



Seller disclosure statement

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller **Peter John Duffy, Donna Lee Duffy**

Property address
(referred to as the "property" in this statement)

1 FREDERICK HARRIS COURT, MOUNT PLEASANT QLD 4521

Lot on plan description

LOT 11 SURVEY PLAN 106317

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

Yes

No

If Yes, refer to Part 6 of this statement for additional information

If No, please disregard Part 6 of this statement as it does not need to be completed

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property. **Yes**

A copy of the plan of survey registered for the property. **Yes**

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/> » the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/> » whether the lease has an option to renew: <input style="width: 150px; height: 20px;" type="text"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>EASEMENT No 702812667 28/07/1998 at 16:53 benefiting the land over EASEMENT B ON SP106317 Statutory encumbrances or rights for water supply, sewerage, drainage or other utilities including manholes</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input style="width: 100px; height: 20px;" type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : <div style="border: 1px solid black; padding: 5px; width: fit-content;">Rural</div>	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	The following notices are, or have been, given:	
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
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Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	
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Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
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Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.
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Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

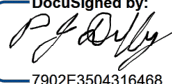
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

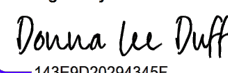
For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<p><input type="checkbox"/> Yes</p>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>
<p>Statutory Warranties</p>	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>	
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>

Signatures – SELLER

DocuSigned by:

7902E3504316468...

Signature of seller

Signed by:

143E9D20294345E...

Signature of seller

Peter John Duffy

Name of Seller

Donna Lee Duffy

Name of Seller

25 February 2026

Date

25 February 2026

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

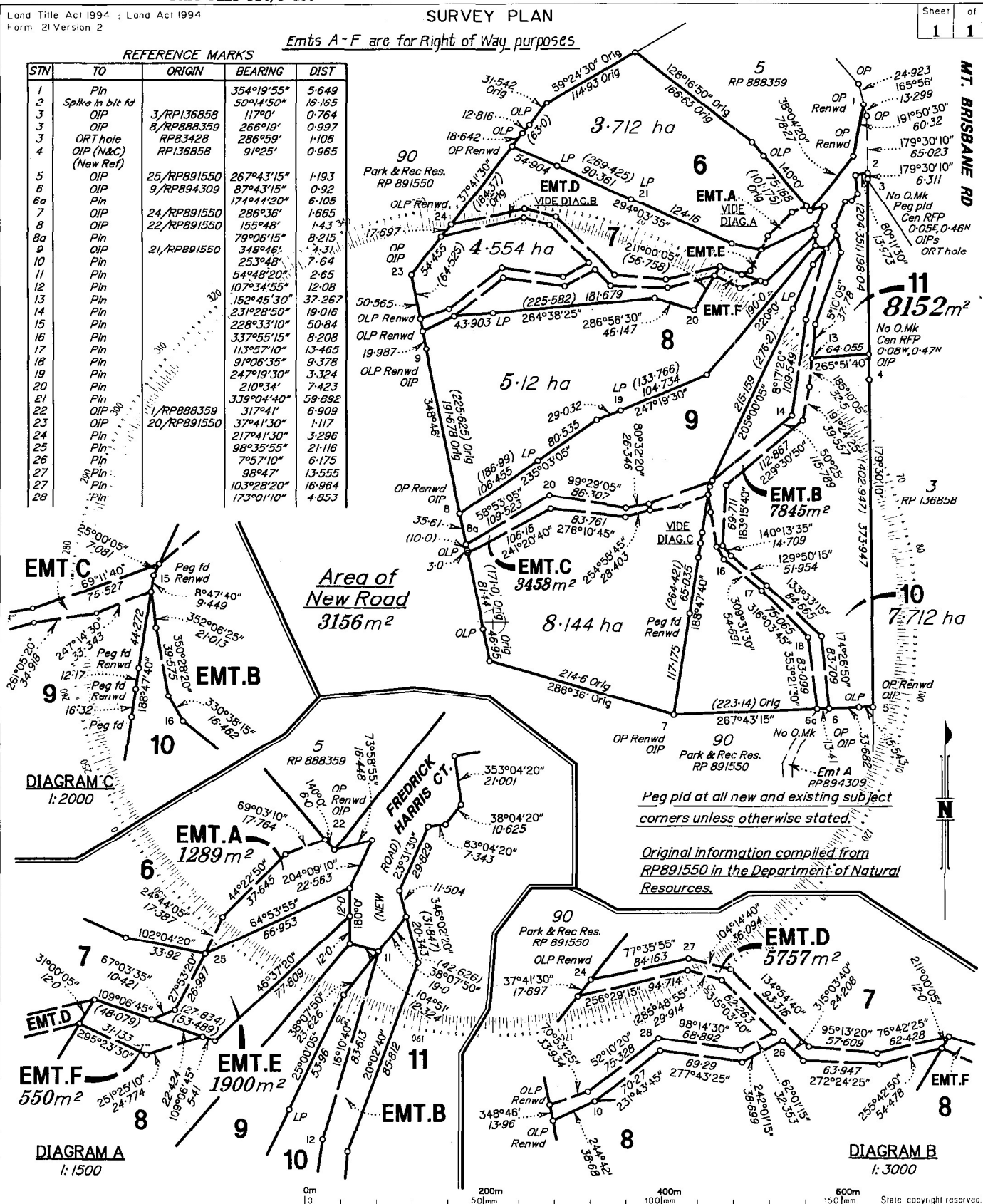
Signature of buyer

Name of buyer


Name of buyer

Date

Date



Kellar Fox & McGhie Pty. Ltd., ACN 010 162 197 hereby certify that the Company has surveyed the land comprised in this plan by Marshall Robert Kaylor (Licensed Surveyor) for whose work the company accepts responsibility, that the plan is accurate, that the survey was performed in accordance with the provisions of the Surveyors Regulation 1982 and that the said survey was completed on 19-3-98


 Director and Licensed Surveyor
 Director

Date: 2-4-98


Plan of Lots 6-11, Easements A-F in Lots 6,10,9,7,7 & 8 respectively

Cancelling Lot 6 on RP891550

PARISH: **PINE** COUNTY: **Stanley**

Meridian: **RP891550** F/N: **NO**

Scale: **1:4000**
 Format: **STANDARD**


SP106317

Plan Status:

NO 1509-00/9

702812649

BE 400 NT

\$615.00
28/07/1998 16:43

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

Registered

5. Lodged by

504
Shand Taylor Lawyers

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

1. Certificate of Registered Owners or Lessees.

I/We **BABSARON PTY. LTD. ACN 080 526 398**

(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. Local Government Certificate.

* Council of the Shire of Pine Rivers certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to

Dated this **TWENTY FIRST** day of **JULY, 1998.**

J. A. Chapman
Mayor
J. Amalaka
Chief Executive Officer

* Insert the name of the Local Government.
Insert designation of signatory or delegation

12. 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

Licensed Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit \$ 280
Lodgement \$ 87
6 New Titles \$ 240
Photocopy \$ 8
Postage \$
TOTAL \$ 615

14. Insert Plan Number

SP106317

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50150763	6	RP891550			

25v 6-11

Orig Lots

7. Portion Allocation :

8. Map Reference :

9443-27

9. Locality :

LACEYS CREEK

10. Local Government :

PINE RIVERS S.C.

11. Passed & Endorsed :

By : KEILAR FOX & McGHIE PTY. LTD.
ACN 010 162 197
Date : 24/7/98
Signed : *[Signature]*
Designation : Licensed Surveyor

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt : 514/3-106
Surveyor NO 1509-00/4



Enquiries:	Customer Service Centre
Phone:	(07) 3205 0555
Property Number:	523202
Date:	13-Feb-2026

LAND RECORD SEARCH

Property Number: - 523202
Property Location: - 1 Frederick Harris Court MOUNT PLEASANT QLD 4521
Property Description:- Lot 11 SP 106317

The following is provided for the information of prospective purchasers. To ensure full disclosure to the interested party, Council request you provide your client with the original search response. It is also recommended that a Building and Plumbing Search is undertaken on all developed properties.

Please note that flooding information is not included in this search document as it is now available online for free at www.moretonbay.qld.gov.au.

Additional rates, charges and payments may occur between the issuing of this certificate and the settlement date. An outstanding rates balance enquiry is available free of charge for a three month period from the issue date of this search. You are encouraged to contact Council to check this balance on settlement day.

This information has been automatically generated from Council's property database. Council accepts no responsibility whatsoever should the information hereby given contain any error, omission or inaccuracy.

RATING INFORMATION

Property Number: **523202**
 Ratepayer Name: **Peter J Duffy and Donna L Duffy**
 Reference: **JAT:SMF:2605203**
 Application No: **CT/2026/1910**
 Property Address: **1 Frederick Harris Court MOUNT PLEASANT QLD 4521**
 Property Description: **Lot 11 SP 106317**
 Area: **8152 SQM**
 Rateable Value: **\$395000**

OUTSTANDING BALANCE SUMMARY

Balance Brought Forward		
Arrears Brought Forward	0.00	
Total Arrears Brought Forward		\$0.00

Particulars of Quarterly Rates and Charges – 01-Jan-2026 – 31-Mar-2026:		
General Rate - Category R1 (Single Residential - Owner occupied)	320.35	
Garbage Service	97.75	
State Emergency Management Levy	30.75	
Paper Notice Fee	2.50	
Rural Fire Levy	6.25	
Special Charges	0.00	
City Environment Charge	6.50	
City Infrastructure Charge	26.00	
Total Particulars		\$490.10

Other Charges		
Interest (Period)	0.00	
Total Other		\$0.00


Credits		
Payments	0.00	
Refunds	0.00	
Other Adjustments	0.00	
Rebates	0.00	
Total Credits		\$0.00


TOTAL RATES & CHARGES OUTSTANDING – PAYMENT DUE 11 Feb 2026	\$490.10
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PLUS: <i>Property Related Debt Outstanding</i> Current Legal/Judgement/Misc/Overgrown Costs	\$0.00
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TOTAL OUTSTANDING AMOUNT	\$490.10
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Easy Ways to pay

 **BPAY**
 Biller: **339457**
 Reference No:
500523202005232029

 **ONLINE**
Scan QR code or visit
www.mbrc.qld.gov.au/pay-your-rates
 Reference No:
500523202005232029

 **PHONE**
Call (07) 3480 6349
 Reference No:
500523202005232029

PROPERTY CONDITIONS:-

The following Building/Plumbing Conditions exist on the property: -

Building Envelope / Designated Building Area

The erection of buildings on this allotment shall be restricted to the designated house site on Keilar Fox & McGhie plan number 1509-00/6 (Council drawing number 3-04406), unless specifically allowed otherwise by Council and subject to whatever specific conditions Council may wish to impose in allowing the requested deviation - 514/3-106

Constraint - Additional Development Requirements

PLANNING SCHEME INFORMATION:-

The Planning Scheme commenced on 1 February 2016. The previous planning schemes are now superseded. If information is required regarding the superseded planning schemes please contact council.

The Place Type, Zone and Local Plan which apply to this property are -
Rates Zoning:
Inspection Areas • Plumbing Inspections Area 4 Planning Scheme Zone • Rural Planning Scheme Place Type • Rural Planning Scheme Place Type • Mountain Ranges, Forest and Waterway
Notes and abbreviations:
pre, preci, prec, precin = precinct Redcliffe KR LP = Redcliffe Kippa-Ring local plan Refer to Part 10.1 = refer to Part 10.1 of MBRC Planning Scheme

The Overlay maps which apply to this property are -
Planning Scheme Overlay - Flood Hazard • Balance flood planning area Planning Scheme Overlay - Environmental Areas • Environmental offset receiving area Planning Scheme Overlay - Bushfire Hazard • High Potential Bushfire Intensity Planning Scheme Overlay - Landslide Hazard • Landslide hazard area (>15% Slope) Planning Scheme Overlay - Building Heights • Maximum 8.5m Planning Scheme Overlay - Bushfire Hazard • Medium Potential Bushfire Intensity Planning Scheme Overlay - Environmental Areas • MLES - Matters of Local Environmental Significance Planning Scheme Overlay - Environmental Areas • MSES - Koala Offsets Planning Scheme Overlay - Environmental Areas • MSES - Matters of State Environmental Significance Planning Scheme Overlay - Flood Hazard • Overland Flow Path Planning Scheme Overlay - Bushfire Hazard • Potential Impact Buffer Planning Scheme Overlay - Scenic Amenity • Regionally significant Planning Scheme Overlay - Stormwater Catchment

<ul style="list-style-type: none">• Upper Pine River Planning Scheme Overlay - Bushfire Hazard• Very high Potential Bushfire Intensity
Notes and Abbreviations:

OTHER IMPORTANT INFORMATION:-

To minimise issues following property settlement, it is in the purchaser's best interest to make payment of the total amount of rates and charges outstanding at settlement. When making a payment for rates please quote Property No: 523202 for receipting purposes.

Interest on outstanding balances:

Interest at the rate of 8.000000% per annum, compounded on daily rests, will be charged on current rates that remain unpaid immediately after the due date shown on the rate notice. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period. Prompt payment will avoid ongoing interest charges and an updated balance should be obtained prior to payment.

