

**19 & 61 RETREAT STREET,  
BRIDGEMAN DOWNS QLD 4035**

# **INFORMATION MEMORANDUM**

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD  
SEPTEMBER 2019



Westfield Chermside

Brisbane CBD

Aspley  
Hypermarket

Gympie Road

Carseldine Central  
Shopping Centre

Ridley Road

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# THE OPPORTUNITY

Ray White Special Projects Qld are pleased to exclusively offer to the market via Offers to Purchase, two adjoining properties forming a 2.2ha development site located at 19 & 61 Retreat Street, Bridgeman Downs QLD 4035.

Key features of the offering are summarised below:

- Total Land Area: 2.2ha\*
- Application in Council for 29 Lot subdivision (Incl. Vendor retained lot on 19 Retreat St)
- Proposed Lots ranging in size between 450m<sup>2</sup>\* to 2,500m<sup>2</sup>\*
- 4 bedroom house on its own proposed title (61 Retreat St) allowing for additional Lot yield
- Strong owner occupier locality - surrounded by modern, high quality housing
- 850m\* to Carseldine Central Shopping Centre, within 6km\* to Westfield Chermside & The Prince Charles Hospital and central to a range of schools
- 15km\* to the Brisbane CBD

As the exclusive marketing agent, I encourage your strong consideration of these outstanding assets and look forward to assisting you with your enquiries.



**Matthew Fritzsche**  
Ray White Special Projects (QLD)

M 0410 435 891

E [matthew.f@raywhite.com](mailto:matthew.f@raywhite.com)

\*Approximately

^ Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

# SALE SUMMARY

**Address** 19 & 61 Retreat Street, Bridgeman Downs QLD 4035

The properties are being offered for sale by Offer to Purchase.

The sellers retain the right (in their absolute discretion) to:

- Decline to consider and/or accept any OTP lodged in response to this invitation;
- Negotiate directly with any party who has lodged an OTP at any stage;
- Accept or decline a non-conforming OTP at any stage of the sale process;
- Enter into any agreement for sale of the properties on such terms as are acceptable to the Seller in the Seller's absolute discretion;
- Change this invitation;
- Require additional information from a party who has lodged an OTP;
- Reject all or any OTP at any time for any reason; and
- Withdraw the properties from sale

## Sale Details

If an OTP is to be submitted by hard copy, it is to be enclosed within a sealed envelope marked clearly with:

OTP for 19 & 61 Retreat Street, Bridgeman Downs  
c/- Matthew Fritzsche  
Ray White Special Projects (QLD)  
Level 26, One One One Eagle Street  
111 Eagle Street, Brisbane Qld 4000

If the OTP is to be submitted electronically, details are as follows:

c/- Ray White Special Projects (QLD)  
Facsimile: (07) 3832 4777  
E-mail: matthew.f@raywhite.com

## Inspections

Inspections are by appointment only.  
Please contact the marketing agent below to make arrangements.

## Marketing Agent

**Matthew Fritzsche**  
Ray White Special Projects (Qld)  
M: 0410 435 891  
E: matthew.f@raywhite.com

# PROPERTY OVERVIEW

Address	19 and 61 Retreat Street, Bridgeman Downs 4035	
Real Property Details	19	Lot 8 on RP77174
	61	Lot 2 on SP301646
Town Planning	Emerging Community Zone under the Brisbane City Plan 2014	
Local Authority	Brisbane City Council	
Land Area	19 Retreat Street	5,812m <sup>2</sup> (excludes 4,288m <sup>2</sup> vendor lot to be retained)
	61 Retreat Street	16,234m <sup>2</sup>
	<b>TOTAL</b>	<b>22,046m<sup>2</sup></b>

The site forms the amalgamation of two adjoining properties forming an irregular shaped development parcel, benefitting from multiple street frontages. The offering does not include a 4,288m<sup>2</sup> portion of 19 Retreat Street, which is to be retained by the vendor with the existing dwelling and improvements.

The site has a gradual slope from the western side to the eastern side from 42.50m AHD to 27.5m AHD.

The site will have road frontage to Retreat Street along its western boundary. It is proposed that access will also be provided via Celebration Place and Dewberry Place to the northern site boundary and via Sorbello Street to the eastern site boundary.

## Site Description

### 61 RETREAT STREET (DESCRIBED AS PROPOSED LOT 97)

The property at 61 Retreat Street is improved with a single storey, semi-modern brick house, comprising 4 bedrooms.

The existing house and surrounding land provides the possibility for the following:

- Holding income subject to future redevelopment
- Renovation of the existing house, being situated on its own 2,500m<sup>2</sup>\* Lot
- Additional subdivision of the 2,500m<sup>2</sup>\* and demolition of improvements

### 19 RETREAT STREET (DESCRIBED AS PROPOSED LOT 109)

The existing house and surrounding improvements will be retained by the owner of 19 Retreat Street, to be situated on its own 4,288m<sup>2</sup>\* Lot. Refer to Lot 109 on the proposed plan of subdivision at page 6.

\*Approximately



# TOWN PLANNING OVERVIEW

## Zoning

The properties are designated “EC Emerging community” under the Brisbane City Plan 2014.

The property is further situated within the bounds of the Bracken Ridge and District Neighbourhood Plan – Bridgeman Downs Residential Precinct.

