

be central
be lakeside
be part of it



WELCOME TO SPRINGFIELD LAKES

IT'S MY PLACE TO LIVE AND WHERE I CAN LIVE THE LIFE I CHOOSE

Everything I need is here and it's right on my doorstep – schools, shops, restaurants and cafes, business services, medical facilities and plenty of spaces for play. The location is perfect plus I'm connected by road and rail with everywhere else I need to be.

Springfield Lakes – it's where I belong and where I'll always be warmly welcomed home.

It truly is like a city.



THE AWARD-WINNING SPRINGFIELD LAKES

Springfield Lakes is an award-winning master-planned community. The 1200 hectare site, nestled within Greater Springfield, South East Queensland's fastest growing region, was created as a place for people to 'live' life in their own way.

Located off the Centenary Highway, it's just 30 minutes by road to Brisbane's CBD, 40 minutes to Brisbane's airports, 15 minutes to Ipswich, and 50 minutes to the Gold Coast.

When you also consider the added convenience that the two railway stations of Springfield and Springfield Central deliver with their frequent service from the CBD, it is easy to see why Springfield Lakes will be chosen as 'my place to live' by so many.

You'll find quality childcare services, state and private schools and a university campus on your doorstep. You'll be spoilt for choice when it comes to shopping, recreation facilities and parks. There are cafes and restaurants aplenty as well as established business and medical services. Works have started on the Mater Private Hospital Springfield, with completion scheduled for 2015.

With a range of house and land packages available, why not make Springfield Lakes your place to live too.

Award Winning Community

- 2015 National Winner Best Masterplanned Development, UDIA Qld Awards for Excellence
- 2014 Best Masterplanned Development, UDIA Qld Awards for Excellence
- 2014 Best Masterplanned Community & Presidents Award, Greater Springfield
- 2007 Best Masterplanned Community, UDIA
- 2009 Best Masterplanned Community, UDIA - Greater Springfield
- 2010 Property Council of Australia National RPS - Masterplanned Community, Greater Springfield
- 2010 Prix'd Excellence FIABCI Greater Springfield, Masterplanned category





OPEN SPACE AND RECREATION

With a climate that has the world green with envy it's no wonder that in Queensland we live our lives year-round in the open air. Springfield Lakes, with its 120 hectares of rich green open spaces, meandering paths, hiking and cycling trails, tranquil lakes and wide green playing fields, is the perfect place to get outdoors and get active.

Set your own pace. Share your morning walk with the abundant local native wildlife when you explore one of the three community lakes – Spring Lake, Regatta Lake or Discovery Lake. Invite friends to join you out on the water in a kayak or canoe.

Take a different path or trail every day on your afternoon run or ride. Or set yourself some serious goals and make the most of the fitness equipment in Central Walk Park. Meet the kids at the tennis courts for a friendly match after work. Tee-off at nearby Brookwater Golf Course on the weekend. Join a local sporting team and strive to take home the end-of-season cup. From mid-2016, you'll even be able to make use of the Brisbane Lions' new elite training and administration facility.

With a total of 28 parks, it's only natural that you'll want to relax with family and friends in the great outdoors at Springfield Lakes.

- **Robelle Domain:** This spectacular parkland and central open space connects the community of Greater Springfield and provides more than 11 kilometres of boardwalks, walking and cycle tracks, sports fields, playgrounds and soon to be completed lagoons.

Just a snapshot of our parks:

- **Discovery Park:** Just beside Discovery Lake, this is the place for family get-togethers. Its pirate ship appeals to buccaneers of all ages and the realistic wildlife sculptures amaze and delight. With an amphitheatre, barbeque and picnic facilities this is the perfect spot to while away a sunny afternoon.
- **Lakes Entrance:** Also located alongside Discovery Lake, here are walking paths, barbeque and picnic facilities and plenty of room to relax and play.
- **Grande Park:** Grand by name and grand by nature; this 3.5 hectare district park offers lots of room to move and features a bicycle learning track for the beginners, as well as skate and mountain bike tracks for the more experienced. There is also a children's playground and community stage, plus multi-purpose courts and barbeque and picnic facilities.
- **Tea Tree Gully Park:** Watch the children play in the fort-style playground, kick a ball, explore the dry creek bed, and when you're done, fire up the barbeque.



