

Prestige
COMMERCIAL

INFORMATION MEMORANDUM · DEVELOPMENT SITE

16 approved lots. One title, ready for works.

81 Blewers Road, Morayfield QLD 4506

EOI	2.001 ha
EXPRESSIONS OF INTEREST	LOT 78 RP186547
16 lots	265–542 m²
DA/2025/1227 APPROVED	LOT SIZES

PRIVATE & CONFIDENTIAL · NOVEMBER 2026

EXECUTIVE SUMMARY

A council-approved subdivision. Start at works, not at lodgement.

81 Blewers Road is a 2.001-hectare title in the Morayfield growth corridor with a current development permit for 16 residential lots and an environmental corridor. Council approved it on 22 December 2025.

2.001 ha SITE AREA	~72 m BLEWERS ROAD FRONTAGE	16 APPROVED LOTS
340 m² AVERAGE LOT	5,441 m² TOTAL LOT AREA	4 years APPROVAL CURRENCY

SALE METHOD

Expressions of Interest

The full council decision package is available to qualified buyers on request.

Why it stands out

01 The approval is done. Development permit DA/2025/1227 — 1 into 16 lots and environmental corridor, with an Infrastructure Agreement already executed with council.

02 Standard product. 10 m villa, 12.5 m premium villa and 14 m courtyard lots, 25 m deep.

03 Services at the door. Unitywater DN150 sewer and DN200 water mains along the Blewers Road frontage.

04 A street in transition. Montrose Stage 14 next door is approved with works permits issued; 64-lot subdivisions are approved and lodged along Blewers Road.

05 Constraints resolved by the layout. Creek, flood and vegetation sit in the southern environmental corridor — the lots are on the high ground.

DA/2025/1227

What council approved.

Approval	Reconfiguring a Lot — Development Permit for Subdivision (1 into 16 lots & environmental corridor)
Decision	22 December 2025 · City of Moreton Bay (delegate)
Currency	4 years from when the approval takes effect
Approved plans	Urbis Subdivision Plan SUB-01 Rev 13 · Colliers stormwater plan · S5 ecological assessment · Renzo Tonin traffic noise assessment · bushfire management plan
Infrastructure	Infrastructure Agreement with council dated 18 December 2025 — site is outside the Priority Infrastructure Area
Still to obtain	Operational works — roads, stormwater, drainage, earthworks, landscaping, electrical and street lighting

Lot 1 and access. Lot 1 is held for a temporary Blewers Road access and can be sold once road access through the neighbouring Lot 77 (Montrose Stage 14) is built.

LOT	AREA	LOT	AREA
1	332 m²	9	315 m²
2	333 m²	10	315 m²
3	268 m²	11	330 m²
4	338 m²	12	265 m²
5	344 m²	13	280 m²
6	284 m²	14	366 m²
7	265 m²	15	542 m²
8	330 m²	16	525 m²

Areas from the approved plan (summary 5,441 m², average 340 m²).

LAND BUDGET	AREA	%
Residential lots	5,441 m²	27
Roads, verges, paths	~4,090 m²	~20
Stormwater lot	742 m²	4
Road resumption	358 m²	2
Environmental corridor	9,378 m²	47
Total	**20,010 m²**	**100**

Roads are the balance, not measured.

Source: City of Moreton Bay decision package DA/2025/1227



Approved plan overlaid on aerial imagery — indicative fit. Blewers Road at left.

SUBDIVISION PLAN

Lots on the high ground. The creek stays green.

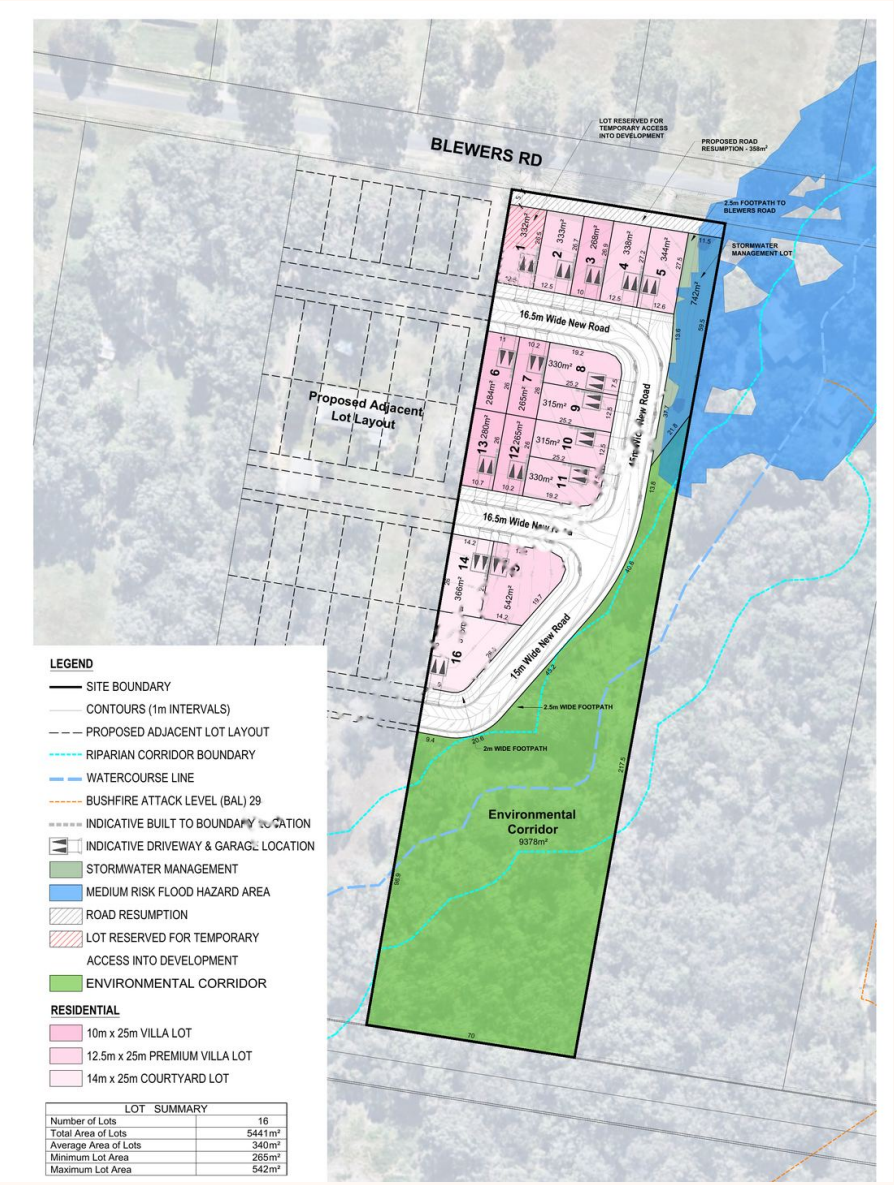
Lots 1–5 front the new internal road behind Blewers Road, with an acoustic fence to the road.

Lots 6–13 sit between two 16.5 m new roads.

Lots 14–16 are the larger courtyard lots on the 15 m road.

Environmental corridor — 9,378 m² protecting the creek line, with shared paths.

Stormwater lot — 742 m² on the east edge, transferring to council.



URBIS SUB-01 REV 13 · 18 DECEMBER 2025

The approved plan.

Lots	16 residential lots
Lot types	10 m × 25 m villa · 12.5 m × 25 m premium villa · 14 m × 25 m courtyard
Roads	Two 16.5 m new roads and a 15 m new road
Paths	2.5 m shared path on Road 1 and the stormwater lot; 2 m internal paths
Other land	Environmental corridor 9,378 m² · stormwater management lot 742 m² · road resumption 358 m²
Access	Temporary Blewers Road intersection; long-term access through Lot 77 (Montrose Stage 14)

Plan from council's decision package. Indicative — refer to the approved documents and conditions.

PLANNING

Zoning, overlays and the conditions that matter.

OVERLAY	ON SITE	EFFECT
Zone	Emerging community — Transition	Height 12 m · outside the PIA
MLES / MSES / waterway buffer	1.41 / 0.44 / 0.49 ha	In the corridor; offsets conditioned
Riparian & wetland setback	0.50 ha	Corridor
Flood planning area / medium hazard	0.28 / 0.07 ha	East edge and creek; fill to FPL
Overland flow path	0.46 ha	Stormwater lot + corridor
Bushfire	Buffer over most; 0.13 ha high	Approved bushfire plan, BAL 29 line
Koala (State)	Restoration area — whole lot	Koala design conditions
Regulated vegetation	Category X	Not regulated
Acid sulfate · landslide	Nil	—

