

Creating thriving communities

Development opportunity
in the heart of North Lakes

RPD

Lot 980 SP 198667

LOCAL AUTHORITY

Moreton Bay Regional Council

LAND AREA

14,620m²

ZONE

Precinct Plan No.19 Town Centre
Frame C Precinct-Discovery Drive
and Sector Plan 019-8000
(Town Centre Frame 000 Sector
Eight Joyner Circuit)



Introduction

Cornerstone Group is pleased to exclusively present one of the last remaining commercial land releases within the thriving North Lakes town centre.

The subdivision includes lots ranging from 2,595sqm* - 4,112sqm* with the opportunity to amalgamate to create larger sites to suit varying requirements.

Joyner Circuit is ideally positioned just metres to the North Lakes town centre in close walking distance to a range of amenity and transport options as well as providing exceptional connectivity via Anzac Avenue onto the Bruce Highway travelling both north or south.

The flexible zoning supports a variety of development and end use outcomes including office, medical, showroom, warehouse and other alternate uses detailed further within this document.

Expression of Interest



Daniel Price:

Daniel.price@cornerstonegroup.com.au
0431 581 071





Executive Summary

Address:

8-14 Joyner Circuit, North Lakes QLD 4509

RPD:

- Lot 3 on SP198667
- Lot 4 on SP198667
- Lot 5 on SP198667

Frontage:

- Lot 3 – 50m*
- Lot 4 – 108.3m*
- Lot 5 – 59m*

Lot size:

- Lot 3 – 2,570sqm*
- Lot 4 – 2,595sqm*
- Lot 5 – 4,112sqm*

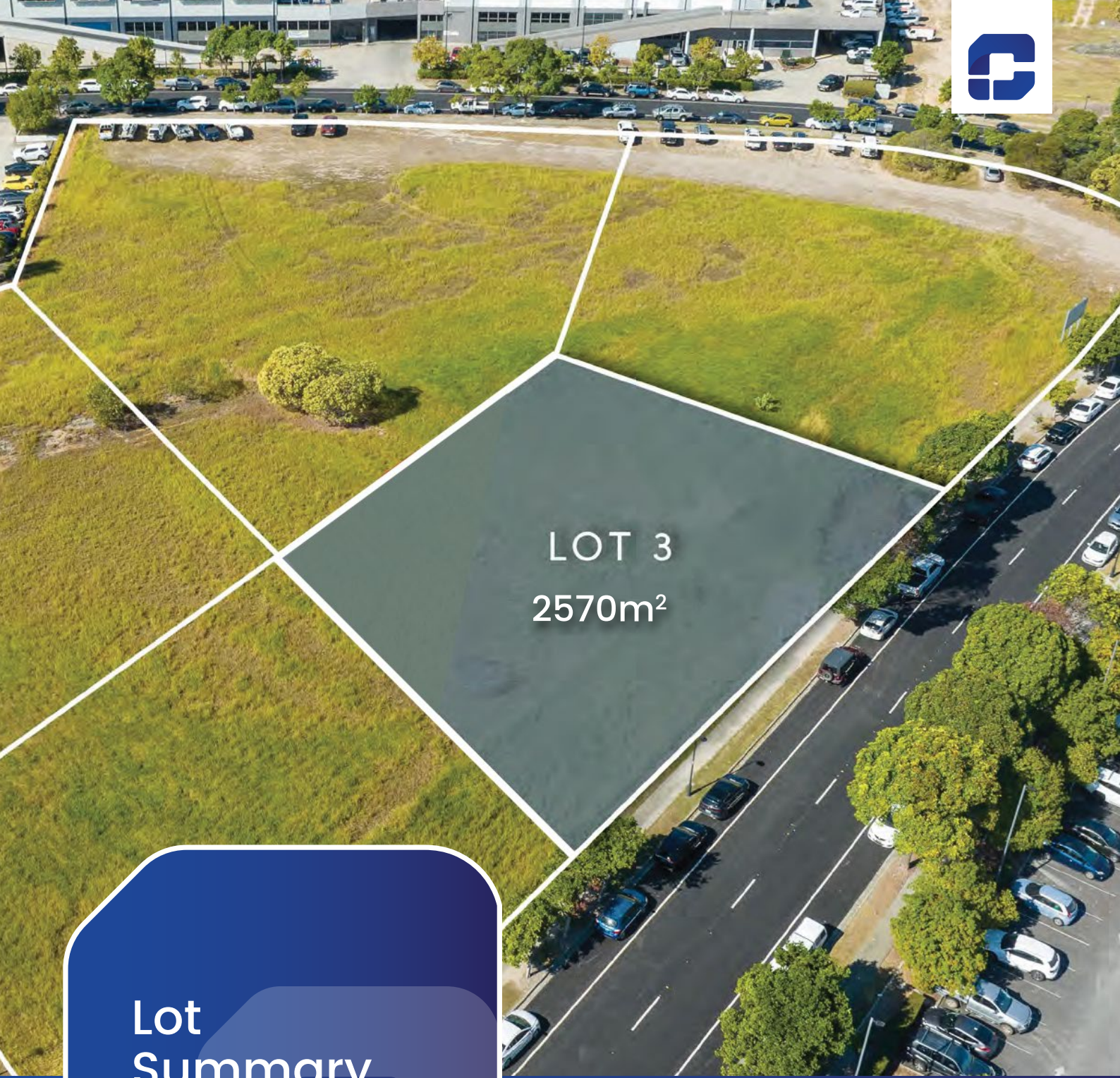
Zoning:

Maximum
building
height

Five (5) storeys

Sales Process: Expression of interest: Daniel Price, daniel.price@cornerstonegroup.com.au

*Approximately



Lot Summary

Lot 3

Site area:

- Lot 3 on SP198667

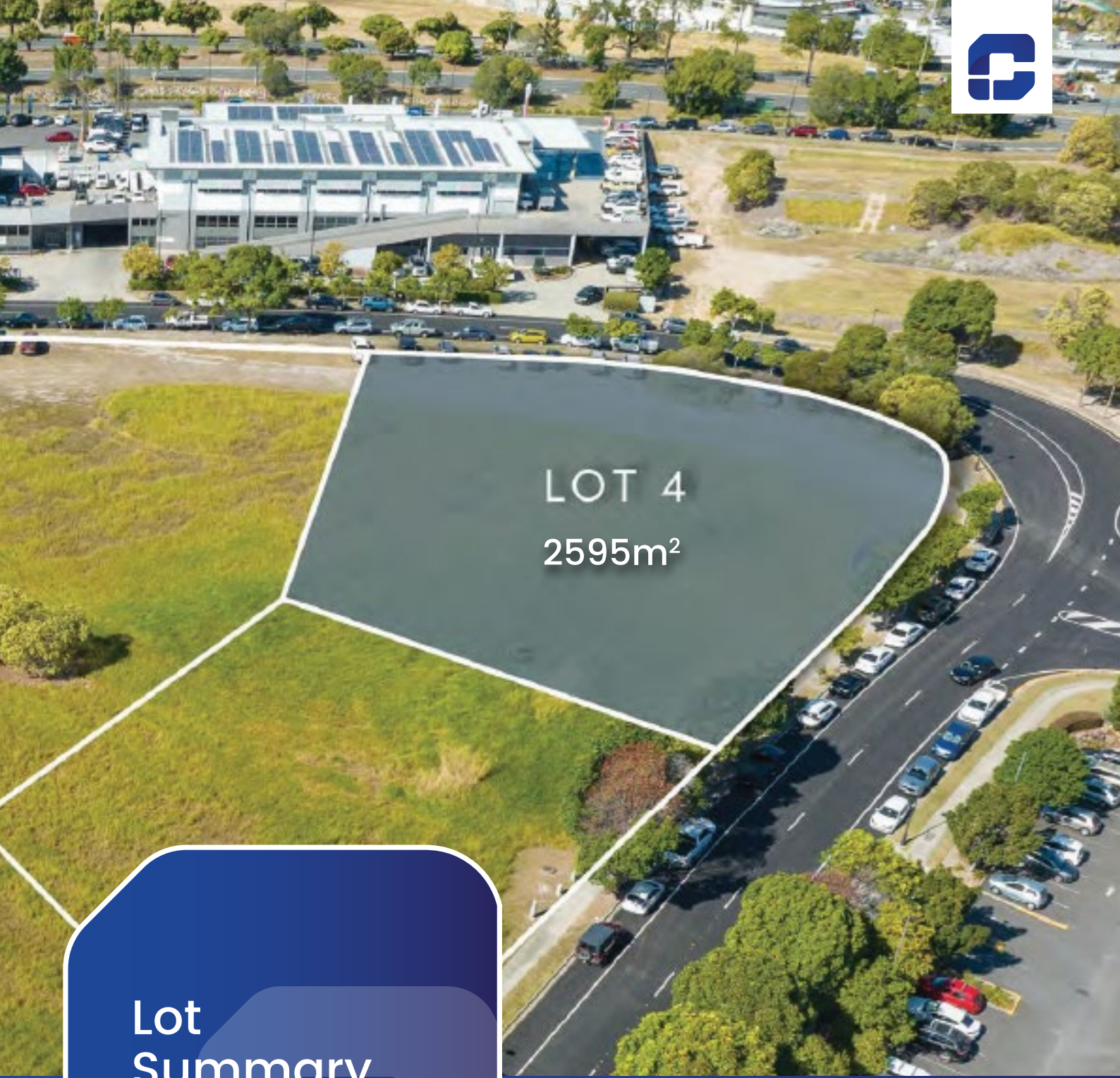
Frontage:

