

GC Prestige
COMMERCIAL

INFORMATION MEMORANDUM · DEVELOPMENT SITE

363 approved dwellings.
14.54 ha, one title.

285–313 Warwick Road, Yamanto QLD 4305

EOI EXPRESSIONS OF INTEREST	14.54 ha LOT 112 CH311618
231 + 132 TOWNHOUSES + APARTMENTS	~290 m WARWICK ROAD FRONTAGE

PRIVATE & CONFIDENTIAL · November 2026

EXECUTIVE SUMMARY

An approved medium-density community. Start at detailed design, not at lodgement.

285-313 Warwick Road is a 14.54-hectare freehold title on the southern edge of Ipswich, four kilometres from the CBD. It carries a current Ipswich City Council approval for **363 dwellings** — 231 townhouses and 132 apartments in 19 stages — together with a subdivision that creates the development lot and a new road.

363 APPROVED DWELLINGS	19 STAGES	14.54 ha SITE AREA
7.31 ha NET DEVELOPABLE (APPROVED)	~290 m WARWICK ROAD FRONTAGE	6 years MCU CURRENCY

SALE METHOD

Expressions of Interest

The full council approval package — decision notice, negotiated decision, approved plans, SARA response and staging plans — is available to qualified buyers on request.

Why it stands out

01 The approval is done. Development approval 12857/2024/CA — Material Change of Use for Multiple residential (363 dwellings) and Reconfiguring a Lot — approved 11 December 2025; negotiated decision 16 March 2026.

02 Scale on one title. 14.54 ha in a single freehold lot — no amalgamation, one vendor, one contract.

03 A proven product mix. 64 one-bed, 236 two-bed and 63 three-bed homes — townhouses at 2–3 storeys and apartments over basement parking along Warwick Road.

04 Staged for cash flow. 19 stages, each serviced on its own: townhouses in stages 1–16, apartments in 17–19.

05 Access and services in place. A new signalised intersection on Warwick Road is part of the approval; DN150 water and sewer mains run along the boundaries.

06 Built-in open space. The western half — environmental management zone and flood land — becomes the community's bushland and open space, not wasted land.



The approved landscape masterplan (12857/2024/CA) placed on the site — georeferenced to the title boundary over QLD Government aerial imagery. Indicative.

12857/2024/CA

What council approved.

Approval	Material Change of Use — Multiple residential (231 townhouses + 132 apartments) · Reconfiguring a Lot 1 into 2 lots + new road
Decision	Lodged 14 Nov 2024 · approved 11 Dec 2025 · negotiated decision 16 Mar 2026 (conditions only; dwelling numbers unchanged)
Assessment	Impact assessable, publicly notified · referral agencies SARA (koala) and Energex
Currency	MCU 6 years · ROL 4 years — from when the approval took effect
Staging	19 stages — townhouses 1–16 (stage 6 = car park and emergency exit), apartments 17–19
Access	New signalised intersection on Warwick Road; private internal driveways (body corporate)
Parking	660 spaces provided (602 required)
Rail corridor	New Lot 2 (1.194 ha, south-west corner) for the future Ipswich–Springfield rail corridor

DWELLING SCHEDULE

TYPE	FORM	NO.
Townhouse A	2 bed · 1.5 bath · 1 car	59
Townhouse B	2 bed · 1.5 bath · 1 car	36
Townhouse C	2 bed · 2 bath · garage + 1 car	75
Townhouse H	2 bed · 2 bath · garage	6
Townhouse J	3 bed · 2.75 bath · garage + 1 car	55
Apartments K	4 storeys + rooftop, basement	48
Apartments L1	4 storeys + rooftop, basement	40
Apartments L2	4 storeys + rooftop, basement	44
Total		**363**

