

ISLE

WATERFRONT NEWSTEAD

by mirvac

ISLE INDICATIVE RESIDENCE VIEWS

LEVEL 2 RESIDENCE



North Aspect*



North East Aspect*



South East Aspect*

LEVEL 3 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 4 RESIDENCE



North Aspect*



North East Aspect*



South East Aspect*



South Aspect*

*Please refer to view disclaimer on back page

LEVEL 5 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 6 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



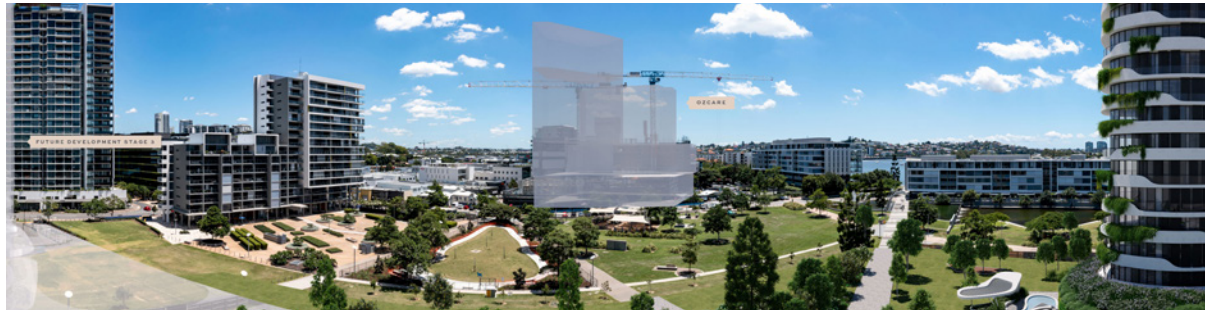
South Aspect*



*Please refer to view disclaimer on back page

LEVEL 7 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 8 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 9 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 10 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 11 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 12 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



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LEVEL 13 RESIDENCE

North Aspect*



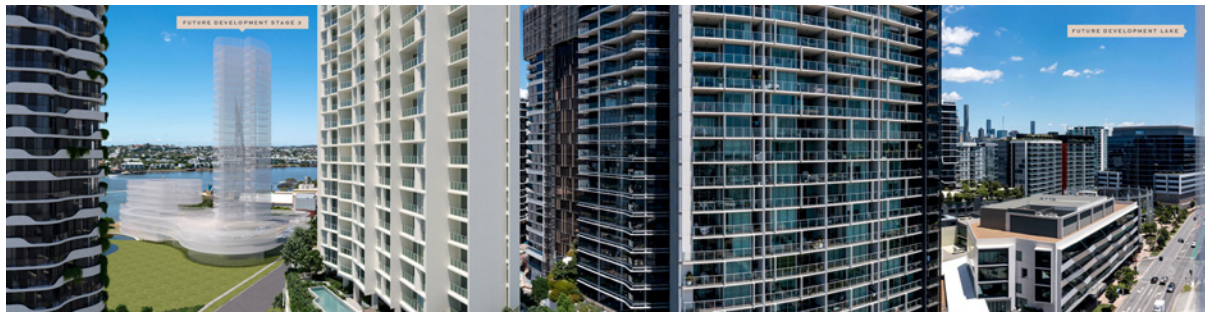
North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 14 RESIDENCE