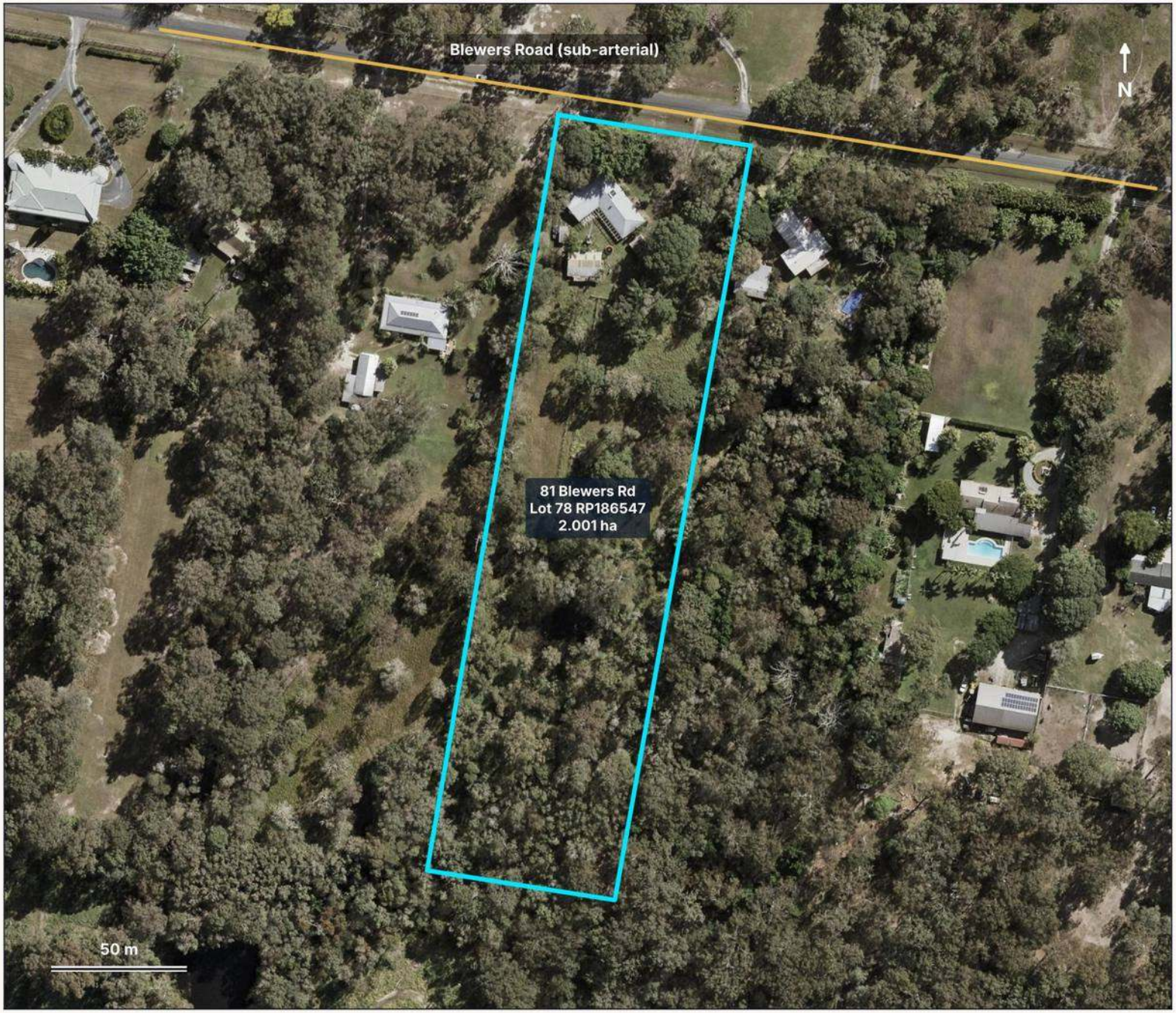
COND.	ITEM	WHAT IT REQUIRES
3	Infrastructure Agreement	Comply with the 18 Dec 2025 agreement
14	Existing buildings	Remove the dwelling and structures
17	Screen fencing	Acoustic fence to Blewers Road; 1.8 m paling fence to neighbours
19	Stormwater lot	Transfer to council in trust
24–32	Environment	Clearing limits, koala design, nest boxes, restoration and offset
46	Flood level	Fill lot pads to the flood planning level
47	Lot 1	Access easement; temporary intersection until access through Lot 77

Desktop summary from council and State mapping and the decision package. The following map pages show each constraint. Buyers should rely on their own planning and engineering advice.

Site & frontage

QLD DCDB · MBRC road hierarchy · QLD imagery

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One title, long and narrow — DA approved.

- 20,010 m² (Lot 78 RP186547)
- ~72 m frontage to Blewers Road
- ~282 m deep, falls south to the creek
- RL 25.7–30.1 m AHD (LiDAR)

Site (20,010 m²)
Blewers Road — council sub-arterial

Approved layout — DA/2025/1227

Urbis SUB-01 Rev 13 (18 Dec 2025) · overlaid on QLD imagery — indicative fit

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Approved 22 Dec 2025: 16 lots + environmental corridor.

- Lots 265–542 m², average 340 m²
- Lots total 5,441 m²
- Environmental corridor 9,378 m²
- Stormwater lot 742 m² (to council)
- Road resumption 358 m²
- Lot 1 held for temporary access

- Residential lots (villa / premium villa / courtyard)
- Environmental corridor
- Stormwater management lot
- Medium risk flood hazard (plan)
- Site boundary (cadastre)

Zoning

MBRC ZM_Zones / Precincts · Building heights · LGIP PIA (Sept 2026)

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Emerging community — Transition precinct (100%).

- Height limit 12 m
- Outside the Priority Infrastructure Area — an Infrastructure Agreement (18 Dec 2025) is a DA condition
- Neighbours zoned the same

Flood & overland flow

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East edge and creek line.

- Flood planning area 0.28 ha
- Medium risk flood hazard 0.07 ha
- Overland flow path 0.46 ha
- Approved layout keeps lots west of it — stormwater lot + corridor take the flow
- Lot pads filled to the Flood Planning Level (cond. 46)

Flood planning area
Medium risk flood hazard
Balance flood planning area
Overland flow path
Site

Environment & koala

MBRC Environmental areas · Riparian setbacks · QLD Koala Plan · Regulated vegetation

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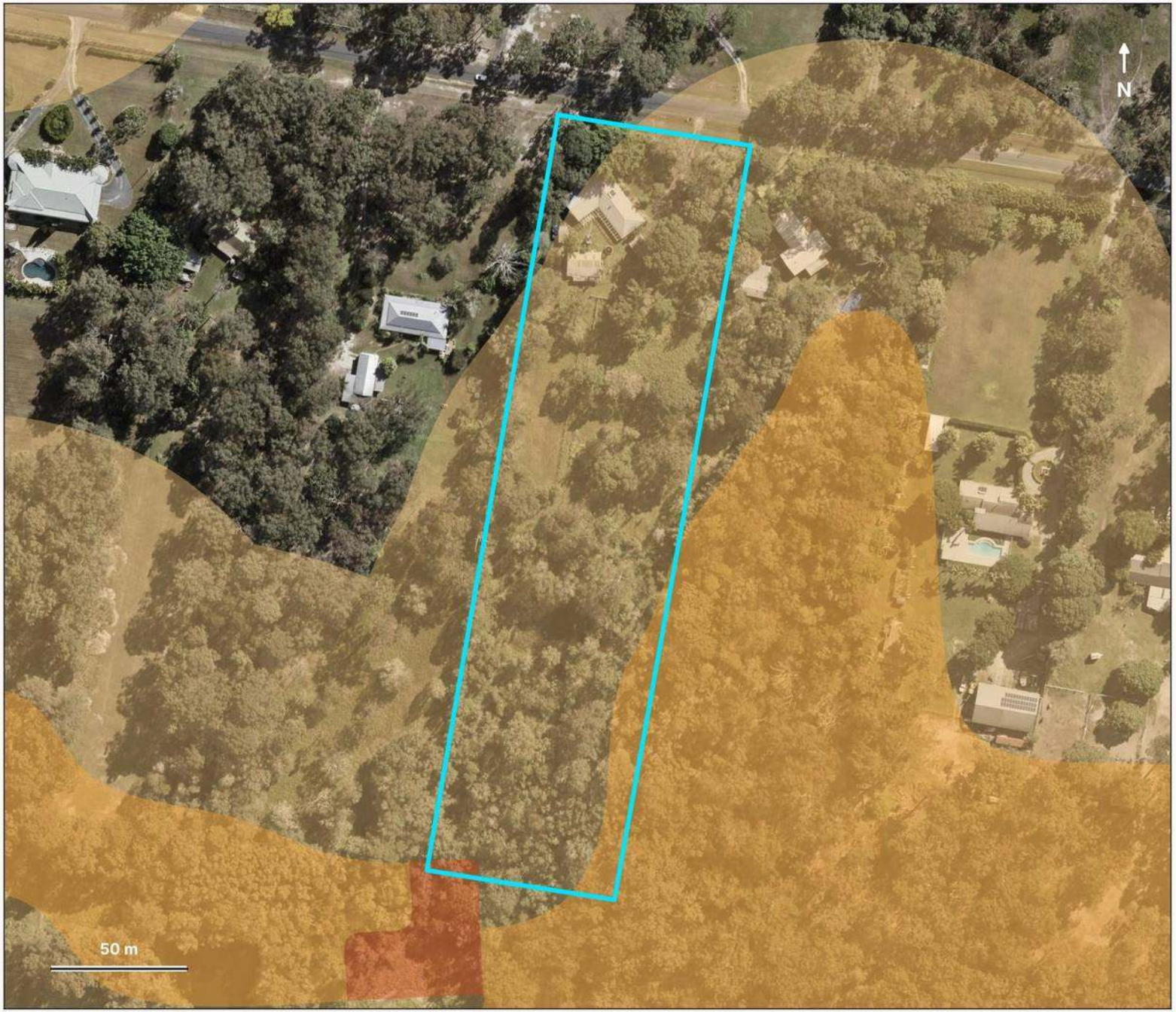


The creek half is the corridor.

- MLES 1.41 ha · MSES 0.44 ha
- Waterway buffer 0.49 ha · riparian setback 0.50 ha
- Whole lot: koala habitat restoration area (State)
- Offsets, nest boxes, restoration plan conditioned

MLES — local significance
MSES — State significance
MLES waterway buffer
Riparian & wetland setback
Site (koala restoration area — all)

Bushfire



Managed by the approved bushfire plan.