- Lot 3 – 50m*

General Dimensions:

- Lot 3 – 2,570sqm*

*Approximately



Lot Summary

Lot 4

Site area:

- Lot 4 on SP198667

Frontage:

- Lot 4 – 108.3m*

General Dimensions:

- Lot 4 – 2,595sqm*

*Approximately



Lot Summary

Lot 5

Site area:

- Lot 5 on SP198667

Frontage:

- Lot 5 – 59m*

General Dimensions:

- Lot 5 – 4,112sqm*

*Approximately



Existing Subdivision Approval

Approval:

Reconfiguration of a Lot
(1 into 5) in accordance with
the North Lakes Special
Development Area

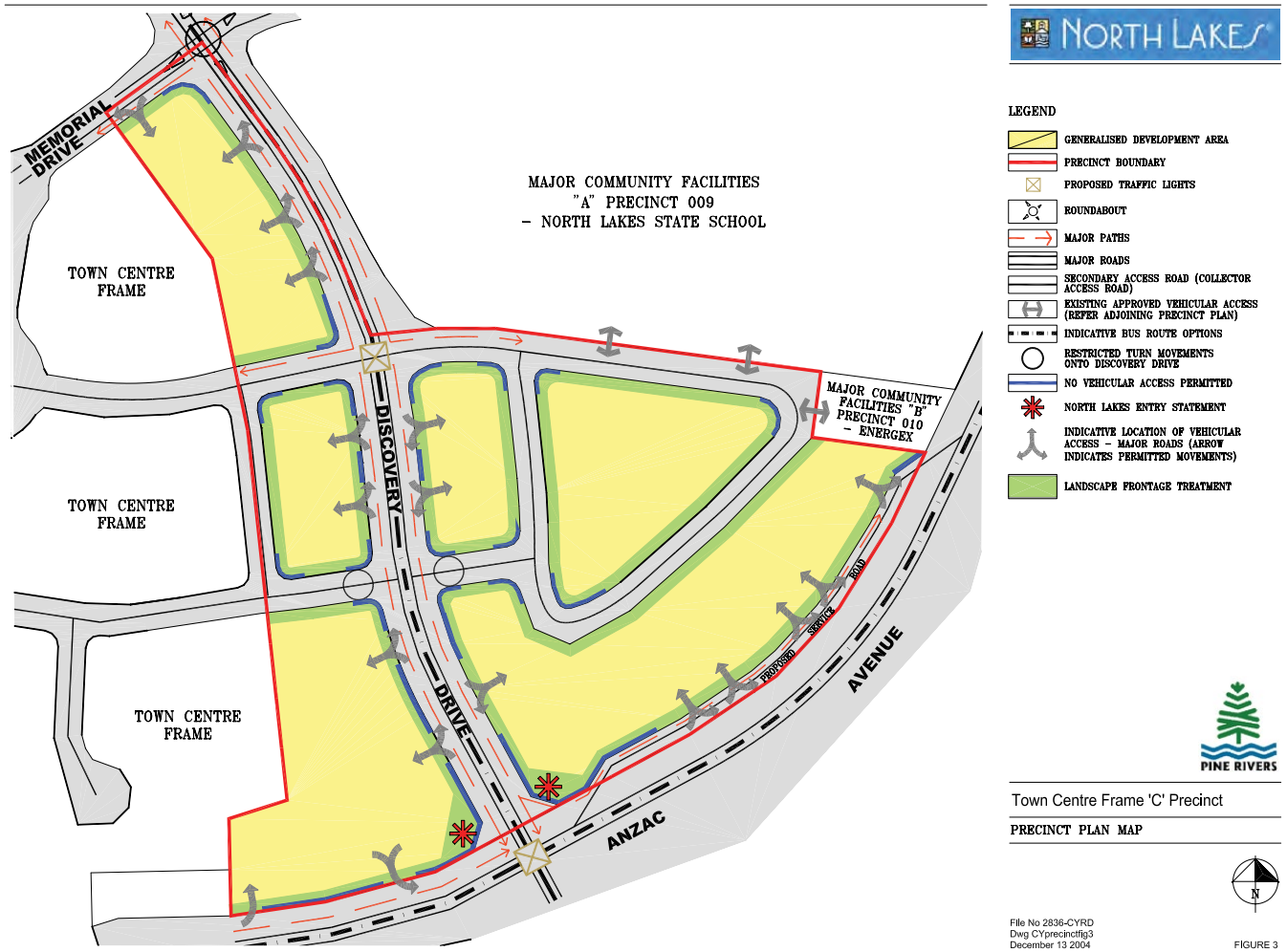
Council Reference:

DA/2023/2147

Currency Period:

6 years

The approved Sector Plan map for this stage is shown below:



The proposed subdivision has been designed to ensure that future development on the proposed lots can be undertaken the Sector Plan. in accordance with the outcomes stated for the sector plan.

Town Planning

LOCAL PLANNING FRAMEWORK: NORTH LAKES SPECIAL DEVELOPMENT AREA TOWN CENTRE FRAME "C" PRECINCT - SECTOR 8

