

belong at Springfield Rise at Spring Mountain

A vibrant new community



Springfield RISE
At Spring Mountain

Created by

lendlease

belong at Springfield Rise at Spring Mountain

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be home at Springfield Rise at Spring Mountain

Imagine living in a close-knit community where your neighbours are your friends. The kids riding bikes around the creek. A safe environment, where the local shops are just a short stroll away. Where the school is only a stone's throw from home, and the commute to work just a short ride from the local train station.

Imagine being surrounded by a beautiful, natural environment, with parks, picnic tables, walking and cycling paths, tennis courts, football and cricket ovals all nearby. A buzzing Town Centre with shops, cafés and restaurants within arms reach. And all this tucked away in a friendly community just half an hour drive from Brisbane's CBD.

Find your new home in Springfield Rise at Spring Mountain, where city living meets the great outdoors.

Greater Springfield's newest urban address, Springfield Rise at Spring Mountain, sits between the shopping, business, health and education precincts of Springfield Central and the wild beauty of White Rock Spring Mountain Conservation Reserve.

With city convenience on the doorstep, direct train services to Brisbane City beyond and endless possibilities for outdoor adventures in the backyard, Springfield Rise at Spring Mountain really is the best of both worlds. City living meets natural splendour.

It's all here waiting for you

Become part of Greater Springfield, Australia's best master planned community* and Lendlease's newest address. Springfield Rise at Spring Mountain connects directly to Lendlease's first Springfield community, the award-winning Springfield Lakes, giving you access to incredible lifestyle offerings the moment you move in. You'll be amazed by the range of house and land packages on offer from stylish, low-maintenance terrace homes to family homes with room for a pool.

And because it's from Australia's leading developer of master-planned communities, you can be confident your new home will be everything you've dreamed of. **Springfield Rise at Spring Mountain is the address you'll want to come home to, the community you'll never want to leave.**

*Awarded by the Urban Development Institute of Australia in 2015

be at the heart of it all

With a growing business district, established schools, shops and community facilities and acres of open space, life is ready to live at Springfield Rise at Spring Mountain.

Rise up early with a spring in your step. Start the working day with coffee at the local village café before jumping on the train to Brisbane's CBD. It's just a 41-minute trip. Or if you work in nearby Springfield Central, head out for a morning jog along the leafy corridors that weave through the community. They'll take you straight to the office!

Weekends are just as easy and enjoyable when everything is at your fingertips. Leave the car behind and take advantage of Queensland's gorgeous weather as you walk to Robelle Domain, Springfield's amazing central parkland. With treetop walks, a zero-depth wet playground, water cascades and a new South Bank-style swimming lagoon, it's the ultimate kid's haven.

Enjoy a lunch date and some retail therapy at Orion Springfield Central, Queensland's ninth largest shopping centre or chase the kangaroos off the greens at the renowned Brookwater Golf Club, Queensland's best public access course*.

For a family getaway, head to the Gold Coast's world-class theme parks and famous golden beaches, less than an hour's drive away. Or Mt Coot-tha and Southbank are just a short drive or train ride away.

Whatever your heart desires, Springfield Rise at Spring Mountain is where you'll find it.

*Awarded by Golf Digest in 2014

Featured image: Orion Main Street



be part of a world class masterplanned city – Greater Springfield

Greater Springfield is the first master planned city since Canberra. It's turned South East Queensland's western corridor into one of the nation's fastest growing regions.

A comprehensive master plan, declared the world's best by the International Real Estate Federation*, guides this growth. Every aspect has been meticulously planned to meet the needs of a thriving community from local jobs to learning opportunities.

Health City, a unique 52-hectare medical and wellness precinct, is taking shape with the first stage of the 1,200-bed Mater Private Hospital Springfield now open. The \$85 million stage one incorporates operating theatres, inpatient wards, day surgery unit, medical imaging services and a cancer care centre.

At nearby Education City, the University of Southern Queensland's campus is doubling in size to meet demand, as is Orion Springfield Central. A major expansion will transform it into one of Queensland's largest shopping centres and see Coles, Target, Event Cinemas, Orion Hotel, JB Hi-Fi and Peter McMahon's Swim Factory join existing retailers Witchery, Sportsgirl, BIG W, ALDI and Woolworths.