North Aspect*



North East Aspect*



South East Aspect*



South Aspect*



*Please refer to view disclaimer on back page

LEVEL 15 RESIDENCE

North Aspect*



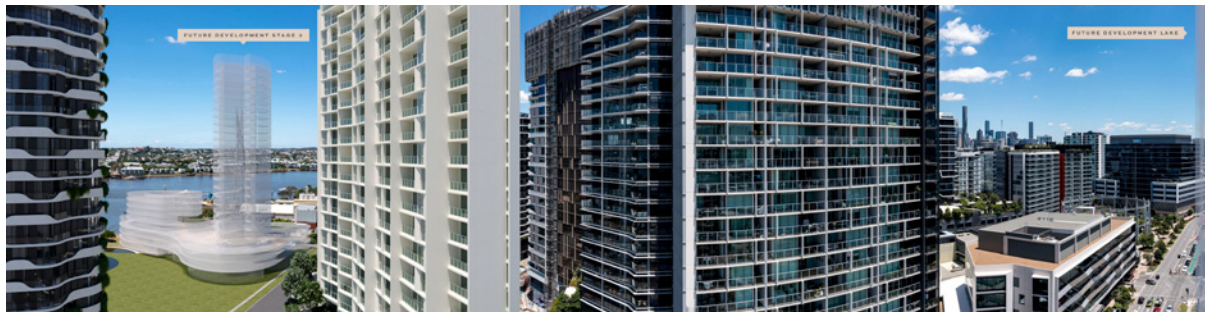
North East Aspect*



South East Aspect*



South Aspect*



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ISLE

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ISLE INDICATIVE UPPER RESIDENCE VIEWS