- Potential impact buffer over most of the lot
- High / very high intensity: 0.13 ha (south)
- BAL 29 line on the approved plan
- No landslide, acid sulfate or noise overlay

Potential impact buffer
High potential intensity
Very high potential intensity
Site

Water & sewer



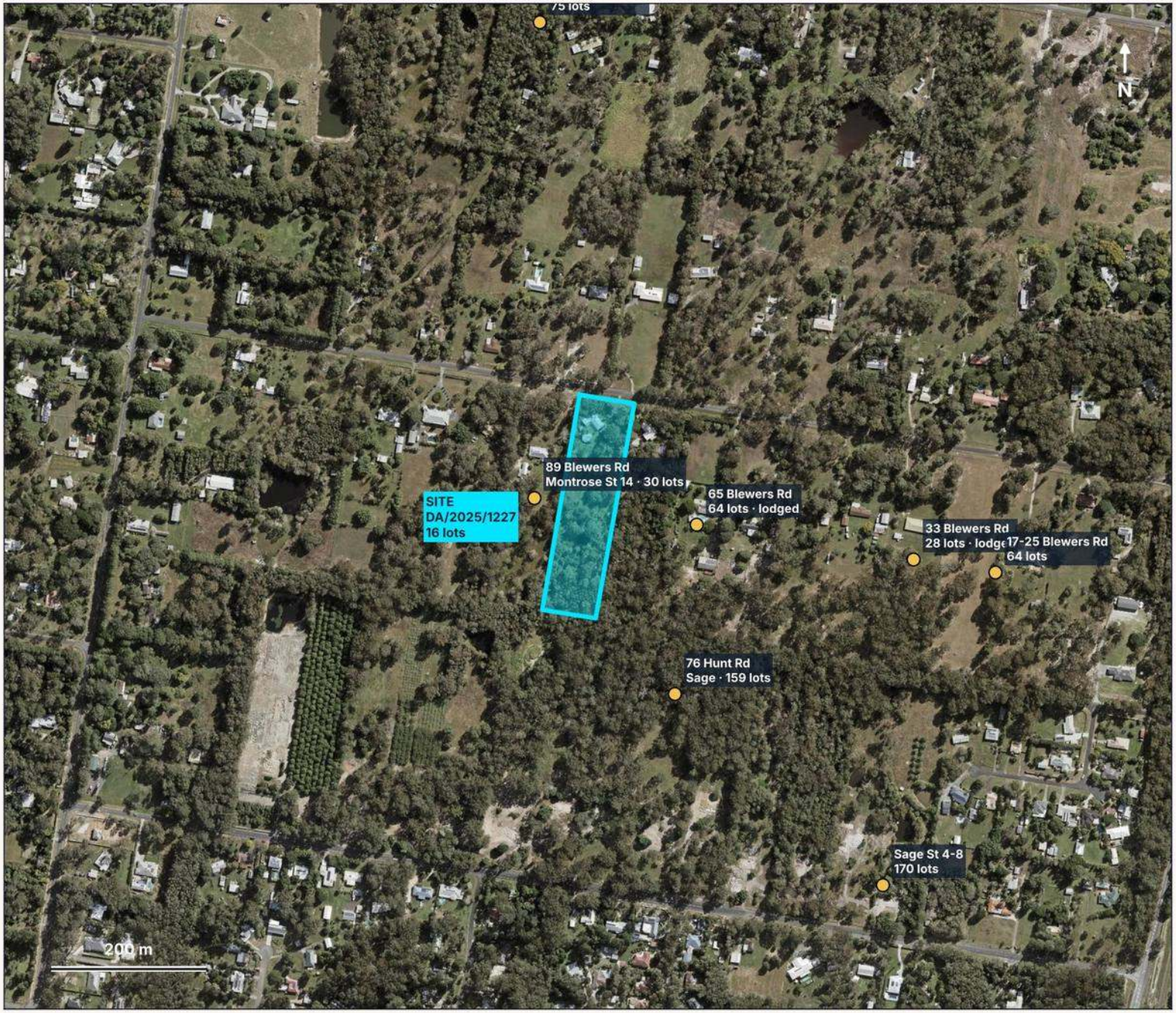
Both at the frontage.

- Sewer DN150 PVC along Blewers Rd (IL ~22.6 m)
- Water DN200 PVC-O in Blewers Rd
- Hydrant 2 m from the boundary
- Unitywater certificate needed (cond. 7)

Sewer gravity main
Water main
Sewer maintenance hole
Site

Approvals around the site

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A subdivision corridor.

- Montrose Stage 14 next door (30 lots) — approved, works permits issued; site's long-term access
- 65 Blewers Rd: 64 lots lodged
- 17-25 Blewers Rd: 64 lots approved
- Sage and Montrose estates within 600 m

Subdivision approved / lodged

Site — approved 16 lots



NEARBY DEVELOPMENT · 21 SITES ON BLEWERS, HAUTON, ROBBS AND HUNT ROADS

Source: City of Moreton Bay DA register and lodged plans · QLD cadastre · indicative only

EVERY APPLICATION AROUND 81 BLEWERS ROAD

26 other applications around the site — 13 approved or registered, 13 lodged.

NO.	SITE	PROPOSAL	APPLICATION · COUNCIL DA TRACKER	STATUS	FROM SITE
1	**Bridges Rd & Hauton Rd**	2 into 67 residential lots, park and drainage	DA/2024/5854	Lodged Dec 2024	1.0 km
2	**170–192 Hauton Rd (Honey Estate)**	4 into 86 lots, two stages	DA/2024/2871	Approved Jun 2025	870 m
3	**Conifer Rd (Cedar Woods)**	2 into 39 residential lots and drainage	DA/2025/4515	Approved Jul 2026	780 m
4	**146–150 Hauton Rd**	1 into 9 lots, new road and balance	DA/2026/3890	Lodged Jul 2026	760 m
5	**Hauton Rd (Lot 2)**	1 into 25 lots and common property	DA/2026/3851	Lodged Jul 2026	660 m
6	**Hauton Rd / Blewers Rd local centre**	Preliminary approval — local centre uses	DA/2023/4256	Lodged Oct 2023	540 m
7	**110–130 Blewers Rd & 99–113 Hauton Rd**	Multiple dwellings — 329 townhomes on the lodged plan	DA/2026/2187 · DA/2025/5376	Lodged May 2026	530 m
8	**Montrose Estate (Ausbuild)**	4 into 75 lots and 4 into 128 lots	DA/2021/3746 · DA/2021/2920	Registered	630 m
9	**Sage Estate stages 4–8 (Cedar Woods)**	6 into 170 lots	DA/41467/2020/V3RL	Approved Dec 2021	620 m
10	**89 Blewers Rd — next door**	1 into 30 lots (Montrose Stage 14)	DA/2024/3076 · DA/2025/4071	Approved May 2025	70 m
11	**81 Blewers Rd — this site**	1 into 16 lots and environmental corridor	DA/2025/1227	Approved Dec 2025	—
12	**Sage Estate stages 1–3 (Cedar Woods)**	9 into 159 lots	DA/41289/2020/V3RL	Registered	270 m
13	**Robbs Rd estate (ADC Group)**	134, 139 and 40-lot stages	DA/42541/2020/V34R · DA/2021/3223 · DA/2022/4979	Registered	690 m
14	**41 & 65 Blewers Rd**	2 into 64 lots (Montrose Stages 15–16)	DA/2026/2898	Lodged Jun 2026	140 m
15	**33 Blewers Rd**	1 into 28 lots and two stormwater lots	DA/2026/4264	Lodged Aug 2026	430 m
16	**17–25 Blewers Rd**	2 into 64 lots	DA/2024/5744	Approved Mar 2026	530 m
17	**29–35 Robbs Rd**	1 into 24 lots and balance	DA/2026/1632	Lodged Apr 2026	700 m
18	**9 Blewers Rd**	1 into 30 lots, new roads and park	DA/2026/0688	Lodged Feb 2026	640 m
19	**22 Hunt Rd (KDL)**	Child care centre and 1 into 7 lots	DA/2024/1550 · DA/2026/2866	Approved Nov 2025	680 m
20	**168 Lindsay Rd**	1 into 39 lots	DA/2025/1232	Approved Mar 2026	750 m
21	**Hunt Rd, east of the rail line**	Preliminary approval — child care and education	DA/2024/5927	Lodged Dec 2024	1.0 km
·	West / north of the map	2 into 58 lots	DA/2025/0538	Approved May 2026	1.1 km
·	West / north of the map	1 into 37 residential lots	DA/2025/4447	Lodged Sep 2025	1.2 km
·	West / north of the map	2 into 83 lots and communal open space	DA/2026/3840	Lodged Jul 2026	1.0 km
·	West / north of the map	1 into 41 lots	DA/2026/1171	Lodged Mar 2026	1.3 km
·	West / north of the map	4 into 136 lots	DA/2023/4568	Approved Apr 2026	1.4 km
·	West / north of the map	1 into 58 lots	DA/2025/2317	Approved Apr 2026	1.1 km

Numbers match the map. Click an application number to open it on the City of Moreton Bay DA Tracker. Rows marked · sit just outside the map. Distances are straight-line, from the council's application point. Status as at November 2026; a lodged application is not an approval and may change or be refused.

Source: City of Moreton Bay DA register (MyStreet), checked November 2026



Lodged plan, DA/2024/5854, City of Moreton Bay. Reproduced from the council record for information only.