Code Assessable Land Uses

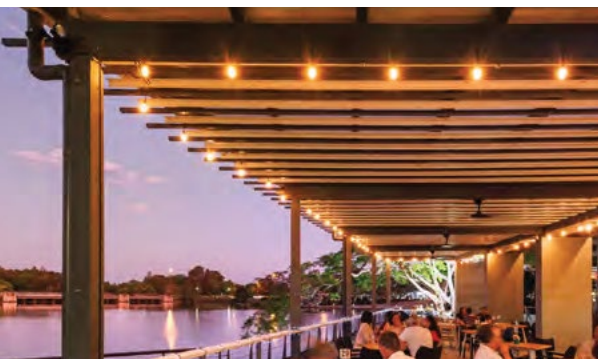
Accommodation units Amusement premises Car park Catering premises Child Care Centre (Lot 14 only, as described on Figure 6 – Indicative Plan of Subdivision) Commercial services Community premises Convention centre Cultural facility Entertainment library. Educational establishment Family day care centre Hotel Hardware centre, indoor recreation Licenced club Motel office Passenger terminal Place of worship Restaurant Shop

The subject site is located within Town Centre Frame "C" Precinct in the North Lakes Special Development area. Within this Precinct, the site is contained in The Town Centre Frame "C" Sector Eight Precinct for Joyner Circuit (Sector Plan No. 019-8000).

Impact Assessable Uses (Supportable where demonstrating merit). Any other land uses not identified as either Code Assessable or Prohibited.