It should be noted that delays in receiving notification from the Department of Natural Resources, Mines and Energy that this property has changed ownership may mean that the rates notice for the next quarter will be sent to the previous owner. If this notice is not paid within the required time interest will be charged to the property.

Processing fee:

A \$104.50 processing fee applies to changes in ownership. This fee will appear on the new owners first scheduled quarterly rate notice. Exemptions from this fee may apply. Further information can be found at www.moretonbay.qld.gov.au/Services/Property-Ownership/Rates/About-Your-Rates.

Pensioner rebate:

If there is a pension rebate detailed in this search, it has been granted to the eligible pensioner for the entire billing period specified. The Council will not adjust the rebate even though a settlement may occur during the disclosed billing period. Settlement adjustments should ensure the eligible pensioner received the full benefit of the rebate.

If a new owner occupies the property and has a current Pension Concession card, they may be eligible for rates concessions. For application forms and more information visit www.moretonbay.qld.gov.au/rates.

Pensioners selling and re-purchasing property within the region must lodge an application for the new property.

Valuation of land:

Please note, if there is no current valuation (from the Department of Natural Resources, Mines and Energy), a pro-rata General Rate will issue based on the valuation from the date of registration of the plan. This charge will issue on the next scheduled rate notice. For payment obligations please refer to Section 127 and Section 163 of the *Local Government Regulation 2012*

My Property Look Up:

Use My Property Look Up to check zone and precinct information, view overlay maps for your property address and access links to helpful information sheets. [My Property Look Up](#) can be accessed by searching for My Property Look Up on Councils website (www.moretonbay.qld.gov.au)

If the searched property contains development applications, information regarding those applications can also be accessed via links within the displayed search results on My Property Look Up.

Title search:

Council recommends that a title search be conducted through the Department of Natural Resources, Mines and Energy to obtain information on whether there are any encumbrances on this property.



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **991043**

Date: 13/02/2026

Search Request reference: 186182860

Applicant details

Applicant: Sharon Fleay

sharon@ccqlaw.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 11 on Plan SP106317 at 1 FREDERICK HARRIS COURT, MOUNT PLEASANT QLD 4521 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

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Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51117144 EMR Site Id: 16 February 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 11 Plan: SP106317
1 FREDERICK HARRIS CT
MOUNT PLEASANT

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: JAT:SMF:2605203

Certificate Number: CA034359

Result 1 of 1

InfoTrack PTY LTD
PO Box 10314, Adelaide Street

QLD 4001

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 11 Plan: SP106317
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment, Science and Innovation*

Date of issue: 16/02/2026
Receipt No: 6895933

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Monday, 16 February 2026 11:42 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - JAT:SMF:2605203

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

DONNA LEE DUFFY

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 3/2/2026.

Queensland Civil and Administrative Tribunal

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It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Demi Balmes

From: Searches <searches@justice.qld.gov.au>
Sent: Monday, 23 February 2026 8:56 AM
To: InfoTrack QLD Property Services
Subject: QCAT Search & Copy - JAT:SMF:2605203

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Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

PETER JOHN DUFFY

A search has been conducted of the Register of proceedings. The results are provided below and are current as at **9th February 2026**.

Our electronic records do not hold details of the middle names of the parties in the matter below and you will need to contact the relevant courthouse to arrange a file inspection if you wish.

Application number	MCDO 3972/11 BRISBANE
Applicant/s	BAHAY OZCAKMAK PETER DUFFY WENDY DUFFY
Respondent/s	
Withdrawn	Not applicable
Where subject matter of proceeding or part of proceeding transferred to another entity under section 52(1):	
Date of transfer	Not applicable
Name of entity transferred to	Not applicable
Details of subject matter of the part that is transferred	Not applicable
Where subject matter of proceeding or part of proceeding transferred to another entity under section 52(2):	
Date of transfer	Not applicable
Name of entity transferred to	Not applicable
Details of matters transferred	Not applicable
Site Address	Not applicable
Final Decision date	10.04.2012
Final Decision	By consent: 1 - The dividing fence between 38 and 40 Clarence Drive, Helensvale have approximately 35 metres of it replaced commencing approximately 10-15 metres from the street frontage. 2 - There be other maintenance carried out as agreed by the parties. 3 - The fence be positioned where the current fence is positioned.

4 - The cost of such work is to be borne equally.

For more information regarding accessing QCAT records including file inspections, <https://www.qcat.qld.gov.au/resources/forms/our-online-services/search-and-copy-documents>

Kind regards,
Emma
Client Services Officer
Queensland Civil and Administrative Tribunal
Level 11 | 259 Queen Street | Brisbane Qld 4000
GPO Box 1639 | Brisbane Qld 4001
p: 1300 753 228
e: enquiriesqcat@justice.qld.gov.au
w: qcat.qld.gov.au



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It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Case types / [Tree and fence disputes](#) / [Tree orders register](#)

Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

Submit

Last updated: 22 January 2026

Flood Check Property report

Property

Reference: Lot 11 Plan SP106317

**1 FREDERICK HARRIS COURT
MOUNT PLEASANT QLD 4521**

About this report

This *Flood Check Property Report* provides information from our City Flood Database **that is relevant for this property.**

Property specific information is provided about the four types of flooding that can affect the City of Moreton Bay, which include:

- Flood
- Overland Flow
- Tidal Inundation
- Storm Tide

This report will help you to better understand the potential flood risks that currently apply to this property.

The report may also prove beneficial when preparing a flood emergency plan or applying for flood insurance.



Further information

The fact sheet included at the end of this report may assist with interpreting the contents of the report. Further information including flood maps and flood investigation reports are also available from Council's website: www.moretonbay.qld.gov.au/flooding

Are you planning building or development?

If planning new **building or development works on this property**, please refer to the:
Moreton Bay Regional Council's Planning Scheme: www.moretonbay.qld.gov.au/mbrclplanningscheme
Flood Check Development Report for this property: www.moretonbay.qld.gov.au/Services/Building-Development/Flood-Check

Council provides this information as a general reference source only and has taken all reasonable measures to ensure that the material in this report is as accurate as possible at the time of publication. However, the Council makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, the Council disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever. This information can change over time as Council's flood information is periodically updated.

PA_20251212_2110F 3.4.1. Generated December 2025

Flood Check Property report

Summary

Reference: Lot 11 Plan SP106317

Flood

Flooding occurs when heavy rainfall causes the water levels in a river, creek or urban drainage system to rise and exceed the capacity of the main channel or pipe network.

**Parts of this property are affected by the:
0.1% AEP Flood event**



See the Technical Summary for further information.

Overland Flow

Overland flow is excess rainfall runoff that can cause flooding in gullies and depressions located upstream of rivers and creeks and also in areas where the runoff exceeds the capacity of urban drainage systems.

Parts of this property are within or adjacent to Council's known Overland Flow mapping extents.



Tidal Inundation

Tidal inundation can occur on very low-lying coastal land during naturally occurring large high tides.

This property is above the estimated level of a **Highest Astronomical Tide (HAT)**.



Highest Astronomical Tides typically occur 2-3 times a year.

Storm Tide

Storm tide inundation can occur on low-lying coastal land when extreme weather conditions produce a storm surge resulting in sea levels above the normal tide levels.

This property is not affected by the 5% AEP, 1% AEP and 0.1% AEP Storm Tide events.



Properties with very shallow storm tide inundation, less than 10cm deep, are considered to have negligible storm tide risks and are shown to be unaffected by storm tide in this report summary.

What is AEP?

Flood and storm tide information is provided for a range of event likelihoods. The likelihood of these events occurring is described in terms of their *Annual Exceedance Probability* or *AEP*.

AEP describes the likelihood of an event with a given magnitude or greater occurring in any given year and is usually expressed as a percentage. The 1% AEP event has a 1 in 100 chance (or 1% chance) of occurring in any given year and location.

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PA_20251212_2110F 3.4.1. Generated December 2025

Flood Check Property report

Technical Summary (page 1 of 5)

Reference: Lot 11 Plan SP106317

Property Levels

Minimum Ground Elevation:	110.2 m AHD	(AHD - Australian Height Datum)
Maximum Ground Elevation:	151.2 m AHD	
Average Ground Elevation:	128.4 m AHD	
Elevation Data Source:	Aerial Laser Survey - City of Moreton Bay (31/05/2019)	
Floor Level of Lowest Building:	135.3 m AHD +/- 300mm	

Flood

Council uses the term "Flood" to describe the occurrence of flooding where the source is rising waters from a river, creek or urban drainage system.

This property is located in the Upper Pine River catchment. The details below have been extracted from the following investigation: *2022 Major Model Update - Upper Pine River (UPR)* by BMT WBM, 20/07/2023.

Flood investigation reports are available for free download from Council's website:

www.moretonbay.qld.gov.au/flood/publications

The following Flood conditions **apply to this property**:

0.1% AEP Flood event

Where relevant, detail regarding existing river, creek or urban drainage flooding is provided in the table below and on the Flood Map on page 2. Note that the Flood Map will only show the 1% AEP Flood extent.

Mapping for the 5% AEP and 0.1% AEP Flood events are available from Council's website:

www.moretonbay.qld.gov.au/flood-viewer

Flood Event	Minimum Property Flood Level (m AHD)	Maximum Property Flood Level (m AHD)	Percent of Property Affected	Maximum Building Flood Level (m AHD)	Data Reliability
5% AEP	-	-	-	-	-
1% AEP	-	-	-	-	-
0.1% AEP	110.3	110.4	<1%	-	A

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PA_20251212_2110F 3.4.1. Generated December 2025

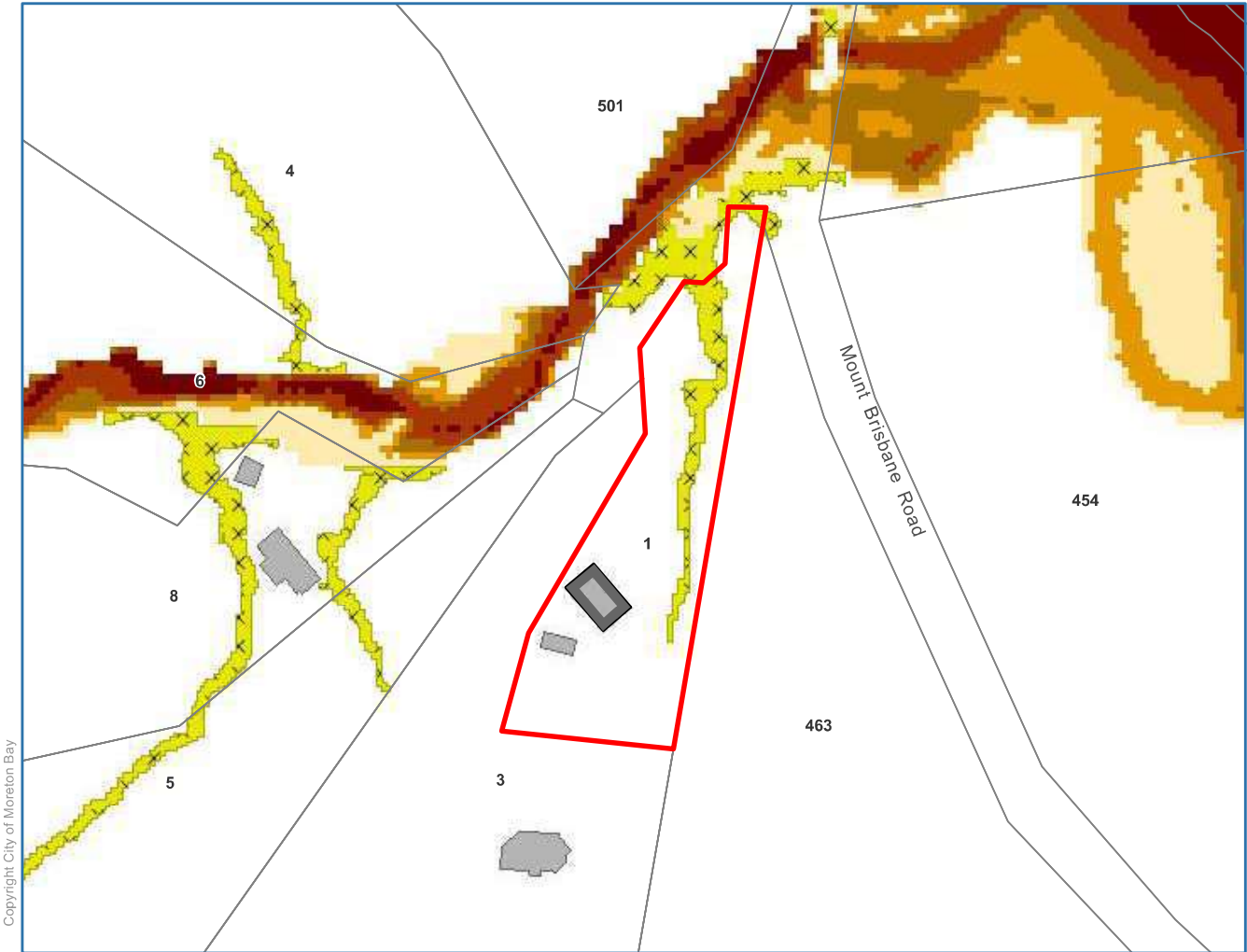
Flood Check Property report

Technical Summary (page 2 of 5)













Reference: Lot 11 Plan SP106317

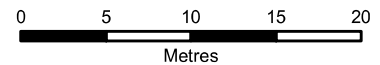
Flood Map

This map shows the existing 1% AEP Flood depths and Overland Flow where applicable. To view other flood mapping refer to Council's website: www.moretonbay.qld.gov.au/flood-viewer



Parcel reference date: 2025-12-10

 Subject property	 0 - 0.1m	 0.5 - 1m	 Limited data reliability
 Registered parcels	 0.1 - 0.25m	 Greater than 1m	 Data subject to change
 Overland Flow	 0.25 - 0.5m		 Buildings
			 Lowest building floor



Note: this page must be reproduced in colour to be fully legible.

