

INFORMATION MEMORANDUM

GC Prestige
COMMERCIAL

SERVICED LAND

FOR SALE — EXPRESSION OF INTEREST · 1.90 HA LOW DENSITY
RESIDENTIAL

A *serviced* 1.9 ha subdivision site in Rosewood.

THE SITE

148 Matthew Street
Rosewood QLD 4340

THE HOLDING

1.90 hectares*
Ipswich City Council

THE POTENTIAL

~15 residential lots (indicative)
Sewer & water at the frontage

EXCLUSIVELY MARKETING BY GC PRESTIGE COMMERCIAL

A *fully investigated*, sewerred and watered land holding in Queensland's *fastest-growing* city — offered with every planning, flood and servicing study already on the table, so a buyer can price it with confidence.

— OKTAY PROPERTIES PTY LTD · TRADING AS GC PRESTIGE COMMERCIAL



Aerial — subject site outlined. Source: Esri World Imagery, Sept 2026.

EXECUTIVE SUMMARY

1.9 ha. Serviced. Ready to plan.

19,011 m²* of vacant land on the western edge of Rosewood, 1.1 ha of it zoned **Low Density Residential** under the Ipswich City Plan 2025, with a DN150 gravity sewer and DN150 water main already at the frontage. Offered with a complete **data room** of flood, planning and civil advice.

- **19,011 m²*** — Lot 312 on SP209007, ~112 m frontage to Matthew Street.
- **Low Density Residential** (Established suburban precinct) across ~1.1 ha; the eastern creek corridor is Environmental Management and stays as open space.
- **~15 lots indicative** at ~480 m² on a drawn test-fit — 13 to 17 depending on lot mix (subject to Council).
- **Serviced** — Urban Utilities DN150 gravity sewer crosses the site; DN150 water main 20 m away. No trunk augmentation identified.
- **No koala habitat, no bushfire, no mining influence** mapped on the lot (State and Council mapping, Sept 2026).
- **Flood strategy scoped** — WRM memo (June 2026) sets out the culvert-and-channel approach for the Matthew Street access.
- **Rosewood Green** (376 homes) selling lots from \$399,000, 3 km away — a live benchmark for finished-lot values.

EXCLUSIVELY MARKETING
BY

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GC Prestige Commercial

Exclusive Marketing Agent —
Development sites, Ipswich, Logan
& South East QLD.

THE OPPORTUNITY

Property highlights.

Established-suburb infill in a rail-connected township, 20 minutes west of Ipswich CBD
— with the homework done.

Low Density Residential zoning

~11,380 m² of the site sits in the Low Density Residential zone (Established suburban precinct) under the Ipswich City Plan 2025 — the zone that anticipates standard-lot subdivision. Minimum standard lot 450 m².

Sewer & water at the door

Urban Utilities DN150 reinforced-concrete gravity sewer within 10 m of the boundary and crossing the site (invert 62.28 m AHD); DN150 water main within 20 m. Civil advice (Arcadis, May 2026) confirms both are available.

Indicative 15-lot yield

A drawn test-fit places 15 lots of ~480 m² either side of a 15 m internal road on the developable body. A tighter 450 m² mix reaches 17; a 600 m² product gives 13.

Clean environmental record

No koala priority or habitat area, no MSES / MLES vegetation, no wetland, no bushfire-prone area and no mining-influence mapping on the lot. The creek corridor is the only environmental feature.

Flood strategy scoped

WRM's June 2026 memo documents a culvert under an extended Matthew Street and an open channel through the south-east corner — the engineering road map for flood-free access. Council flood mapping shows the developable body clear of the Medium-Extreme bands.

Three access routes

Northern-corner crossing from Matthew Street (Low / Very-low flood band, ~15 m of corridor); or a clean road via the adjoining 2,542 m² lot on Matthew Street or the 769 m² lot on John Street — both mapped in the data room.