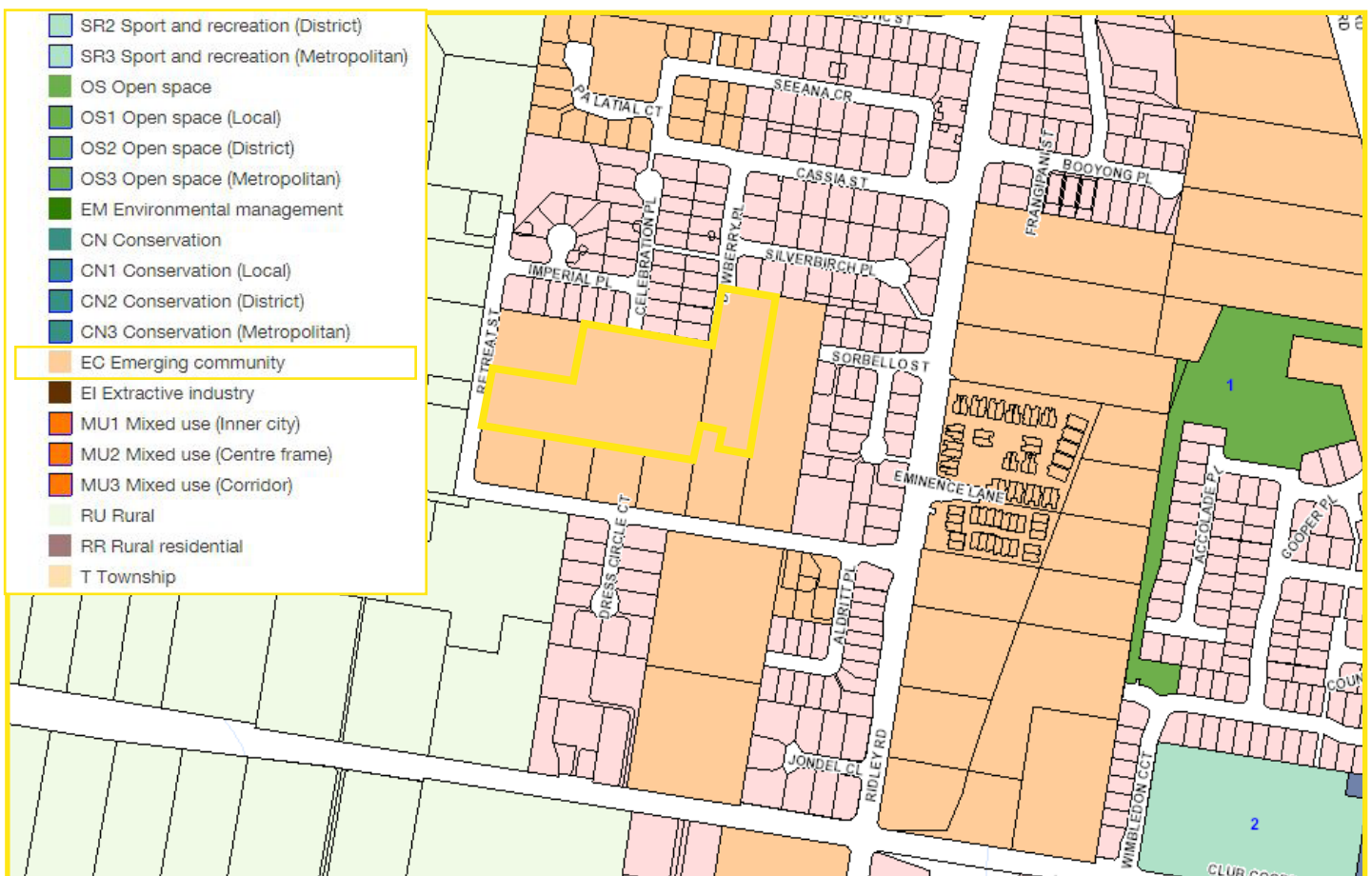
The purpose of the Emerging Community zone code is to identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future, manage the timely conversion of non-urban land to urban purposes and prevent or discourage development that is likely to compromise appropriate longer term land use.

## Neighbourhood Plan

The properties comes under the ‘unserved area’ of the Bracken Ridge and District Neighborhood Plan.

The plan outlines the requirement of demonstrating sufficient access to servicing including water support, sewerage, stormwater, transports and community purpose prior to undertaking development.

Furthermore the adjoining property to the subject site’s eastern boundary received Development Approval for a residential subdivision scheme. Refer to Council Reference No. A004687347