* Awarded by the FIABCI in 2010.



be connected

Community spirit will be the soul of Springfield Rise at Spring Mountain, a vibrant, urban address with all the charm and friendliness of a country town. Join one of Greater Springfield's active community groups or start your own.

Welcome events will make meeting others easy while regular sporting and recreational activities will give you more chances to interact and live a healthier life. From fun family events and markets to pop-up cafés, mother's groups and cycling events, there'll always be ways to enjoy life within your community.

And with quick access to the Centenary Highway, a train station within cycling distance and a high-speed fiber optic network to the home, you'll find staying connected to the wider community effortless.



be outdoors and active

At Springfield Rise at Spring Mountain, the outdoors beckons at every turn.

With more than 50 hectares of open space including multiple neighbourhood parks, bushland reserves, a carefully planned network of walking and cycling paths, and the district's largest sporting fields planned, you'll find yourself in the great outdoors before you even know it.

Wherever you are, stunning views are all around. Hike to White Rock, one of the region's most popular bushwalking spots in the conservation reserve next to Springfield Rise at Spring Mountain—you can even mountain bike all the way there from Robelle Domain along scenic paths and bush tracks. Work up a sweat horse riding the challenging Yuddamun Trail or stroll along Six Mile Creek boardwalk through the cool shade of the blue gum forest.

With so many opportunities to play, explore and enjoy nature, being active will become a way of life at Springfield Rise at Spring Mountain.

be smart

Learning is easy at Springfield Rise at Spring Mountain. Choose from an extensive range of excellent private and public schools, including a primary school planned for Springfield Rise at Spring Mountain. Even the youngest family members will be spoilt for choice, with 12 childcare centres within Greater Springfield.

Opportunities for further study are available locally too, with Education City on your doorstep.



Take up a hobby or learn a new trade at the nearby TAFE Queensland South West. Complete your tertiary studies at the University of Southern Queensland Springfield Campus, just across from the TAFE. With undergraduate and postgraduate degrees in law, business, education, engineering and much more, it's got something for everyone from school leavers to professionals.

No wonder almost half of Greater Springfield is enrolled in some form of learning!

Build your dream home



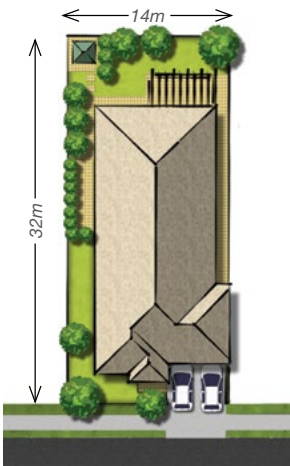
THE AUSTRALIAN DREAM



- TRADITIONAL**
- Average lot size 640m²
 - Block sizes range from 640 to 800+m²
 - Ideal for families
 - Plenty of room for a big backyard and pool
 - Room for a double garage



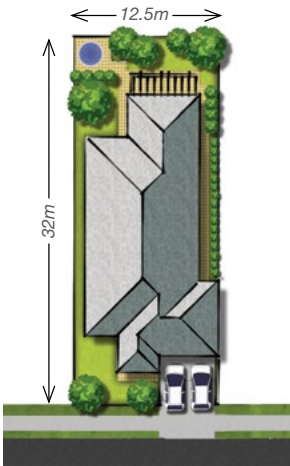
AN ENTERTAINER'S DELIGHT



- COURTYARD**
- Average lot size 448m²
 - Ideal for private courtyards and indoor/outdoor living areas
 - Room for a double garage and a pool
 - Low maintenance living



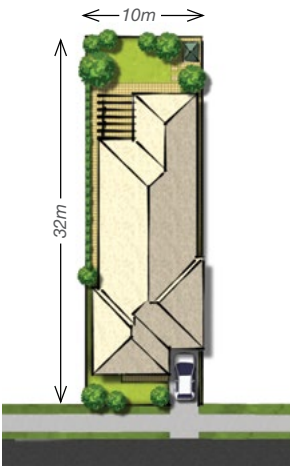
LOW MAINTENANCE LIVING



- PREMIUM VILLA**
- Average lot size 400m²
 - Emphasis on practical entertaining spaces for easy open plan living
 - Less gardening and maintenance
 - Room for a double garage