Rail-connected township

Rosewood station (Ipswich-Rosewood line, terminus) is 1.5 km away; Rosewood's main-street retail, state school and Rosewood State High are within 2 km. Ipswich CBD 20 km, Brisbane CBD 60 km via the Warrego Highway.

Full data room

Ipswich City Plan 2025 overlay set (zoning, flood, environment, koala, services), WRM flood memo, town-planning and civil advice, Urban Utilities network extract, LiDAR levels and the drawn concept — released to qualified buyers on request.

NO CURRENT APPROVAL — the site is offered as raw Low Density Residential land. A previous superseded-planning-scheme request (48 dwellings) was withdrawn in August 2026 and does not bind the land. Buyers to undertake their own due diligence.

PROPERTY PARTICULARS

Asset overview.

ADDRESS	148 Matthew Street, Rosewood QLD 4340	PLANNING SCHEME	Ipswich City Plan 2025 (commenced 1 July 2025)
REAL PROPERTY	Lot 312 on SP209007	ZONING	Low Density Residential – Established suburban precinct (~11,380 m ²); Environmental Management (~7,550 m ² , eastern creek corridor); Character Residential (sliver, NW corner)
TOTAL LAND AREA	19,011 m ² * (1.90 ha*)	REGIONAL PLAN	Urban Footprint – ShapingSEQ 2023
FRONTAGE	~112 m to Matthew Street (east) – unformed section; formed carriageway to the north near Berlin Street	OVERLAYS	OV12 Flood (creek corridor + overland flow), OV2 Waterway corridor (creek), OV11 Slope (minor, western edge), OV7A RAAF height (45 m – no effect)
TOPOGRAPHY	Developable body RL 62.9–68.7 m AHD, falling gently east / south-east to the creek. LiDAR bare-earth DTM.	APPROVALS	None current. 10548/2026/ SPSR withdrawn 21 August 2026.
VEGETATION	Predominantly cleared grassland; scattered trees along the eastern creek line.	SERVICING	Urban Utilities DNI50 gravity sewer (IL 62.28) and DNI50 water main at the frontage. Power and telecommunications in Matthew Street / Berlin Street.
EASEMENTS	None registered (DCDB). Urban Utilities sewer main crosses the eastern part of the site – layout to accommodate or relocate.	OWNER	SGND YOU PTY LTD & SNGSF PTY LTD
LOCAL AUTHORITY	Ipswich City Council	CURRENT USE	Vacant land – no lease, no improvements.

*Approximately. Areas from the Queensland Digital Cadastral Database. Buyers to undertake own due diligence.

The zeros — and the one number that matters.

15

**INDICATIVE RESIDENTIAL LOTS
DRAWN TEST-FIT — SUBJECT TO
COUNCIL**

Fifteen lots of ~480 m² either side of a 15 m internal road along the long axis of the Low Density Residential body, with the Environmental Management corridor retained as open space and drainage. Not an approval — a measured starting point for a buyer's own concept.

YIELD SCENARIO	PARTICULAR
Base (drawn)	15 lots × ~480 m ² — 16 m × 30 m
Tighter mix	17 lots × ~450 m ² — 12.5 m frontages
Larger product	13 lots × ~600 m ²
Developable body	~11,000 m ² Low Density Residential, clear of Medium–Extreme flood
Assessment (base)	Reconfiguring a Lot — impact assessable where the access crosses the Environmental Management zone
Referral	State (SARA) — waterway barrier works for the creek crossing

Measured overlay coverage

OVERLAY (CITY PLAN 2025 / STATE)	SHARE OF LOT
Koala priority / habitat area (State)	0%
MSES / MLES vegetation (OV1)	0%
Wetland (OV2)	0%
Bushfire prone area (OV10)	0%
Mining influence area (OV8)	0%
Heritage / character (OV3)	0.6%
Slope 15–25% / >25% (OV11)	13% / 2%
Waterway corridor buffer (OV2)	39%
Flood Medium / High / Extreme (OV12)	12.5%
Flood Low / Very low (OV12)	44%
Environmental Management zone	39.6%