\*Approximately



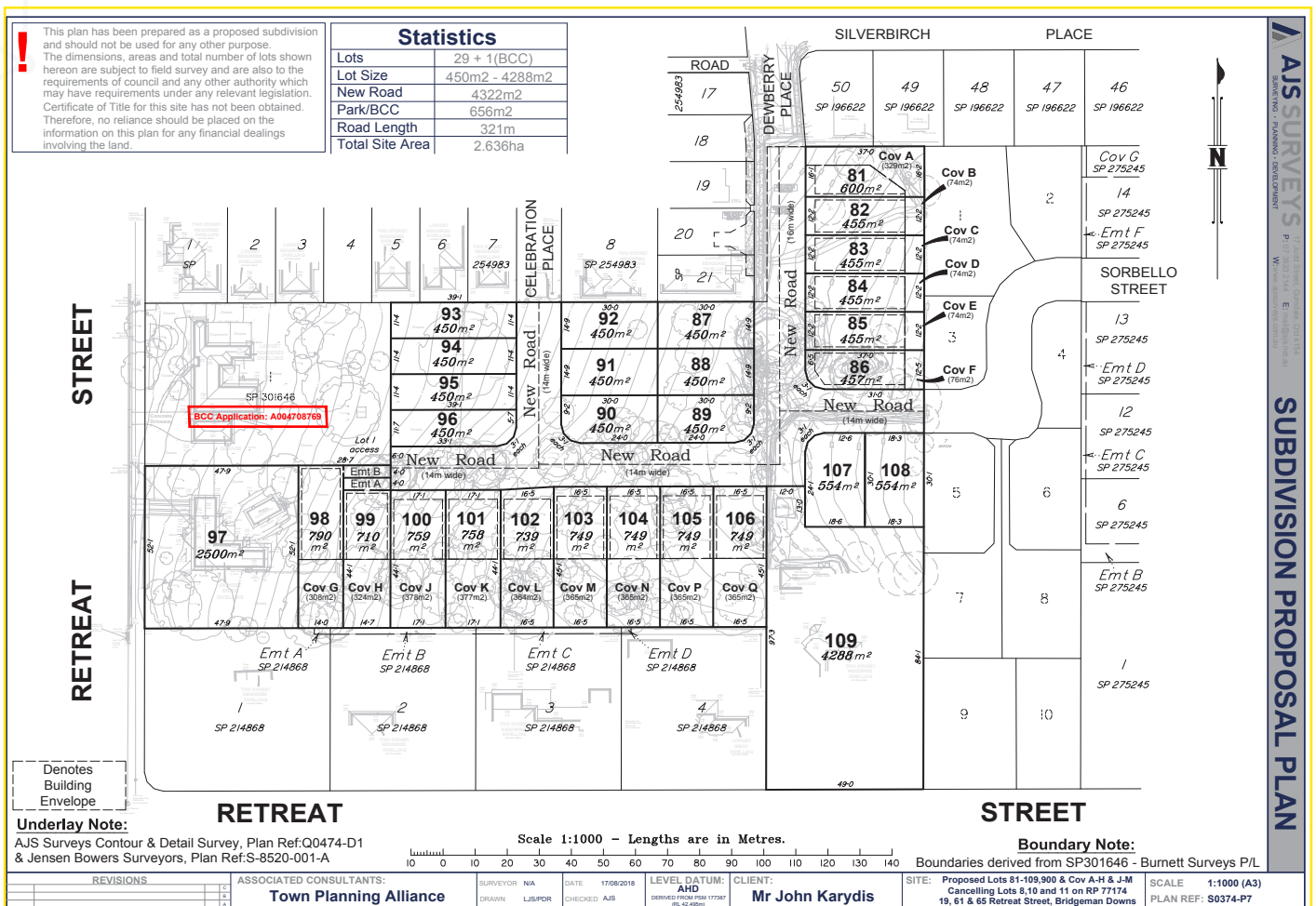
# DEVELOPMENT APPLICATION

There is a current development application which is well progressed with the Brisbane City Council under reference no. A004843206, for a 29 lot residential subdivision. The lots are to range in size between 400 m<sup>2</sup> and 2,500 m<sup>2</sup>. Excluding the vendor retain Lot 109, it will comprise a 28 lot subdivision with a net development land area of 22,046m<sup>2</sup>.\*

The proposal includes the provision of new roads. The site also contains mapped biodiversity, which is intended to be protected via the provision of environmental covenants.

Lot 97 (2,500m<sup>2</sup>\*) comprising the existing dwelling, may provide potential for further subdivision

An extract of the proposed plan of subdivision is shown below:



# LOCATION OVERVIEW

Bridgeman Downs is located approximately 15 kilometres north of the Brisbane CBD, and is a highly sought after residential locality, undergoing significant urban development.

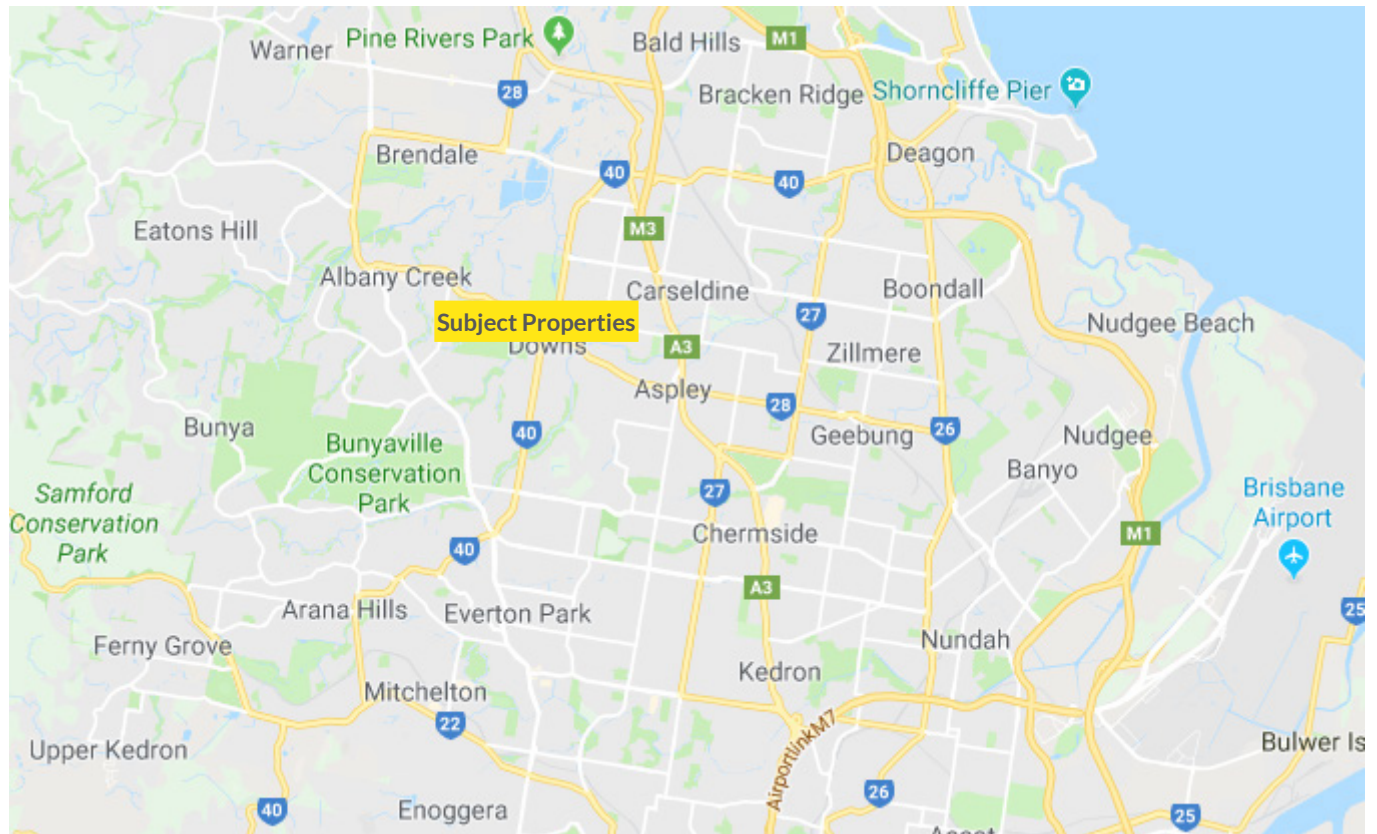
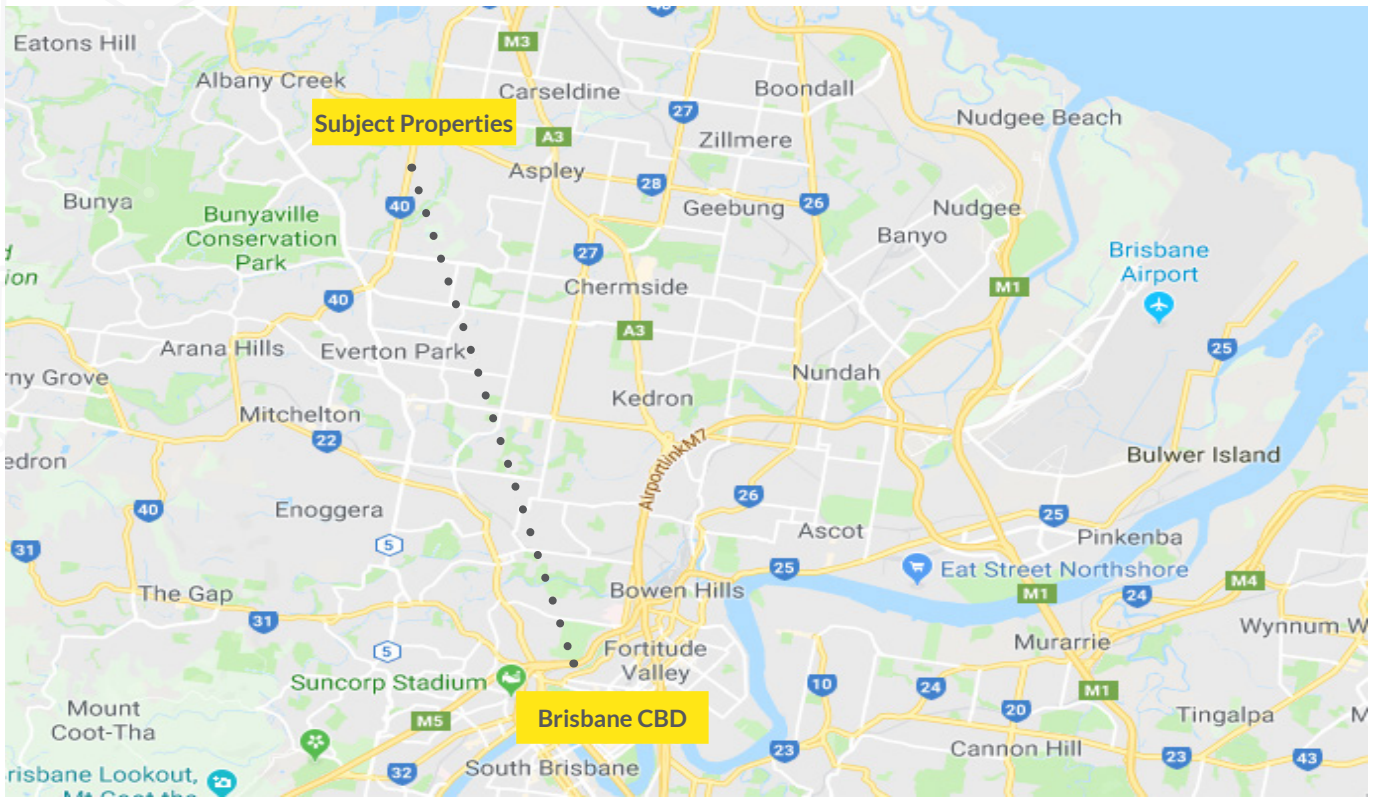
Surrounding development within the immediate locality comprises:

- Acreage style, high quality housing
- Multiple Land estates to the north, south and east of the subject site which have recently been developed
- 700 metres to the east of the site is the Woolworths anchored Careldine Village, which provides a wide range of retail amenity in addition to the super marketing including a Terry White Chemist, Dentist, Bottlemart, food retailers, bakery and multiple cafes
- Both the Aspley Hypermarket and Westfield Chermside Shopping Centre are situated within a short drive of the site
- The Prince Charles Hospital located within 5.5 kms\*

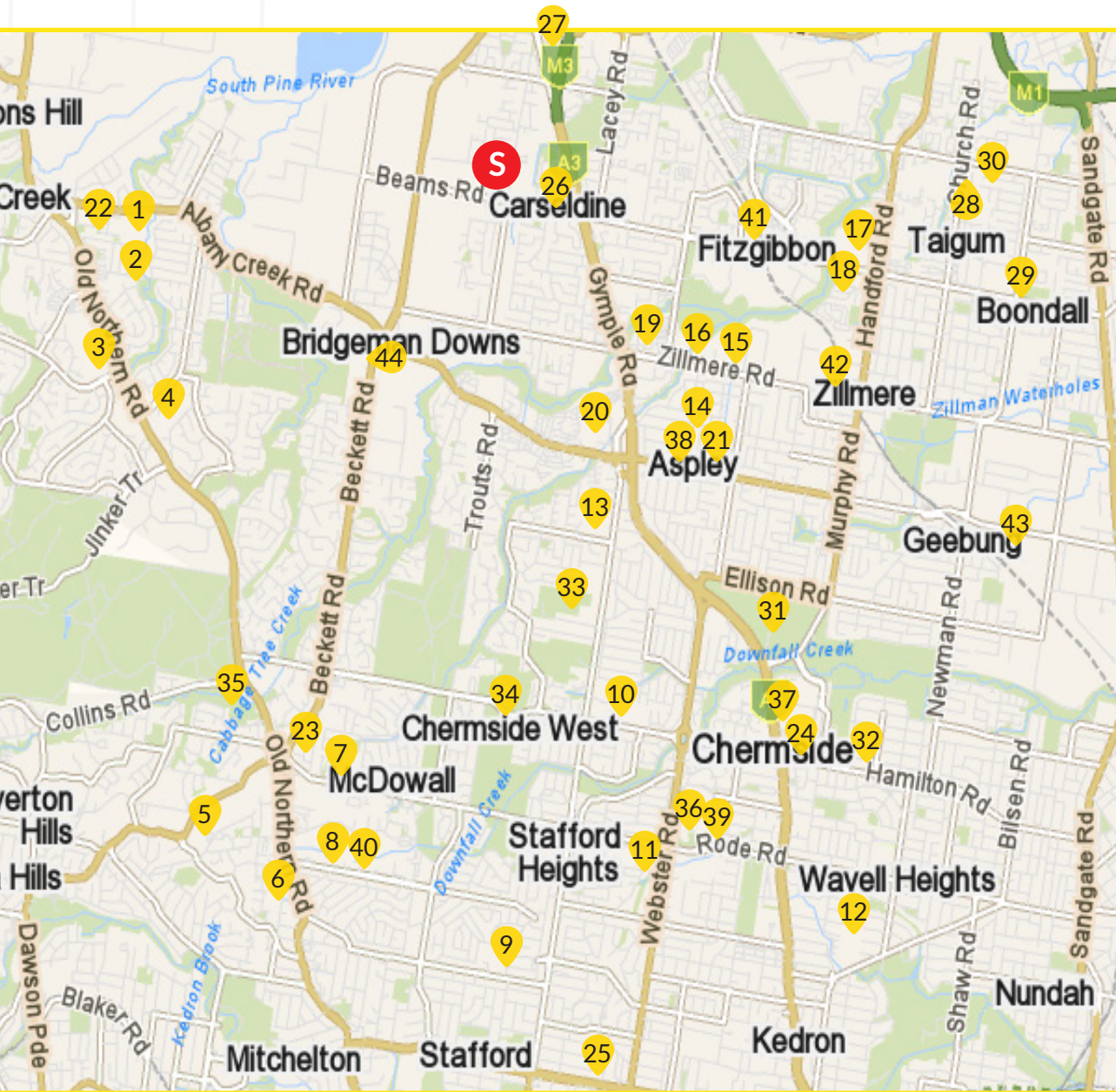
Local council bus services are located on Bridgeman Road, while Carseldine Train Station is located only a short drive away. The property has excellent access to Gympie Arterial Road and the M1.