EDUCATION

EARLY CHILDHOOD, PUBLIC & PRIVATE PRIMARY, SECONDARY,
TERTIARY & VOCATIONAL TRAINING

Whether you're young in years or young at heart it's easy to learn for life at Springfield Lakes.

With as many as 10 childcare centres located across Greater Springfield, even the youngest members of the family will be spoilt for choice. Choose from an extensive range of excellent private and state secondary schools for your children – schools with a passion for bringing out the best in all students: The Springfield Anglican College, Good Shepherd Catholic School, St Peters Lutheran College, Springfield Central State School, Springfield Central State High School. The nearby Bremer TAFE offers a

multitude of courses for those who are seeking to learn a new hobby, new professional skill or new trade. For further information go to www.tafesouthwest.edu.au/about-us/locations/springfield

Learning locally doesn't end there. Tertiary studies can be completed at the University of Southern Queensland Springfield Campus just minutes away from your home. The university offers a wide range of undergraduate and postgraduate degrees for everyone from recent school leavers to professionals and learners of all ages.

MY EDUCATIONAL CHOICES





COMMUNITY

Relaxing comes naturally to residents of Springfield Lakes. From the moment you set foot inside our community you'll feel the tension ease. The spectacular Springfield Lakes landscape certainly helps to unwind but it's also the sense of community, the warmth and friendship that welcome you home.

Plus, at Springfield Lakes it's possible to do all the things you enjoy doing with the people you value the most – dinner dates, coffee catch-ups, beauty spa treatments, a day out at the lagoon, shopping days and more.

From arts and crafts to sports and fitness, you'll have no trouble finding a community group at Springfield Lakes that interests you. There are more than 60 to choose from and you'll be warmly welcomed whichever one you join. You can look forward to sharing many good times with friends and perhaps learning something new. Of course, there's nothing to stop you starting your own group too.



RETAIL THERAPY

Groceries, fashion, health, electrical or homewares – whatever you need, you'll easily find it at Springfield Lakes. Your neighbourhood centres are Spring Lake Village and Springfield Fair where retail therapy is on a relaxed scale delivered by retailers who believe in service with a smile. Spring Lake Metro is the place to go for commercial services, cafes, restaurants and a new hotel.

And Orion Springfield Central has it all. It's here you'll find Woolworths, BIG W, ALDI, BCF, Amart Sports, Best&Less, Supercheap Auto, speciality stores and

business services. Everything is catered for, from fashion retailers and banks to footwear and fresh food. And when you need a break from all that shopping there are some great cafes and restaurants.

Best of all, with the new expansion of the Orion Springfield there'll soon be even more shopping and services. Event Cinemas, Target, Coles and about 80 new specialty stores including fashion, cafes and restaurants, as well as community services will soon be joining the centre.



TRANSPORT

The architecturally-designed Springfield and Springfield Central railway stations have become familiar local landmarks creating a memorable first impression. Trains run frequently to surrounding suburbs and it's a 38 minute trip to Brisbane city.

The stations have pedestrian and cycle access paths and are integrated with the bus network. Travelling from home to the city and suburbs on the rail network has never been easier!

Regular bus services linking into the Translink network and a comprehensive network of bus stops throughout Springfield Lakes keep the community connected.



Mater Private Hospital Springfield artist impression

MATER PRIVATE HOSPITAL SPRINGFIELD

Mater Health Services is meeting the growing healthcare needs of the Greater Springfield community with the new Mater Private Hospital Springfield. The \$85 million, 80-bed stage one of the hospital, located within Health City Springfield Central, is scheduled for completion at the end of 2015.

Mater has a master plan for the hospital precinct that incorporates a series of stages to be progressively rolled out to meet the growth demands of the region. Stage one will deliver a comprehensive range of medical and surgical services on an inpatient and day patient basis. The 10,000 m² facility will include four operating

theatres, inpatient wards, a day surgery unit and medical imaging services.