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PA_20251212_2110F 3.4.2 Generated December 2025

Flood Check Property report

Technical Summary (page 3 of 5)

Reference: Lot 11 Plan SP106317

Overland Flow

Council's overland flow mapping represents the inundation of gullies and depressions where stormwater runoff may flow in areas upstream of river, creek and urban flooding map extents.

The current mapping is based on ground level elevations from the 2014 Aerial Laser Survey.

The overland flow mapping report is available for free download from Council's website:

www.moretonbay.qld.gov.au/files/assets/public/services/publications/flood-reports/overland-flow-path-mapping.pdf

Parts of this property are within or adjacent to Council's known Overland Flow mapping extents.

Where relevant, Council's mapped overland flow is shown on the Flood Map on page 2. Please note that Council currently does not provide any advice regarding flood levels or depths for overland flow.

Any property can be affected by overland flow after intense rainfall, including thunderstorms. Even if an area isn't shown on Council's overland flow mapping, stormwater can still flow across these areas and cause flooding.

If you are concerned about overland flow flooding at this property please consult a qualified and experienced engineer for further advice.

Tidal Inundation

Tidal inundation can occur on very low-lying coastal land during naturally occurring large high tides.

Some properties located near our coastline are relatively low-lying compared to sea level and therefore may be affected by tidal inundation.

This property is above the estimated level of a *Highest Astronomical Tide (HAT)*.

Highest Astronomical Tides typically occur 2-3 times a year.

Please note that this advice is sensitive to the accuracy of the property ground level information that was used for this report. This is particularly the case for properties with level terrain and vertical walls on their tidal boundary, for example alongside a canal.

If you are concerned about this and wish to confirm the susceptibility of this property to tidal inundation please consult a qualified and experienced engineer for further advice. Please note that Council currently does not provide any advice regarding flood levels or depths for tidal inundation.

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PA_20251212_2110F 3.4.1. Generated December 2025

Flood Check Property report

Technical Summary (page 4 of 5)

Reference: Lot 11 Plan SP106317

Storm Tide

Storm tide inundation can occur on low-lying coastal land when extreme weather conditions produce a storm surge resulting in sea levels above the normal tide levels.

This property is located in the Upper Pine River catchment. Storm tide investigation reports are available for free download from Council's website: www.moretonbay.qld.gov.au/flood/publications

This property is not affected by the 5% AEP, 1% AEP and 0.1% AEP Storm Tide events.

Where relevant, detail regarding existing storm tide behaviour is provided in the following table and on the Storm Tide Map. Note that the map only shows the 1% AEP storm tide extent.

Mapping for the 5% AEP and 0.1% AEP storm tide events are available from Council's website: www.moretonbay.qld.gov.au/flood-viewer

Storm Tide Event	Minimum Property Storm Tide Level (m AHD)	Maximum Property Storm Tide Level (m AHD)	Percent of Property Affected	Maximum Building Storm Tide Level (m AHD)	Data Reliability
5% AEP	-	-	-	-	-
1% AEP	-	-	-	-	-
0.1% AEP	-	-	-	-	-

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PA_20251212_2110F 3.4.1. Generated December 2025

Flood Check Property report

Technical Summary (page 5 of 5)

Reference: Lot 11 Plan SP106317

Need more information?

Further information including flood maps, FAQ, fact sheets and flood investigation reports are available from City of Moreton Bay's website: www.moretonbay.qld.gov.au/flooding

If you need assistance with interpreting Council's flood information please contact Council on 3205 0555 or enquiries can be submitted by e-mail to flood@moretonbay.qld.gov.au or addressed in writing to:

*Floodplain Management Team
City of Moreton Bay
PO Box 159
Caboolture QLD 4510*

Council provides this information as a general reference source only and has taken all reasonable measures to ensure that the material in this report is as accurate as possible at the time of publication. However, the Council makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, the Council disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever. This information can change over time as Council's flood information is periodically updated.

PA_20251212_2110F 3.4.1. Generated December 2025

Flood Check Fact sheet

How to interpret a Flood Check Property Report

The *Flood Check Property Report* includes information about the potential flood risks that currently apply to the property.

What is included in the report

The Summary

The report begins with a summary of the potential flooding conditions anticipated for the property for each type of flooding. If the report indicates that the property is affected by one or more types of flooding, then further information about each type of flooding will be provided in the Technical Summary section on the following pages.

<p>Flood</p> <p><i>Flooding occurs when heavy rainfall causes the water levels in a river, creek or urban drainage system to rise and exceed the capacity of the main channel or pipe network.</i></p>	<p>Parts of this property are affected by the:</p> <p>5% AEP Flood event 1% AEP Flood event 0.1% AEP Flood event</p> <p><i>See the Technical Summary for further information.</i></p>
<p>Overland Flow</p> <p><i>Overland flow is excess rainfall runoff that can cause flooding in gullies and depressions located upstream of rivers and creeks and also in areas where the runoff exceeds the capacity of urban drainage systems.</i></p>	<p>Parts of this property are within or adjacent to Council's known Overland Flow mapping extents.</p>
<p>Tidal Inundation</p> <p><i>Tidal inundation can occur on very low-lying coastal land during naturally occurring large high tides.</i></p>	<p>Parts of this property may be below the estimated level of a Highest Astronomical Tide (HAT).</p> <p><i>Highest Astronomical Tides typically occur 2-3 times a year.</i></p>
<p>Storm Tide</p> <p><i>Storm tide inundation can occur on low-lying coastal land when extreme weather conditions produce a storm surge resulting in sea levels above the normal tide levels.</i></p>	<p>Parts of this property are affected by the:</p> <p>5% AEP Storm Tide event 1% AEP Storm Tide event 0.1% AEP Storm Tide event</p> <p><i>See the Technical Summary for further information.</i></p>

The Technical Summary

The Technical Summary section is only included in a report when the property is subject to one or more types of flooding.

This section begins with reference level information for the property. Minimum, maximum and average ground level elevations are provided in metres AHD.

All elevations and flood and storm tide levels within the report are provided with reference to the Australian Height Datum or AHD. AHD is the standard elevation reference for mapping purposes adopted by the National Mapping Council of Australia. As a general guide, 0.0m AHD is approximately equal to mean sea level.

Where we have been able to determine the floor level of the lowest building on the property, this is also provided, along with information on the survey accuracy of this floor level. In some cases, there may be more than one building on the property. The building determined to have the lowest floor level is indicated on the maps that are included in the Technical Summary section.

The Technical Summary provides details of the anticipated conditions for each type of flooding that could affect the property. For each of these, the source and currency of the flood information is provided, along with flood and storm tide level data where available.

The Data Tables

The Technical Summary section of the report contains data tables that provide the flood and storm tide levels across the property for Council's three standard flooding events. Flood levels can vary across a property, particularly for large or sloping properties. The minimum and maximum flood levels typically indicate flood levels at the upstream and downstream ends of a property.

Flood Event	Minimum Property Flood Level (m AHD)	Maximum Property Flood Level (m AHD)	Percent of Property Affected	Maximum Building Flood Level (m AHD)	Data Reliability
5% AEP	2.6	2.9	22%	2.8	A
1% AEP	2.7	2.9	59%	2.9	A
0.1% AEP	2.9	3.1	87%	3.0	A

For each standard flooding event the data tables also provide:

- the estimated percentage of the property that would be inundated;
- the maximum anticipated flood or storm tide level within the footprint of the building with the lowest floor level; and
- a data reliability rating as an indicator of the current degree of confidence in the values provided.

The likelihood of these flooding events occurring is described in terms of their *Annual Exceedance Probability* or AEP. AEP describes the likelihood of an event with a given magnitude or greater occurring in any one year, usually expressed as a percentage.

Flood Check Fact sheet

Council's standard flooding events

The table below sets out the likelihood terminology and descriptions for Council's three standard flooding events. The annual chance of occurrence (AEP) and the estimated cumulative risk of flooding over a 30 year typical mortgage period are provided for each event.

AEP	Likelihood	Size	Description	Example Events within Moreton Bay Region
5%	High	Reasonably Large	<p>A reasonably large flood event that is very likely to occur during your lifetime. A flood of this size has a 1 in 20 chance (or 5% chance) of occurring in any given year and location.</p> <p>Over a 30 year mortgage period there is a 78% chance that a flood of this size would occur at least once.</p>	<p>May 2015 Middle reaches Caboolture River Upper reaches Cabbage Tree Creek</p> <p>June 2016 Terrors Creek Middle reaches Four Mile Creek</p> <p>March 2017 Middle reaches Cedar Creek</p>
1%	Medium	Large	<p>A large flood event that could possibly occur during your lifetime. A flood of this size has a 1 in 100 chance (or 1% chance) of occurring in any given year and location.</p> <p>Over a 30 year mortgage period there is a 26% chance that a flood of this size would occur at least once.</p>	<p>January 2011 Upper reaches North Pine River Middle reaches Burpengary and Cedar Creeks</p> <p>May 2015 Middle reaches Burpengary, Little Burpengary and Elimbah Creeks Lower reaches Todds Gully</p>
0.1%	Low	Very Large	<p>A very large flood event that is rare to witness during a lifetime. A flood of this size has a 1 in 1000 chance (or 0.1% chance) of occurring in any given year and location.</p> <p>Over a 30 year mortgage period there is a 3% chance that a flood of this size would occur at least once. Few people will ever experience an event of this size. Whilst rare, these exceptional events can and do occur.</p>	<p>January 2011 Terrors Creek</p> <p>May 2015 Middle reaches King Johns and Saltwater Creeks.</p>

Data Reliability Ratings

The flood and storm tide information provided in the report has been compiled from numerous sources and studies and is the best available information currently endorsed by Council.

The quality or reliability of the information available however, may not be uniform across the region. The data tables therefore include reliability ratings for the flood and storm tide data that can be used to infer the degree of confidence held in the data provided.

For those areas where the flood or storm tide information is considered to have a lower reliability a note is added to the reports of the affected properties. The areas of reduced data reliability are also shown with shading on the report maps.



Caboolture River at Morayfield Road January 2011

Flood Check Fact sheet

A description of each reliability rating is provided below.

Data Reliability Rating	Description
A	<p><u>Reliable - up to date</u> <i>The flood data is based on recent flood investigations and topographical information and is considered the most reliable flood information.</i></p>
B	<p><u>Reasonable - future changes possible</u> <i>The flood data is based on recent flood investigations or topographical information. However, changes to catchment conditions may have occurred, which could result in changes to the flood information in a future update.</i></p>
C	<p><u>Reasonable - subject to change</u> <i>The flood data does not include recent changes to the floodplain and is subject to change in a future update.</i></p>
D	<p><u>Indicative only</u> <i>The flood data is considered indicative only and is subject to change in a future update.</i></p>

Council's flood data is subject to regular reviews and updates, which can result in changes to the flood information provided for the property you are interested in. Council recommends that you periodically check back on Council's website to get an updated report.



Caboolture River at Morayfield Road January 2011

Interpreting the flood information

Determine your flood risks

When interpreting the information provided in the report you should consider your overall risk from the different types of flooding.

If you have not done so already, we recommend that you utilise Council's Flood Viewer to gain an appreciation of the potential flooding conditions in the areas surrounding the property, including roads frequently used. Flood Viewer is available from Council's website:

www.moretonbay.qld.gov.au/flood-viewer

Once you have understood the potential flooding conditions for the property you should then consider the potential **consequences** that may arise from the different types and sizes of flooding events:

- Which areas of the property could be flooded?
- Will flooding result in any damage to these areas?
- Will flooding affect my ability to travel to work/school?

Next consider what **actions** you would need to take to manage the consequences of flooding. Your actions should reflect the overall degree of risk to you, your family, your business and employees, and the home and assets.

Example 1

Your back yard is affected by shallow flooding during a rare 0.1% AEP flood event: - the potential consequences of flooding are likely to be minor; the chance of it happening is low; and therefore, your overall flood risk will be low.

Low likelihood flood (0.1% AEP)

x

Minor consequences

=

LOW RISK

Example 2

Your front yard and car port are affected by 0.5m deep flooding in a 1% AEP flood event: - the potential consequences of flooding are moderate; it's possible for this flooding to occur; and therefore, there is an overall medium risk.

Action: - Consider moving your car to higher ground early on in the event to prevent it from being damaged.