Prohibited Land Uses

Adult product shop Agriculture Air strip Animal husbandry Aquaculture Bulk garden supplies Camping grounds Caravan park Cattery Cemetery Concrete batching plant Contractor's depot Correctional institution Crematorium Dairy Extractive industry Fuel depot General industry Hazardous industry Heavy vehicle parking Heavy vehicle sales Host farm Junk yard Kennels Lot feeding Motor sport or shooting Piggery Poultry farm Rural industry Shopping centre >1,500m GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming.



Location Overview

Lifestyle

- Westfield North Lakes
- Ikea
- Home Co
- North Lakes Town Park
- North Lakes Library

Education

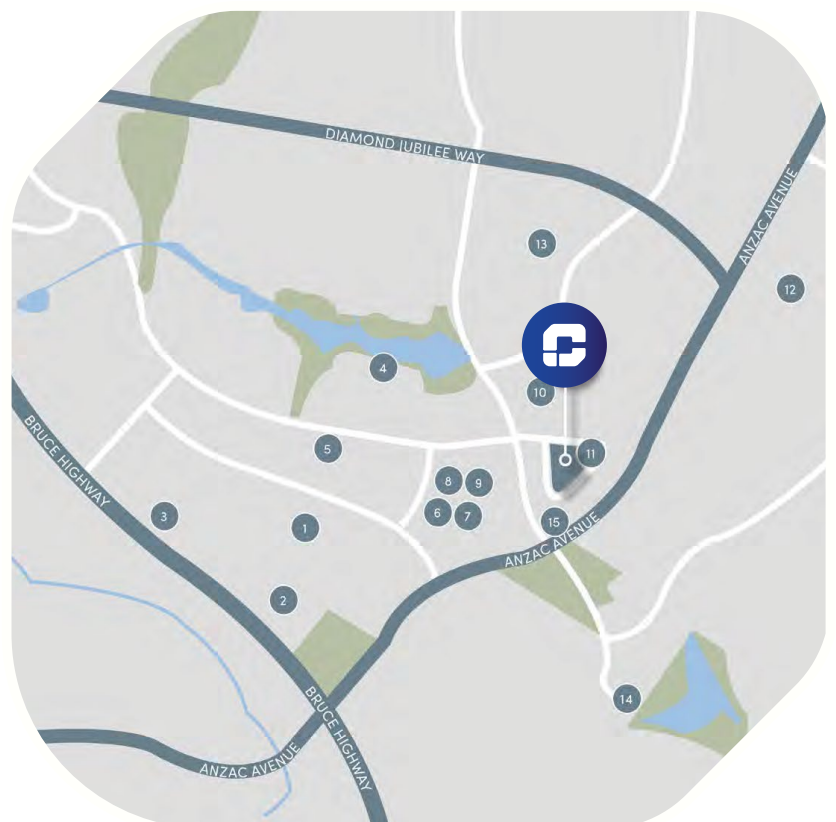
- North Lakes State School
- Sesame Lane Montessori
- Childrens House
- St Benedicts College
- The Lakes College

Medical

- North Lakes Specialist Medical Centre
- North Lakes Terrace Care Community
- Lakelands Medical Centre
- Ozcare North Lakes

Transport

- Mango Hill Train Station
- Bus (Anzac Ave)





Education

Sales Process

This Information Memorandum has been prepared on behalf of the Vendor. Its purpose is to provide general information in relation to the subject property and the opportunity that is available. It is produced solely as a general guide for interested parties. It does not constitute valuation advice or an offer

Method of Sale

8-14 Joyner Circuit, North Lakes, is being offered for sale by Expressions of Interest.

Contact Daniel Price
daniel.price@cornerstonegroup.com.au
0431 581 071

Offers to purchase

Your Offer to Purchase must be submitted directly to the exclusive marketing agents and must clearly address the following matters (at a minimum);

- * Nominated purchaser or entity
- * Purchase price
- * Timing of payment of deposit and settlement
- * Funding requirements
- * Deposit amount
- * Any special conditions required

Changes to the Process

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the 100% interest and to modify or add any items and conditions to the proposed contracts or other material associated with the proposed sale which may be made available to a potential purchaser.

Information Memorandum

8 - 14
Joyner Circuit
North Lakes



Cornerstonegroup.com.au