LAND BUDGET & MIX

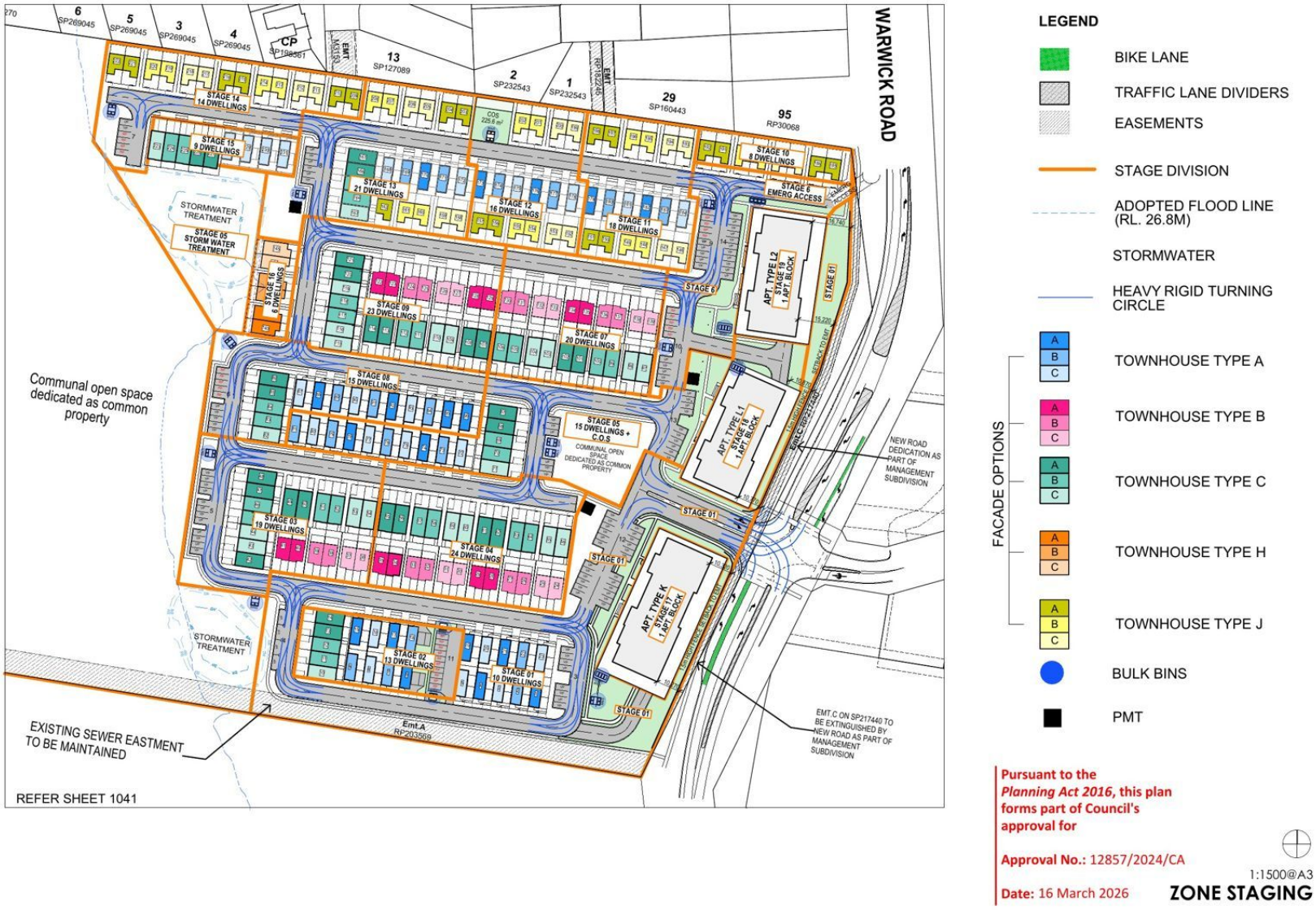
Net developable area	7.31 ha
Constrained land (open space, flood, bushland)	6.12 ha
Density	50 dwellings per net ha
Site cover	22,719 m² (31%)
Bedroom mix	64 × 1-bed · 236 × 2-bed · 63 × 3-bed (725 bedrooms)

Source: Ipswich City Council — decision notice, negotiated decision notice and approved plans for 12857/2024/CA; SARA response 2501-44219. Townhouse layouts from the areas schedules on the approved plans.

Overall landscape plan with stage boundaries



Approved plans, 12857/2024/CA — Raunik Design Group (architecture) and Conceptz (landscape), stamped approved by Ipswich City Council 16 March 2026. Full plan set (94 sheets) available on request.



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THE TOWNHOUSES

231 townhouses, five approved types.

TYPE	LAYOUT	LOT	GFA	GBA	NO.
A	2 bed · 1.5 bath · 1 car	132 m²	92.0 m²	134.7 m²	59
B	2 bed · 1.5 bath · 1 car	147 m²	96.9 m²	121.1 m²	36
C	2 bed · 2 bath · garage + 1 car	147 m²	110.9 m²	169.8 m²	75
H	2 bed · 2 bath · garage	116.2 m²	107.8 m²	149.8 m²	6
J	3 bed · 2.75 bath · garage + 1 car	132 m²	142.0 m²	191.7 m²	55

From the approved townhouse layout sheets (areas schedule on each type). GFA excludes stair and garage; GBA is gross building area. Each type is approved with three façade options.

Two- and three-storey terraces with front entries and courtyards, carports or lock-up garages, arranged along private internal driveways off the new Warwick Road intersection.