Studies in the data room

Flood & overland flow memo — WRM Water & Environment, June 2026

Preliminary town-planning advice — bplanned & surveyed, Aug 2026

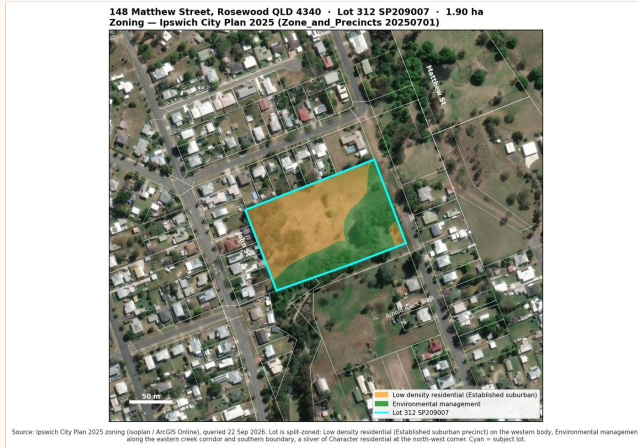
Civil servicing & flood review — Arcadis, May 2026

Developability assessment & overlay set — GC Prestige Commercial, Sept 2026

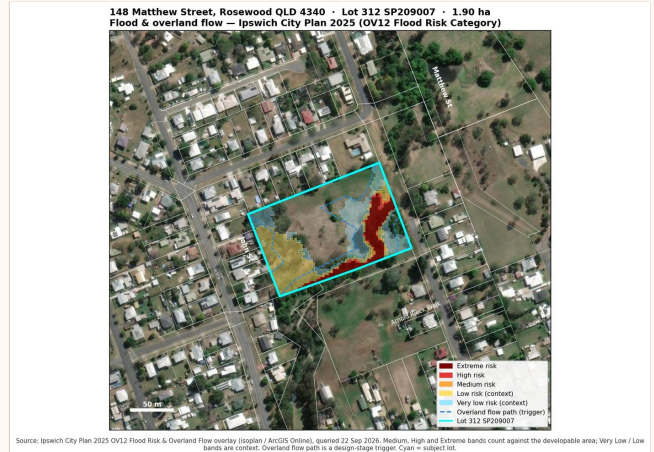
Urban Utilities network extract — sewer & water, with LiDAR levels

THE OVERLAY RECORD

Council mapping, measured.



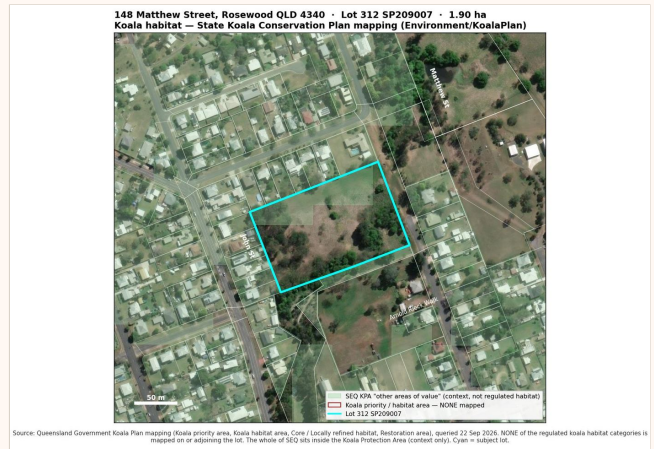
Zoning — Low Density Residential (orange) and Environmental Management (green).



OV12 Flood Risk — Medium–Extreme confined to the creek corridor.



OVI / OV2 Environment — waterway corridor buffer only; no vegetation mapping.



State koala mapping — no priority or habitat area on the lot.