1

NEARBY DEVELOPMENT

Bridges Rd & Hauton Rd

67	1.0 km
LOTS	FROM 81 BLEWERS RD

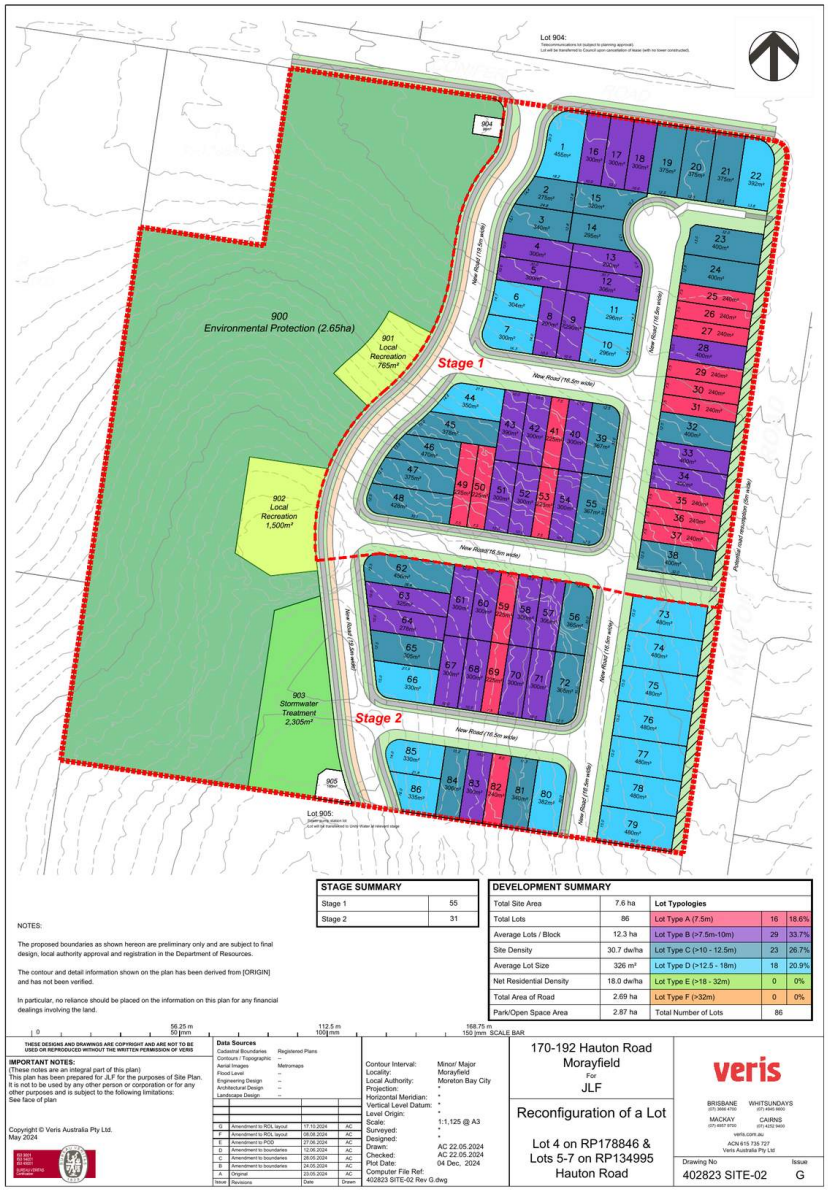
Under assessment · lodged 18 Dec 2024

STATUS

2 into 67 residential lots, park and drainage. Proposal plan by DTS. Under assessment.

COUNCIL DA TRACKER

DA/2024/5854



Approved plan, DA/2024/2871, City of Moreton Bay. Reproduced from the council record for information only.

2

NEARBY DEVELOPMENT

170–192 Hauton Rd (Honey Estate)

86	870 m
LOTS	FROM 81 BLEWERS RD

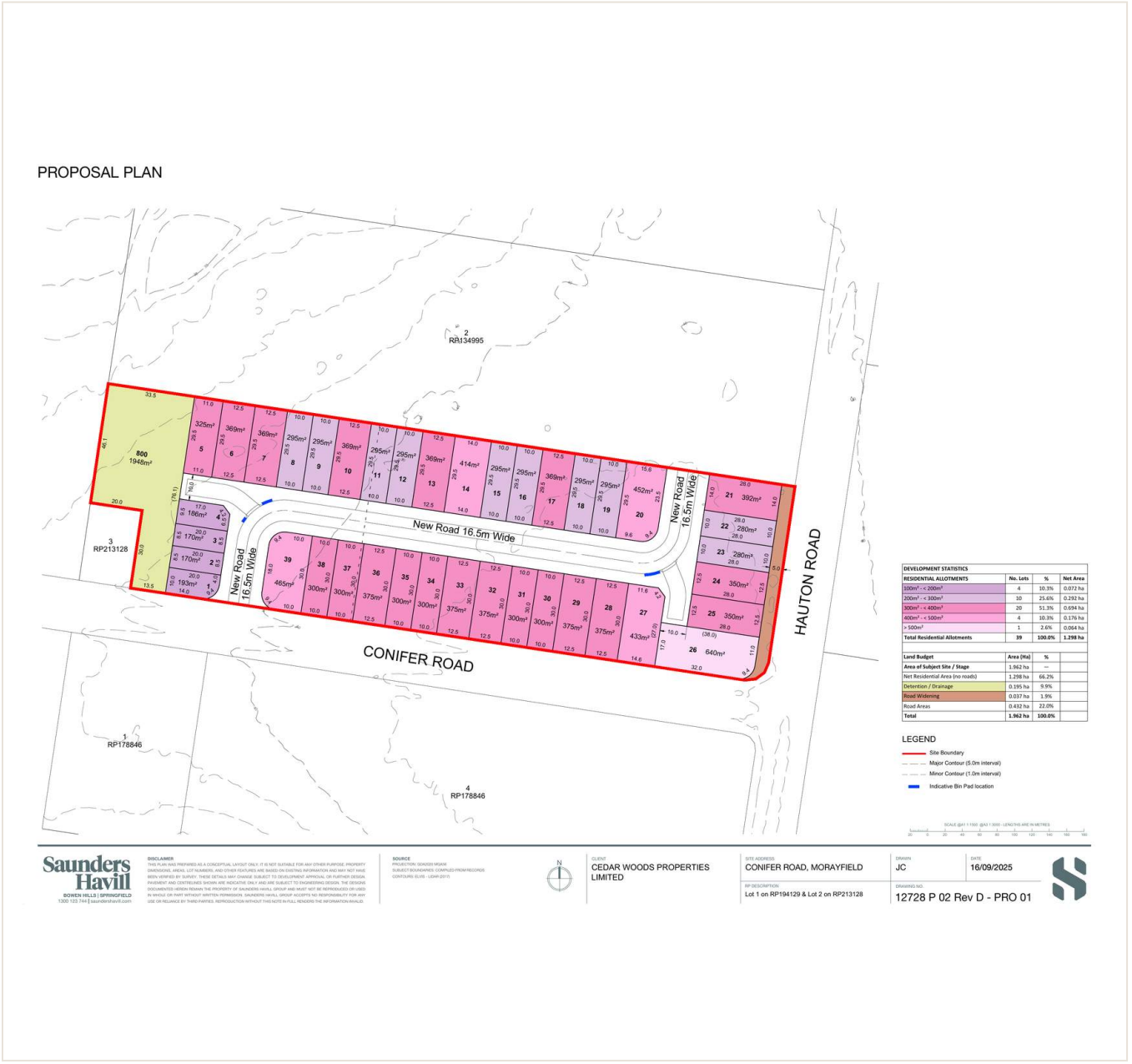
Approved 27 Jun 2025

STATUS

4 into 86 lots, two stages. Approved June 2025.

COUNCIL DA TRACKER

DA/2024/2871



Approved plan, DA/2025/4515, City of Moreton Bay. Reproduced from the council record for information only.

3

NEARBY DEVELOPMENT

Conifer Rd (Cedar Woods)