# LOCATION OVERVIEW



# AMENITIES MAP



## SCHOOLS:

1. Albany Creek State School
2. All Saints Parish School
3. Albany Creek State High School
4. Albany Hills State School
5. Prince of Peace Lutheran School
6. Everton Park State School
7. McDowall State School
8. Northside Christian College
9. Stafford Heights State School
10. Craigslea State School
11. Somerset Hills State School
12. Wavell State High School
13. Aspley State School
14. Aspley East State School
15. Aspley State High School
16. Aspley Special School
17. Taigum State Primary School
18. St Flannan's School

## SHOPPING:

19. Aspley Homemaker City
20. Aspley Hypermarket Shopping Centre
21. Robinson Road Marketplace
22. Albany Market Place
23. McDowall Village
24. Westfield Chermside Shopping Centre
25. Bunnings Warehouse Stafford

26. Careseldine Central Shopping Centre, Aldi and Bunnings
27. Careseldine Homemaker Centre
28. ALDI Shopping Taigum
29. Taigum Square Shopping Centre
30. Taigum Village Shopping Centre

## RECREATIONAL:


31. Merchant Park
32. 7th Brigade Habitat
33. The John Goss Reserve
34. Milne Hill Reserve
35. Sylvia Gibbs Park

## MEDICAL & AGED CARE:

36. Prince Charles Hospital
37. Chermside Medical Centre
38. Aspley Medical Centre
39. Holy Spirit Northside Private Hospital
40. North West Private Hospital

## TRANSPORT:

41. Careseldine Railway Station
42. Zillmere Railway Station
43. Geebung Railway Station
44. Local Bus Stop

 Subject Properties

# DISCLAIMER

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The information contained in this Information Memorandum and any other verbal or written information given in respect of the properties ("Information") is provided to the recipient ("you") on the following conditions:

1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

# SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 3	Property Overview	RP Data, Brisbane City Council
Page 5	Development Approval	Brisbane City Council
Page 6	Location Overview	Wikipedia, Google Maps, & Brisbane City Council
Page 8	Location Map	Google
Page 9	Amenities Map	Google Maps
Annexure A	Aerial Photography	Skyepics
Annexure B	Offer to Purchase Form	Ray White
Annexure C	Title Search	Department of Natural Resources and Mines
Annexure D	Registered Plan	Department of Natural Resources and Mines
Annexure E	Smart Map	Department of Natural Resources and Mines

# ADDITIONAL INFORMATION

The following documentation is available via the dataroom.

- Proposed Subdivision Scheme
- Civil Works assessment Report
- Bushfire Hazard Assessment
- Ecology Report
- Road Network Plan
- Traffic Assessment
- Vegetation Management Plan

[Click Here to view](#)

# ANNEXURE A

## AERIAL PHOTOGRAPHY

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Brisbane  
Airport

Westfield  
Chermside

The Prince  
Charles Hospital

Brisbane CBD

Carseldine Central  
Shopping Centre

Outline Indicative Only



Outline Indicative Only



Outline Indicative Only



Outline Indicative Only

# ANNEXURE B

## OFFER TO PURCHASE FORM

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# OFFER TO PURCHASE FORM

## Offer to Purchase (OTP) Form / Particulars

Date

I / We register our Offer to Purchase to enter into negotiations to purchase the properties located at 19 & 61 Retreat Street, Bridgeman Downs QLD 4035 ("the Properties").

### PROPERTY DETAILS

Address	19 & 61 Retreat Street, Bridgeman Downs QLD 4035
Real Property Description	19 Lot 8 on RP77174 61 Lot 2 on SP301646
Land Area	22,046m <sup>2</sup>
Local Authority:	Brisbane City Council

### OFFER TO PURCHASE

Purchase Price:	\$
Proposed Deposit:	10% of the Purchase Price
Proposed Settlement Date:	
Further Details / Information: (Finance, Conditions etc.)	

### DETAILS OF PROPOSED BUYER

Full Name(s):	
If Company	Name: ABN: Registered for GST:    Yes    or    No    (please circle one)
Contact Details	Address: Mobile: Email:

### DETAILS OF PROPOSED BUYER'S SOLICITOR (IF KNOWN)

Firm:	
Name / Contact:	
Address:	
Contacts:	Telephone: Email:

# OFFER TO PURCHASE FORM

## PROPOSED BUYER ACKNOWLEDGEMENT

In submitting an Offer to Purchase to buy the subject properties ("OTP"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
  - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
  - the Vendors will accept the highest purchase price offered;
  - the Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
  - the submission of the Proposed Buyer's OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an Offer to Purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

## EXECUTION:

***Signed by the Proposed Buyer only.***

**Full Name/s:**

**Signature/s:**

**Date:**

# ANNEXURE C

## TITLE SEARCH



CURRENT TITLE SEARCH  
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32078226  
Search Date: 09/09/2019 16:17

Title Reference: 13018082  
Date Created: 26/03/1957

Previous Title: 12485234

REGISTERED OWNER

Dealing No: 713677920 21/01/2011

TSAMBIKA KARYDIS

ESTATE AND LAND

Estate in Fee Simple

LOT 8 REGISTERED PLAN 77174  
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11008164 (POR 162)
2. MORTGAGE No 714511185 14/06/2012 at 11:33  
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]  
Requested By: D-ENQ GLOBAL X

CURRENT TITLE SEARCH  
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32078225  
Search Date: 09/09/2019 16:17

Title Reference: 51129115  
Date Created: 04/01/2018

Previous Title: 12870161  
12994150

REGISTERED OWNER

Dealing No: 718477392 19/12/2017

ROSEMOND ADELLE CHASELING

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 301646  
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11008164 (POR 162)
2. MORTGAGE No 718698582 18/04/2018 at 12:04  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]  
Requested By: D-ENQ GLOBAL X



# ANNEXURE D

## REGISTERED PLAN

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John Thomas Bowers Brisbane  
77174  
John J. Bowers  
Author of Survey