MAXIMISE YOUR LEISURE TIME



- VILLA**
- Average lot size 320m²
 - Ideal for first home buyers and those looking for an affordable option
 - Low maintenance living
 - Build to boundary on one side to maximise usable space
 - Stylish alternative to apartment living

LOW MAINTENANCE AFFORDABLE OPTION

- TOWN TRADITIONAL**
- Avg. size 480m²
 - 20m wide x 24m deep

- TOWN COURTYARD**
- Avg. size 336m²
 - 14m wide x 24m deep

- TOWN PREMIUM VILLA**
- Avg. size 300m²
 - 12.5m wide x 24m deep

Home and land package options



A MODERN HOME



PACKED WITH PERSONALITY

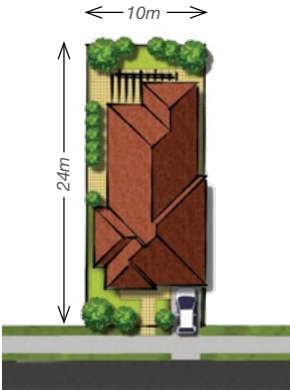


LOTS OF LIVING

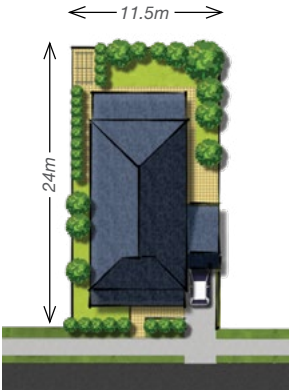


EASY LIVING WITH BIG APPEAL

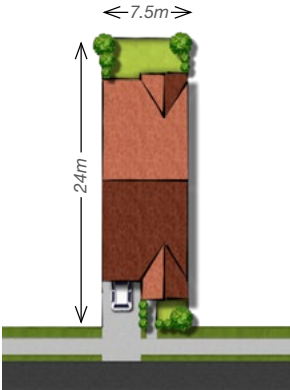
HOUSE AND LAND PACKAGE OPTIONS ONLY



- TOWN VILLA**
- Average lot size 240m²
 - Great for busy lifestyles
 - Stylish and affordable living option
 - Contemporary design
 - Ideal for singles and young couples



- TOWN COTTAGE**
- Average lot size 276m²
 - Low maintenance designs
 - Practical outdoor living spaces
 - Great street appeal
 - Light and airy living spaces



- TERRACE**
- Average lot size 180m²
 - Double storey living
 - Ideal for growing families
 - 3 to 4 bedrooms
 - Modern living option
 - Spacious design



- GALLERY COLLECTION**
- Average lot size 720m²
 - Multi-dwelling homes
 - Attractive street appeal combined with low maintenance living
 - Available in a range of 2,3 and 4 bedroom options

STEPS TO PURCHASING A NEW HOME

1 Get started

Establish your budget and work out how much you can spend.

Choose your land and secure with a deposit.

Sign land contract & seek finance approval with your preferred lender or broker requesting a construction loan.

2 Choosing your home & finance

Choose a builder and start designing a home to suit you.

Pay deposit to builder.

Obtain finance approval and send a copy to your land agent and builder.

3 Construction & moving in

Land settles and registers and you can commence building your new home.

Make progress payments to builder throughout stages of the build.

Handover with builder and move in. Congratulations!

Find your dream home
at Springfield Rise at
Spring Mountain

Your 5-minute address



Location and Transport

- Brisbane CBD 28km
- Ipswich CBD 17km
- Gold Coast 81km
- Services by rail and road



Open Space

- 120 hectares of open space
- 28 parks
- Three lakes spanning 23 hectares



Parks

- Robelle Domain
- Grande Park
- Discovery Park
- Orion Lagoon



Education

- Quality childcare and preschools
- Public and private primary and secondary schools
- University of South Queensland Springfield Campus
- Bremer Institute of TAFE



Shopping and Lifestyle

- Three neighbourhood centres (Springfield Fair, Springlake Metro & Springlake Village)
- Orion Springfield Town Centre
- Cafés and restaurants
- Brookwater Golf Club



Medical

- Mater Private Hospital
- Local dentists, doctors & allied professionals.