Source: Ipswich City Plan 2025 (isoplan / ArcGIS Online) and Queensland Government Koala Plan mapping, queried 22 September 2026. Disclaimer: overlay extents and percentages are measured from public GIS data and may differ from Council's formal planning and development certificates; they are indicative only and do not form part of any contract. Buyers to verify.

INDICATIVE CONCEPT

Drawn test-fit.

Fifteen lots either side of a single internal road, entering from the northern corner of the Matthew Street frontage. The creek corridor stays green.

148 Matthew Street, Rosewood QLD 4340 · Lot 312 SP209007 · 1.90 ha
Indicative test-fit — 15 lots at ~480 m² on the Low-density-residential body (drawn, not engineered)



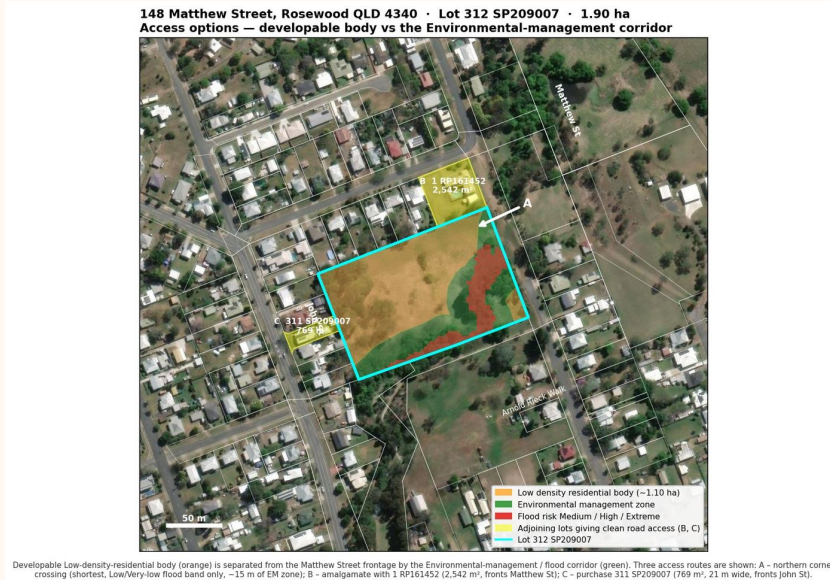
Desktop test-fit only: 15 m internal road reserve along the long axis of the developable body with 16 m x 30 m lots each side, entering from the Matthew Street northern corner (route A). Environmental-management corridor left as dedicated open space / drainage. Lot count and shapes will move at pre-lodgement and detailed design.

Indicative test-fit — GC Prestige Commercial, September 2026. Desktop concept only; not engineered, not lodged, not approved. Lot count and shapes will change at pre-lodgement and detailed design.

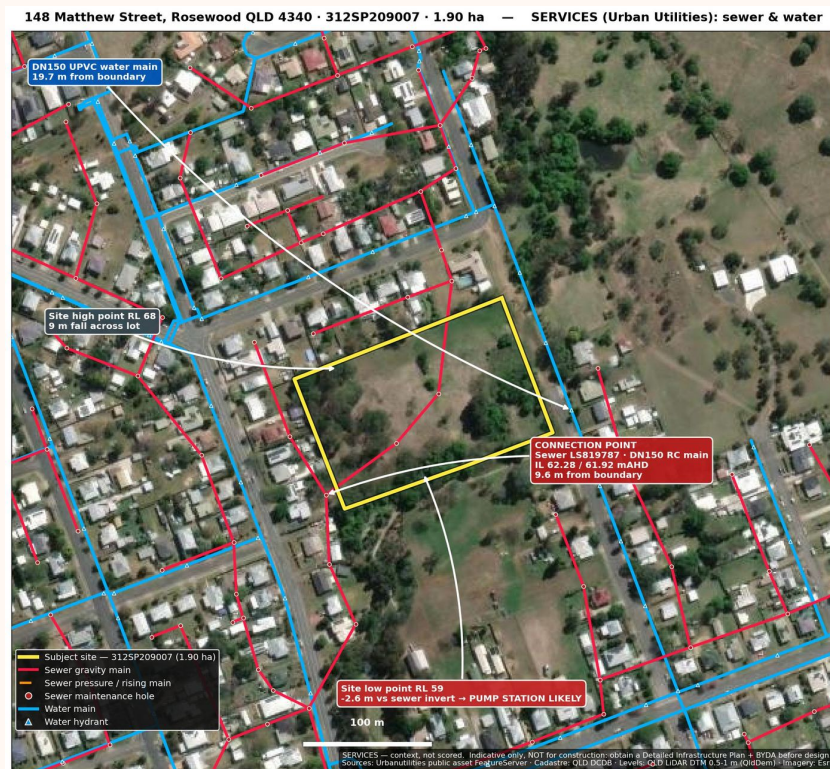
Disclaimer: this concept is prepared for marketing purposes only and does not constitute a plan of subdivision, a representation as to achievable yield, or planning advice. No development approval attaches to the land. Any subdivision is subject to Ipswich City Council assessment, State referral, flood modelling and detailed engineering. Buyers must rely on their own investigations.