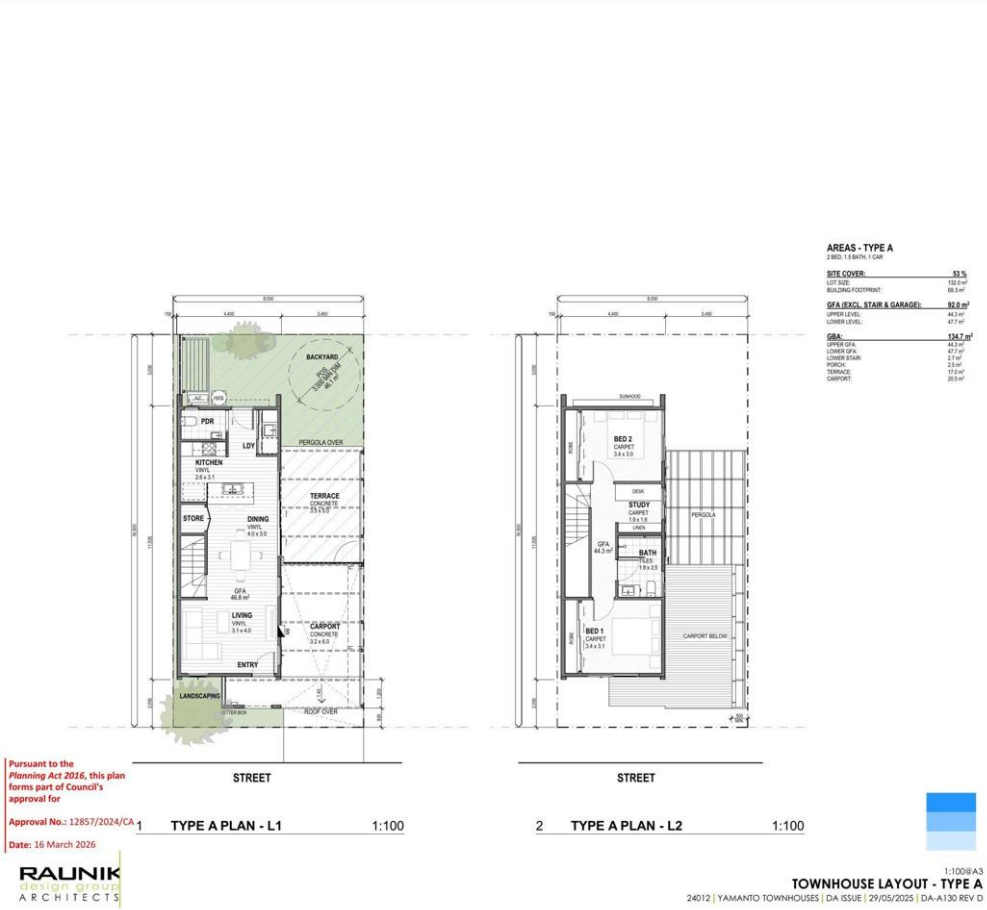


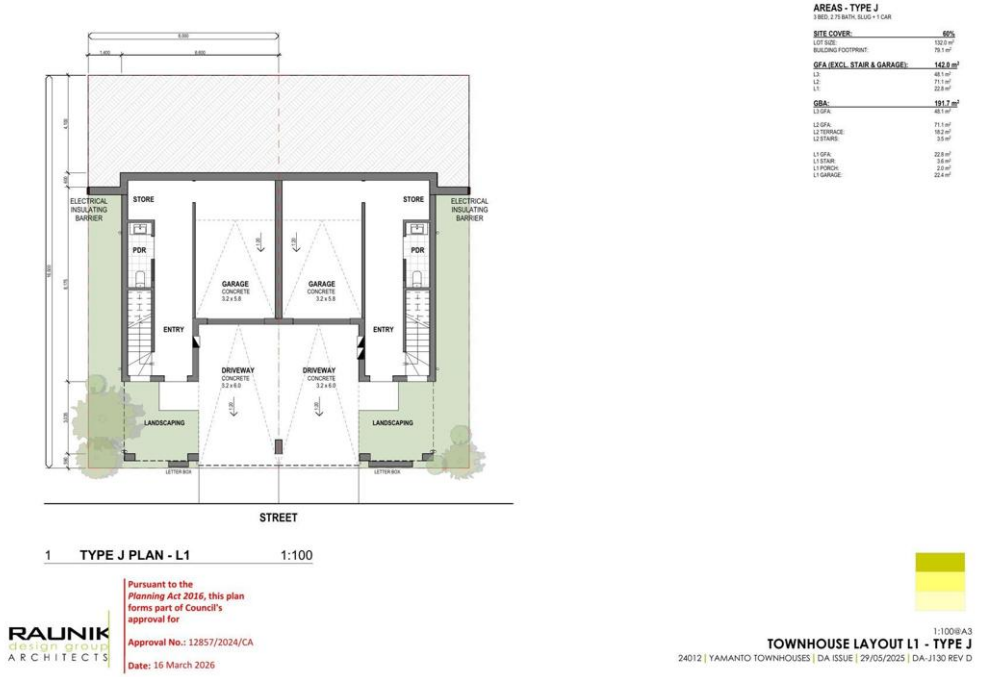






Approved perspectives — Types A, B, C and H (indicative only). Source: approved plans 12857/2024/CA.





Approved floor plans — Type A (levels 1–2) and Type J (level 1). Full set incl. upper levels available on request.