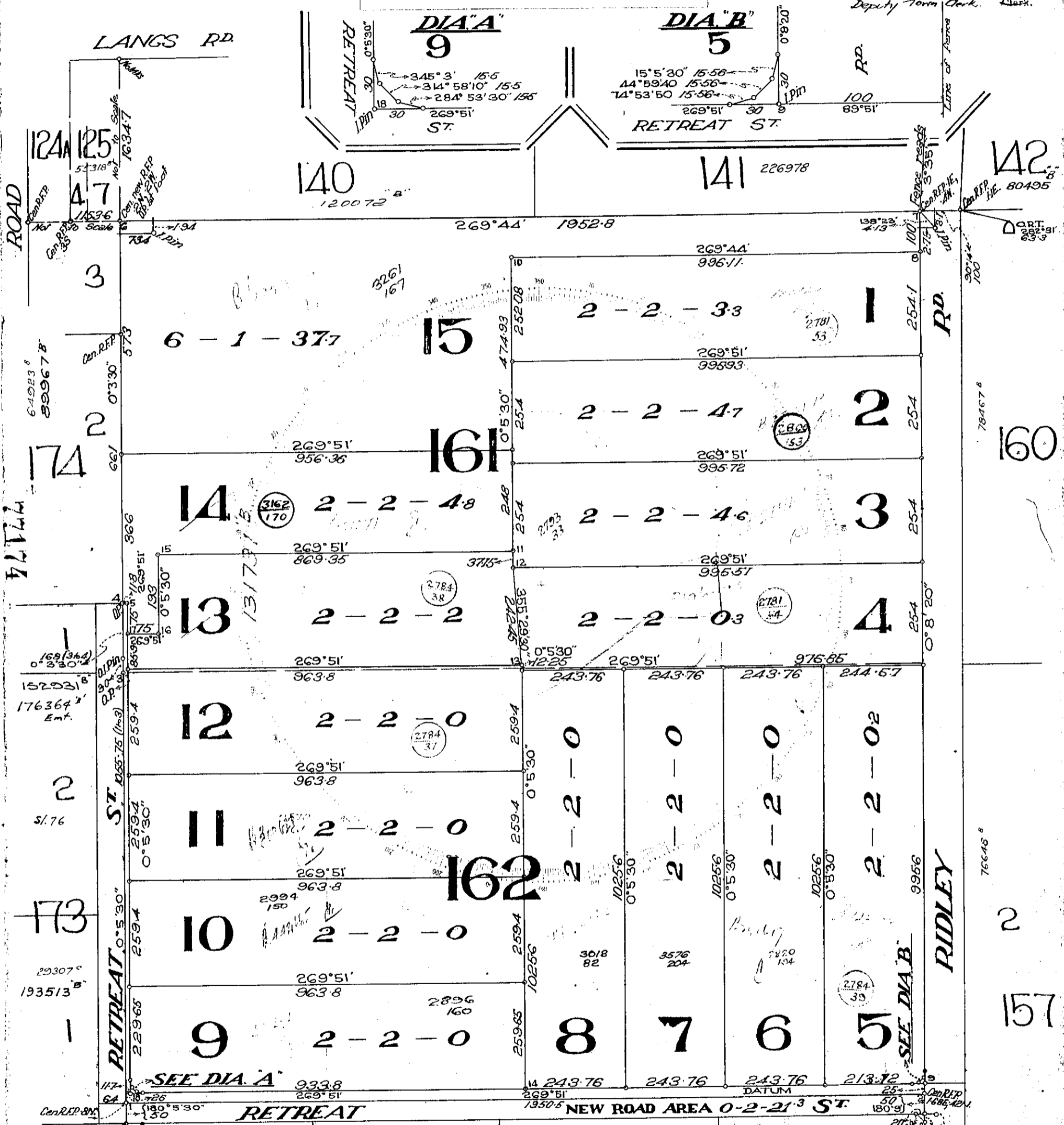
THIS PLAN should be ROLLED not folded.  
— FOR OFFICE USE ONLY —

The Council of the BRISBANE CITY COUNCIL of  
the City of Brisbane Acts 1924-1951 and Ordinance 184 under  
the requirements of this Council, the Local Government  
Acts, 1936 to 1948, and the Local Government  
with and approves this Plan of Subdivision subject to  
Dated this 24th day of September 1953  
Chairman  
or Mayor  
Town or  
Shire  
Clark.

Made and Signed at Brisbane this 29th day of October  
1952, before me  
Signature of Registrar of Titles  
of a Minister  
C. O'Connell J.P.  
A Justice of the Peace

Dated this 24th day of September 1953  
Deputy Town Clerk  
D. MacFarlane

C.T. 491494 2485-234  
Rd Dedn B143127 over 2r 21 3p. Part...  
Subs. 13 & 14. See Plan No. 131791 B



Received 1.12.53  
Examined 15.9.53  
Passed 25.9.53  
REGISTERED

SURVEY OF SUBDIVISIONS 1 to 15  
OF ALLUREMENT OR PORTION NO. 161 & 162  
CITY OF BRISBANE  
COUNTY OF Stanley  
PARISH OF Nundah  
Cat. No. 77174

As Proprietor of this land, I agree to this Plan of subdivision,  
and dedicate the new roads shown herein to public use.  
Signature of Proprietor  
Cranston A. Macchem

SCALE 2 inches to an inch



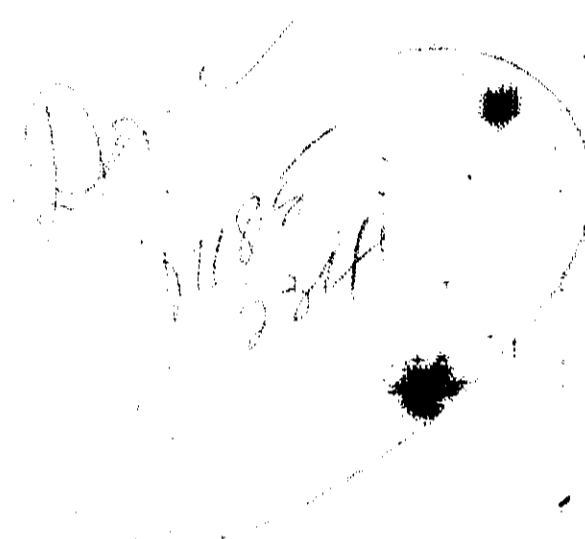
15365

7. 11 1954

B143126

Particulars entered in Register Book  
Vol. 2485 Folio 234  
the 25 day of Sept  
1953 at 1.48 p.m.