INTEGRATION & SERVICING

Access & servicing.



Access routes A, B and C against the Environmental Management corridor and the flood bands. Adjoining lots shown in yellow are not part of the offering.



Urban Utilities sewer (gravity main and manholes) and water network with LiDAR ground levels.

Access

Route A crosses ~15 m of the corridor at the northern corner where flood risk is mapped Low / Very low, close to the formed end of Matthew Street. Routes B and C use adjoining lots for a road that never touches the corridor. WRM's memo sizes a culvert to keep the access flood-free or trafficable in the defined event.

Sewer

DN150 RC gravity main 9.6 m from the boundary (IL 62.28 / 61.92 m AHD), crossing the eastern part of the site. Developable body sits above the invert and falls toward the main.

Water

DN150 UPVC main 19.7 m from the boundary in Matthew / Berlin Street.

Stormwater

Detention-basin outflow from the north-east and overland flow from John Street are conveyed through the corridor and internal road under the WRM strategy.

Power & Telco

Existing services within the Matthew Street and Berlin Street road reserves.

Disclaimer: desktop findings from public data and unverified third-party advice. Adjoining lots are not part of the offering. Confirm servicing with Urban Utilities and Council.

THE LOCATION

Rosewood.

A heritage rail township on the western edge of Ipswich — 20 km from Ipswich CBD, 60 km from Brisbane, and the terminus of the Ipswich–Rosewood rail line.

Rosewood sits inside the SEQ Regional Plan Urban Footprint and is one of the established townships absorbing Ipswich's westward growth alongside Walloon, Thagoona and the Ripley Valley. The site is an easy walk to the town centre, schools and the station. Eight estates are listed in Rosewood on OpenLot, with titled lots at Rosewood Green from \$399,000.

Connectivity

Rosewood station 1.3 km. Ipswich CBD ~20 km; Brisbane CBD ~60 km via the Warrego Highway; RAAF Amberley ~12 km.