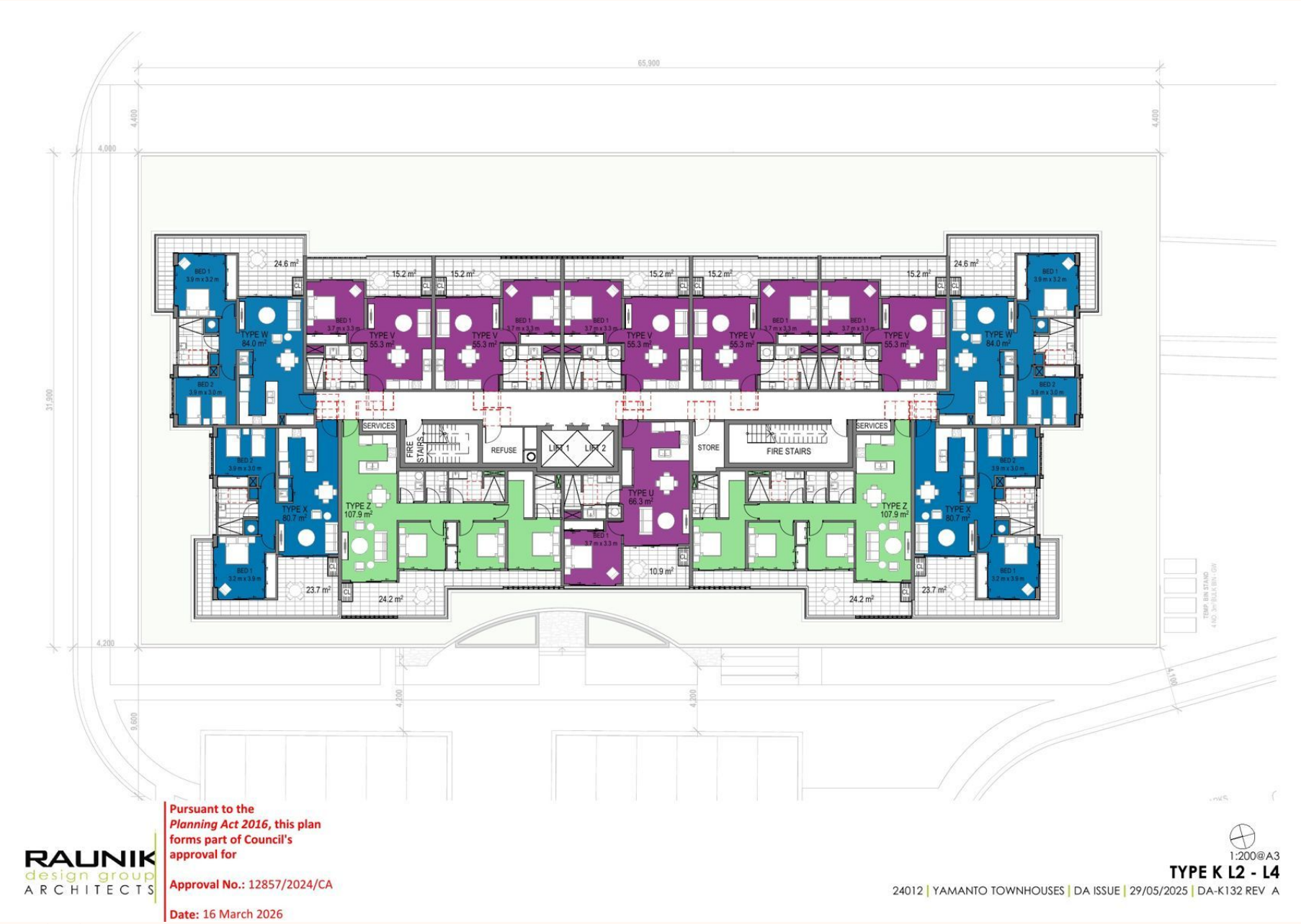
THE APARTMENTS

132 apartments in three buildings.

BUILDING	APARTMENTS	STAGE
Type K	48 apartments	Stage 17
Type L1	40 apartments	Stage 18
Type L2	44 apartments	Stage 19

Four storeys plus rooftop over basement parking, set along the Warwick Road frontage — one- to three-bedroom apartments, each building a separate stage.

Indicative renders from the approved plans (Types K and L1).



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Approved landscape plans — central community open space and the Warwick Road frontage. Conceptz, Revised For Approval Issue F, 17 Sep 2025.

THE SITE

14.54 hectares, three road frontages.

Address	285-313 Warwick Road, Yamanto QLD 4305
Title	Lot 112 on CH311618 · freehold · one title
Area	145,358 m² (14.54 ha)
Frontages	Warwick Road (east, State-controlled) approx. 290 m · Berry Street (north-west) approx. 290 m · Hall Street (west)
Council	Ipswich City Council — Ipswich Plan 2025
Zoning	Medium density residential (approx. 7.05 ha, east) · Environmental management (approx. 7.5 ha, west)
Regional plan	ShapingSEQ Urban Footprint
Levels	RL 17–50 m AHD, falling west to Berry Street
Existing use	Vacant — bushland and former grazing land, dam in the south-west
Easement	Energex easement A RP203569 on the southern boundary (sewer main within)

Frontages measured off the QLD cadastre (approx.). Zone areas read off council's ePlan maps.





LOCATION

Ipswich's southern growth corridor.

