

SITE LAYOUT



'Lakeside Vista' is perfectly located in the heart of the extremely impressive Springfield Lakes.

The complex is made up of 118 townhomes which consists of -

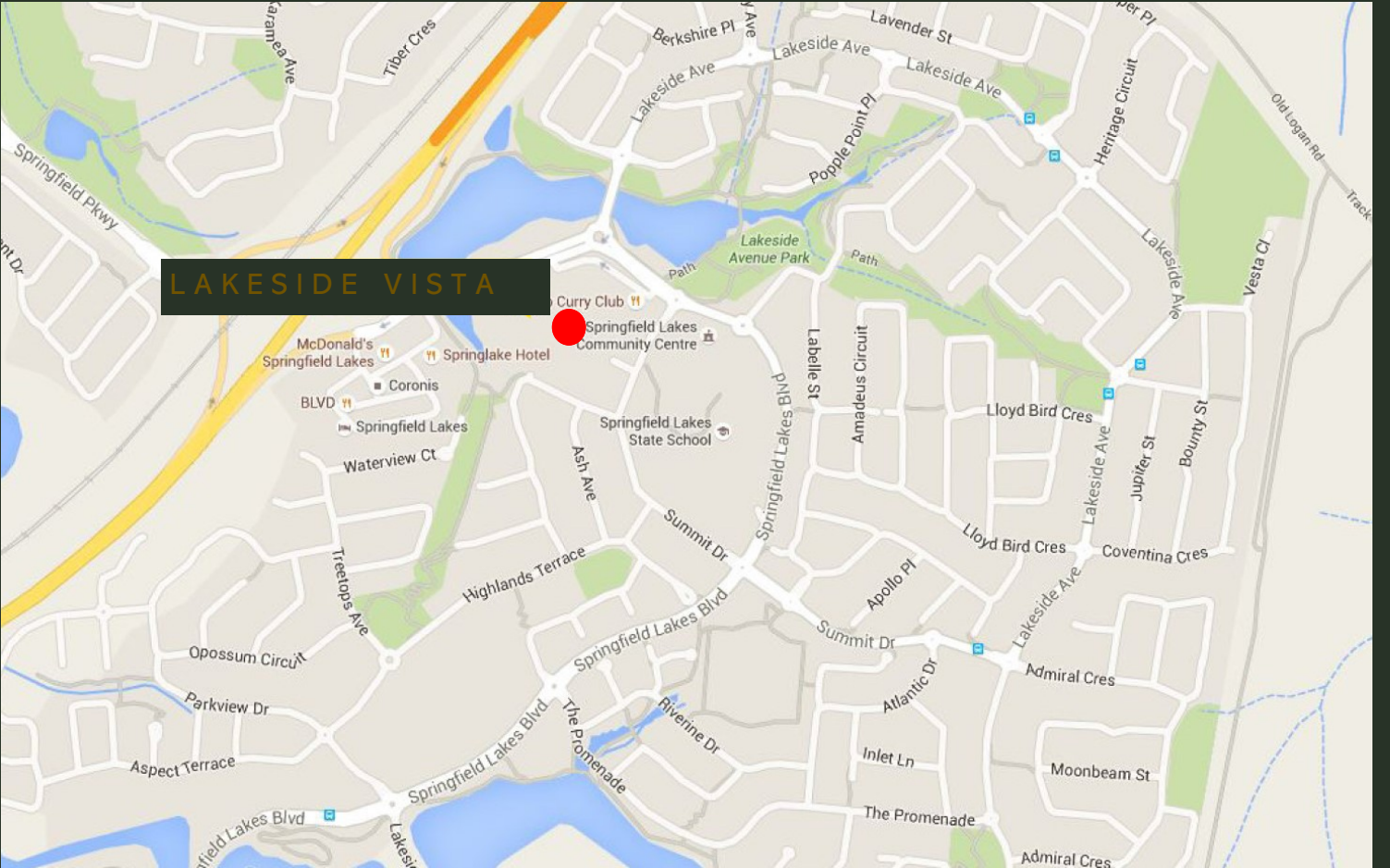
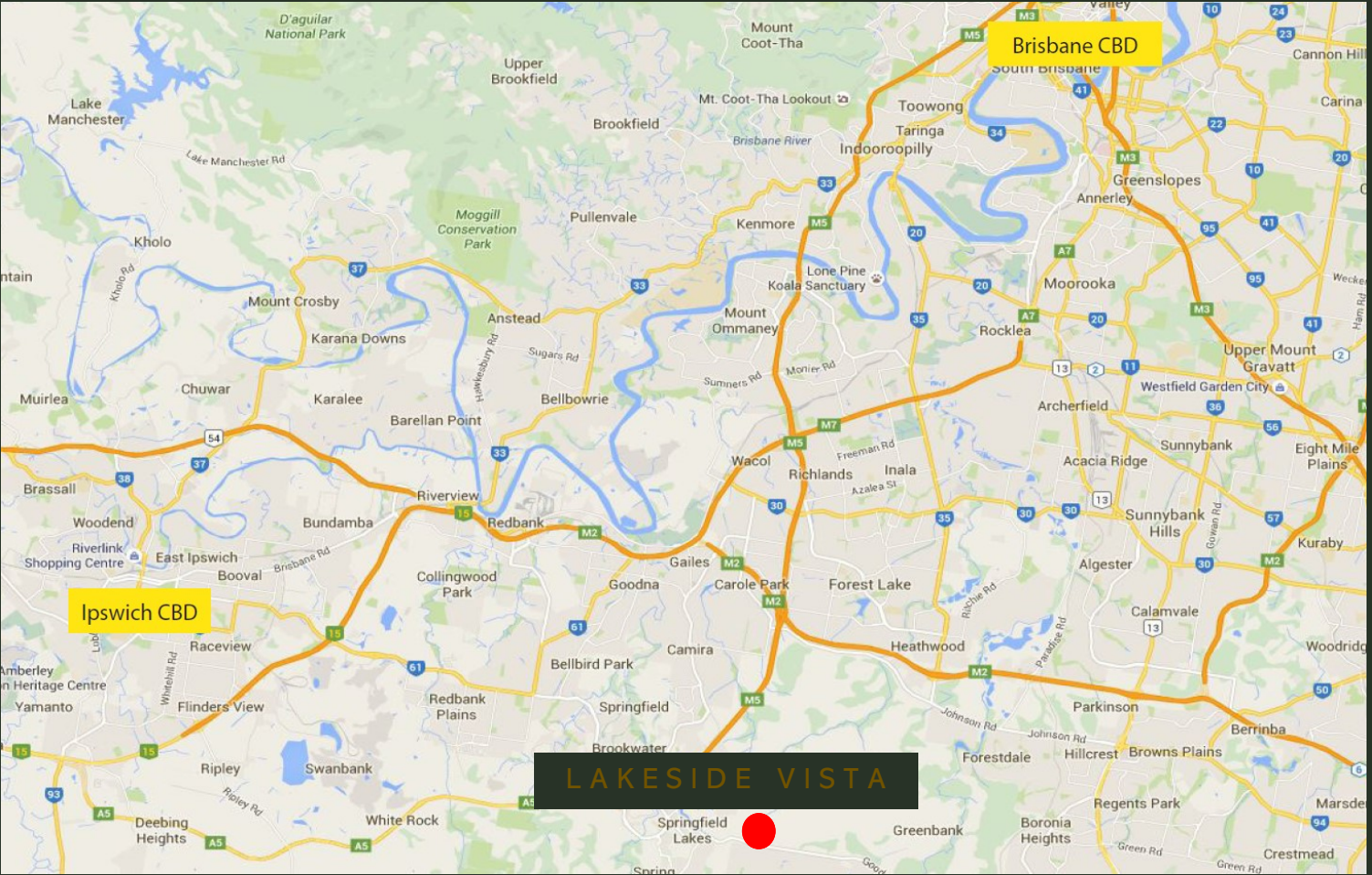
- 1x Manager's Residence
- 117x 3 bedroom, 2.5 bathrooms & Single Garage townhomes