Medium likelihood flood (1% AEP)

x

Moderate consequences

=

MEDIUM RISK

Flood Check Fact sheet

If you live in a flood prone area it is recommended that you prepare an **Emergency Plan** to plan for your safety during floods. For more information on preparing an emergency plan; getting your home and family ready; preparing an emergency kit; tuning into warnings and knowing where to find the latest disaster information; and generally being prepared for severe storms and flooding, visit the following websites:

www.moretonbay.qld.gov.au/disaster
<https://getready.qld.gov.au/homepage/>

Council also strongly recommends registering to the MoretonAlert service so you can receive important emergency management messages. For more information and online registration visit:

www.moretonbay.qld.gov.au/MoretonAlert

Understand the occurrence of large flood events

Annual Exceedance Probability (AEP) defines the probability of a flood level being equalled or exceeded in any one year. It is quite possible, and statistically correct, for large flood events to occur only a few years apart.

Flood records available for three of Moreton Bay Region's large river systems, the Caboolture, South Pine and Stanley Rivers, show multiple clusters of 3 to 5 significant flood events occurring within a 5 year period. There can be many years of lower rainfall separating these clusters of significant flood events.

Remember that although very large floods are unlikely, it is important that you are aware they can occur so you can plan for your safety.



North Pine River at Gympie Road January 2011

When to request a report

Council encourages everyone interested in a property to download a free report from our website to understand the risks of flooding that currently exist for the property. We recommend that a *Flood Check Property Report* be obtained both before purchasing a property and periodically thereafter to ensure that you have the latest and most up to date information.

When purchasing a property

When purchasing a property, you should use the information in the report to provide you with a better understanding of the potential flooding conditions for the property.

Your willingness and ability to undertake the necessary actions to manage these flood conditions should be considered when assessing the suitability of this property to your needs and lifestyle.

If you have any concerns or are uncertain about how to interpret the information, please contact Council or consult with a qualified professional engineer.

Need more information?

Further information including flood maps and flood investigation reports are available from Council's website: www.moretonbay.qld.gov.au/flooding

For more information or assistance, please contact Council on 07 3205 0555

by e-mail: flood@moretonbay.qld.gov.au

Or addressed in writing to:

Floodplain Management Team
 Moreton Bay Regional Council
 PO Box 159
 Caboolture QLD 4510

Local Area Mining Permit Report

11SP106317
All resources



Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Queensland's permit administration

This local area mining permit report has been prepared for the following area:

The Queensland Government manages the allocation of land and resources through key legislation and permits that are part of an administrative framework that enables exploring for and mining of minerals, petroleum and gas under permits.

Selected area: PISP 106517
All resources
Information valid as at: Friday, February 13, 2026

All permits are issued for a set period. Approval is conditional on applicants demonstrating a planned and structured program of activity and acceptance of environmental conditions.

Permit types are scaled according to the life cycle of resource development. Typically, large areas are made available only once a defined and commercially viable resource is found can an explorer apply for a production permit. Currently, less than 1 per cent of exploration permits for minerals or coal discover economic deposits that lead to a mining lease.

If you require more up-to-date information, please refer to the department's GeoResGlobe system.

Typical rights and obligations under a permit include:

- the right to explore for, or extract, the mineral, petroleum or energy resource in a safe and responsible manner
- the obligation to manage the resource/s appropriately, including compensation to landholders and native title holders as appropriate
- the obligation to pay royalties to the state for the mineral, petroleum or energy produced
- the obligation to rehabilitate or restore areas disturbed by operations.

Permits are issued under the following Acts (and regulations):

- *Petroleum and Gas (Production and Safety) Act 2004*
- *Geothermal Energy Act 2010*
- *Greenhouse Gas Storage Act 2009*
- *Mineral Resources Act 1989*
- *Petroleum Act 1923*.

Disclaimer

Permits can be divided into four types reflecting the differing levels of approved activity: exploration permits, production permits, infrastructure permits, and information permits. Users of the information recorded in this document (the information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealings with property. Despite the Queensland Government's best efforts, the Queensland Government makes no representations or warranties in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, or indirect and consequential costs, losses damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with the use of or reliance on the information.

Constrained areas

The industry is regulated under a variety of different Acts that pull together to form the regulatory framework for the sector. This regulatory framework limits, conditions or prohibits certain activities. An area where the activity may be limited is generally referred to as constrained. Generally, it is the Environmental Authority (EA), which is issued under the *Environmental Protection Act 1994* (EP Act), will impose conditions on the holder after having regard to the impact the proposed activity may have in the area.

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Right to access land

Land access laws set out a framework for permit holders to engage with landholders about resource activities that may be authorised on private land. A Land Access Code sets best practice guidance for communication between landholders and permit holders and outlines mandatory conditions that permit holders must comply with when undertaking activities on private land. Affected landholders are entitled to know what activities are being undertaken. Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms. have input and receive compensation for impacts associated with those activities. Further information about land access laws and the Land Access Code is available on the department website.



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1.0 CURRENT EXPLORATION PERMITS

Current exploration permit - summary

Resource	Application	Number of permits	
		Granted	Total
Minerals	0	0	0
Coal	0	0	0
Petroleum & gas	0	0	0
Geothermal	0	0	0
Greenhouse gas	0	0	0
Total	0	0	0

Exploration permits explained

Exploration permits are issued for finding out what minerals and gases exist in a particular area of land and the quality and quantity of the deposits, to improve the state's knowledge and understanding of the resource base and to determine if it is economically viable to extract and commercialise the resource.

These permits allow a holder to undertake exploration activities including prospecting and surveying, sampling (water, rock and soil), drilling, ancillary environmental studies, conducting geophysical surveys and soil testing. The grant of an exploration permit does not always result in "on ground" exploration activities being undertaken on all land comprising the permit; exploration results may result in the holder deciding to focus activities in only certain parts of the permit area.

Generally, exploration permits **do not** allow holders to carry out production activities or make permanent changes to the landscape. At advanced exploration stage, production testing or bulk sampling may be permitted. Additional approvals will generally be required.

Exploration activities are regulated by the resource Act under which the permit was issued and the environmental authority issued under the *Environmental Protection Act 1994*. Exploration activities are also regulated under various safety and health Acts so as to protect the safety and health of persons at exploration sites and persons that may be affected by exploration activities.

A permit holder must provide a detailed work program for the activities they are intending to carry out under the permit. This allows the government to assess the appropriateness of the proposed activities, based on the geology, and to minimise land use conflict. Holders must also submit reports of what activity has taken place, to demonstrate compliance with the conditions of their permit and with the conditions under the issued environmental authority. The frequency and type of report varies under the different resource Acts.

Relinquishment applies to all exploration permits and means that land portions are relinquished (given up) periodically over the life of the permit. The rate of relinquishment varies under each resource Act.

Types of exploration permits:

- **Exploration permits for mineral** (EPM is all minerals and EPS is for a specified mineral) and **exploration permits for coal** (EPC) are generally granted for a period of up to 5 years and can be renewed.
- Exploration permits for petroleum (including coal seam gas) are referred to as **authorities to prospect** (ATP) and may be granted for a period of up to 12 years. An ATP generally cannot be renewed for a term ending more than 12 years after the ATP originally took effect.
- **Exploration permits for geothermal** (EPG) are generally granted for a period of up to 5 years. The renewed permit's term cannot be more than 5 years or for a term ending more than 15 years after the permit originally took effect.
- **Exploration permits for greenhouse gas** (EPQ) are generally granted for a period of up to 12 years. If granted for a lesser term, the term of a renewed permit must not end more than 12 years from when it originally

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

took effect.

- A **mineral development licence** (MDL) is considered an advanced exploration permit, and allows the holder to further evaluate the potential for economic development of the mineral or coal resource. An MDL also provides for environmental, mining and marketing studies. It is granted for a period of up to 5 years and can be renewed
- A **potential commercial area** (PCA) is similar to an MDL in concept and is for petroleum, coal seam gas and geothermal resources. A PCA is a declaration made within a granted ATP, EPG or EPQ.

Key

EPM = exploration permit for minerals EPS = exploration permit for specified minerals. EPC = exploration permits for coal. MDL = mineral development licence. ATP = authority to prospect. EPG = exploration permit for geothermal. EPQ = greenhouse gas exploration permit.

1.1 Current application permits

Mineral exploration permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Coal exploration permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Petroleum and gas exploration permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Geothermal exploration permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Greenhouse gas exploration permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

1.2 Current granted permits

Mineral exploration permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Coal exploration permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Petroleum and gas exploration permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Geothermal exploration permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Greenhouse gas exploration permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

2.0 CURRENT PRODUCTION PERMITS

Current production permit - summary

Resource	Application	Number of Permits	
		Granted	Total
Minerals	0	0	0
Coal	0	0	0
Petroleum & Gas	0	0	0
Geothermal	0	0	0
Greenhouse Gas	0	0	0
Total	0	0	0

Production permits explained

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

A **prerequisite permit** is generally required before an application may be made for a production permit. The prerequisite permit would generally be an exploration permit or a prospecting permit.

Production permits authorise the extraction and recovery of resources. Royalties will generally be collected by the state calculated on the value of the resource extracted. Production activities are regulated by the resource Act under which the permit was issued, and by the Environmental Authority issued under the *Environmental Protection Act 1994*.

Mining and petroleum operations are also regulated under various safety and health Acts so as to protect the safety and health of persons at mines and persons that may be affected by mining operations.

These permits allow a holder to undertake a wide range of mining and petroleum activities, including high-impact mining, building of infrastructure and construction of temporary accommodation; restrictions exist on some machinery under a mining claim.

A permit holder must provide a detailed plan for the project describing how the site will operate. More onerous compliance obligations for permit holders exist with this type of permit, driven by the particular resource being targeted and the scale of the production operation. Obligations may include submission of development plans and social impact management plans, and environmental impact assessments. There may also be more detailed reporting requirements and regular site inspections.

All resource Acts provide for landholders to be compensated for impacts of approved resource activity on their land. All holders have an obligation to rehabilitate and restore land as a condition of their permit, and address any requirements under the Native Title Act 1993.

Production permits are renewable and the holder of a permit may continue to produce from the area until a decision on the renewal application is made. A production lease will generally remain current to provide the holder with access rights to decommission the operation and provide for rehabilitation and restoration works.

Types of Production Permits:

- Production permits for mineral and coal are called **mining leases (ML)**
- For small hand mining of minerals, the production permit is called a **mining claim (MC)**. Mining claims have not been included in this report.
- Production permits for petroleum (including coal seam gas) are called **petroleum leases (PL)**.
- Other types of production permits are **geothermal lease (GL)** and **greenhouse gas storage lease (QL)**.

Key

MC = mining claims, ML = mining lease for minerals / coal, PL = petroleum lease, GL = geothermal lease, QL = greenhouse gas storage lease

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development**2.1 Current application permits****Mineral production permit - applications**

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Coal production permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Petroleum and gas production permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Geothermal production permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Greenhouse gas production permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

2.2 Current granted permits

Mineral production permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Coal production permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Petroleum and gas production permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Geothermal production permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

Greenhouse gas production permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

3.0 CURRENT INFORMATION PERMITS

Information permits are issued for accessing land in the vicinity of an existing petroleum exploration permit or production permit, or for undertaking surveying activities for a petroleum pipeline or petroleum facility.

These permits allow a holder to undertake a range of activities to gather additional information about an area.

A permit holder must only undertake activities authorised by the information permits. Production activities are not permitted under an information permit.

Types of Information Permits:

- A **data acquisition authority** (DAA) allows access to vacant land contiguous to a petroleum permit or a greenhouse gas permit for the purpose of acquiring geophysical data relevant to the permit.
- A **water monitoring authority** (WMA) provides access to land outside a petroleum permit to allow the holder to comply with underground water monitoring obligations for the permit.
- A **petroleum survey licence** (PSL) allows the holder to access land to determine if it is suitable for a petroleum pipeline or petroleum facility
- An environmental authority is required prior to the approval of an information permit.

Key

DAA = data acquisition authority. WMA = water monitoring authority. PSL = petroleum survey licence.

Information permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Information permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

4.0 CURRENT INFRASTRUCTURE PERMITS

Infrastructure permits are issued for the construction of infrastructure to support production permits

These permits allow a holder to access land to enable construction of infrastructure such as a pipeline, conveyors, storage depot, processing plant or refinery.

A permit holders must not carry out any production activities on an infrastructure permit.