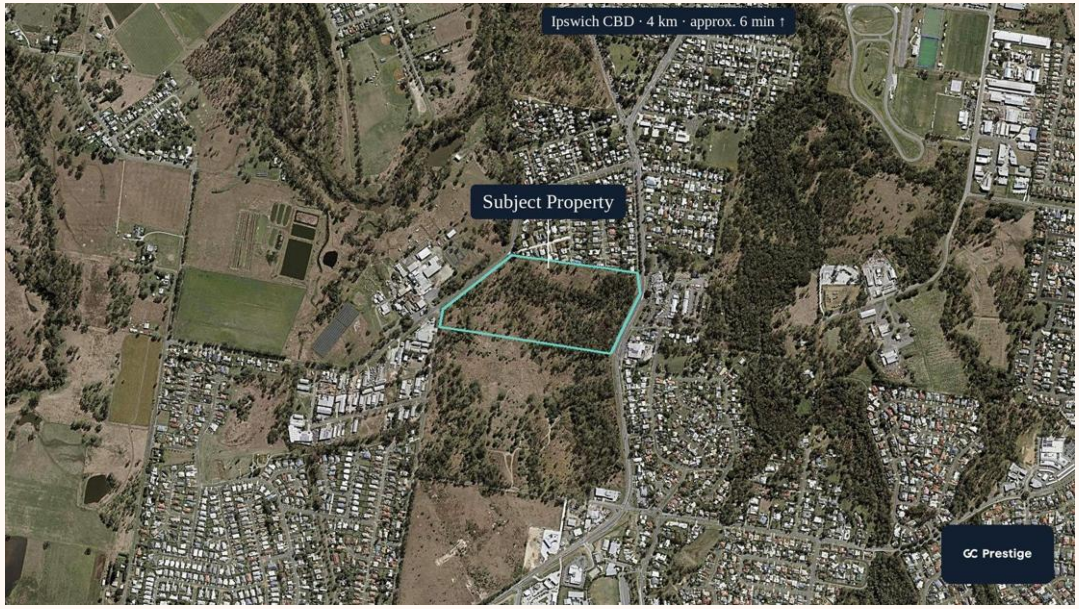
Yamanto sits on Warwick Road between the Ipswich CBD and the Cunningham Highway — established housing to the north and east, with RAAF Base Amberley and the Ebenezer and Willowbank employment areas to the south-west.

TO	DISTANCE	DRIVE
Ipswich CBD	4 km	approx. 6 min
Springfield Central	23 km	approx. 23 min
Brisbane CBD	45 km	approx. 42 min
Brisbane Airport	59 km	approx. 54 min
Gold Coast (Southport)	96 km	approx. 76 min
Toowoomba	92 km	approx. 80 min

Drive times by road (OSRM, off-peak) — indicative only.

THE STREET

The site is the only large medium-density approval in Yamanto. Nearby activity is small infill — 1 into 3 and 1 into 13 lot subdivisions, and a 10-townhouse project on Leonard Street (see Approvals around the site).



PLANNING

The planning framework.

Zone	Medium density residential (MD2) on the developable eastern half
Height / density (OV6)	2–3 storeys · 50–75 dwellings per gross ha
Approved density	363 dwellings on 7.31 ha net — 50 dwellings per ha
Code range on the MD land	approx. 352–529 dwellings at 50–75 dw/ha (approx. 7.05 ha)
Infrastructure	Inside the LGIP Priority Infrastructure Area
RAAF Amberley (OV7)	15 m height zone, lighting and wildlife controls — approved heights sit within

Code range is a GC Prestige reading of Ipswich Plan 2025 v2 overlays — not a council confirmation.

UPSIDE

Options for the next owner

01 Build the approved scheme. 363 dwellings in 19 self-contained stages, starting with the townhouse stages off the new Warwick Road intersection.

02 Re-mix the product. A scheme of about 280 townhouses and 90 three-level units (approx. 370 dwellings) sits inside the 50–75 dw/ha band and the 2–3 storey limit. It would need a change application, a narrower townhouse product within the approved footprint, and updated reports.

03 Stage the capital. Sell or joint-venture the apartment stages (17–19) separately from the townhouse stages.

All alternative schemes are subject to council approval. No representation is made that any change will be approved.

DUE DILIGENCE

Constraints — and how the approval deals with them.

ITEM	ON THE SITE	EFFECT / HOW IT IS HANDLED
Environmental management zone	approx. 7.5 ha (west)	Open space and bushland — outside the approved layout
Flood (OV12) medium–extreme	approx. 7.2 ha	Almost entirely within the EM zone
Flood low / very low on MD land	approx. 0.8 ha / 2.5 ha	Fill; habitable floors 300 mm above the defined flood level (condition)
Core koala habitat · regulated vegetation Cat C	Bushland across the site	SARA approval: clearing up to 6.43 ha / 1,270 koala trees, koala management and rehabilitation plans, environmental offset
Bushfire (OV10)	High in the central bush, medium west	Asset protection zones and BAL ratings on the bush edge
Slope (OV11)	15–25% in patches only	Minor
Rail corridor and oil pipeline (OV13)	South-west corner	Within new Lot 2 — outside the layout
Warwick Road noise (OV13)	Frontage	Building treatment and acoustic fencing (condition)
Registered easement	approx. 0.7 ha	Energex easement A RP203569, southern boundary

Zone and flood areas read off Ipswich ePlan maps; koala, vegetation and easement areas from State layers. Indicative only — buyers should make their own enquiries.