Education

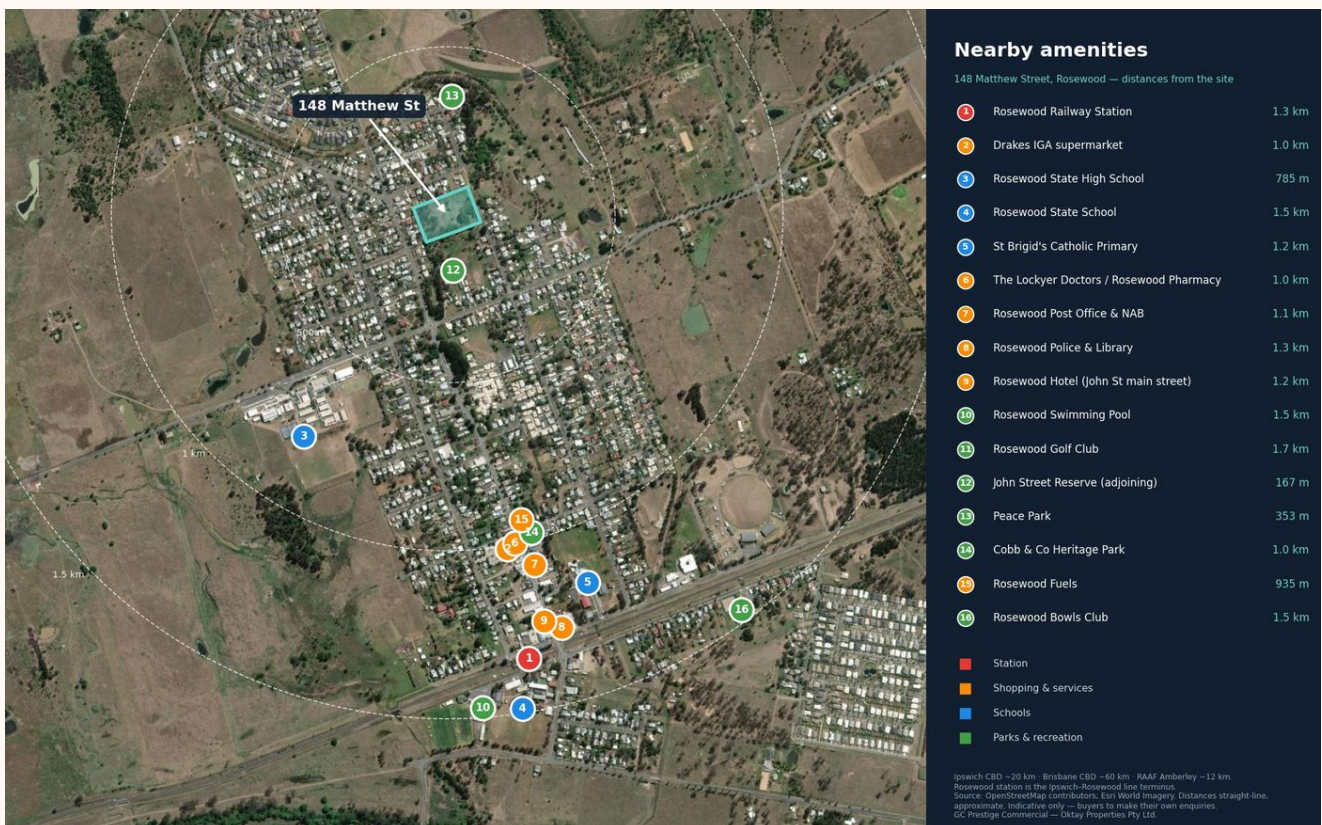
Rosewood State High 785 m; St Brigid's Catholic Primary 1.2 km; Rosewood State School 1.5 km.

Retail & services

Drakes IGA, doctors, pharmacy, post office, bank and cafés on John Street, ~1 km.

Recreation

John Street Reserve adjoins; Peace Park 350 m; pool, bowls and golf club within 1.7 km.



Nearby amenities — pinned, with straight-line distances from the site. Source: OpenStreetMap contributors; Esri World Imagery. Approximate and indicative only — buyers should verify all amenities, school catchments and travel times independently.

ROSEWOOD & THE WESTERN CORRIDOR

Nearby subdivisions.

Rosewood currently has **8 estates** listed on OpenLot. The township is delivering new lots — and selling them.