Types of Infrastructure Permits:

- For petroleum there are two types of infrastructure-related permits, a **petroleum pipeline licence** (PPL) and a **petroleum facility licence** (PFL).
- For coal- and mineral-related developments, a **mining lease** can be issued for infrastructure purposes only, as required to support an existing production's operations

Key

PPL = petroleum pipeline licence . PFL = petroleum facility licence. ML = for infrastructure purposes

Infrastructure permit - applications

Number	Authorised holder	Term sought	Date lodged
	No Records Found		

Infrastructure permit - granted

Number	Authorised holder	Term sought	Date granted	Date expired
	No Records Found			

5.0 CURRENT CONSTRAINED AREAS

The industry is regulated under a variety of different Acts that pull together to form the regulatory framework for the sector. Generally, this is done through an environmental authority (EA) that is issued under the *Environmental Protection Act 1993* (EP Act). Under an EA, land is categorised based on the environmental sensitivity of the area and may be conditioned or constrained accordingly. The three categories, as defined in the Code of Environmental Compliance under the EP Act, are summarised below:

- **Category A—environmentally sensitive area.** Mining has been excluded from these areas. An environmental impact statement (EIS) could be triggered for a mining project that may have a significant impact on one of these areas.
- **Category B—environmentally sensitive area.** Standard mining and exploration activities are excluded from within 1 km of these areas, but non-standard mining activities may occur within these areas after an appropriate level of assessment. An EIS could be triggered for a mining project that may have significant impact on one of these areas.
- **Category C—environmentally sensitive area.** The holder of an EA must consult with the environmental regulator prior to conducting activities within this area. Access for mining activities may require the issuing of a permit, the imposition of additional conditions, the assessment of an EIS or environmental management plan in some cases.

The *Mineral Resources Act 1989* and the *Geothermal Energy Act 2010* also provide for conditions or limitations under a restricted area designation. Restricted areas are for specific purposes and are limited in operation to the Act they are made under. The majority of restricted areas are made under the *Mineral Resources Act 1989* and therefore only apply to mineral-related permits including coal.

Below is a list of additional regulatory obligations or constraints that may have been considered in assessing resource permits within the designated area.

Constrained land

Type	Brief definition	Details on constraint
Endangered Regional Ecosystems	Where the application overlaps with a regional ecosystem that is endangered, additional requirements for the Environmental Authority may be required. Remnant 2019 regional ecosystems are vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.	For more information please contact the Queensland Herbarium, Department of Environment and Science, Brisbane Botanic Gardens.
National Park	A National Park is a place where unique natural features have been identified for preservation by the Federal Government. These areas may not be used for resource activities.	Regulated under EA as a Category A Environmentally Sensitive Area
Priority Living Area	Priority Living Areas (PLA) as identified within the Central Queensland, Darling Downs, Cape York, North Queensland, Wide Bay Burnett, and South East Queensland Regional Plans.	A Priority Living Area (PLA) is an area of regional interest under the Regional Planning Interests Act 2014 (RPI Act). PLAs are identified through the regional plan making process under the Planning Act 2016 and are shown on a map in a regional plan.
RVM category A - vegetation offsets	This layer provides information about vegetation management activities within Queensland for landholders.	For more information please contact Department of Environment and Science.
Strategic Cropping-Criteria Sub-Zone	The sub-zones for strategic cropping land mitigation rates is the map that identifies subzones that define relevant SCL mitigation rates for areas as specified in the RPIR.	Land that is parts of a criteria zone under the Strategic Cropping Land Act 2011.
Strategic Cropping-Criteria Zone	This land has been identified as having a majority of a particular crop, but may include sub-zones	Land that, under the SCL Act is defined as a zone, each zone may have a sub zone.

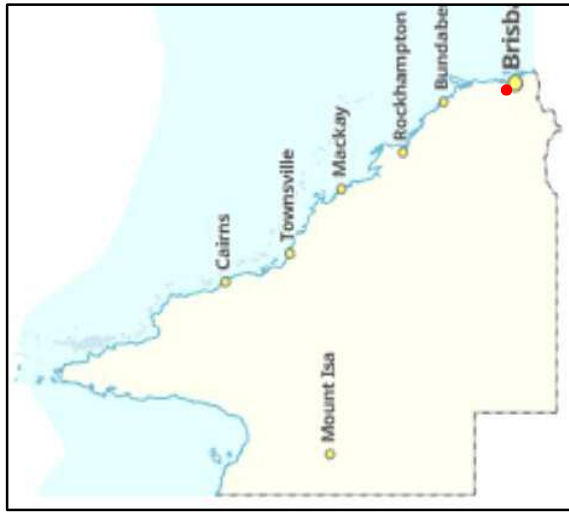
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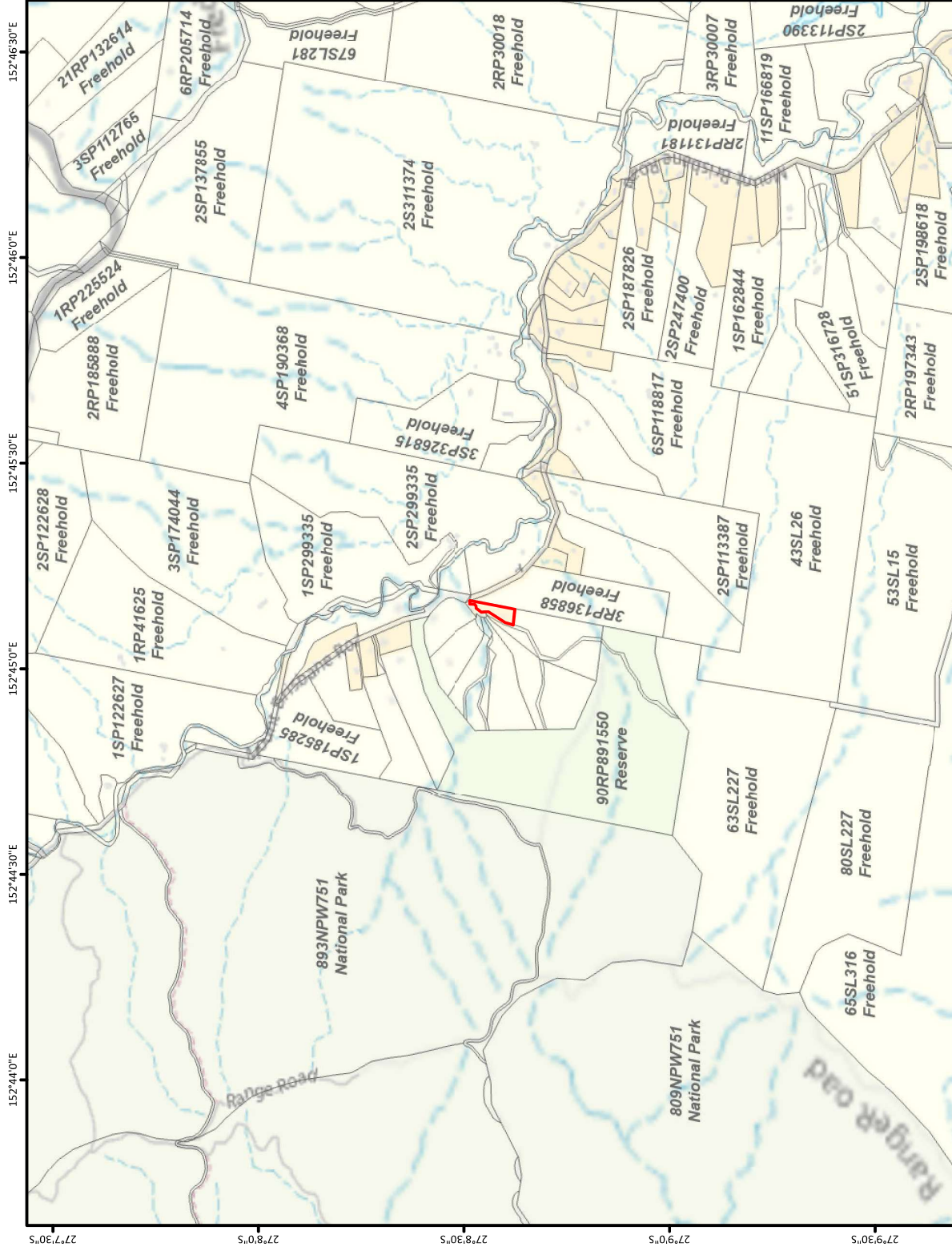
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Selected Area Map



Note - on small scale map prints, care should be taken when viewing features as their relative locations may not be discernable at that scale.

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Scale: 1:25,706
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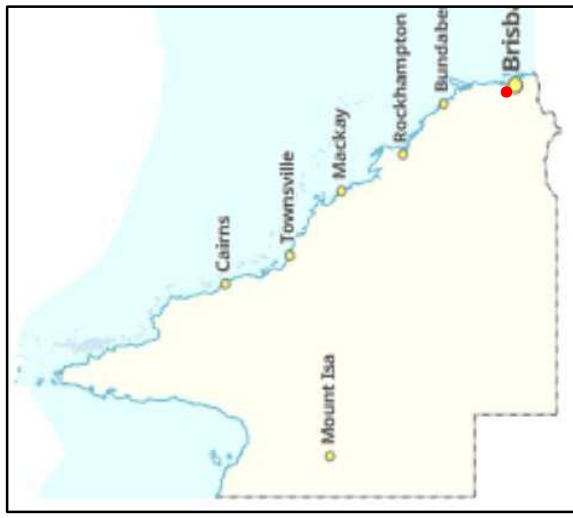
 Cadastre (DCDB) parcel



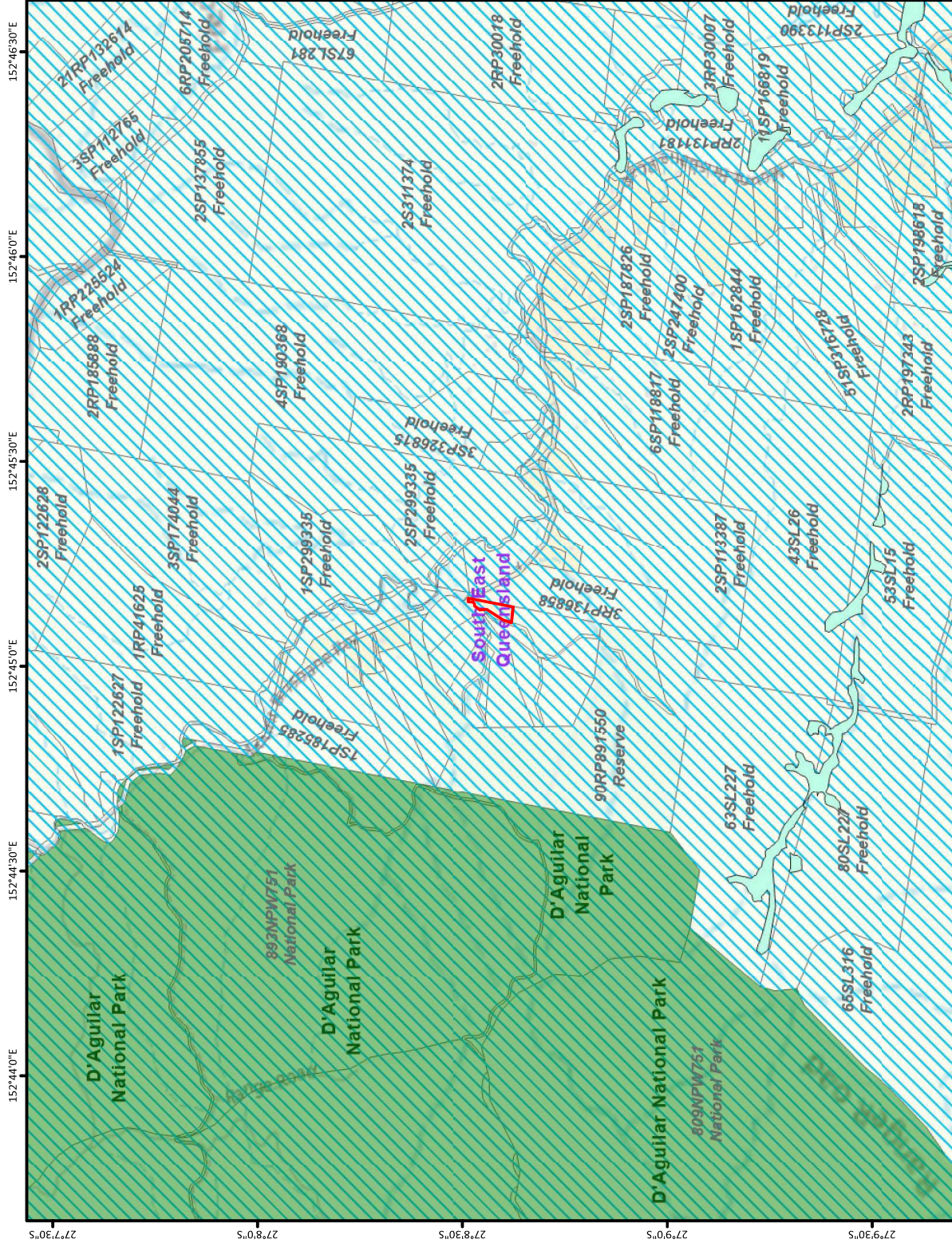
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Constrained Land



















