SERVICES

Services at the boundary.

Sewer	DN150 gravity mains along the northern boundary (Wegener Street lots) and inside the southern easement — Urban Utilities
Water	DN150 mains in Warwick Road and Berry Street
Power	Energex referral in the approval; easement on the southern boundary
Road	New signalised intersection on Warwick Road (State-controlled road)
Charges	Infrastructure charges notice issued with the approval

Urban Utilities and Energex network data — confirm connection points and capacity in due diligence.

APPROVALS AROUND THE SITE

What the street is approving

ADDRESS	PROPOSAL	REF
285-313 Warwick Rd (subject)	231 townhouses + 132 apartments	12857/2024/CA
428 Warwick Rd	Survey plan, Lots 1–4	4220/2025/SSP/A
32-34 Leonard St	10 two-storey townhouses	in planning
13-15 Rose St	1 into 3 lots	1847/2026/RAL
60 Aloe St	1 into 13 lots	11882/2026/RAL

Ipswich Development.i and PlanningAlerts.

Site & frontages

QLD DCDB · QLD imagery · QLD DEM

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One title, three road frontages.

- 145,358 m² — Lot 112 CH311618
- Warwick Road (east, State-controlled) — approved access by a new signalised intersection
- Berry St and Hall St (west)
- Falls about 32 m west to Berry St (RL 17–50 m AHD)
- Energex easement A RP203569 along the south boundary
- Vacant bushland / old grazing, dam in the south-west

Site (14.54 ha)
Registered easements (Energex, services)
Surrounding lots

Approved layout — 12857/2024/CA

Negotiated decision 16 Mar 2026 — approved master plan (Raunik), georeferenced

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363 dwellings approved on the east half.

- 231 townhouses (Types A, B, C, H = 2 storeys; J = 3 storeys)
- 132 apartments in Blocks K, L1, L2 — 4 storeys + rooftop, basement parking
- 19 stages (townhouses 1–16, apartments 17–19)
- Net developable 7.31 ha · 50 dw/ha · 660 car parks
- West half stays as communal open space / bushland
- Lot 2 (1.19 ha, SW corner) cut off for the future rail corridor

Townhouses (colour = type)
Internal driveways
Future rail corridor (Lot 2)
Site (14.54 ha)

Zoning



Half residential, half environmental.

- Medium density residential (MD2): about 7.0 ha (east)
- Environmental management: about 7.5 ha (west, creek and flood land)
- The approved layout sits inside the MD zone
- Local area 17 — Yamanto
- ShapingSEQ: Urban Footprint
- Approved via impact assessment, 2024–26

Medium density residential
Environmental management
Site (council dashed boundary)

Height & density (OV6)

2–3 storeys, 50–75 dwellings per gross ha.