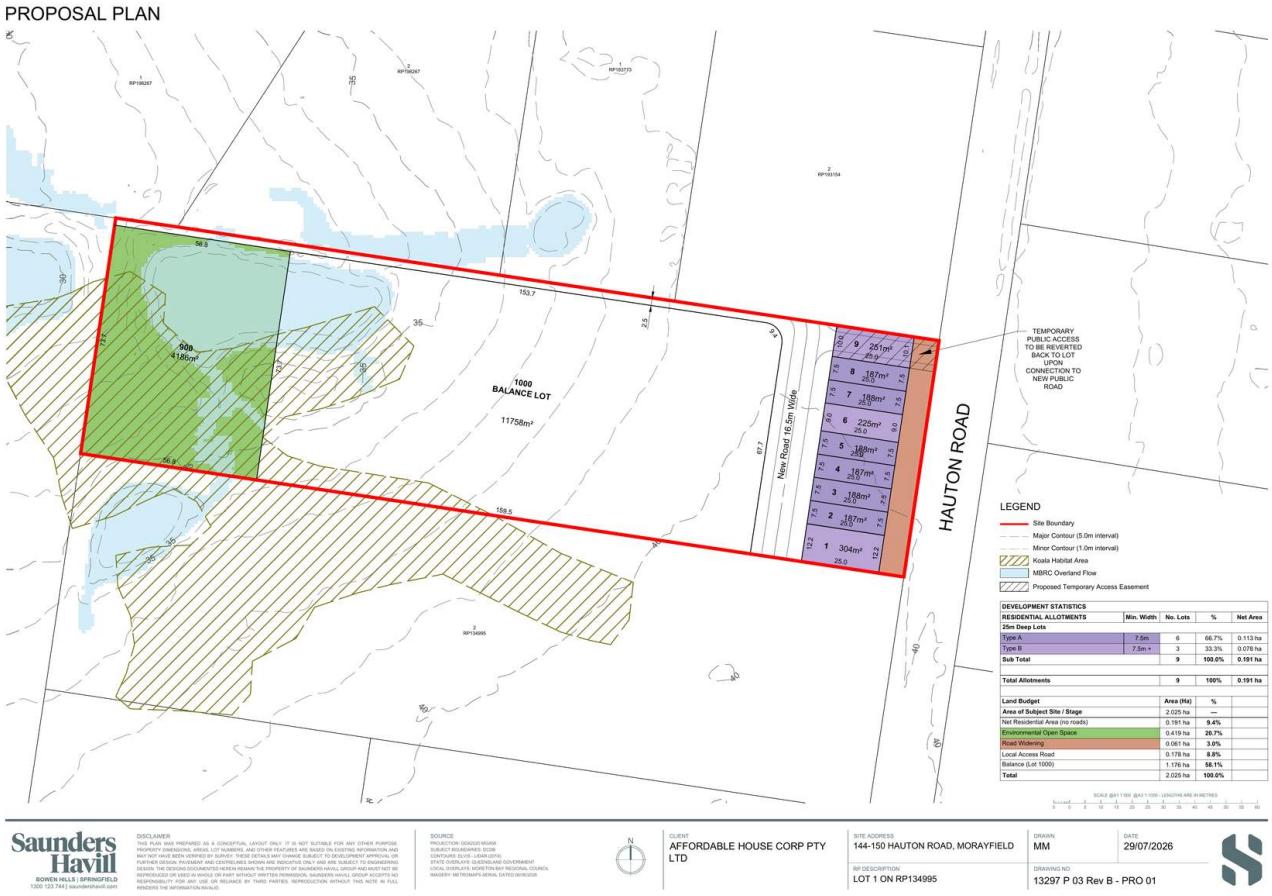
39	780 m
LOTS	FROM 81 BLEWERS RD

Approved 3 Jul 2026

STATUS

2 into 39 residential lots and drainage.
Cedar Woods Properties. Approved July 2026.

COUNCIL DA TRACKER
DA/2025/4515



Lodged plan, DA/2026/3890, City of Moreton Bay. Reproduced from the council record for information only.

4

NEARBY DEVELOPMENT

146–150 Hauton Rd

9	760 m
LOTS	FROM 81 BLEWERS RD

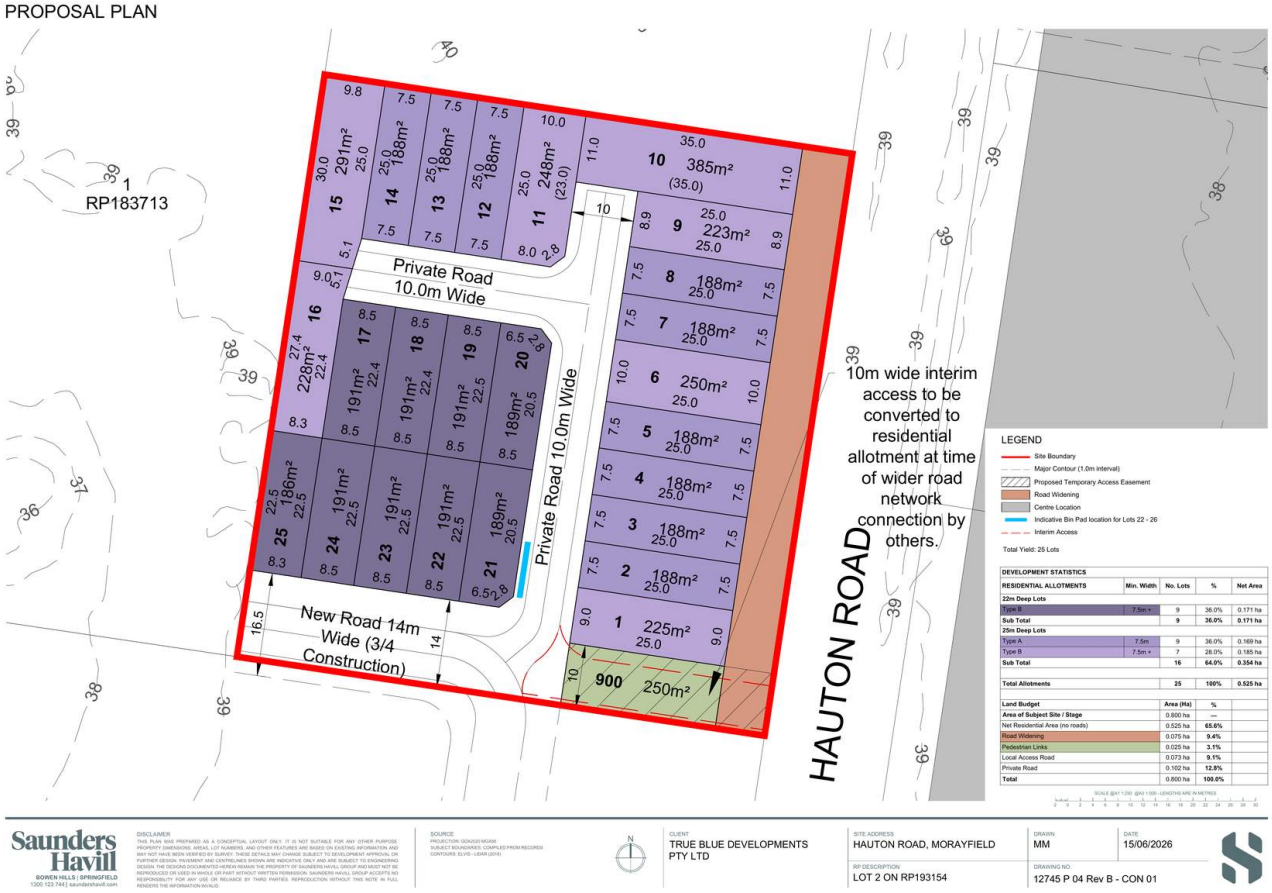
Under assessment · lodged 30 Jul 2026

STATUS

1 into 9 lots, new road and balance. Lodged July 2026.

COUNCIL DA TRACKER

DA/2026/3890



Lodged plan, DA/2026/3851, City of Moreton Bay. Reproduced from the council record for information only.

5

NEARBY DEVELOPMENT

Hauton Rd (Lot 2)

25	660 m
LOTS	FROM 81 BLEWERS RD

Under assessment · lodged 29 Jul 2026

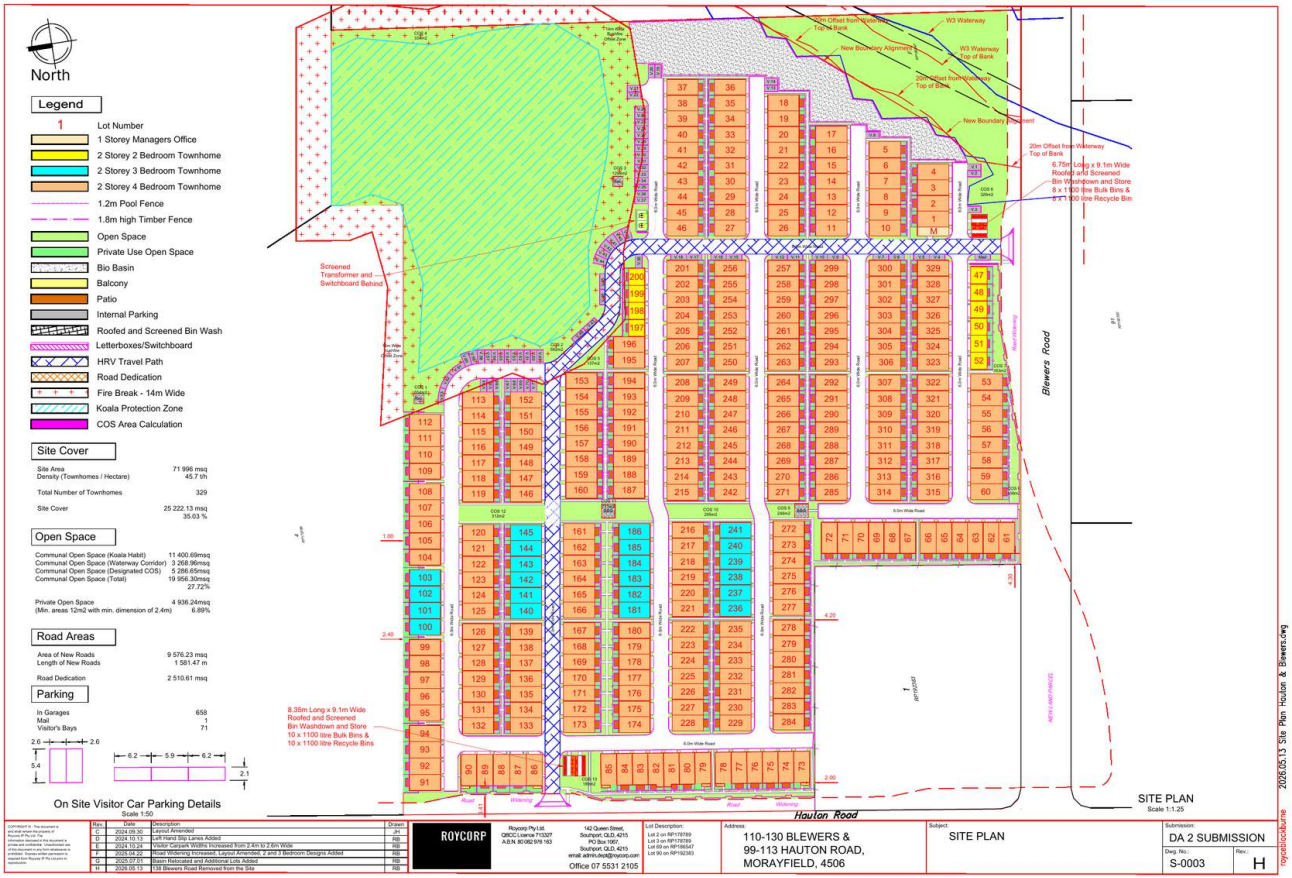
STATUS

1 into 25 lots and common property.

Lodged July 2026.