A cancer and treatment care facility will be supported by \$21.4 million in Australian Government funding. The centre, initially with one linear accelerator and 15 medical oncology treatment bays, will be further developed through an alliance between Mater and Radiation Oncology Queensland.

Mater will offer an innovative, unique and contemporary model of holistic care and will provide patients exceptional acute and subacute treatment and care, while also promoting wellness and illness prevention.



Greater Springfield artist impression 2030

GREATER SPRINGFIELD

AN EMERGING NEW CITY

Greater Springfield, located just 30 minutes from Brisbane's CBD, is the nation's fastest-emerging new city and home to almost 28,000 residents with on average one family arriving every week.

Expected to be the size of Darwin by 2030, it has so far attracted nearly \$11 billion in both private and public investment across its six suburbs. The arrival of corporate giants like GE Australia, which will soon open its first-ever Queensland headquarters, and the opening of the \$1.2 billion rail and transport hub are yet more reasons why Greater Springfield has rebadged Queensland's western corridor as the fourth fastest-expanding region in Australia. In

2010, Greater Springfield's master plan, was officially declared world's best by FIABCI. Job creation sits at its heart, with one full-time job for every three residents, and a design that brings together the interconnecting pillars of health, education and information technology, as well as 30% guaranteed green space.

Health City, a unique 52 hectare medical and wellness precinct, is already taking shape with Mater Health Services constructing the first stage of a pre-approved 1200-bed hospital in an e-medical model. This will ultimately deliver a comprehensive range of medical and health services to the community as it grows.





At nearby Education City, the University of Southern Queensland's campus is doubling in size to meet demand. The additional presence of a TAFE college, along with a number of specialised learning facilities and more than 10 public and private schools, together with 11 early education centres, explains why more than 46% of the Greater Springfield population is enrolled in some form of learning.


In late 2014, Thai hospitality giant Dusit Thani announced its intention to operate a \$550 million international resort and spa attached to the Brookwater Golf and Country Club, Queensland's number one public access golf course.


Together with Mirvac's \$154 million expansion of the Orion Springfield Central retail centre, which has the region's biggest and most exciting cinema complex and other offerings, it's easy to see why so many people are discovering that Greater Springfield is not just a destination of choice but a place where you really can, live, work, learn and play.


SPRINGFIELD LAKES LOCALITY


 Sales & Information Centre


 Shopping

 Education


 Child Care Centre

 Health

 Parks/Sports Fields

 Train Stations

 Lakes

 Golf Course

 City Centre

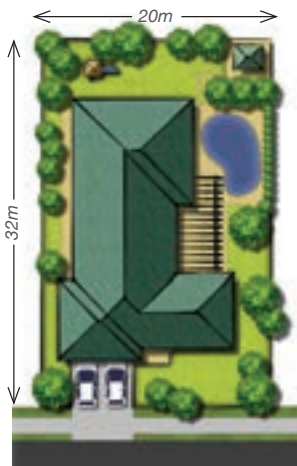




BUILD YOUR DREAM HOME



THE AUSTRALIAN DREAM

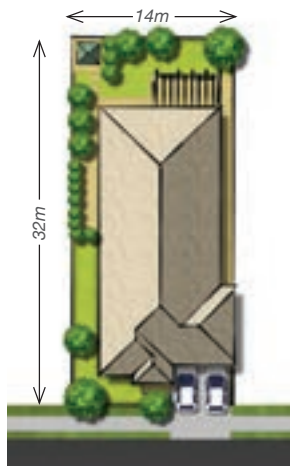


TRADITIONAL

- 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

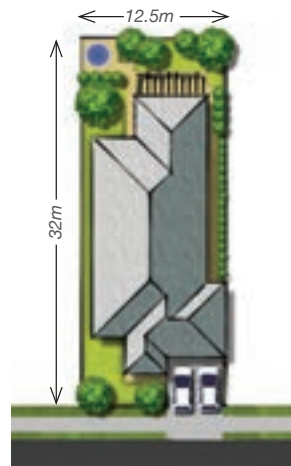


COURTYARD

- 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

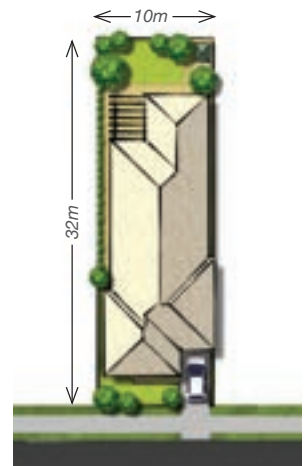


PREMIUM VILLA

- 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

FOUR STEPS TO PURCHASING A NEW HOME

1. GETTING 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 & FINALISING FINANCE

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

Obtain a copy of the contract and the building plan.