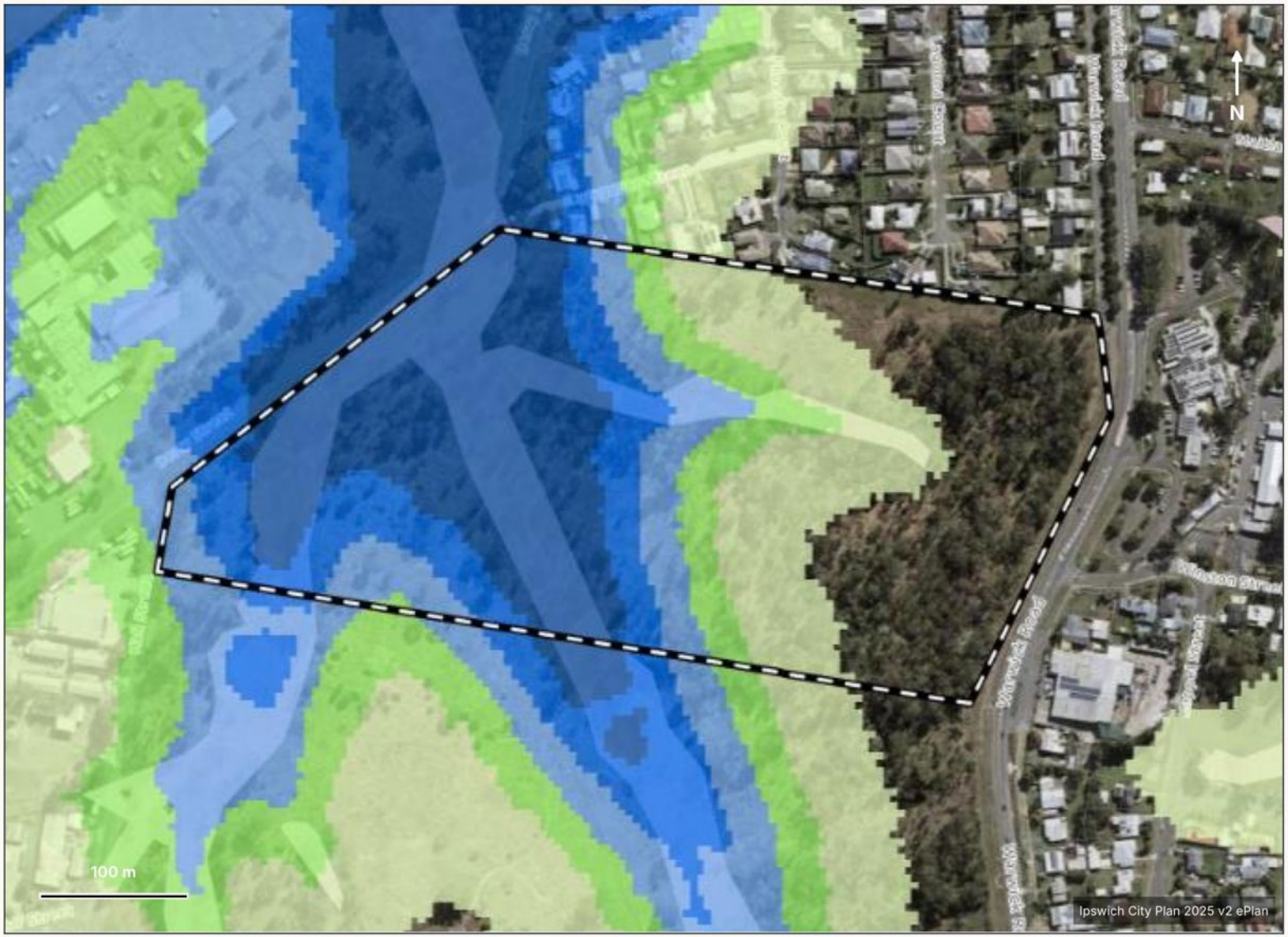


- OV6 covers the MD land: about 6.9 ha
- Code density band = about 352–529 dwellings
- Approved: 363 dwellings — townhouses at 2–3 storeys, apartments at 4 storeys + rooftop
- Option: about 370 dwellings with 3-level units, subject to council approval
- RAAF Amberley: 15 m height restriction zone

MD2 — 2–3 storeys, 50–75 dw/ha
Surrounding residential densities
Site (council dashed boundary)

Flood

The west is flood land, the MD zone is not.



- Medium to extreme risk: about 7.2 ha — almost all in the EM zone
- Low risk inside MD: about 0.8 ha · very low: about 2.5 ha
- Approval: habitable floors 300 mm above the DFL; adopted flood line RL 26.8 m
- 2011 flood extent on site 4.5 ha; 1974 0.8 ha (State)
- Overland flow path through the middle

Environment & koala



Koala habitat over most of the site — clearing is already approved.

- Core koala habitat (no KPA): 9.3 ha
- Regulated veg. Cat C (regrowth) 9.3 ha · essential habitat 9.3 ha
- SARA (2501-44219): clear up to 6.43 ha and 1,270 koala trees, rehabilitate the balance, deliver an environmental offset
- A larger footprint would need a new SARA referral

Core koala habitat area
Regulated vegetation Cat C (regrowth)
Site (14.54 ha)

Biodiversity & waterways

Minor waterways cross the west half.



- OV2 minor waterway + buffer through the EM land
- OV1 MSES vegetation over the bushland
- The approved stormwater outlets discharge into the overland flow path on the west
- No MLES on site (council ecology assessment)

Minor waterway + buffer
OV1 MSES vegetation
Site (council dashed boundary)

Triggers — bushfire & slope

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Shapes the edges, not the yield.



- High potential intensity over the central bush, medium on the west
- Expect APZ setbacks and BAL construction on the bush edge
- Slope 15–25% only in small patches
- Bushfire report already accepted with the approval

High potential intensity
Medium potential intensity
Potential impact buffer
Slope 15–25%
Site (council dashed boundary)

Triggers — rail, pipeline, easements

Rail corridor clips the south-west corner.



- Future Ipswich–Springfield rail corridor — Lot 2 (1.19 ha) created for it
- High pressure oil pipeline buffer (OV13)
- Energex easement A RP203569 on the south boundary
- None of these touch the approved MD layout

Future railway corridor
Pipeline buffer / Energex easement
Site (council dashed boundary)

Triggers — Warwick Road noise

The apartment frontage takes the noise.

- State-controlled road noise corridor Cat 0–4 along Warwick Rd
- Approved apartments meet internal noise criteria by building treatment
- Acoustic fences to some townhouse courtyards
- Any redesign re-runs the acoustic report