All dwellings are finished to an extremely high standard and contain everything you would expect in such a perfect location.

With lush, quality landscaping throughout the development also finished to a very high standard, the complex is sure to create a spectacular living environment for all residents.

The privacy, tranquillity and its proximity to all the amenities of the master planned community of Springfield Lakes makes 'Lakeside Vista' the ideal place to call home.

SITE LOCATION



SITE LOCATION



SPRINGFIELD LAKES OVERVIEW

Springfield Lakes is an award winning master planned community , situated within Greater Springfield which is Australia's largest master planned city and one of South East Queensland's fastest growing region.

Springfield Lakes enjoys access to world class education facilities, dining and shopping precincts and public transport options, with Orion Shopping Central, Brookwater Golf Course & future North City Precinct all right on its doorstep.

Springfield Lakes is a vibrant community which offers a variety of high quality living options from waterfront living to a city fringe lifestyle and it is envisioned that by 2020 Springfield Lakes will be home to around 30,000 residents.

'Lakeside Vista' occupies a commanding hilltop position which captures extensive neighbour views to the north over Spring Lake, and is strategically located to take advantage of retail, education and transport facilities.

More specifically 'Lakeside Vista' is situated within close proximity to both Spring Lake Village and Spring Lake Metro neighbourhood retail centres, Springfield Lakes Primary school is located within 100meters to the south east and Springfield Railway Station is located within 1km to the north.



GREATER SPRINGFIELD OVERVIEW

Greater Springfield is located on Brisbane's doorstep and is Australia's fastest emerging new city. It drives one of the nation's fastest urban growth corridors and is the only fully master planned city to be built in Australia other than Canberra.

The Springfield Act (QLD) provides some unique planning certainty and underpins a vision of being a substantial regional city and services hub by 2030. The region has already welcomed close to 32,000 residents, along with many businesses and organisations that are benefiting from the world award-winning Greater Springfield master plan which provides for at least one full time job for every three members of this vibrant community.



Interconnect pillars of health, education and information technology continue to be at the core of this plan with precincts and economic drivers established to eventually cater for all forms of health, wellness and education. Nearly \$1.2 billion has been invested thus far by public and private stakeholders with a \$1.2 billion major rail and transport hub already a pumping arterial.



GREATER SPRINGFIELD OVERVIEW

GREATER SPRINGFIELD FAST FACTS



86% OF BRISBANE'S METROPOLITAN WORKFORCE WITHIN A 32 MINUTE DRIVE OR 41 MINUTE RAIL TRIP*



52,000
JOB TARGET 2030



- Total land area – 2,860 hectares
- CBD land area (Springfield Central) 390 hectares or twice the land area of Brisbane CBD
- Springfield Act passed unanimously Qld Parliament 1997

TRANSPORT & RAIL

- Two Springfield Rail Stations with direct access to Brisbane
- \$1.2 billion investment by Federal and State Governments
- 30 minute drive to Brisbane CBD
- 41 minute rail trip from Brisbane Central to Springfield Central.

HEALTH

- 52 hectare master planned integrated health campus
- \$85 million, 80 bed Mater Private Hospital Springfield, including Cancer Care Centre
- 1,200 bed Public and Private Hospital planned
- Aveo Group to develop up to 2,500 new seniors housing units integrated with allied health facilities

EDUCATION

- Education City is an 18 hectare master planned education hub providing a central nucleus for education
- University of Southern Queensland expanded with 'Phase II'
- 10 private and public schools established, five of which offer programs from prep to year 12.
- A choice of 11 childcare centres
- 13,030 students in 2015 across Greater Springfield

COMMERCIAL

- Approval for over 2.6 million m² of mixed use space in the CBD
- Polaris Data Centre designed to Tier 3+ standards and Springfield Tower
- GE Australia State Headquarters

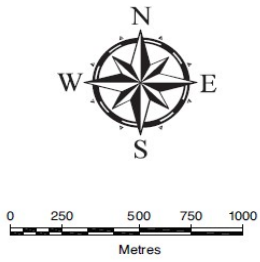
RETAIL & OPEN SPACE

- Robelle Domain Parklands offers a swimming lagoon, water play, cafes, stage and amphitheatre
- Orion Springfield Central stage 2 including Event Cinemas, Target and Coles now open
- Proposed \$550 million Dusit Thani Resort Brookwater - Stage 1 to open in 2017
- Brookwater Golf Course (No.1 public access golf course in Queensland past 11 years)
- Bunnings Springfield Central now open

RESIDENTIAL

- Mix of residential products to suit a range of budgets and lifestyles
- Park Avenue Apartments, Springfield Central, now under construction
- Brookwater's latest land release 'The Address' now selling
- Construction to commence on Springfield Rise at Spring Mountain (Lend Lease)