HOME AND LAND PACKAGE OPTIONS



A MODERN HOME



PACKED WITH PERSONALITY

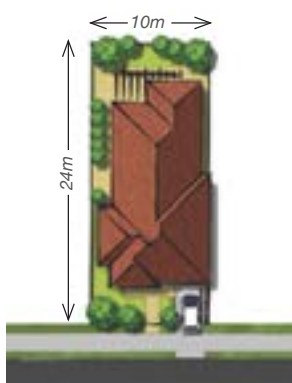


LOTS OF LIVING



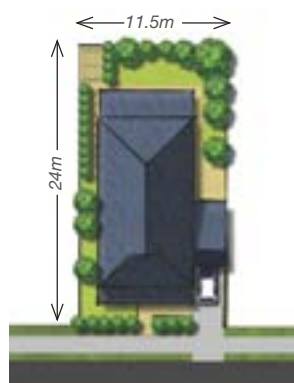
EASY LIVING WITH BIG APPEAL

HOUSE AND LAND PACKAGE OPTIONS ONLY



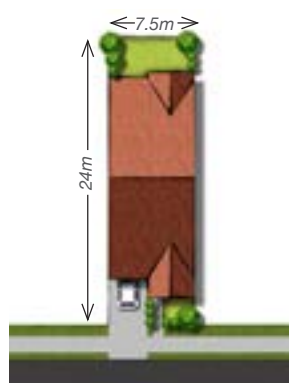
TOWN VILLA

- 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



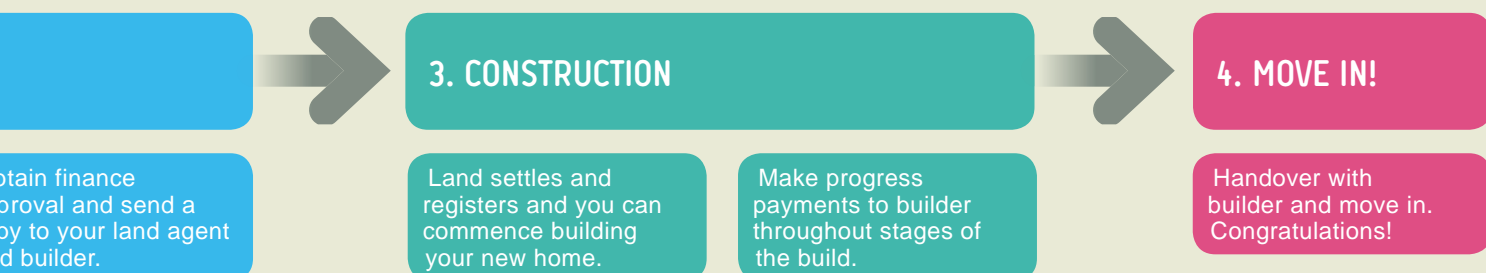
TERRACE

- 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



BE SPOILT FOR CHOICE FROM DAY ONE



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
- Cafes 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.



ABOUT LENDLEASE

lendlease

AN INFLUENTIAL HISTORY



1950

Dick (Duss) Dusseldorp (founder of Lend Lease) visits Australia to assess opportunities for Bredero's, a large Dutch building company.

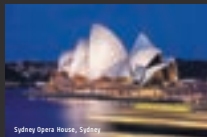


1951

Civil & Civic contractors forms (later renamed Lend Lease). The company's capital was £10,000 and its first contract was to supply and erect 200 prefabricated houses for the Snowy Mountains'

1959

- Lend Lease Development forms.
- Stage One Sydney Opera House contract won by Lend Lease.