COUNCIL DA TRACKER

DA/2026/3851



Lodged plan, DA/2026/2187, City of Moreton Bay. Reproduced from the council record for information only.

7

NEARBY DEVELOPMENT

110–130 Blewers Rd & 99–113 Hauton Rd

329
TOWNHOMES

530 m
FROM 81 BLEWERS RD

Under assessment · lodged 1 May 2026
STATUS

Multiple dwellings — 329 townhomes on the lodged plan. Roycorp site plan S-0003 Rev H shows 329 townhomes; council's register describes the application as 383 dwellings. A superseded-scheme request (DA/2025/5376) was approved in November 2025.

COUNCIL DA TRACKER
DA/2026/2187
DA/2025/5376



Approved plan, DA/41467/2020/V3RL, City of Moreton Bay. Reproduced from the council record for information only.

9

NEARBY DEVELOPMENT

Sage Estate stages 4–8 (Cedar Woods)

170
LOTS

620 m
FROM 81 BLEWERS RD

Approved 21 Dec 2021
STATUS

6 into 170 lots. Cedar Woods. Approved December 2021; stages under construction.

COUNCIL DA TRACKER
DA/41467/2020/V3RL



Approved plan, DA/2024/3076, City of Moreton Bay. Reproduced from the council record for information only.

10

NEARBY DEVELOPMENT

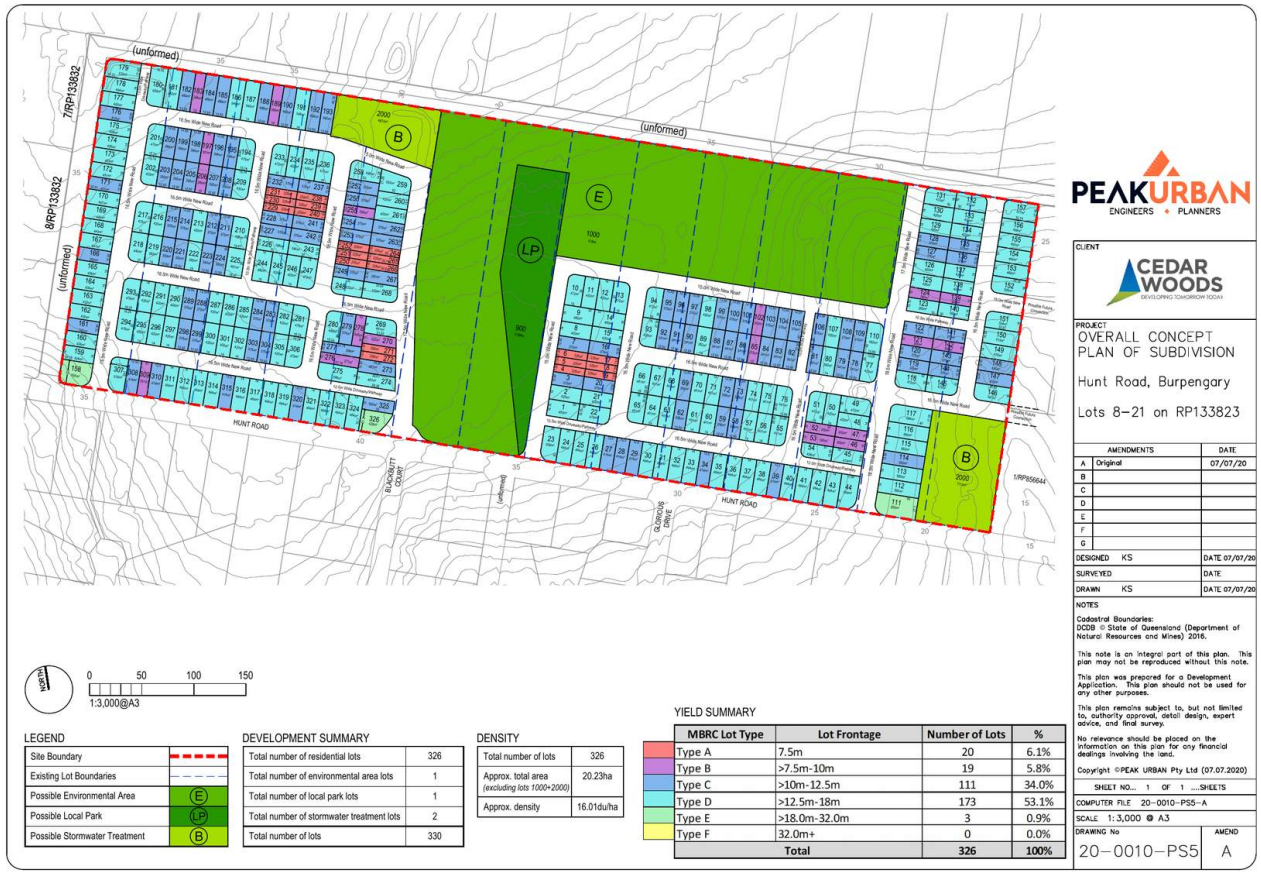
89 Blewers Rd — next door

30	70 m
LOTS	FROM 81 BLEWERS RD

Approved 13 May 2025
STATUS

1 into 30 lots (Montrose Stage 14). Ausbuild. Approved May 2025. Long-term road access for 81 Blewers Road runs through this estate.

COUNCIL DA TRACKER
DA/2024/3076
DA/2025/4071



Approved plan, DA/41289/2020/V3RL, City of Moreton Bay. Reproduced from the council record for information only.

12

NEARBY DEVELOPMENT

Sage Estate stages 1–3 (Cedar Woods)

159
LOTS

270 m
FROM 81 BLEWERS RD

Registered · approved 21 Dec 2021
STATUS

9 into 159 lots. Registered. The plan shows Cedar Woods' overall Sage concept.

COUNCIL DA TRACKER
DA/41289/2020/V3RL



Approved plan, DA/42541/2020/V34R, City of Moreton Bay. Reproduced from the council record for information only.

13

NEARBY DEVELOPMENT

Robbs Rd estate (ADC Group)

313
LOTS ACROSS THREE APPROVALS

690 m
FROM 81 BLEWERS RD

Registered · approved 28 Oct 2021
STATUS

134, 139 and 40-lot stages. ADC Group. Stages registering.

COUNCIL DA TRACKER
DA/42541/2020/V34R
DA/2021/3223
DA/2022/4979



Lodged plan, DA/2026/2898, City of Moreton Bay. Reproduced from the council record for information only.

14

NEARBY DEVELOPMENT

41 & 65 Blewers Rd

64
LOTS

140 m
FROM 81 BLEWERS RD

Under assessment · lodged 8 Jun 2026
STATUS

2 into 64 lots (Montrose Stages 15–16).
Ausbuild. Lodged June 2026.

COUNCIL DA TRACKER
DA/2026/2898



Lodged plan, DA/2026/4264, City of Moreton Bay. Reproduced from the council record for information only.

15

NEARBY DEVELOPMENT

33 Blewers Rd

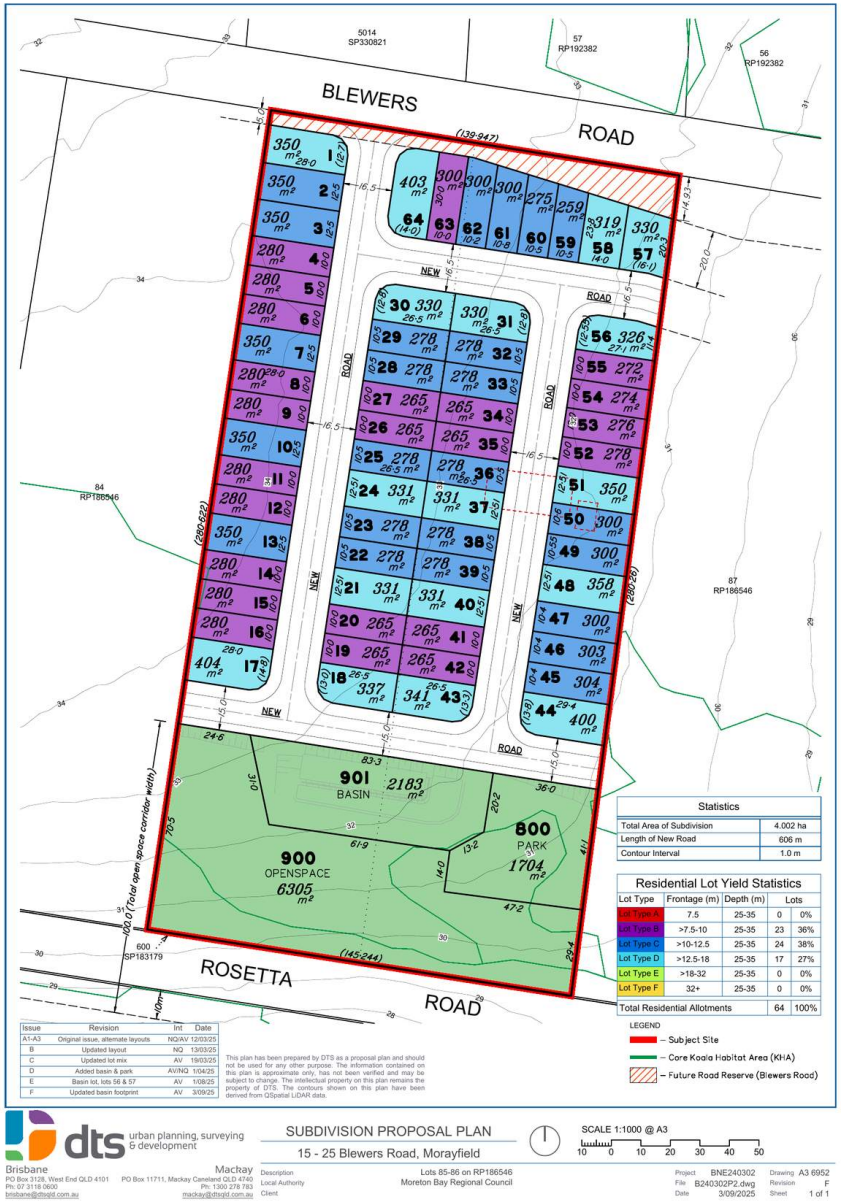
28
LOTS

430 m
FROM 81 BLEWERS RD

Under assessment · lodged 20 Aug 2026
STATUS

1 into 28 lots and two stormwater lots.
Ausbuild. Lodged August 2026.