*Thomas*  
REGISTRAR OF TITLES



For Additional Plan & Document Notings Refer to CISP

8972

B143126

C.A  
2 10.9  
2 5.9  
2 10.0  
7.11.52

AMENDED DESCRIPTION  
Note: This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation  
Survey of Lot (s) 1 to 15  
on R.P. 77174

(1.0.0)  
21846

FEES SHOWN  
£1.0.0  
27.4.53  
*John*

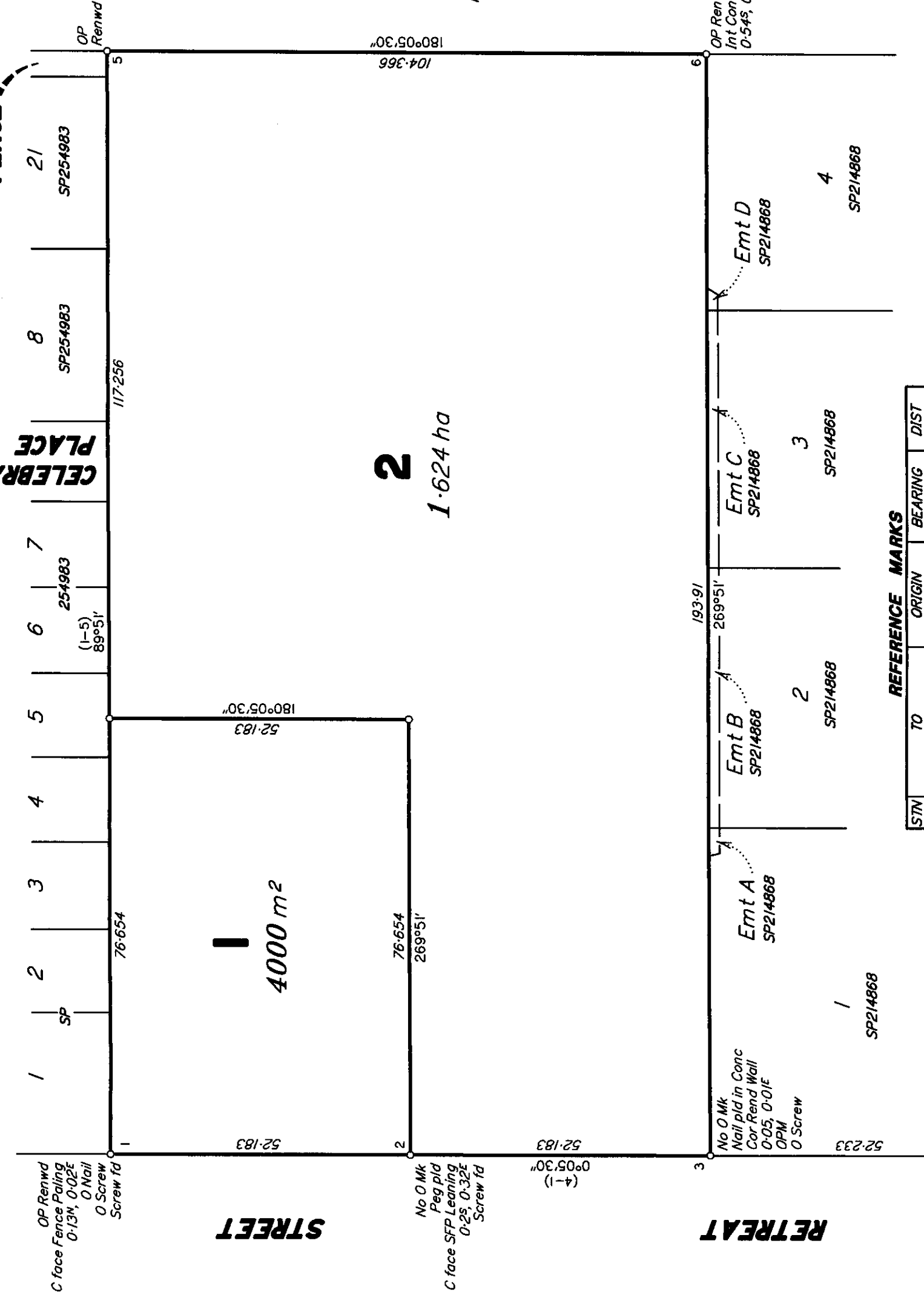
77174



8  
RP77174

**CELEBRATION PLACE**  
21  
SP254983  
8  
SP254983  
7  
254983  
6  
(1-5)  
89°51'

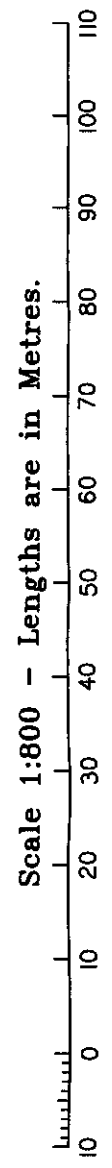
PM	ORIGIN	BEARING	DIST	NO	TYPE
3-OPM	SP214868	260°18'	4.788	177684	



**Reinstatement Report**

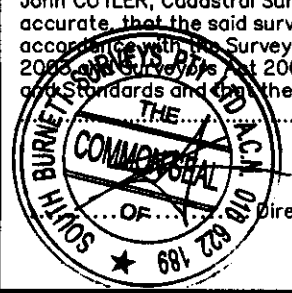
- Retreat Street fixed by original marks at stations 1, 3 & 4 in agreement with SP254983 & SP214868.
- Side boundaries fixed by original corner marks at stations 5 & 6.

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kb (New Ref)	SP254983	277°30'	4.795
1	O Screw in Kb fd	SP254983	279°23'45"	9.05
2	O Screw in Kb fd	SP254983	267°55'	12.285
3	O Screw in Kb	SP254983	344°32'	4.75
4	O Screw in Kb	SP214868	307°30'	46.042
				4.838



Peg placed at all new corners, unless otherwise stated.

SOUTH BURNETT SURVEYS PTY LTD (ABN 26 010 622 189) hereby certify that the land comprised in this plan was surveyed by the corporation, by Bradley James COSTELLO, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Howard John CUTLER, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2005, the Survey Act 2003 and associated Regulations and Standards and that the said survey was completed on 4/10/2017.