Sydney Opera House, Sydney

1963

Lend Lease establishes itself as a progressive employer by introducing superannuation for staff, 20 years before becoming industry practice.

1968

1968 - Lend Lease officially opens Australia Square in Sydney, the first light weight concrete building.....



Australia Square, Sydney

1973

"The time is not far off when companies will have to justify their worth to society with greater emphasis being placed on environmental and social impact than straight economics."

Dick Dusseldorp, founder of Lend Lease Corporation

1991

Lend Lease International operations expand through the US and Asia and commence in Europe.

2000

The Sydney Olympic project in Australia development. Over 10,000 townhouses were industry commenced.



Sydney Olympic Village



Lakeside Pakenham, Victoria



Laurimar, Victoria



Mawson Lakes, South Australia



Mawson Lakes, South Australia

1970's
West Lakes, SA

1980's

Anchorage Island, NSW
Golden Grove, SA
Glen Alpine, NSW
Wattle Grove, NSW

1990's

Forest Lake, QLD
Willow Gardens, QLD
Forest Gardens, QLD
The Sanctuary, NSW
Fairway Waters, NT
Waterford Green, VIC
The Chase, NT
Riverside Gardens, QLD

Springfield



Springfield Lakes, Queensland



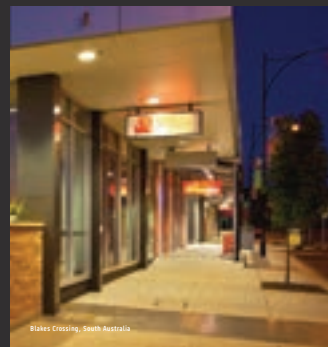
Olympic Village was a benchmark for sustainable urban development, delivering 1200 apartments and 1000 houses, and awarded various awards.



Springwood, South Australia



Jacksons Landing, Sydney



Blakes Crossing, South Australia

2001

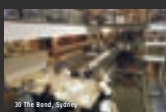
- Lend Lease was the first Australian property company to be included on the Dow Jones Sustainability World Index and acquires Delfin Property Group - a specialist in developing residential communities across Australia.
- Victorian Government announces win by Lend Lease of bid for the redevelopment of waterside metropolis at Victoria Harbour, Melbourne Docklands.



Victoria Harbour, Melbourne Docklands

2004

- 30 The Bond is completed, opening as Lend Lease Sydney headquarters and the first commercial building in Australia to achieve a 5 Star Green Star rating.



30 The Bond, Sydney

2008

- Lend Lease commences revitalisation of South Darling Harbour where they conceived, designed, developed and constructed the A\$500 million mixed-use Darling Quarter precinct in collaboration with Sydney Harbour Foreshore Authority (SHFA) and Commonwealth Bank of Australia, delivering Australia's first 5 Star Green Star V3 As Built commercial building.



Darling Quarter, Sydney

2010

- Lend Lease is awarded the contract to develop Sydney's largest CBD development of \$6 billion. Barangaroo South over the next 10 to 15 years. The project, which is participating in the Clinton Climate Initiatives Climate Positive Development Program, is targeting carbon neutral, water positive and zero waste outcomes
- Lend Lease finalises an agreement for the £1.5 billion urban regeneration of Elephant and Castle in London.
- Selected to undertake a \$2.5 billion major urban regeneration of Brisbane's historic RNA showground site.



Barangaroo South, Sydney

2011

- Lend Lease acquires Valemus Australia, parent company of Abigroup, Boulderstone and Conneq for A\$1 billion.

- Twin Waters, QLD
- Caroline Springs, VIC
- Newington (Sydney Olympic Village), NSW
- Mawson Lakes, SA
- Craigieburn, VIC
- Varsity Lakes, QLD

Lakes, Queensland



2000's

North Shore, QLD

- Edgewater, VIC
- Lakeside Pakenham, VIC
- Holroyd Gardens, NSW
- Nelson's Ridge, NSW
- The Cooloom Residences, QLD
- Woodlands, QLD



Caroline Springs, Victoria

Ropes Crossing, NSW

- Forde, ACT
- Laurimar, VIC
- Bingara Gorge, NSW
- The New Rouse Hill, NSW
- Springbank Rise, ACT
- Blakes Crossing, SA