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Datum: GDA2020
Scale: 1:25,706
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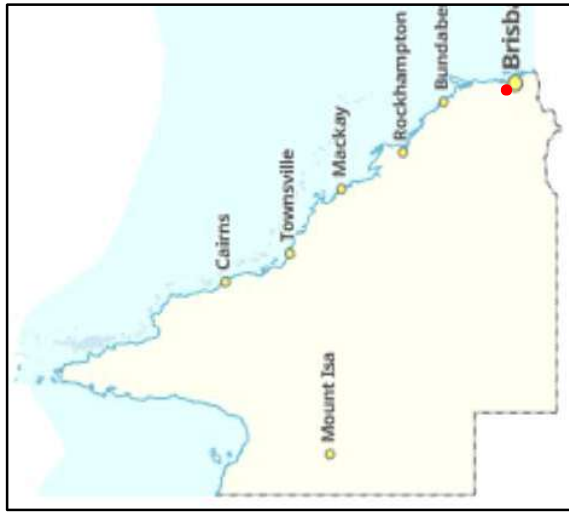
	Designated fossicking land		DAF research site		Quarry resource
	General permission area		Endangered regional ecosystem		Plantation licence area
	Mining policy decision		Fish habitat area B		State heritage place
	Restricted area		Nature refuge		SCL criteria zone
	Restricted area 384-urban		Priority agricultural area		SCL criteria sub-zone
	Fossicking area		Priority living area		SCL trigger map
	Commonwealth acquisition (unavailable)		Queensland marine park		SEA
	Conservation park		Regional open space system		SEA-designated precinct
	Fish habitat area A		Reserve		Surat Basin transitional area
	Forest reserve		Resources reserve		Wild rivers designated urban management area
	National park		State development area		Wild rivers floodplain management area
	Scientific purposes reserve		State forest		Wild rivers high preservation area
	Torres Strait protection zone		State forest feature protection		Wild rivers nominated waterway
	World heritage area		State forest park		Wild rivers special floodplain management area
	Commonwealth acquisition (constrained)		State forest scientific area		Wild rivers sub-artesian management area
	Coordinated conservation area		Forest consent area		Cadastre (DCDB) parcel



Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

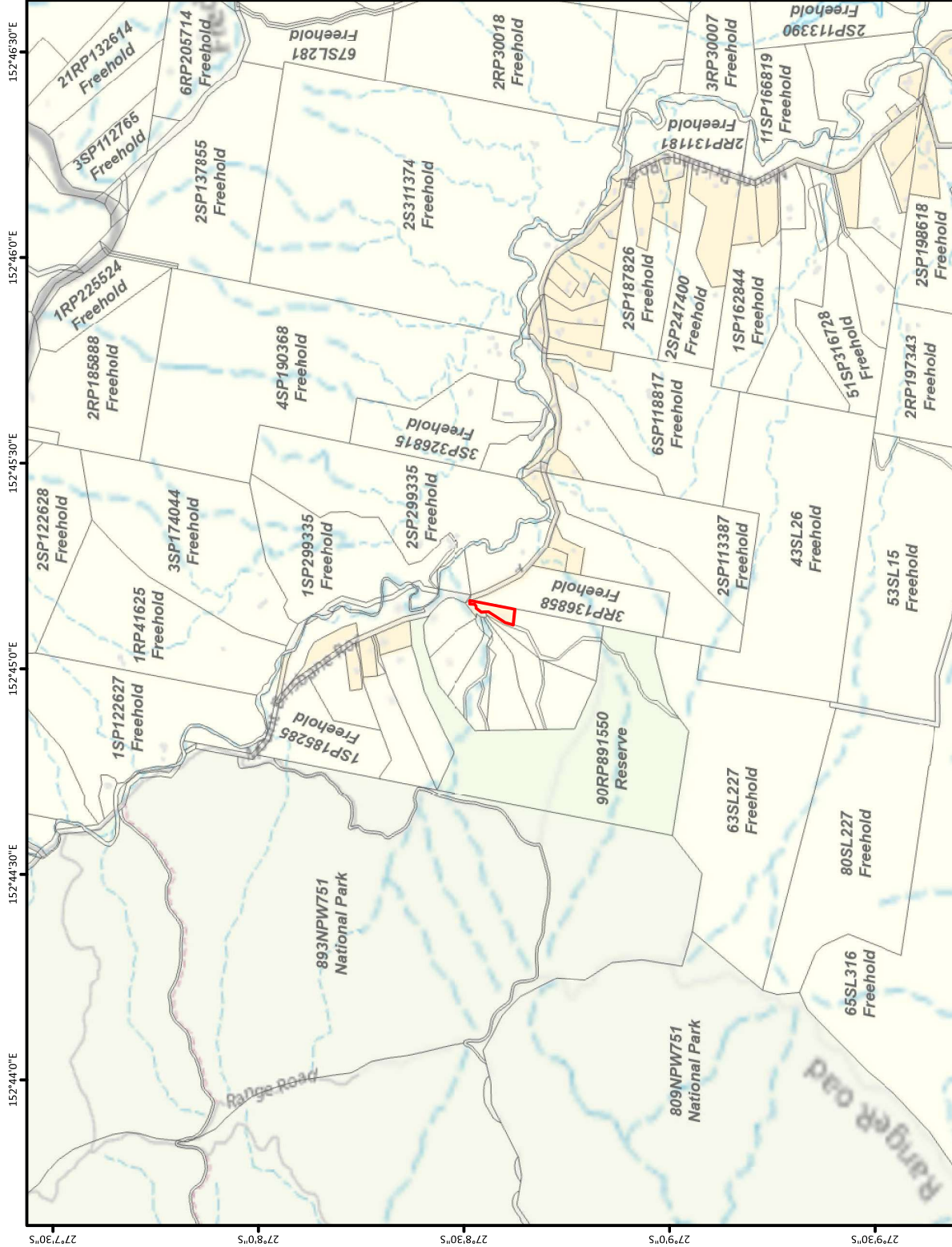
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Datum: GDA2020
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Exploration Permits



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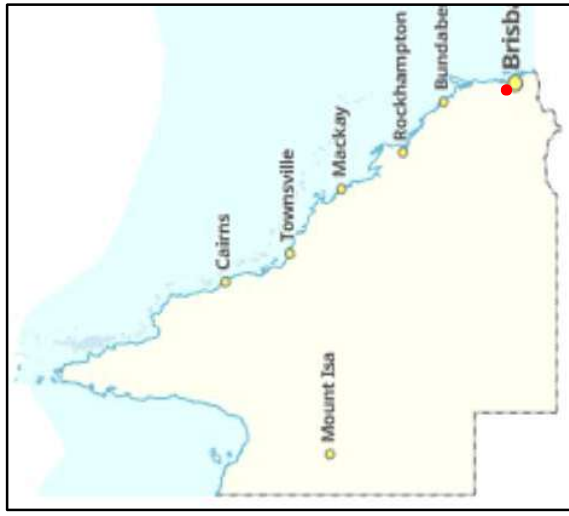
	MDL permit application Coal
	MDL permit granted Coal
	MDL permit application Mineral
	MDL permit granted Mineral
	EPC application
	EPC granted
	EPM application
	EPM granted
	EPM special application
	EPM special granted
	EPG application
	EPG granted
	EPQ application
	EPQ granted
	ATP application
	ATP granted
	Cadastre (DCDB) parcel



Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

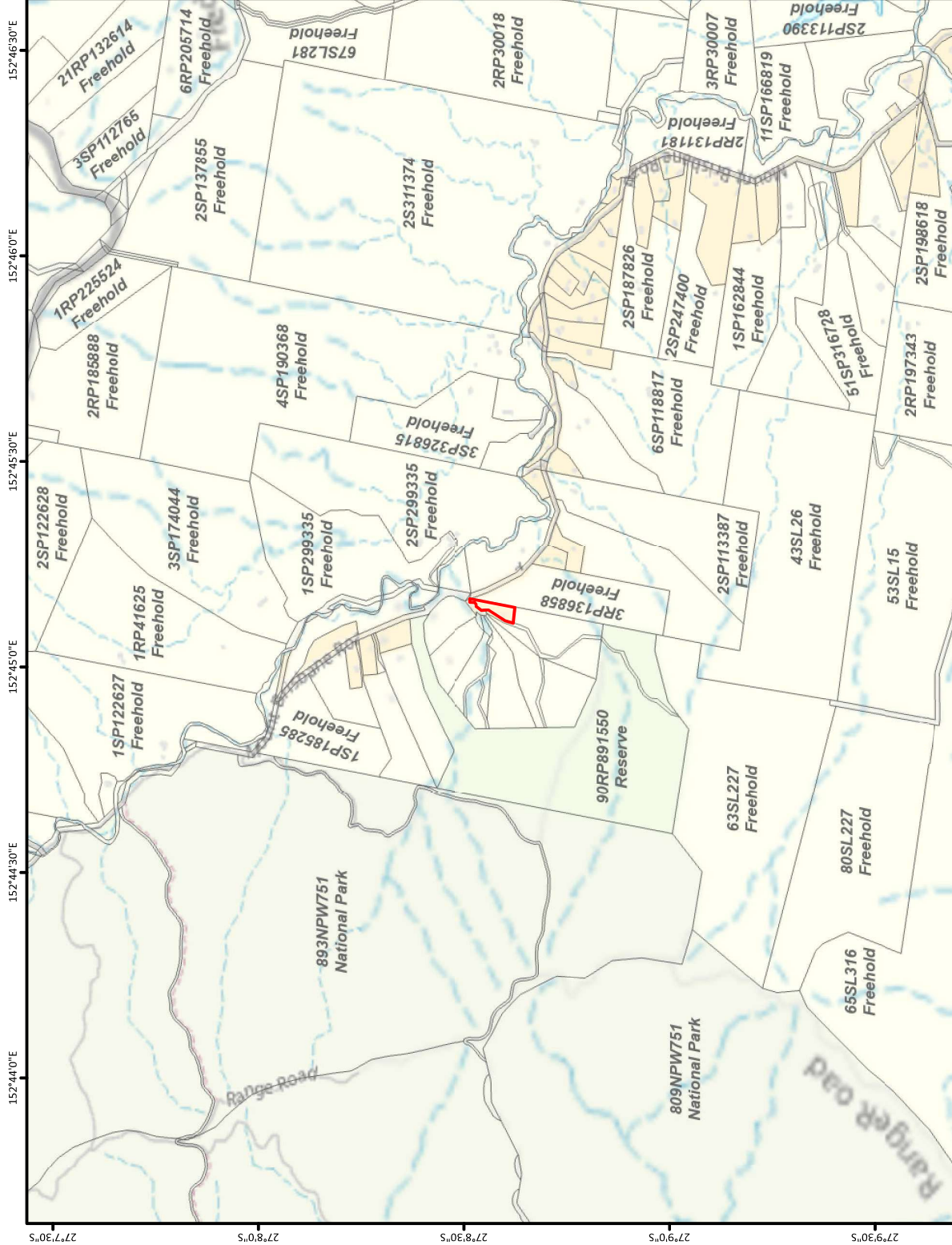
Copyright © 2026

Date: 13/2/26 5:33 PM AEST



Datum: GDA2020
Scale: 1:25,706
0 0.160.32 0.64 0.96 1.28 km














Production Permits



Note - on small scale map prints, care should be taken when viewing features as their relative locations may not be discernable at that scale.

Users of the information recorded in this document (the information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealing with property. Despite the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development best efforts, NRM/RRD makes no representations or warranties in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the information.

LEGEND

	ML permit application Coal
	ML permit granted Coal
	ML permit application Mineral
	ML permit granted Mineral
	MC permit application
	MC permit granted
	PL application
	PL granted
	GL application
	GL granted
	QL application
	QL granted
	Cadastre (DCDB) parcel

FORM 9 Version 2
Land Title Act 1994 and Land Act 1994

EASEMENT

\$1.50

QUEENSLAND LAND REGISTRY
Page 1 of 4



702812667

\$87.00
28/07/1998 16:53

BE 600

Stamp Duty Imprint

QLD STAMP DUTY - BNE

1090145713-8

28/07/98 09:34:33

\$1.50 CONV

<p>1. Grantor</p> <p>Babsaron Pty Ltd ACN 080 526 398</p>	<p>Lodger Name, address & phone number Lodger Code</p> <p>Hill & Taylor Lawyers GPO Box 175 BRISBANE QLD 4001 Ph: 3361 3333 Ref: STU:BMC:980552</p> <p style="text-align: right; font-weight: bold;">177</p>
--	---

2. Description of Easement/Lot	County	Parish	Title Reference
Servient Tenement (burdened land)			
Easement B in Lot 10 on SP106317	Stanley	Pine	501 50763
*Dominant Tenement (benefited land)			
Lot 9 on SP106317 (Parcel 1)	Stanley	Pine	501 50763
Lot 11 on SP106317 (Parcel 2)	Stanley	Pine	501 50763

* not applicable if easement in gross


<p>3. Interest being burdened</p> <p>Fee simple</p>	<p>*4. Interest being benefited</p> <p>Fee simple</p> <p>* not applicable if easement in gross</p>
--	---


5. Grantee	Given names	Surname/Company name and number	(include tenancy if more than one)
		Babsaron Pty Ltd ACN 080 526 398	(Parcel 1)
		Babsaron Pty Ltd ACN 080 526 398	(Parcel 2)

6. Consideration	7. Purpose of easement
One dollar (\$1.00)	Access

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule.