LEVEL 16 RESIDENCE



North Aspect*



North East Aspect*



South East Aspect*

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LEVEL 17 RESIDENCE



North Aspect*



North East Aspect*



South East Aspect*

*Please refer to view disclaimer on back page

LEVEL 18 RESIDENCE



North Aspect*



North East Aspect*



South East Aspect*

*Please refer to view disclaimer on back page

LEVEL 19 RESIDENCE



North Aspect*



North East Aspect*



South East Aspect*

*Please refer to view disclaimer on back page

ISLE

WATERFRONT NEWSTEAD

by mirvac

ISLE INDICATIVE PAVILION VIEWS

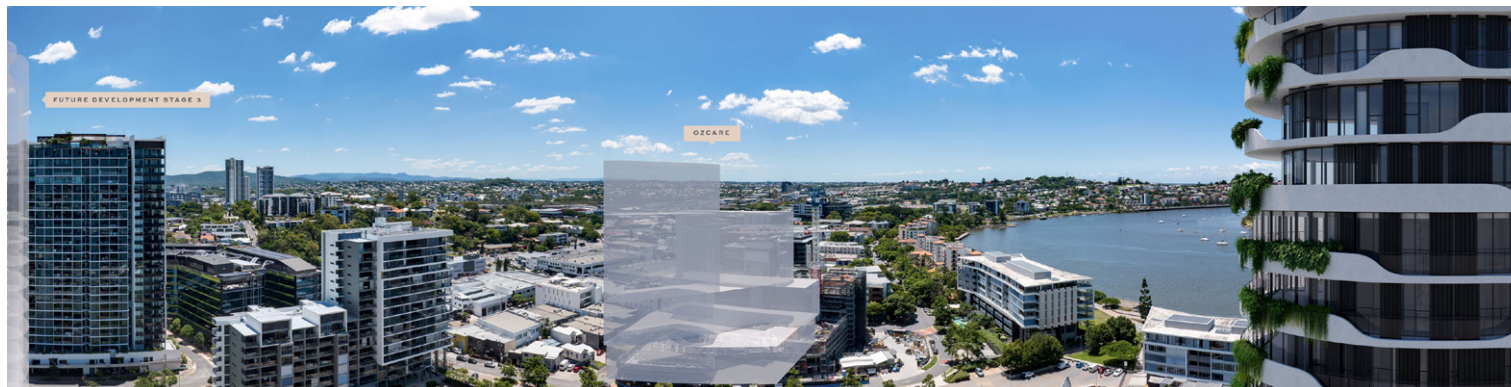
LEVEL 20 PAVILION



North West Aspect*



North Aspect*



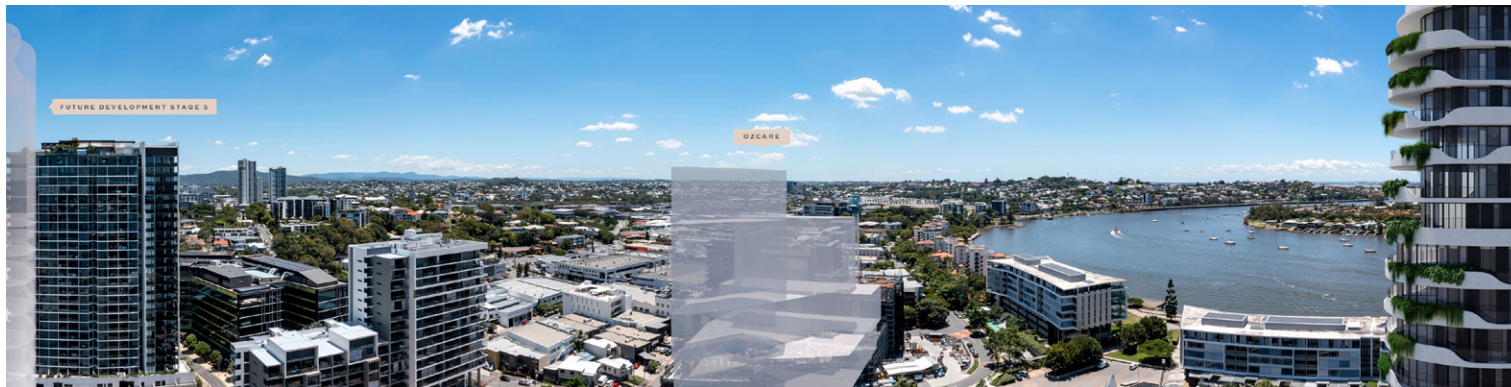
North East Aspect*

*Please refer to view disclaimer on back page

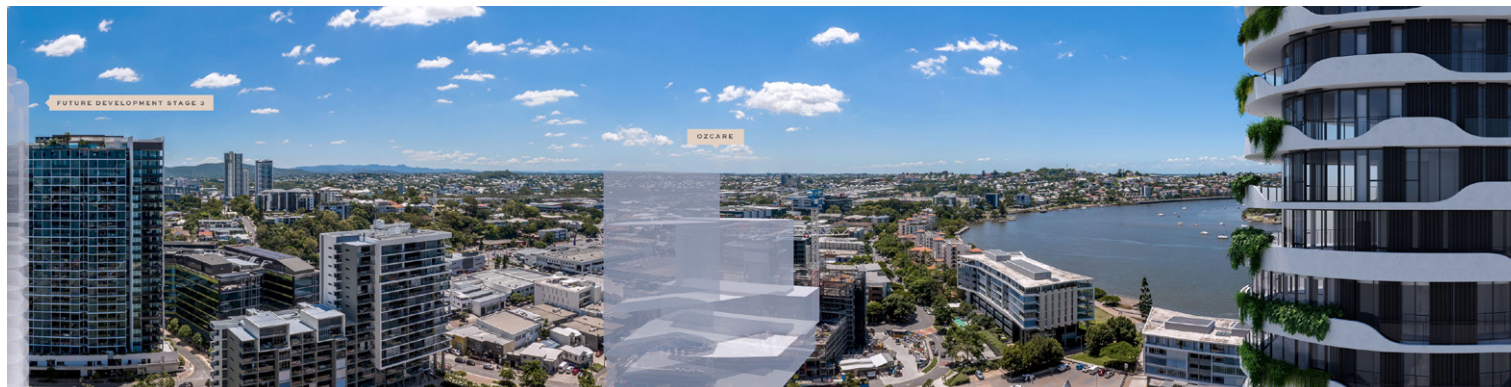
LEVEL 21 PAVILION



North West Aspect*



North Aspect*



North East Aspect*

*Please refer to view disclaimer on back page

LEVEL 22 PAVILION



North West Aspect*



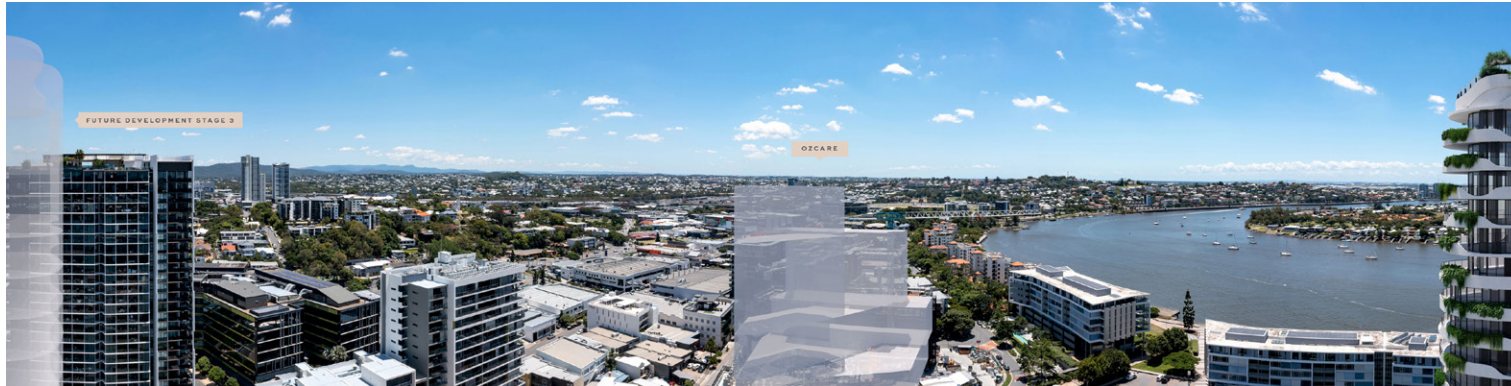
North Aspect*



North East Aspect*

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LEVEL 23 PAVILION



North West Aspect*



North Aspect*



North East Aspect*

*Please refer to view disclaimer on back page

ISLE

WATERFRONT NEWSTEAD

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ISLE INDICATIVE PENTHOUSE VIEWS

LEVEL 24 PENTHOUSE



North/North West Aspect*



North/North East Aspect*

LEVEL 25 PENTHOUSE



North/North West Aspect*



North/North East Aspect*

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REIMAGINING URBAN LIFE SINCE 1972

*View photography is correct as of February 2022 and was taken approximately from various locations across the north and south building frontages at varying heights. Views depicted are intended as a guide only, representative of the existing general views from the camera position and are subject to change. Floor plans are indicative only and subject to development approval. The views are not to be relied on as representative of the views available from a proposed lot, floor level or the final actual view. Purchasers should make their own enquiries in this regard. Views and view corridors may be affected by other developments and planning issues outside of Mirvac's control. Purchasers should make their own enquiries as to the extent and possibility of any future development which may impact on views.