GREATER SPRINGFIELD OVERVIEW



Legend

- Town Centre boundary
- Proposed Parcels
- Registered Parcels

Communities

Landuse

- Low Density Residential
- Medium Density Residential
- Common Property
- Community Facilities
- Education
- Lakes
- Environmental Reserve
- Highway Commercial

- Retirement Village
- Brookwater Golf Club
- District 1 Park
- District 2 Park
- Formal Parks & Gardens
- Linear and Creekline
- Neighbourhood Park
- Wildlife Conservation
- Private Open Space
- Public Utilities
- Neighbourhood Centre
- Vedanta
- Road

Town Centre

Landuse

- Town Residential
- Town Business / Town Residential
- Retail / Town Business / Town Residential
- Service Trade / Special Business
- Town Business / Service Trade
- Town Business / Town Residential / Service Trade
- Special Business / Service Trade / Town Residential
- Education / Research & Technology / Town Residential
- Health Services / Town Residential / Town Business / Special Business
- Town Residential / Town Business
- Recreation

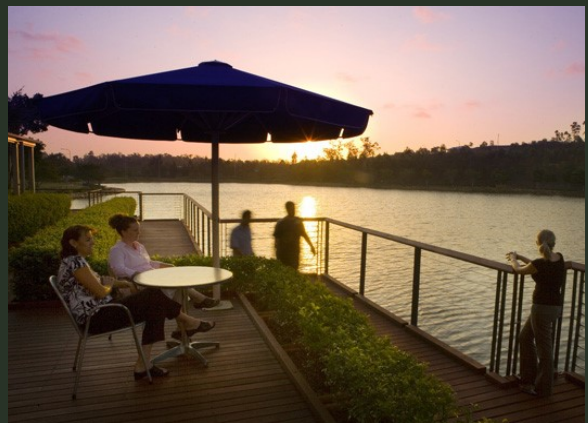
GREATER SPRINGFIELD OVERVIEW



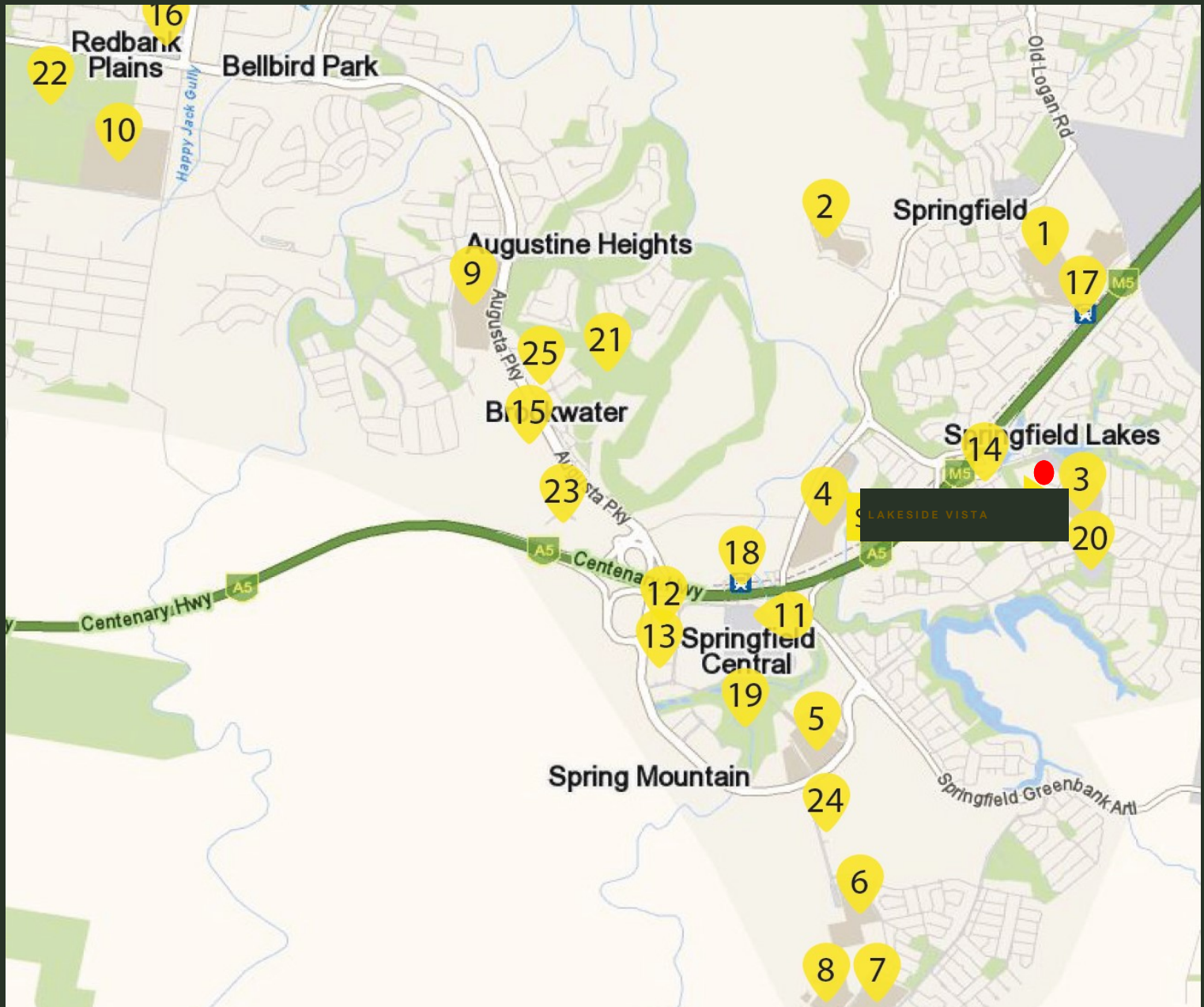
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|---------------------------------------|--|
| 1 Springfield Lakes Primary School | 10 Robelle Domain |
| 2 Springfield Lakes Community Centre | 11 Mater Private Hospital Springfield |
| 3 Springfield Lakes Child Care | 12 University of Southern Qld |
| 4 Spring Lake Village | 13 Bunnings Springfield Central |
| 5 Spring Lake | 14 Centenary Highway |
| 6 Spring Lake Metro & Tavern | 15 Springfield Central State High School |
| 7 Springfield Central Railway Station | 16 Brookwater Golf Course and Country Club |
| 8 Orion Springfield Centre | 17 Proposed Dusit Thani Resort |
| 9 Orion Lagoon | |