Witnessing Officer	Execution Date	Grantor's Signature
..... signature	24/11/1998	
..... full name		
..... qualification as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)		

Witnessing Officer	Execution Date	Grantee's Signature
..... signature	24/11/1998	
..... full name		
..... qualification as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)		

Title Reference**1. DEFINITIONS AND INTERPRETATION****1.1 DEFINITIONS**

In this Easement unless the contrary intention appears:-

"Authorised Users" includes:-

- (a) the Grantee; and
- (b) the visitors, invitees, employees, workmen and agents of the Grantee

"Dominant Tenement" means the land described in Item 2 of the attached Form 9

"Easement Area" means the area of land affected by the Easement in the lot burdened by the Easement without limitation as to height or depth, and is the land described in Item 2 of the attached Form 9 and includes any part of the Easement Area

"Grantee" means the party (or parties) specified in Item 5 of the attached Form 9 and its successors

"Grantor" includes:-

- (a) the registered owner for the time being of the Easement Area or the land of which it may from time to time form part;
- (b) the successors in title and assigns of the Grantor

"Land" means each lot burdened by the Easement, and includes the Easement Area

"Land Title Act" means the Land Title Act 1994

1.2 INTERPRETATION

In this Easement:-

- (a) any reference to a statute includes Orders in Council, Proclamations, Regulations, Rules, By-laws and Ordinances made under the statute and any statute amending, consolidating or replacing the statute;
- (b) headings have been included for ease of reference and guidance and this Easement shall be construed without reference to them;
- (c) the singular number includes the plural and vice versa;
- (d) words importing a masculine gender only includes all other genders;
- (e) words importing persons include companies and corporations and vice versa.

1.3 If any covenant contained in this Easement shall be or become invalid or unenforceable, the remaining covenants contained in this Easement shall remain in full force and effect.

1.4 If the Grantor comprise two (2) or more legal entities, the covenants contained in this Easement binds each of them jointly and severally.

Title Reference**2. GRANT OF EASEMENT****2.1 PURPOSE**

2.1.1 The Grantor grants to the Grantee and the Authorised Users, the Easement for access purposes upon the terms set out in this schedule.

2.1.2 The Grantor is entitled to:-

2.1.2.1 enter upon, pass and repass over the easement area for the purpose of gaining access to the Dominant Tenement;

2.1.2.2 exercise the right of access granted in clause 2.1.2.1 either on foot or by vehicle with or without animals;

3. MAINTENANCE AND OBSTRUCTION**3.1 MAINTENANCE**

3.1.1 The Grantee shall at all times exercise the rights and privileges hereby granted so as to cause as little inconvenience as possible to the Grantor; and

3.2 OBSTRUCTION

3.2.1. The Grantor:-

(a) shall keep the Easement Area free from all obstruction except in connection with the normal use of the Easement Area in a manner not inconsistent with the rights and privileges hereby granted to the Grantee;

(b) shall not cause any hindrance or nuisance on the Easement Area and shall not place any masonry brick or masonry fences along the Easement boundary which would prevent access to the Easement Area; and

4. MUTUAL COVENANTS

4.1 The benefit and burden of the Easement hereby granted shall pass with and bind the servient tenement so as to ensure to and bind all persons deriving title thereto from and under the Grantor and Grantee respectively and the Grantor shall whenever required by the Grantee or the person or persons for the time being entitled to the benefit of the Easement to do all such things and give all such assurances as are reasonably required for the proper and effective carrying into effect of the rights conferred hereunder.

5. EXCLUSIVITY

5.1 The Grantee acknowledges that the right conferred by clauses 2.1.2.1 and 2.1.2.2 are not exclusive to the Grantee and the Grantor is entitled to grant similar right to other parties in relation to the Easement Area provided that such grants do not interfere with the rights granted to the Grantee.

5.2 The Grantee acknowledges the Grantor has granted access easements to both the Pine Rivers Shire Council and the Primary Industries Corporation over the Easement Area.

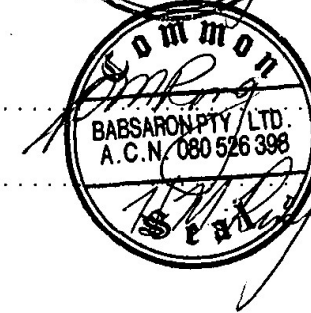
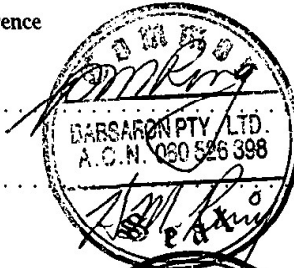
Title Reference

THE COMMON SEAL of BABSARON PTY LTD
ACN 080 526 398 was hereunto affixed in
accordance with its Articles of Association
in the presence of:

Witness

THE COMMON SEAL of BABSARON PTY LTD
ACN 080 526 398 was hereunto affixed in
accordance with its Articles of Association
in the presence of:

Witness





Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50229044	Search Date:	13/02/2026 17:29
Date Title Created:	05/08/1998	Request No:	55057730
Previous Title:	50150763		

ESTATE AND LAND

Estate in Fee Simple

LOT 11 SURVEY PLAN 106317
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 720392274 12/11/2020

PETER JOHN DUFFY
DONNA LEE DUFFY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 11049180 (POR 25V)
- EASEMENT No 702812667 28/07/1998 at 16:53
benefiting the land over
EASEMENT B ON SP106317
- MORTGAGE No 720392275 12/11/2020 at 14:24
ING BANK (AUSTRALIA) LIMITED A.C.N. 000 893 292

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Job ID 52313916

1 Frederick Harris Ct



[Review responses online](#) ↗

	<p>Received 4 of 4 responses All responses received</p> <p>1 Frederick Harris Ct, Mount Pleasant QLD 4521</p> <p>Job dates 10/02/2026 → 31/05/2026</p> <p>These plans expire on 8 Mar 2026</p> <p>Lodged by Sharon Fleay</p>
--	---

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Moreton Bay Regional Council	Received	4
🏠 NBN Co Qld	Received	7
🏠 Telstra QLD South East	Received	19
🏠 Unitywater South	Received	27

Job No 52313916



byda.com.au

Zero damage - Zero harm - Zero disruption

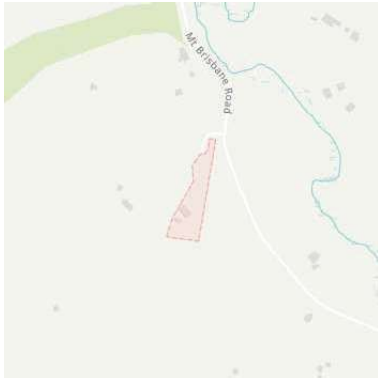
Contact Details

Contact Sharon Fleay Email sharon@ccqlaw.com.au	Contact number 0457 227 640	Company CCQ Law Address 1211 Oakey Flat Road Narangba QLD 4504	Enquirer ID 3632955
--	---------------------------------------	--	-------------------------------

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 09/02/2026	Start date 10/02/2026	End date 31/05/2026	On behalf of Private	Job purpose Design	Locations Both Road, Nature Strip, Footpath	Onsite activities Conveyancing
-----------------------------------	---------------------------------	-------------------------------	--------------------------------	------------------------------	--	--



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 1 Frederick Harris Ct	Address 1 Frederick Harris Ct Mount Pleasant QLD 4521	Notes/description -
--	--	-------------------------------

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
267887352	Moreton Bay Regional Council	1300 477 161	NOTIFIED
267887351	NBN Co Qld	1800 687 626	NOTIFIED
267887354	Telstra QLD South East	1800 653 935	NOTIFIED
267887353	Unitywater South	1300 086 489	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.



Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.



Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



Protect

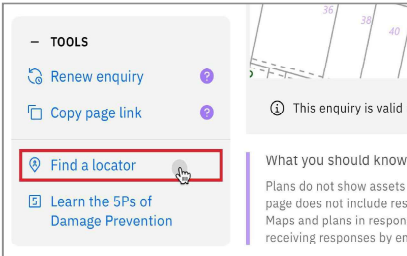
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use [iseekplant](http://iseekplant.com.au)'s FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use [iseekplant](http://iseekplant.com.au/byda-isp-get-quotes) to find trusted contractors near you today, visit: blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

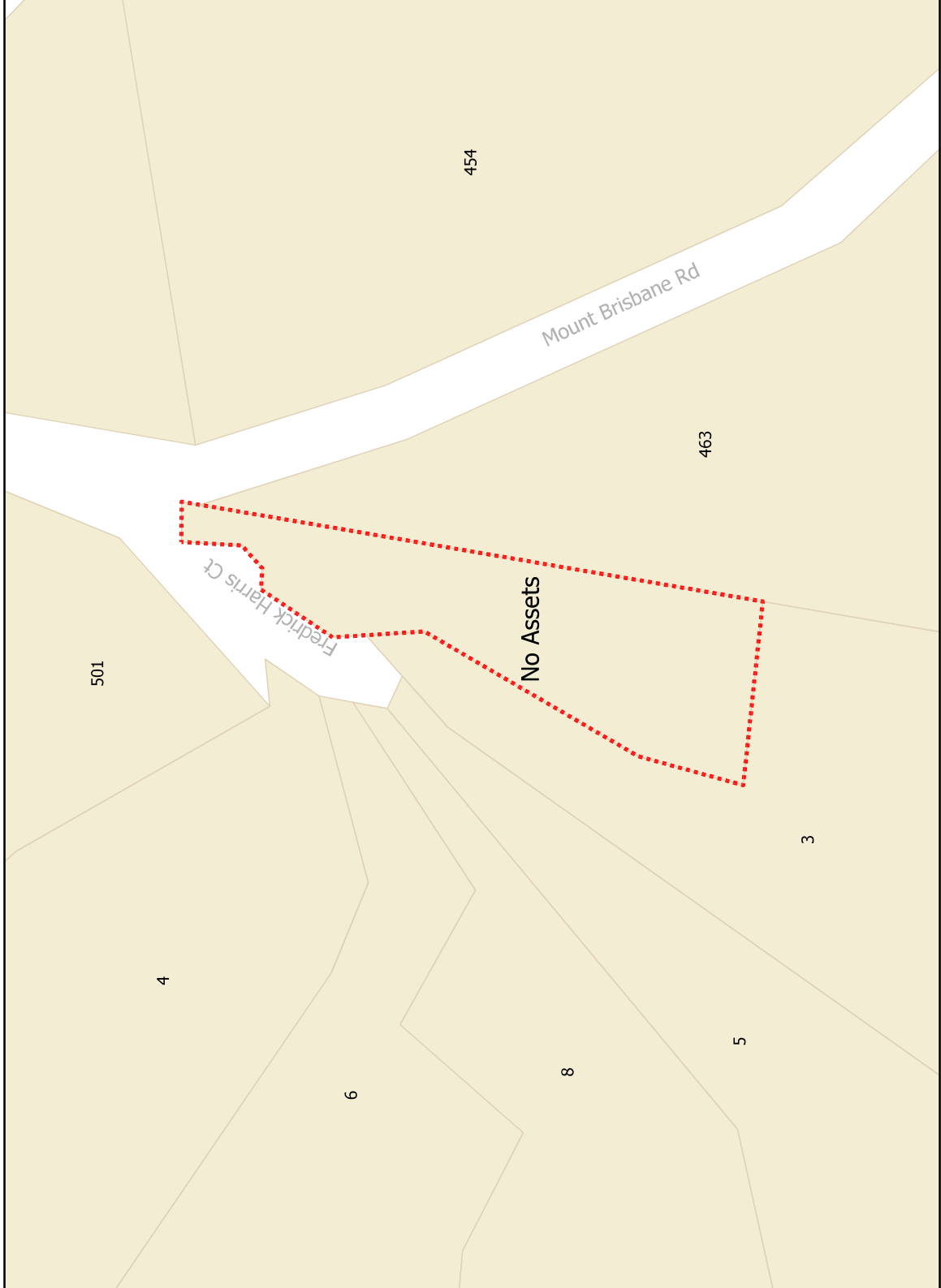
To book a session, visit: byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW



