

RESIDENTIAL DEVELOPMENT OPPORTUNITY

115A Cemetery Road.

Raceview, Ipswich, Queensland

A substantial landholding with a previously approved 31-residence scheme.

7,810 m²* of land with an established development history, previously approved residential plans and a recent Council planning discussion to inform the next proposal.

OFFERS ABOVE

\$3,800,000

7,810 m²*

Approximate land area

31

Previously approved dwellings

2 storeys

Previous residential design

Previous DA advised to have lapsed.

Fresh development approval required.

*Land area is approximate. References to the 31-dwelling scheme describe the previous approval, not a current development approval. See important information on page 6.

A substantial site. An established residential setting.

Norton's Real Estate presents 115A Cemetery Road, Raceview—a residential development opportunity comprising approximately 7,810 m²* within the Ipswich region.

The property previously received development approval for 31 dwellings, comprising 30 three- and four-bedroom townhouses and one gatehouse/caretaker residence. The owner advises that this approval has lapsed.

For an incoming developer, the opportunity combines a substantial landholding with an existing collection of architectural plans, supporting reports and Council records. These materials provide a practical foundation for reviewing the site and preparing a fresh development proposal.

Property at a glance.

Address	115A Cemetery Road, Raceview, Queensland
Land area	Approximately 7,810 m ² *
Sale offering	Offers above \$3,800,000
Previous scheme	30 townhouses + 1 gatehouse/caretaker residence
Previous approval reference	5907/2007/MCU
Previous design	Two-storey residential scheme
Approval status	Owner advises the previous DA has lapsed
Council pre-lodgement record	30 June 2026 · 9538/2026/PRE

The previous plans and supporting records provide a starting point for investigation. Any future development requires fresh assessment and approval.

What was previously approved?

The previous development approval was for Material Change of Use—Multiple Residential, comprising 31 dwellings in total.

The Council-stamped drawings provide a detailed view of the former scheme, including dwelling layouts, building elevations, internal access, parking and open-space arrangements.

30

Three- and four-bedroom townhouses

+

1

Gatehouse / caretaker residence

=

31

Dwellings in the previous approval

Townhouses and caretaker residence

The previously approved scheme comprised 30 townhouses with three- and four-bedroom layouts, together with one gatehouse/caretaker residence. The caretaker residence formed part of the total 31 dwellings.

The plans show two-storey residential designs with individual living areas, bedroom accommodation and private outdoor spaces.

Site layout and shared spaces

The previous scheme incorporated internal vehicle access, on-site parking, landscaped areas, private outdoor spaces and communal open space.

These plans allow purchasers and their consultants to examine a specific development concept when assessing the site's future potential.

The previous approval has been advised as lapsed. Any future development, including its dwelling yield and final design, requires fresh assessment and approval.

PROPERTY VIDEO

Contact Norton's for the property video showing the site's setting and an illustration of the previously approved residential scheme. Development imagery illustrates the previous scheme; any future development remains subject to fresh approval.

[REQUEST VIDEO OR INSPECTION →](#)

Planning groundwork already in place.

30 June 2026

COUNCIL PRE-LODGEEMENT DISCUSSION

9538/2026/PRE

The site benefits from a documented planning history, including the previous development approval, Council-stamped drawings and a further Council pre-lodgement discussion held on 30 June 2026, under reference 9538/2026/PRE.

The June 2026 meeting record identifies townhouse development as the anticipated form under the relevant MD1 provisions and notes that the proposed two-storey form complies. It also identifies design matters and updated technical reports to address in a fresh application.

Together, these materials provide an informed starting point for a purchaser's planning team to assess a similar or revised residential proposal.

01 An existing design to review

The previous plans provide a basis for examining dwelling layouts, the arrangement of buildings, access, parking and open space.

02 Council matters already identified

The 2026 planning discussion outlines matters requiring further work, including design, landscaping, parking, waste collection, infrastructure, stormwater and overland flow.

03 An opportunity to refine the proposal

Purchasers can assess how the previous scheme might be adapted to current planning requirements, construction considerations and their intended housing offering.

A fresh application will be assessed against the applicable planning requirements. The previous approval and pre-lodgement discussion do not guarantee a future approval or a particular dwelling yield.

An established Raceview address within the Ipswich region.

115A Cemetery Road offers an established residential setting with access to the schools, services and recreational facilities of Raceview and the wider Ipswich area.

Raceview State School, Ipswich Hospital and Queens Park are among the surrounding area's education, health and lifestyle facilities, while the Ipswich city centre provides a broader range of shopping, dining and services.

For developers assessing a future residential project, the location provides an opportunity to consider new housing within an existing urban community.

EDUCATION

01 Raceview State School

HEALTH

02 Ipswich Hospital

RECREATION

03 Queens Park

SHOPPING, DINING & SERVICES

04 Ipswich city centre

Area highlights are provided for general location context. No walking distances or travel times are represented.

Explore the detail. Discuss the opportunity.

Contact Norton's Real Estate to request supporting documents, arrange a site inspection or discuss 115A Cemetery Road, Raceview.

01 This information memorandum

An overview of the property, location, landholding and previously approved residential scheme.

02 Previous DA & Council-stamped plans

Request the previous decision notice, approval conditions, architectural drawings and supporting Council documents.

03 June 2026 Council planning record

Request the pre-lodgement meeting record outlining design considerations and technical information identified for a future application.

OFFERS ABOVE \$3,800,000

Speak directly with Norton's.

Steven Norton

0488 496 277

Lawrence Norton

0415 279 807

nortons.re@gmail.com

nortonsrealestate.com

REQUEST INFORMATION →

IMPORTANT INFORMATION

Land area is approximate. The owner advises that the previous development approval has lapsed; its final lapse date and current planning position should be independently confirmed with Ipswich City Council. References to 31 dwellings describe the previously approved scheme. Any future development is subject to the applicable planning requirements, site investigations and necessary approvals. Pre-lodgement advice is preliminary. Development illustrations and boundary markings are indicative only.

Prepared from the supplied property information. The owner-advised lapse position and descriptions of the Council records have not been independently verified for this edition. Original plans, technical reports and Council records are separate supporting documents and are not reproduced here. Purchasers should obtain their own professional advice and rely on their own investigations.