Rosewood — estates

ESTATE	LOT SIZES	STATUS
Rosewood Green (376 homes, 17.75 ha)	300–1,110 m ²	Selling — titled from \$399,000
A'Lure Estate, Nielsen Road	383–621 m ²	Selling — registered land
1 Railway Street	310–895 m ²	In planning
47–53 Bassett Lane	322–493 m ²	In planning
98 Hospital Road	—	In planning
The Links Estate	—	In planning
Vista Estate	558–1,686 m ²	Sold out
Rosehaven Estate	510–1,115 m ²	Sold out

What the market tells a buyer

SIGNAL	READ
Titled lot pricing	From \$399,000 at Rosewood Green (300 m ² +); larger established-suburb lots trade above this
Absorption	Two estates sold out; Rosewood Green in its Fortrose release with 10 lots on offer
Pipeline	Four estates in planning — the township is moving from greenfield to infill
Product	480 m ² established-suburb lots sit between the estate 300–400 m ² product and the 600 m ² + acreage-style lots

Titled lots from \$399,000
three kilometres away —
and **Ipswich adding 9,000**
people a year.

Source: openlot.com.au and rosewoodgreen.com.au, September 2026. Lot counts and prices indicative — buyers to verify.

IPSWICH CITY COUNCIL

Ipswich is Queensland's fastest-growing city.

Ipswich passed **270,000 residents** on 1 January 2026 after adding almost 10,000 people in twelve months – and Council is planning for **530,000** within twenty years, needing around 100,000 more homes.

270,624 → 530,000

Ipswich's population reached 270,624 on 1 January 2026 and is forecast to almost double to 530,000 within 20 years – the strongest growth trajectory of any Queensland city.

Source: Ipswich City Council, 2 February 2026.

+9,000 a year

Nearly 10,000 new residents in the last twelve months and a 30,000-person jump in four years, led by Springfield, Ripley and the western townships.

Source: Ipswich City Council.

100,000 new homes

Council's own estimate of the dwellings needed over the next two decades – 877 were completed in the December 2025 quarter alone against a base of 98,313.

Source: Ipswich City Council.

City Plan 2025

A new planning scheme commenced 1 July 2025, confirming Rosewood's Low Density Residential fabric and directing growth to serviced, rail-connected townships.

Source: Ipswich City Plan 2025.

#1

FASTEST-GROWING QLD
CITY

270K

RESIDENTS, JAN 2026

530K

FORECAST IN 20 YEARS

100K

NEW HOMES NEEDED

GREATER BRISBANE & SEQ

Brisbane is growing.

Rosewood sits firmly inside *South East Queensland's* growth story — one of Australia's fastest-growing regions, propelled by migration and infrastructure investment in the lead-up to the *Brisbane 2032* Olympics.

Population growth

Greater Brisbane projected to grow by ~1.29M people, reaching ~3.86M by 2046.

QLD Government Statistician's Office.

Net migration

Queensland net inflows exceeded 100,000 in the year to September 2023 — ~170% above pre-COVID levels.

Queensland Government.

Infrastructure pipeline

~306 infrastructure-class projects underway or planned across SEQ, with QLD unemployment at its lowest since 2008.

QLD Department of State Development.

Brisbane 2032 Olympics

\$7.0B Olympic infrastructure spend. \$17.6B forecast national economic benefit. 91,600 QLD jobs created over the program.

KPMG Summary Report, June 2021.

\$7.0B

OLYMPIC
INFRASTRUCTURE

\$8.1B

QLD BENEFIT

\$17.6B

NATIONAL BENEFIT

91,600

QLD JOBS CREATED

SALE METHOD

This property is being **SOLD** via Expression of Interest.

Register your EOI online — or complete the form on the following page.

SUBMIT YOUR EOI ONLINE

www.gcprestige.au/eoi

— OR —

Oktaý Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

OFFER TO PURCHASE — 148 MATTHEW STREET

EOI submission form.

Site details

ADDRESS 148 Matthew Street, Rosewood QLD 4340

REAL PROPERTY Lot 312 on SP209007

SITE AREA 19,011m²* (1.90 Hectares*) · No current development approval

Offer

PROPOSED PRICE \$ _____ (GST excl.)