Job # 52313916
Seq # 267887352

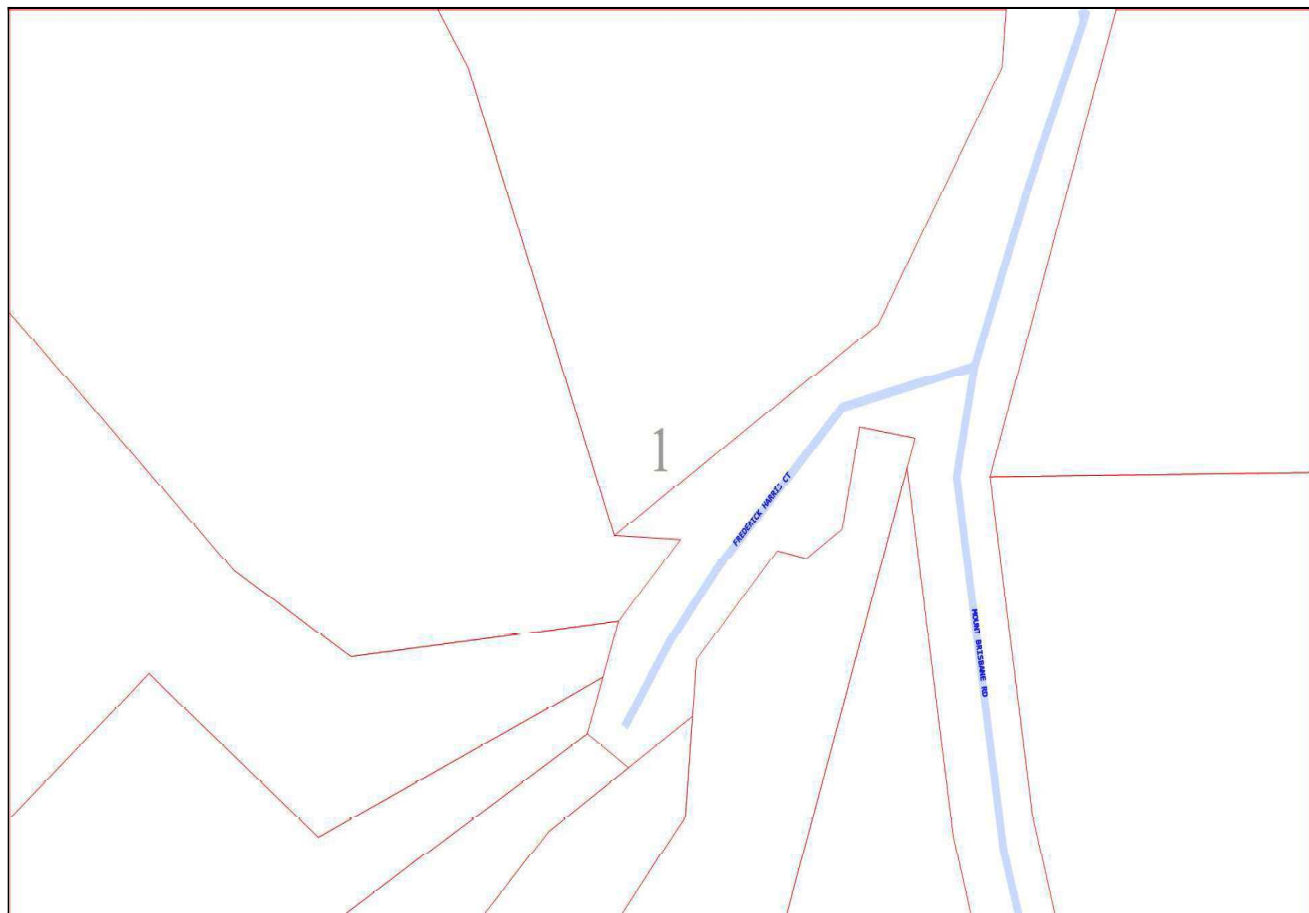
Provided by City Of Moreton Bay



Legend

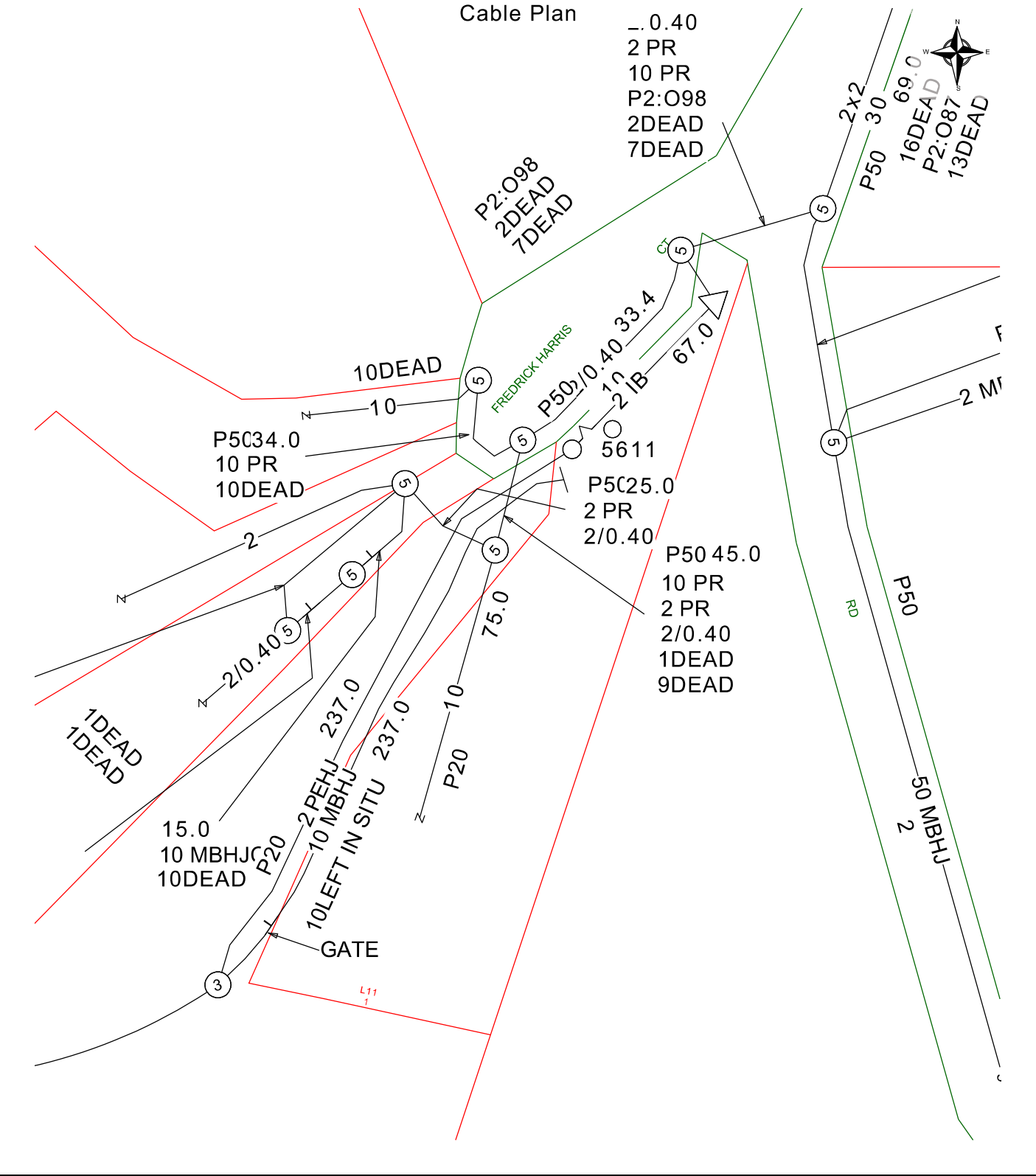
 BYDA Enquiry

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.



Cable Plan

0.40
2 PR
10 PR
P2:098
2DEAD
7DEAD



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 267887354

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 09/02/2026 09:34:03

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
 See the Steps- Telstra Duty of Care that was provided in the email response.

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number:

PSC0285039

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

1 FREDERICK HARRIS CT

MOUNT PLEASANT QLD

Postcode

4

5

2

1

Lot and plan details:

11/SP/106317

Local government area:

MORETON BAY CITY

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or performance solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No performance solution applies

Above Ground Pool

4. Pool properties

Shared pool

Non-shared pool

Number of pools

1

5. Pool safety certificate validity

Effective date:

2 0 / 0 2 / 2 0 2 6

Expiry date:

2 0 / 0 2 / 2 0 2 8

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Paul Sidney CLOUGHLEY

Pool safety inspector licence number:

PS101709

Signature:



Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

[QBCC website \(https://www.qbcc.qld.gov.au/\)](https://www.qbcc.qld.gov.au/) | [Search a register \(search-a-register\)](#) | [About QBCC \(https://www.qbcc.qld.gov.au/about-us\)](#) | [Legislation \(https://www.qbcc.qld.gov.au/about-us/legislation\)](#) | [Feedback & Enquiry \(contactsupport\)](#) | [Help \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](#)

Pool Register

Property location

 [Show Map](#)

Address

1 FREDERICK HARRIS CT, MOUNT PLEASANT QLD 452

Lot on plan (RPD)

11/SP/106317

Council

MORETON BAY CITY

Details

Pool Details

Number of pools

1

Impracticality exemption

Shared pool property

No

Disability exemption

Building certificate issue date

Performance Solution

Building certificate term

Contact the QBCC to change the number of registered pools [click here \(contactsupport\)](#).

Pool safety certificate



[Download most recent certificate \(Active\)](#).

Expiry Date: 20/2/2028

[Back](#)

[Terms & conditions \(https://www.qbcc.qld.gov.au/myqbcc-terms-conditions\)](https://www.qbcc.qld.gov.au/myqbcc-terms-conditions).

[Privacy policy \(https://www.qbcc.qld.gov.au/privacy-policy\)](https://www.qbcc.qld.gov.au/privacy-policy).

[Help and support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips).

[Maintenance \(upcoming-maintenance\)](#).

[www.qbcc.qld.gov.au \(https://www.qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au).



Seller Disclosure - Zoning



This report provides information on the zoning of a property. It is designed to support the requirement under the **Property Law Regulation 2024** to disclose the zoning of the property under **Part 3 - Land use, planning and environment** of the **QLD Seller Disclosure Statement**.



Zoning

The result below is based on the *Property Law Regulation 2024* and a search of zoning records under:

- the *Economic Development Act 2012* (Priority Development Areas)
- the *State Development and Public Works Organisation Act 1971*
- the *Integrated Resort Development Act 1987*
- the *Mixed Use Development Act 1993*
- the *Sanctuary Cove Resort Act 1985*
- the local planning scheme

The zoning identified for the property:

Planning Record	Zoning
Local planning scheme	Rural

Temporary Local Planning Instruments (TLPs) may vary the local planning scheme zoning. Please refer to this [website](#) for a list of current TLPs or check with your local council.

Commonwealth and State legislation other than those listed in the *Property Law Regulation 2024* may state that the planning scheme does not apply to certain areas. This includes, but is not limited to, strategic and core port land, priority ports, and certain airport and defence land. This report does not include a notation of these areas. Please consult your local council and the relevant planning scheme for further information.

LOT/PLAN
Lot 11, SP106317



COUNCIL
Moreton Bay City

THINGS TO KNOW

This report provides zoning information only. The buyer may need to consider other planning controls that may apply to the lot such as local plans and overlays. These can be obtained from the local planning scheme.

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

CUSTOMER SUPPORT

✉ support@lotsearch.com.au

🌐 lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Zoning

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Priority Development Areas	QLD Department of State Development, Infrastructure and Planning	09/02/2026	10/11/2025	Monthly
State Development Area Precincts	QLD Department of State Development, Infrastructure and Planning	09/02/2026	09/02/2026	Monthly
State Development Areas	QLD Department of State Development, Infrastructure and Planning	09/02/2026	29/02/2024	Monthly
Integrated Resort Development Areas	City of Moreton Bay	28/11/2025	27/11/2025	Quarterly
Mixed Use Development Areas	City of Moreton Bay	28/11/2025	27/11/2025	Quarterly
Sanctuary Cove Resort	City of Moreton Bay	28/11/2025	27/11/2025	Quarterly
Moreton Bay Planning Scheme Zoning – MBRC planning scheme zones	City of Moreton Bay	23/01/2026	28/10/2024	Monthly
Moreton Bay Planning Scheme Zoning – CMB planning scheme zone precincts	City of Moreton Bay	23/01/2026	28/10/2024	Monthly
Moreton Bay Planning Scheme Other Planning Instruments	City of Moreton Bay	06/02/2026	30/06/2022	Monthly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

QLD Department of State Development, Infrastructure and Planning
<https://www.planning.qld.gov.au/>
 13 QGOV (13 74 68)

Moreton Bay City
<http://www.moretonbay.qld.gov.au/>
council@moretonbay.qld.gov.au
 (07) 3205 0555

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of publicly available zoning records for the site, to support the requirement of identifying the zoning to be disclosed under the Property Law Regulation 2024 and assist with the disclosure of information under Part 3 – Land use, planning and environment, of the QLD Seller Disclosure Statement.

The report does not replace your responsibility to undertake the accurate identification and disclosure of information relevant to the matters outlined in the Seller Disclosure Statement.

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.



LOTSEARCH

Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS120677_DC

REPORT DATE
13 Feb 2026 18:55:58

CLIENT ID
186182863

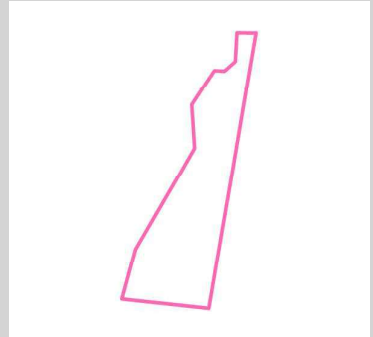
COUNCIL
Moreton Bay City

Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

LOT/PLAN
Lot 11, SP106317



1. Notices Under Section 408(2) No Records Identified

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with Contaminated Land or Site Management Plans under Section 401.

THINGS TO KNOW

- Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

2. Notices Under Section 369C(2) No Records Identified

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders, Direction Notices, and Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

3. Notices Under Section 347(2) No Records Identified

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au



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Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	12/02/2026	12/02/2026	Weekly

Useful Contacts

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www.lotsearch.com.au
support@lotsearch.com.au

Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland
<https://www.detsi.qld.gov.au/>
 13 QGOV (13 74 68)

Moreton Bay City
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Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.