Water & sewer

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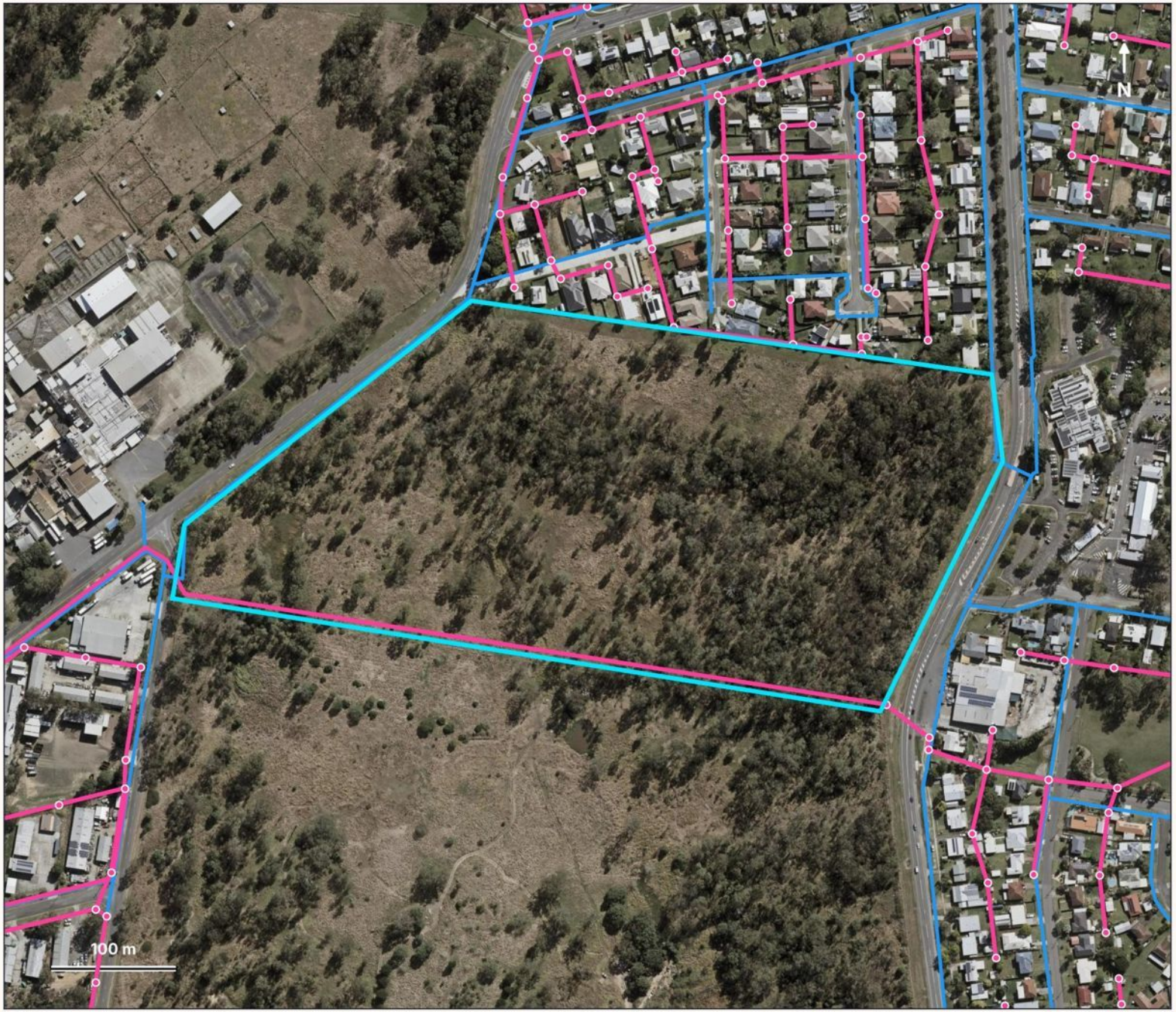

Both at the boundary.

- Sewer: DN150 gravity mains along the north boundary (Wegener St lots), 2 m away
- DN150 sewer main inside the south easement (UU)
- Water: DN150 mains in Warwick Rd and Berry St
- Inside the LGIP priority infrastructure area
- Each stage must be serviced independently (condition)

Sewer main
Sewer maintenance hole
Water main
Site (14.54 ha)

Approvals & context



Infill subdivisions are the local pattern.

S. Subject — 12857/2024/CA, 363 dwellings

1. 428 Warwick Rd — survey plan Lots 1–4 (4220/2025/SSP/A)
2. 32-34 Leonard St — 10 townhouses (in planning)
3. 14-16 Aster St — 1 into 3 lots (4787/2026/SPSR)
4. 60 Aloe St — 1 into 13 lots (11882/2026/RAL)

- Yamanto Central and Churchill SS close by
- Inside the Urban Footprint

Urban Footprint
Regional Landscape and Rural Production Area
Nearby application
Site (14.54 ha)

Developable area — the MD zone

GC Prestige analysis — Ipswich ePlan zone + flood maps, approved plans

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About 7.0 ha of Medium density residential land carries the yield.

- Approved: 231 townhouses + 132 apartments = 363
- OV6 allows 50–75 dwellings per ha at 2–3 storeys
- Reconfiguration option: ~280 townhouses + ~90 three-level units (~370), subject to a change application
- West half is Environmental management zone and flood land — open space for the community

Medium density residential (developable)
Low / very low flood (fill, floor levels)
Medium–extreme flood (no-go)
Site (14.54 ha)

SALE PROCESS

Expressions of interest.

285-313 Warwick Road is offered for sale by Expressions of Interest.

01 Request the approval package. Decision notice, negotiated decision, approved plans, SARA response, staging plans and reports.

02 Do your due diligence. Planning, engineering, services 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

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285-313 WARWICK ROAD · YAMANTO

Submit an offer.

A 14.54 ha site approved for 363 dwellings, offered by Expressions of Interest.

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

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