The outline of the future development depicted as 'OzCare' does not form part of Mirvac's development site and is not the responsibility of or under the control of Mirvac. The outline is indicative only based on information available to Mirvac as at February 2022, and is not to be relied on as a representation of the final location, massing, height, design or number of buildings of the Ozcare development. The Ozcare development may not be complete at the time of settlement of the Isle development.

Design options for 'Future Development Stage 3' and 'Future Development Lake' are indicative only and are subject to change based on factors such as market conditions and development approvals. Changes may be made to all aspects of the developments including, without limitation, to the layout, composition, streetscape, dimensions, massing, height and number of buildings during development without notice. These design options/schemes are not representative of the final design which is unknown at this time. The timing for these developments is unknown. The outline of these areas indicates the general outline of the developable footprint for the ground floor which is permitted by the relevant planning controls. Development may be permitted outside the ground floor footprint subject to receipt of development approval. Above the ground floor, development may, subject to receipt of planning approval, also extend beyond the footprint and extend over the area of future privately owned public open space.

The outline of development depicted as 'Future Development Stage 3' is indicative only based on early design options/approvals. As at 17 June, 2022, the Newstead and Teneriffe Waterfront Neighbourhood Plan indicated that this area can be developed up to RL 55m (approx. 15 storeys) high as a "Code Assessable" Development Application. Mirvac has depicted the development at 25 levels (same as Quay and Isle), but may explore a range of development and height options for the site including options above or below 25 storeys. Any development application for a building over RL 55m (approx. 15 levels) will require an "Impact Assessable" Development Application.

The images for Quay Waterfront Newstead and LIV Anura are artist's impressions based on design documentation as at May 2022. Architecture, services and landscaping are indicative only and subject to change. The location, extent, height and design of the Quay upstand balustrades is subject to change.

The dimensions of the perched lake shown in these images plan reflect the perched lake's current dimensions. The owner of the lake (Brisbane City Council) is currently considering changes to the boundaries of this asset so these dimensions may change. Timing for this process is unknown.