GREATER SPRINGFIELD KEY FACTS

- Project Investment to date – \$13.6 billion
- Estimated cost on completion – \$85 billion
- Total land area – 2,860 hectares (7,067 acres)
- CBD land area (Springfield Central) – 390 hectares (963 acres) or twice the land area of Brisbane CBD
- Approval for over 2.6 million square metres of mixed use space in the CBD
- Access to 86% of Brisbane's metropolitan workforce in about a 30 minute drive *
- 41 minute rail trip from Brisbane Central
- Population of over 585,385 within a 22 minute drive of the CBD *
- Two train stations, Springfield Central and Springfield in December 2013
- Mater Private Hospital Springfield
- Orion Swimming lagoon
- Orion Springfield Central Expansion including Coles, Target, Event Cinemas and specialty Retailers
- Represented by six suburbs – Springfield Central, Springfield Lakes, Brookwater, Augustine Heights, Spring Mountain and Springfield
- Estimated current population of 34,060 residents
- Planned 2030 equivalent population – 138,000 people / 52,000 workers



LOCAL AMENITIES



Schools:

- 1 Woodcrest State College
- 2 The Springfield College
- 3 Springfield Lakes Primary
- 4 Springfield College
- 5 USQ Springfield Campus
- 6 Springfield Central State School
- 7 Good Shepherd Catholic Primary
- 8 Springfield Central State Primary
- 9 St Augustines Catholic College
- 10 Redbank Plains High

Shopping:

- 11 Orion Shopping Centre
- 12 Bunnings Springfield Central
- 13 Masters Springfield Central
- 14 Springfield Metro
- 15 The Corner
- 16 Redbank Plains Shopping Village

Transport:

- 17 Springfield Railway Station
- 18 Springfield Central Railway Station

Recreation:

- 19 Robelle Domain
- 20 The Lakes Oval
- 21 Brookwater Golf Course and Country Club
- 22 Redbank Plains Recreational Reserve
- 23 Proposed Dusit Thani Resort and Spa

Medical and Aged Care:

- 24 Mater Hospital Springfield Lakes
- 25 Mater Health Centre