Parsons Lakes, South Australia



Blakes Crossing, South Australia



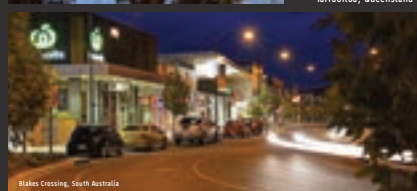
Bingara Gorge, New South Wales



Edgewater, Victoria



Springwood, South Australia



Blakes Crossing, South Australia

2010's

- Alkimos Beach, WA
- Coolbellup, WA
- Fernbrook Ridge, QLD
- Jordan Springs, NSW
- Atherstone, VIC
- Stoneleigh Reserve, QLD
- Harpley, VIC
- Springwood, SA
- River Oaks, NSW
- Mayfield, VIC
- Yarrabilba, Queensland



Yarrabilba, Queensland



Stoneleigh Reserve, Queensland

LENDLEASE COMMUNITIES SOUTH-EAST QUEENSLAND

Springfield LAKES

Springfield Lakes offers a rich way of life and an address to be proud of. It is part of an award-winning community that puts you close to everything but also offers you everything you need. Great schools, established shops and business services, delightful cafes and restaurants, endless open spaces, recreation facilities and more are yours at Springfield Lakes.

springfieldlakes.com.au



Fernbrooke Ridge

Rediscover the great outdoors at Fernbrooke Ridge. Located just 9km from the Ipswich CBD, it's close to everything yet its parklands, sports fields and hike and bike trails provide the perfect place for families to have fun and grow.

fernbrookeridge.com.au



YARRABILBA

Perfectly positioned between Brisbane and the Gold Coast, Yarrabilba really is in the middle of it all. Plus new shops, schools, an amazing super park, hike and bike trails, a sports oval and business centre are all just walking distance from your new front door. It's a beautiful place to live with a focus on family and community.

yarrabilba.com.au



Stoneleigh Reserve combines contemporary living and country lifestyles with city convenience. It's a peaceful pocket of natural beauty yet is surrounded by shopping centres, schools, medical centres and employment areas, with excellent access to public transport.