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration.

be spoilt for choice from day one

Fast facts



COMMUNITY

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

LOCATION

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

12,000 POPULATION

TRANSPORT

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

RECREATION AND OPEN SPACE

- 13 proposed local parks totalling the size of 3 MCGs
- 3 proposed district parks totalling 6 times the size of The Gabba
- 12 proposed sporting fields totalling 3 Suncorp Stadiums
- 2.5 km of wildlife corridors
- Proposed hard courts, playgrounds and clubhouse
- 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

EDUCATION

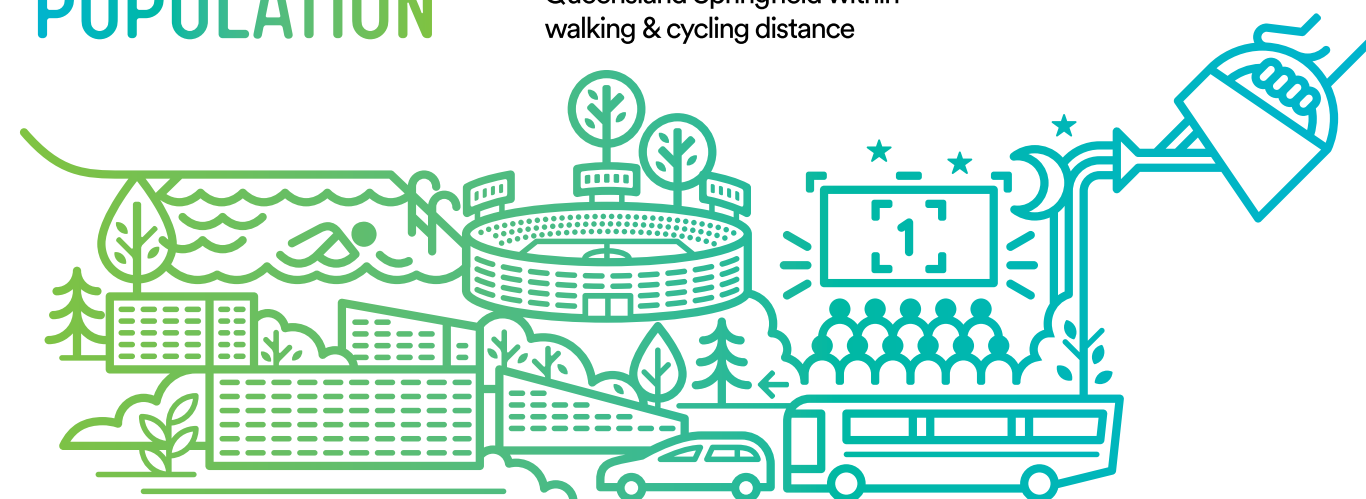
- Close to childcare centres
- Choice of 10 private and public primary schools (with a primary school planned for Springfield Rise)
- TAFE Queensland South West
- University of Southern Queensland Springfield within walking & cycling distance

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 Shopping Centre's shops, cinemas, cafés, restaurants and business precinct
- Close to Bunnings and Masters within Springfield Central
- Five minutes' drive to Brookwater Golf and Country Club with future international resort and spa
- Just 15 minutes' drive to Mt Ommaney Shopping Centre and DFO at Jindalee