COUNCIL DA TRACKER
DA/2026/4264



Approved plan, DA/2024/5744, City of Moreton Bay. Reproduced from the council record for information only.

16

NEARBY DEVELOPMENT

17–25 Blewers Rd

64	530 m
LOTS	FROM 81 BLEWERS RD

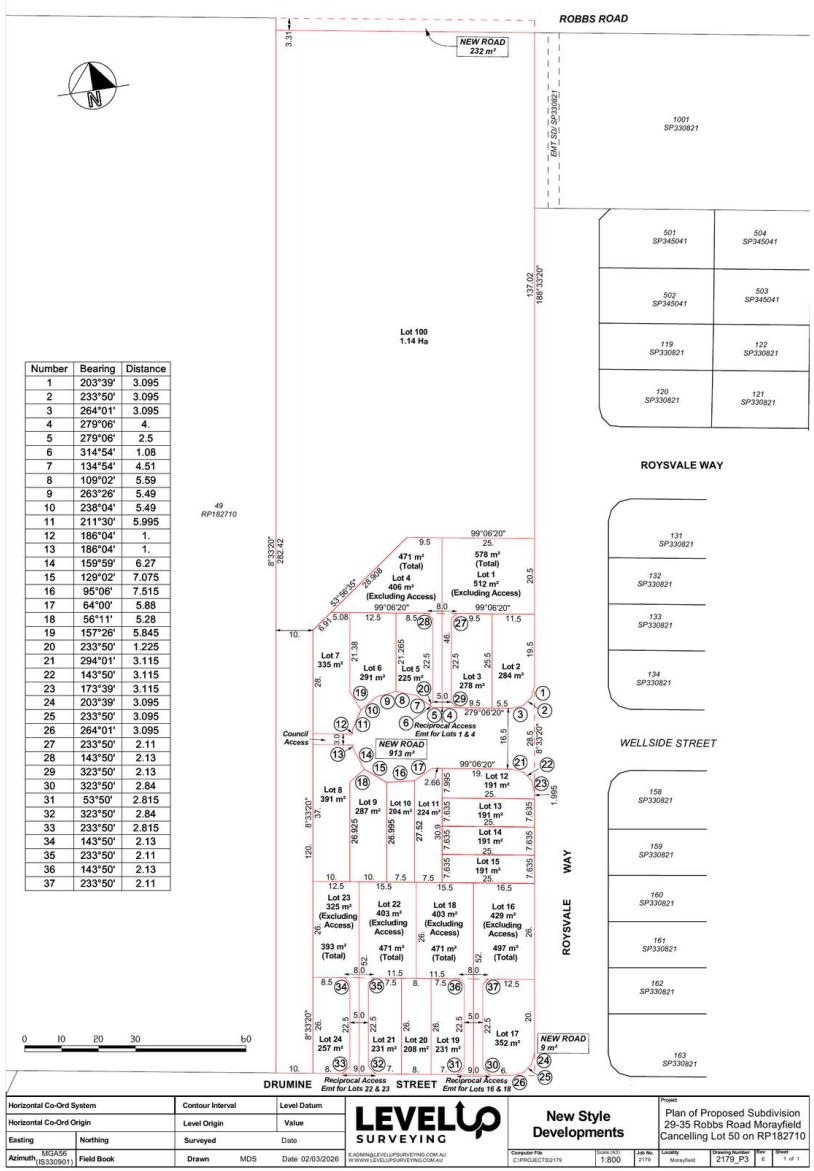
Approved 12 Mar 2026

STATUS

2 into 64 lots. Approved March 2026.

COUNCIL DA TRACKER

DA/2024/5744



Number	Bearing	Distance
1	203°39'	3.095
2	233°50'	3.095
3	264°01'	3.095
4	279°06'	4.
5	279°06'	2.5
6	314°54'	1.08
7	134°54'	4.51
8	109°02'	5.59
9	263°26'	5.49
10	238°04'	5.49
11	211°30'	5.995
12	186°04'	1.
13	186°04'	1.
14	159°59'	6.27
15	129°02'	7.075
16	95°06'	7.515
17	64°00'	5.88
18	56°11'	5.28
19	157°26'	5.845
20	233°50'	1.225
21	294°01'	3.115
22	143°50'	3.115
23	173°39'	3.115
24	203°39'	3.095
25	233°50'	3.095
26	264°01'	3.095
27	233°50'	2.11
28	143°50'	2.13
29	323°50'	2.13
30	323°50'	2.84
31	53°50'	2.815
32	323°50'	2.84
33	233°50'	2.815
34	143°50'	2.13
35	233°50'	2.11
36	143°50'	2.13
37	233°50'	2.11

Lodged plan, DA/2026/1632, City of Moreton Bay. Reproduced from the council record for information only.

17

NEARBY DEVELOPMENT

29–35 Robbs Rd

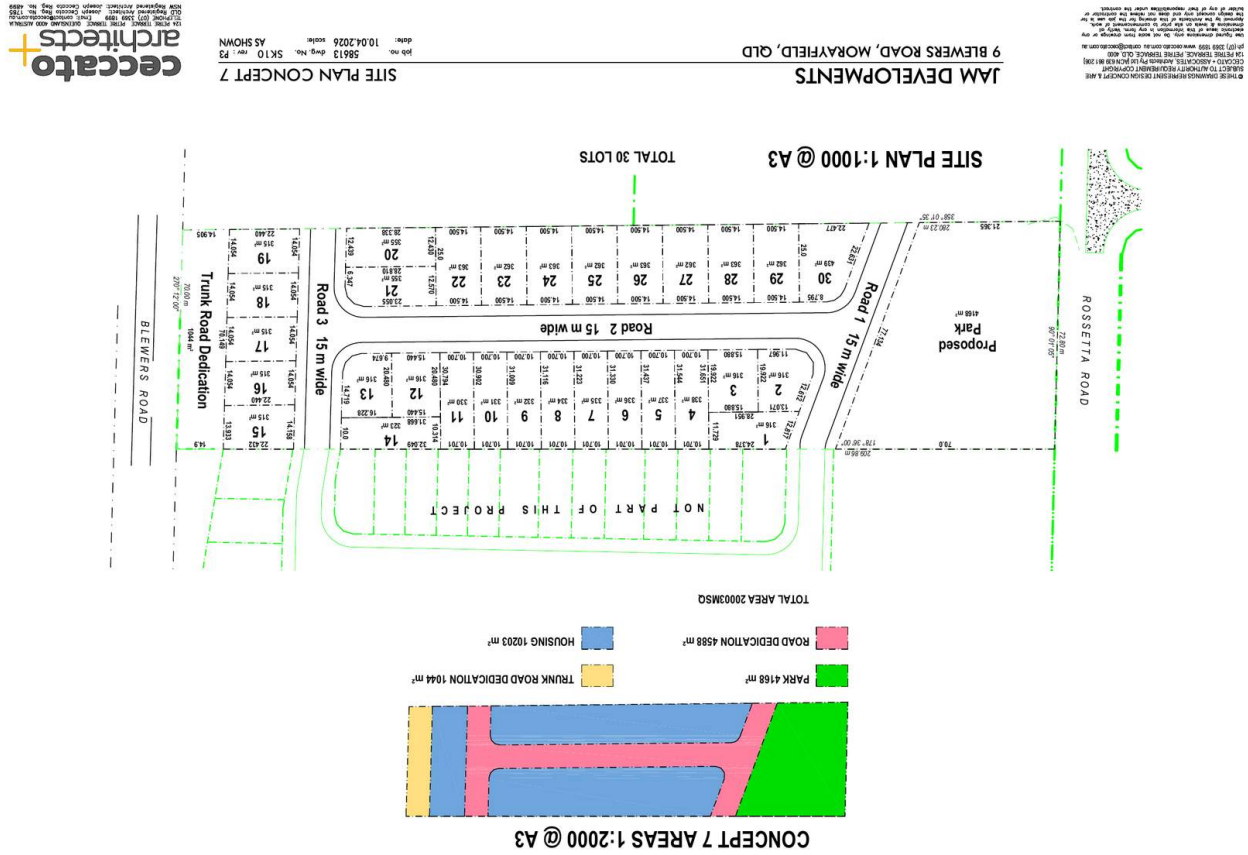
24
LOTS

700 m
FROM 81 BLEWERS RD

Under assessment · lodged 2 Apr 2026
STATUS

1 into 24 lots and balance. Lodged April 2026.

COUNCIL DA TRACKER
DA/2026/1632



Lodged plan, DA/2026/0688, City of Moreton Bay. Reproduced from the council record for information only.

