum of 1.5m wide
- In addition to addressing the street frontages, buildings must address any public or private realm frontages. Ensure no blank facades are facing the public realm / car parks
- Any advertising devices will be in accordance with Ipswich City Council planning scheme.



### PEDESTRIAN ACCESS & ENTRY PLAZA

- The primary pedestrian entry to the building must be located onto the corner of Spring Mountain Boulevard and Grande Avenue
- Consider a plaza and additional larger trees at the primary pedestrian entry. If included, the plaza should mirror the materials and design style of the plazas opposite in the Neighbourhood Centre and Local Park and merge with the footpath, ensuring a seamless transition between the public and private realm
- Secondary pedestrian access is to Mark Dillon Circuit and the adjoining residential area
- Clear, safe and well-lit pedestrian access is to be provided for car parking and other public areas
- Individual pedestrian access (gates) to ground level dwellings may be provided depending on the ultimate building design and approval. If provided, the design must ensure appropriate fencing and a 1.5m wide landscape edge to maintain residents' privacy
- Group letterboxes are to be appropriately located in the context of the pedestrian entry/ies.

### CAR PARKING & VEHICLE ACCESS

- Car parking in a semi-basement arrangement is preferred.
- Where located adjacent to the street, car parking must be screened and include a minimum 2m landscape edge to the verge. Council may require larger setbacks depending on the ultimate car parking format.
- Vehicle access is to be approved by Ipswich City Council but is generally in the following locations:
  - All movements onto Mark Dillon Circuit
  - Left in/left out only Grande Avenue.



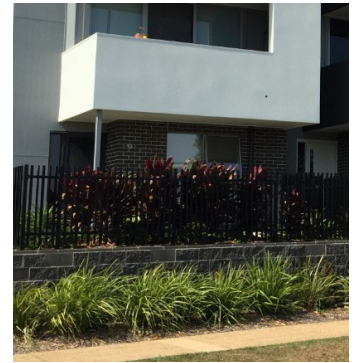
## LANDSCAPE & COMMON AREAS

- A landscape plan will be submitted with the application. Landscape is to be an integral part of the site design and used to enhance the design outcome as well as provide privacy and screening for residents
- There is to be a 2m wide landscape edge to any visible car parking
- Consider the arrangement of landscape elements within common property to minimise negative impact on adjacent neighbours – noise, lighting etc.
- Canopy trees and landscape may be provided by Lendlease within the street and verge must be retained and incorporated into any final surface verge treatments.



## FENCING & WALLS

- Where fencing is included, ensure it is high quality and supported by planting so it is lost in the private-public landscape merge
- Where the design includes ground floor dwellings, fencing shall consider resident privacy - be solid, min. 1.2m high and incorporate a 1.5m landscape edge
- The use of retaining walls within the site should be limited. Where required, the height should be minimised and they are to be screened with landscaping.



## SERVICE AREAS

- Service, loading and refuse areas must not be visible from the street. They are to be obscured with mature planting and/or a screen/fence.



## Medium Density Residential Lot 911 DEVELOPMENT GUIDELINES

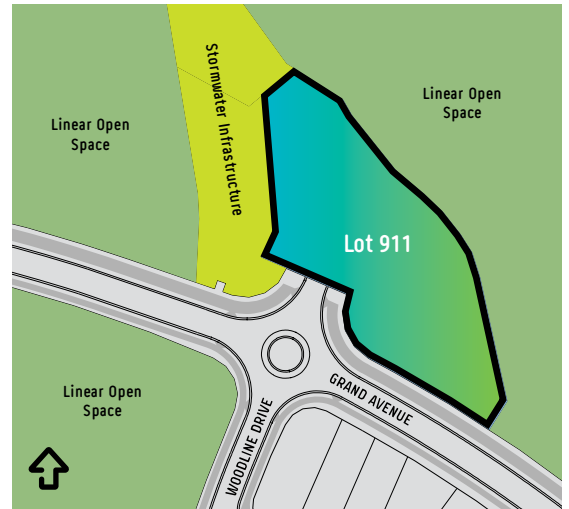
### STATEMENT OF INTENT

The site, located on Grande Avenue a major through-road within the Springfield Rise project, it is intended to be developed for a low-rise medium density residential. This could be in the form of a single residential building, or series of terrace/townhouses.

These guidelines provide a series of intent statements setting out the required outcomes for buildings, landscape and other physical components. These form an enforceable part of the contract of sale.

All proposed works for buildings, car parks, service areas, landscaping and access should meet or exceed the intent or quality as it is written and illustrated.

Development shall occur in accordance with the relevant Ipswich City Council Planning Scheme, existing Area Development Plan (ADP) approval, any subsequent planning approvals and Lendlease review.



### BUILDING LOCATION & ARTICULATION

- Buildings are designed and positioned to address Grande Avenue
- Buildings should be a minimum of 2 storeys in scale
- Building articulation is encouraged and must include varied built form and roof forms. The maximum length of unvaried or unarticulated wall must not exceed 15m. The use of balconies, large eave overhangs, awnings and sun shading is encouraged
- Build to boundary will be permitted (subject to Council approval) with appropriate building articulation and landscaping to the public realm. Where buildings are not built to the boundary, a landscape edge containing screening planting and shade trees is required at a minimum of 1.5m wide
- In addition to addressing the street frontage, buildings must address any public or private realm frontages. Ensure no blank facades are facing the public realm / car parks
- Any advertising devices will be in accordance with Ipswich City Council planning scheme.



### PEDESTRIAN ACCESS & ENTRY PLAZA

- The primary pedestrian entry to the building/s, and letterboxes, must be located onto Grande Avenue
- Clear, safe and well-lit pedestrian access is to be provided for car parking and other public areas
- Individual pedestrian access (gates) to ground level dwellings may be provided depending on the ultimate building design and approval by Council.



### CAR PARKING & VEHICLE ACCESS

- Car parking in a semi-basement arrangement is preferred
- Where located adjacent to the street, car parking must be screened and include a minimum 2m landscape edge to the verge. Council may require larger setbacks depending on the ultimate car parking format
- Vehicle access is to be approved by Ipswich City Council and is via a single entry onto the roundabout on Grande Avenue.

## LANDSCAPE, PRIVATE OPEN SPACE & COMMON AREAS

- A landscape plan will be submitted with the application. Landscape is to be an integral part of the site design and used to enhance the design outcome as well as provide privacy and screening for residents
- There is to be a 2m wide landscape edge to any visible car parking
- The landscape plan must comply with any bushfire requirements and should consider the broader pedestrian network through the adjoining linear open space
- It is preferred that any private open space is located centrally (between dwelling and garage) or against the linear open space
- If private open space is provided to ground floor dwellings facing Grande Avenue, the design must ensure appropriate fencing and a 1.5m wide landscape edge to maintain residents' privacy
- Canopy trees and landscape may be provided by Lendlease within the street and verge must be retained and incorporated into any final surface verge treatments



## FENCING & WALLS

- Where fencing is included, ensure it is high quality and supported by planting so it is lost in the private-public landscape merge
- Where the design includes ground floor dwellings, fencing shall consider resident privacy - be solid, min. 1.2m high and incorporate a 1.5m landscape edge
- The use of retaining walls within the site should be limited. Where required, the height should be minimised and they are to be screened with landscaping.



## SERVICE AREAS

- Service, loading and refuse areas must not be visible from the street. They are to be obscured with mature planting and/or a screen/fence.

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