HEALTH AND WELLBEING

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

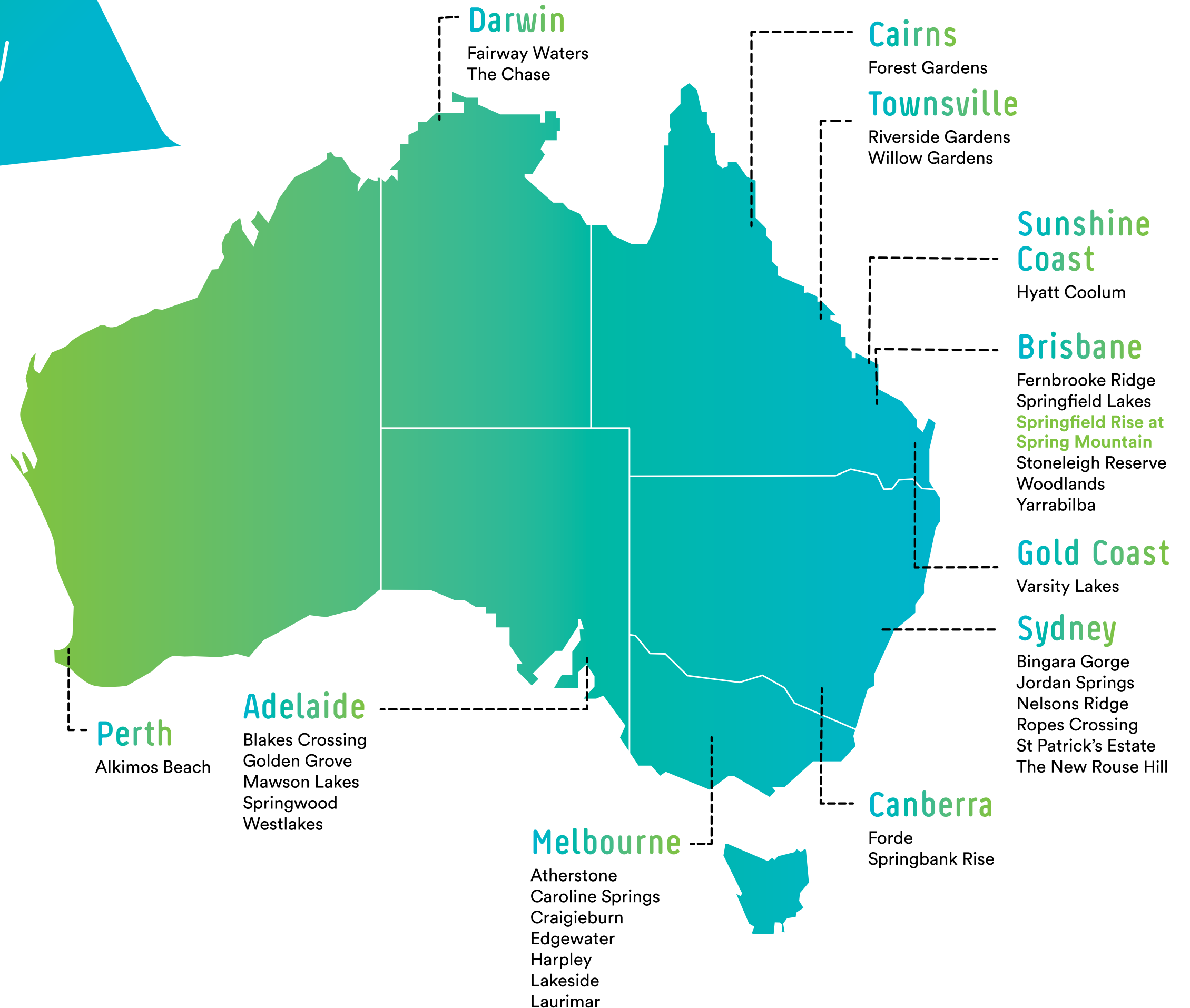


be part of a
larger community

Creating the best places

For over 50 years now, Lendlease has been creating communities that define the way Australians like to live; truly beautiful neighbourhoods designed to what it should be while remaining ever mindful of our responsibilities for how we will live tomorrow. Our communities offer real opportunities in housing choice, education, work and healthy recreation. We believe everyone who visits our neighbourhoods should feel safe within a welcoming community that will grow and prosper into the future.

Across the country, communities that we are responsible for continue to flourish, nurturing the community atmosphere that remains at the heart of everything we do, and will remain for generations to come. These are the places that make us proud.





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