stoneleighreserve.com.au

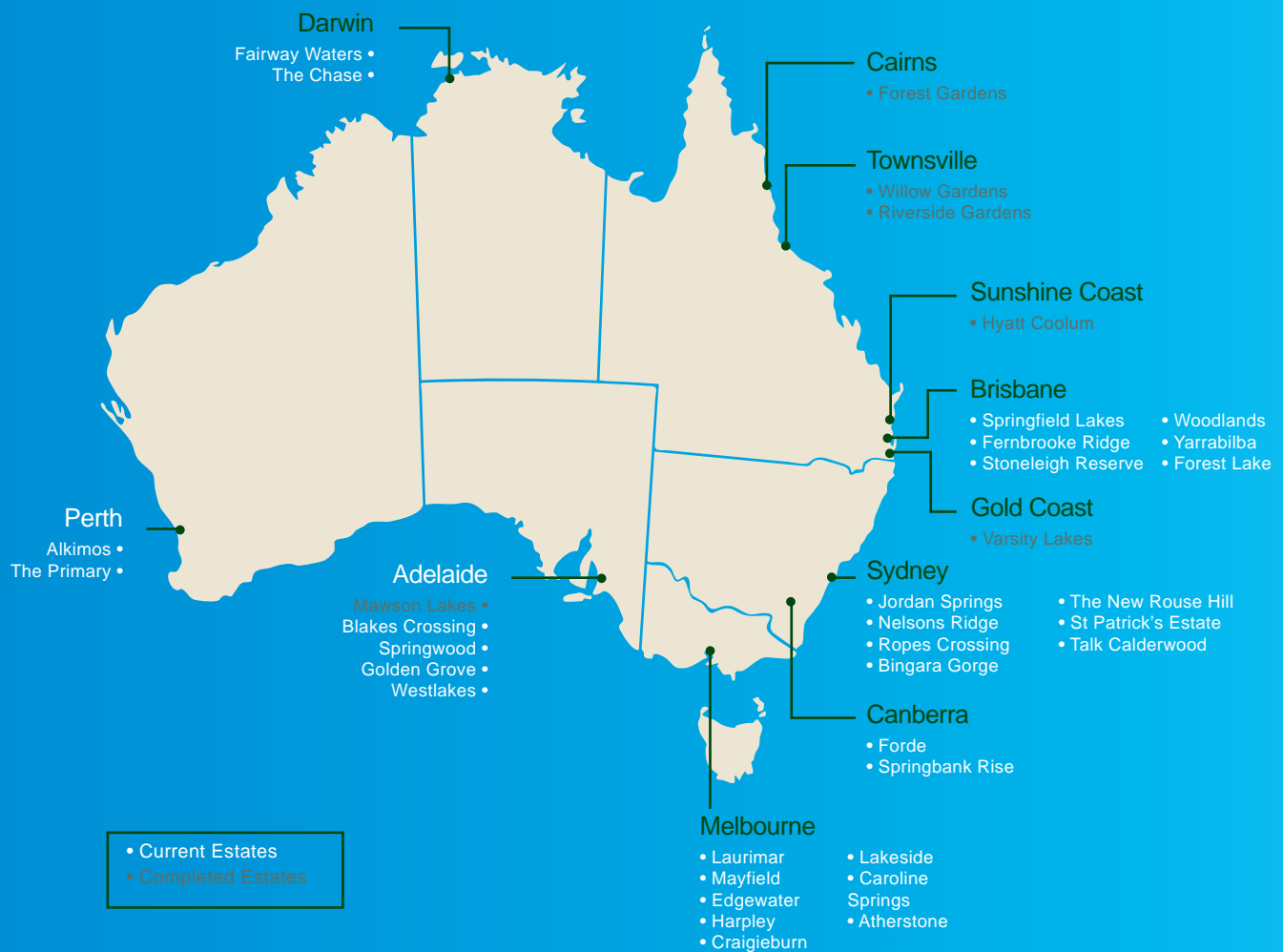


WoodLANDS

At Woodlands, families live in harmony with their natural surrounds. It offers a simpler way of life with plenty of room to move. There are more than 30 wonderful hectares of open space to explore and enjoy, and beautiful native birds and wildlife to count as your neighbours.

woodlands.com.au

AUSTRALIA WIDE COMMUNITIES



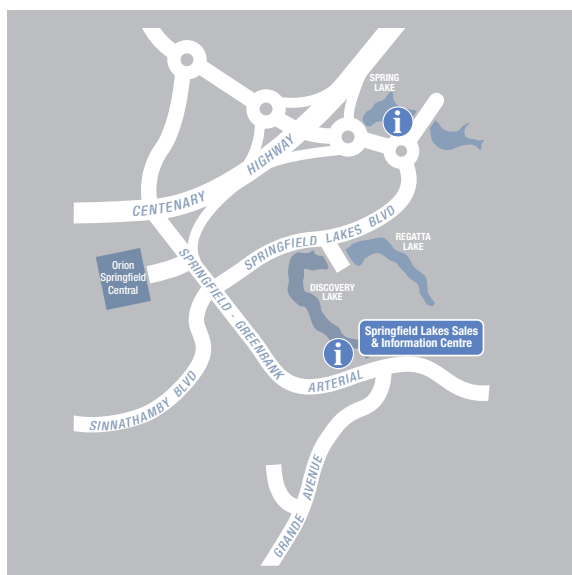
CREATING THE BEST PLACES

For more than 50 years, Lendlease has been creating communities that define the way Australians like to live. These are truly beautiful places planned to maximise the things we love about our unique way of life.

Our places are designed for the way we live today, yet ever mindful of our responsibilities for how we will live tomorrow, with real opportunities in housing choice, education, work and healthy recreation built in from the very beginning. Special places that Lendlease has created in Queensland include Forest Lake, Twin Waters and Varsity Lakes. All are considered iconic places with an extensive network of pedestrian and cycle paths that are integrated into a large open space network.

We believe everyone who experiences these places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come. These are the places that make us proud.



Springfield Lakes

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belong at Springfield Lakes

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Springfield LAKES