Director  
Date 19/10/2017

<p>10 50mm 100mm 150mm State copyright reserved.</p> <p><b>Plan of Lots 1 &amp; 2</b> Cancelling Lots 10 &amp; 11 on RP77174</p> <p>LOCAL GOVERNMENT: BRISBANE CITY COUNCIL LOCALITY: BRIDGEMAN DOWNS</p> <p>Meridian: RP77174</p>		<p>Scale: 1:800</p> <p>Format: STANDARD</p> <p></p> <p><b>SP301646</b></p>
<p>Survey Records: No</p>		

**WARNING : Folded or Mutilated Plans will not be accepted.**  
Plans may be rolled.  
Information may not be placed in the outer margins.

**718477346**

**\$552.00**  
19/12/2017 14:41

**BE 400 NT**

5. Lodged by  
*Sp Bank of Queensland*  
*Level 6/100 Styring Terrace*  
*Newstead QLD 4006* **12A**

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We ROSEMOND ADELLE CHASELING  
WALLACE JOHN FOSTER

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees



\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* Brisbane City Council

hereby approves this plan in accordance with the :

%

**PLANNING ACT 2016**

Dated this 1<sup>st</sup> day of November, 2017

Vernice #  
Helen Nurin  
Delegate #

\* Insert the name of the Planning Body.

# Insert designation of signatory or delegation

% Insert applicable approving legislation.

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
12870161	Lot 11 on RP77174	1 & 2		
12994150	Lot 10 on RP77174	2		

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
709680109	1	2
716815029		2

9. Building Format Plans only.

I certify that :

\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.

\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Cadastral Surveyor/Director\* Date

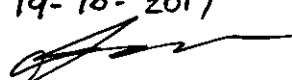
\*delete words not required

10. Lodgement Fees :

Survey Deposit	\$	.....
Lodgement	\$	.....
..... New Titles	\$	.....
Photocopy	\$	.....
Postage	\$	.....
TOTAL	\$	.....

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: South Burnett Surveys Pty Ltd  
Date: 19-10-2017  
Signed:   
Designation: Liaison Officer

11. Insert Plan Number **SP301646**

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

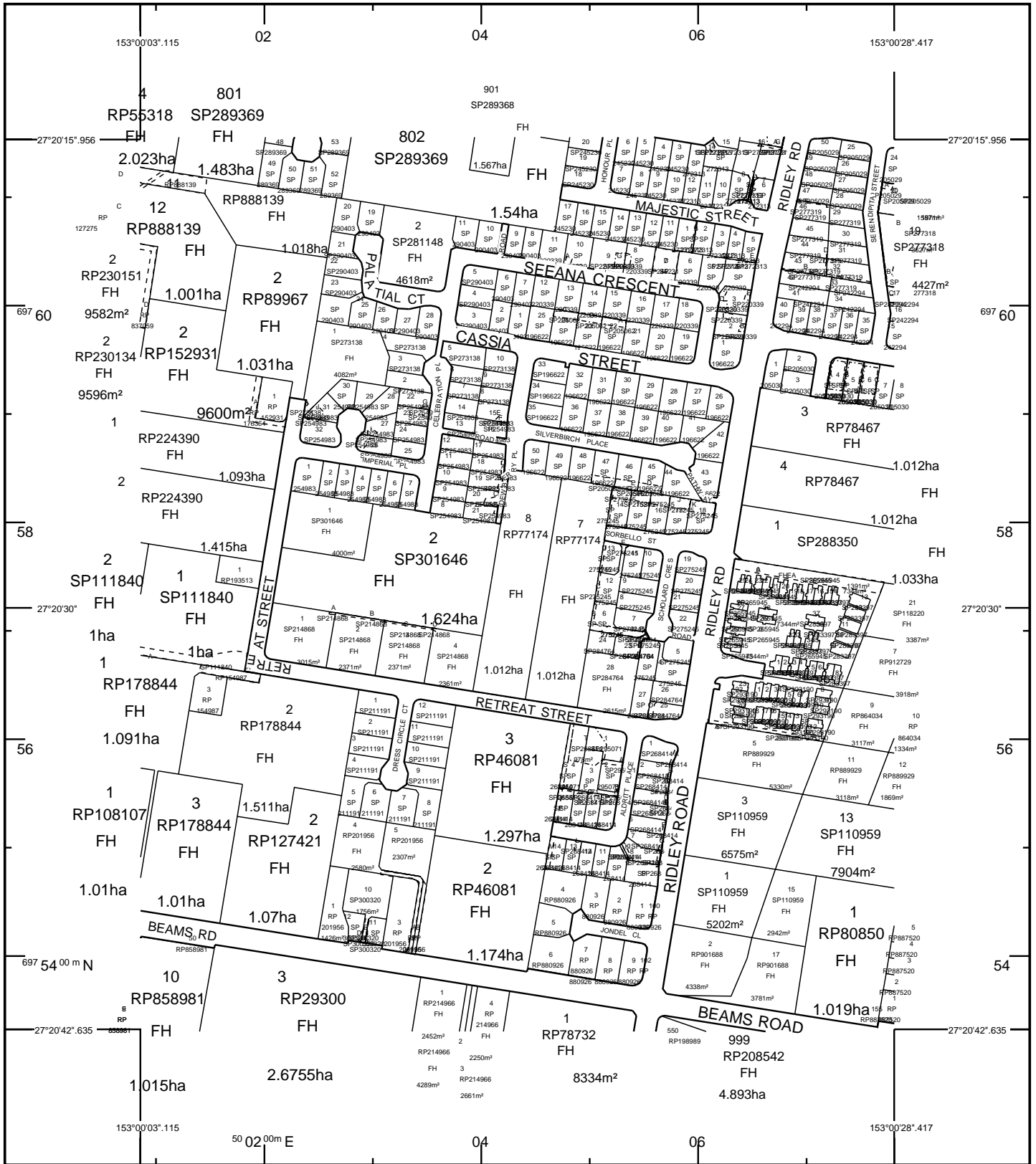
Dept File :  
Local Govt : A004777817  
Surveyor : 7100

# ANNEXURE E

## SMART MAP

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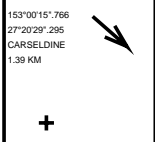
STANDARD MAP NUMBER  
9543-34343



**SmartMap**

An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	8/RP77174
Lot/Plan	1.012ha
Area/Volume	FREEHOLD
Tenure	BRISBANE CITY
Local Government	BRIDGEMAN DOWNS
Locality	26143/19
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 09/09/2019

DCDB 06/09/2019

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**Queensland Government**  
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**MATTHEW FRITZSCHE**

M: 0410 435 891

E [matthew.f@raywhite.com](mailto:matthew.f@raywhite.com)

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**RAY WHITE SPECIAL PROJECTS QLD**