DEPOSIT (10%) \$ _____

SETTLEMENT _____ days from contract execution

CONDITIONS _____

Buyer

FULL NAME(S) _____

COMPANY / ABN _____

ADDRESS _____

MOBILE / EMAIL _____

GST REGISTERED ☐ Yes ☐ No

Buyer's solicitor

FIRM / CONTACT _____

PHONE / EMAIL _____

Acknowledgement & signature

I/we acknowledge the disclaimer on the following page; understand the Vendors are not obliged to sell; understand the Seller retains absolute discretion to accept, decline or withdraw; and accept that submitting this OTP creates no claim against the Vendors or GC Prestige.

SIGNATURE

NAME

DATE

Submit to: gc@gcprestige.au | 0424 674 031 | www.gcprestige.au/eoi

IMPORTANT INFORMATION

Disclaimer.

1. Oktay Properties Pty Ltd (trading as GC Prestige and GC Prestige Commercial) and its officers, employees and consultants make no representation, warranty or guarantee that the information in this Information Memorandum is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified.
2. No development approval attaches to the land. Lot yields, concept plans, access routes and servicing statements in this Information Memorandum are indicative desktop work only and are subject to Council assessment, State referral, flood modelling and detailed engineering. Approval of any subdivision is not guaranteed.
3. All visual images (plans, photographs, artist impressions) are indicative only and subject to change. Measurements are indicative and not to scale.
4. The Information does not constitute a recommendation to purchase, or a solicitation, offer or contract of sale.
5. Buyers should satisfy themselves through their own inspections, surveys, enquiries and independent consultants. Independent legal, financial and taxation advice is recommended.
6. We are not valuers and make no comment as to value. Obtain advice from a registered valuer if required.
7. Nearby estate and infrastructure information has been sourced from publicly available data (openlot.com.au, qld.gov.au, Ipswich City Council, Urban Utilities) and is indicative only. Buyers should verify with the relevant developers and authorities.
8. The Information will not form part of any contract of sale. Only representations expressly set out in a signed contract will be relied upon.
9. Interested parties are responsible for their own costs of participating in the sale process.
10. The Seller retains absolute discretion to consider, accept, decline, negotiate, or withdraw the property from sale at any time for any reason.
11. You may not discuss the Information with the vendors or any agent without our prior written consent.
12. The Information must not be reproduced or transmitted without our prior written consent.

Oktay Properties Pty Ltd

TRADING AS GC PRESTIGE & GC PRESTIGE COMMERCIAL



A DIVISION OF OKTAY
PROPERTIES PTY LTD

Shaping growth
through *strategic*
opportunity.

ABOUT GC PRESTIGE COMMERCIAL

\$200M+ acquired. 454 homes underway.

GC Prestige Commercial has actively sourced development sites for over **four years** — acquiring or selling **21 development sites** across Logan, Ipswich and South East Queensland with combined value exceeding **\$200 million**.

21

SITES ACQUIRED OR
SOLD

\$200M+

TOTAL ACQUISITION
VALUE

454

NEW HOMES
UNDERWAY

\$500M+

TOTAL END VALUE

These sites are being transformed into **454 new homes** across South East Queensland with combined end value exceeding **\$500 million** — demonstrating our capability to identify value, secure complex assets, and deliver meaningful outcomes for the region.

Property Owners

Structured marketing campaigns and direct access to qualified developers — discreet and outcome-focused.

Developers

Sites with clear value and technical work done — site identification, planning intelligence and negotiation discipline.

Investor Groups

Partnerships on medium-to-large scale development opportunities — local intelligence, deal sourcing, execution.

OUR APPROACH — Site Identification → Qualification → Engagement → Securing the Site. A disciplined four-phase process backed by direct market intelligence and a deep Ipswich, Logan and South East Queensland network.



A *serviced*
1.9 ha subdivision
site
in Rosewood.

*Low Density Residential. Sewer and water at
the frontage.*

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