18

NEARBY DEVELOPMENT

9 Blewers Rd

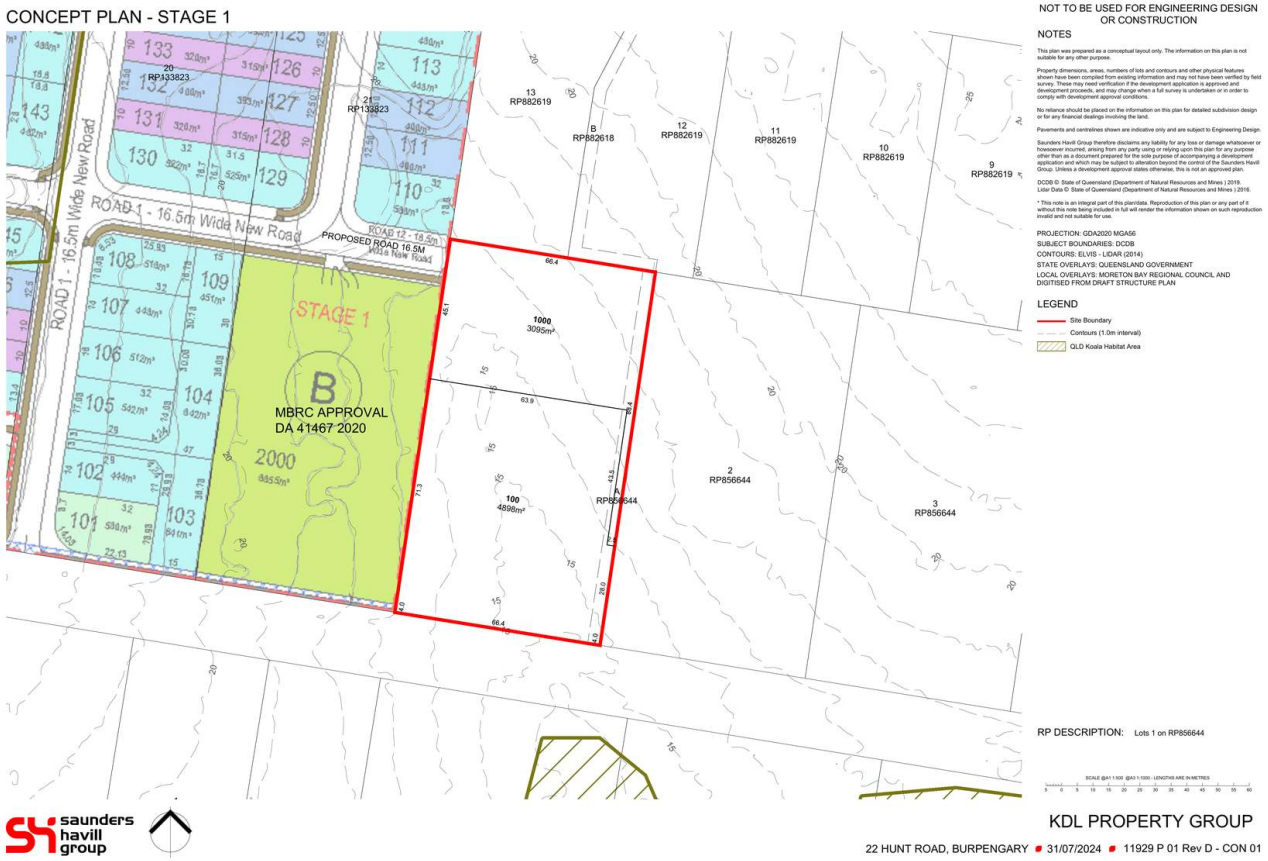
30
LOTS

640 m
FROM 81 BLEWERS RD

Under assessment · lodged 15 Feb 2026
STATUS

1 into 30 lots, new roads and park. Lodged February 2026.

COUNCIL DA TRACKER
DA/2026/0688



Approved plan, DA/2024/1550, City of Moreton Bay. Reproduced from the council record for information only.

19

NEARBY DEVELOPMENT

22 Hunt Rd (KDL)

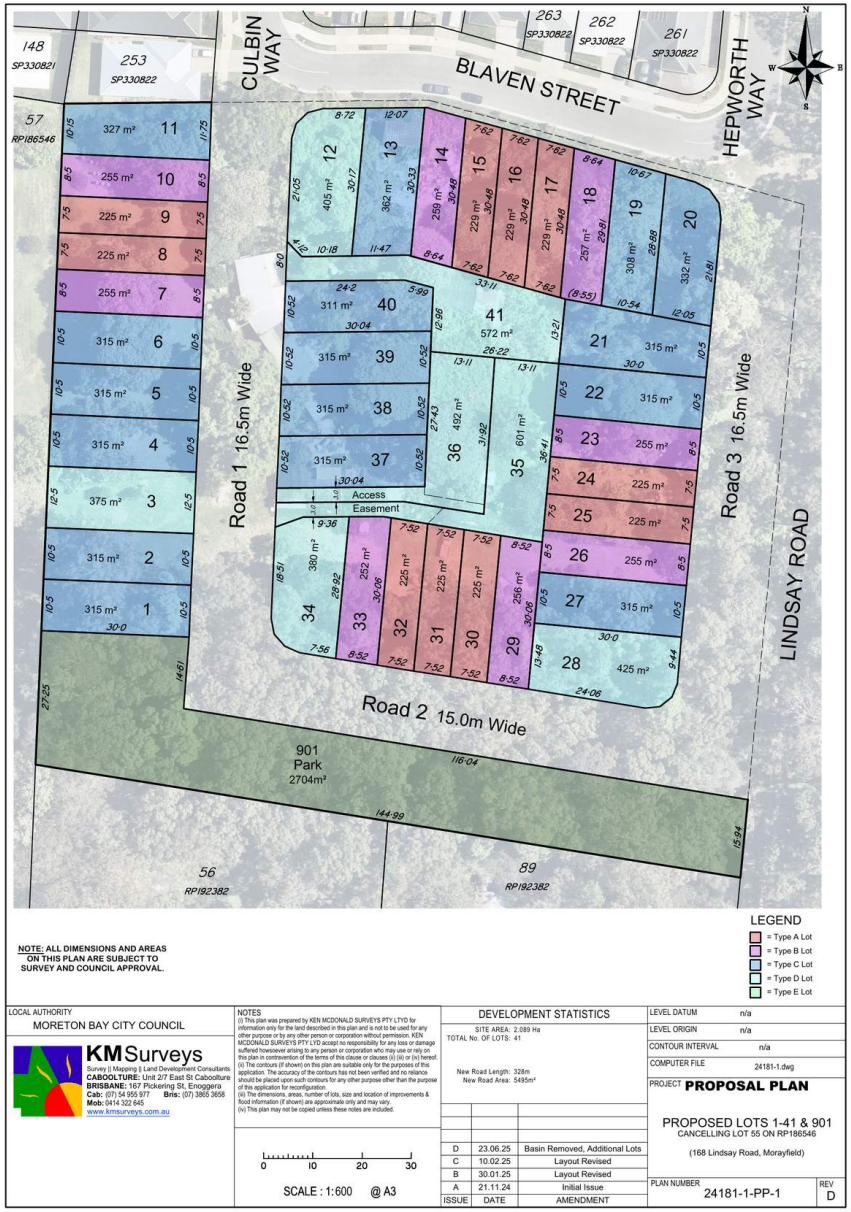
7
LOTS + CHILD CARE

680 m
FROM 81 BLEWERS RD

Approved 3 Nov 2025
STATUS

Child care centre and 1 into 7 lots. KDL Property Group. Approved November 2025; minor change approved July 2026.

COUNCIL DA TRACKER
DA/2024/1550
DA/2026/2866



Approved plan, DA/2025/1232, City of Moreton Bay. Reproduced from the council record for information only.

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NEARBY DEVELOPMENT

168 Lindsay Rd

39	750 m
LOTS	FROM 81 BLEWERS RD

Approved 23 Mar 2026

STATUS

1 into 39 lots. Approved March 2026.

COUNCIL DA TRACKER

DA/2025/1232



Context aerial — Blewers Road between Montrose Estate and Sage Estate.

THE PRECINCT

A road of subdivisions.

27 subdivision and development applications sit within 2 km — 89 Blewers Road next door (30 lots) is approved, and 64-lot subdivisions are approved and lodged further along Blewers Road. Each one is set out, with its plan and a link to the council record, in the nearby development pages.

Services

Sewer	Unitywater DN150 gravity main along the frontage
Water	Unitywater DN200 main in Blewers Road
Power / NBN	Underground power and fibre-ready required

Source: City of Moreton Bay DA register · Unitywater

HOW TO BUY IT

Expressions of interest.

81 Blewers Road is offered by expressions of interest.

01 Request the decision package. Conditions, approved plans, reports and the infrastructure charges notice.

02 Do your due diligence. Planning, engineering and the approval conditions.

03 Submit your offer at gcprestige.au/eoi. Price, deposit, due diligence and settlement terms, and the purchasing entity.

04 Negotiate with us. We take every offer to the vendor.

SUBMIT AN OFFER ONLINE

gcprestige.au/eoi

Lodge your offer in under 2 minutes.

Disclaimer

This memorandum was prepared by Oktay Properties Pty Ltd trading as GC Prestige Commercial from council records, the development approval, public mapping and information supplied by the vendor. It is a guide only and does not form part of any contract. Areas, lot sizes, mapping and plans are approximate and indicative; development outcomes are subject to council conditions, operational works approvals and the purchaser's own investigations. Prospective purchasers must make their own enquiries and obtain independent legal, planning, engineering and financial advice.

GC Prestige
COMMERCIAL

81 BLEWERS ROAD · MORAYFIELD

Submit an offer.

A DA-approved 16-lot subdivision site, offered by expressions of interest.

gcprestige.au/eoi — lodge your offer in under 2 minutes.

Oktay Vali

Managing Director · GC Prestige Commercial

0424 674 031

gc@gcprestige.au

gcprestige.au

Oktay Properties Pty Ltd trading as GC Prestige · ABN 13 846 673 994 · 22 Tabby Street, Coomera QLD 4209. Information is believed to be accurate but is not guaranteed; interested parties should rely on their own enquiries.

