

OUTLINE INDICATIVE ONLY

**144 STATION ROAD,
BURPENGARY QLD 4505**

INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD
JUNE 2019

**Burpengary
Plaza**

**Burpengary
Train Station**

**Burpengary
State School**

Subject Property

Bruce Highway



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THE OPPORTUNITY

Ray White Special Projects Qld are pleased to exclusively offer to the market, 3,295m²* site located in Burpengary.

Key features of the offering are summarised below:

- Land Area: 3,295m²*
- District Centre Zoning allows multiple uses - Childcare, Retail, Commercial, Medium Density Residential
- Located in middle of Burpengary Retail Precinct - neighbours include 7/11, McDonalds, Aldi, Coles, Woolworths, Hungry Jacks, World Gym, Supercheap Auto, Kmart, KFC, The Reject Shop and Subway
- 40 minutes* north of Brisbane, 30 minutes* south of Sunshine Coast
- Easy access to Bruce Highway
- Clear, near level site within walking distance to retail and schools
- Detailed demographic information available

As the exclusive marketing agents we encourage your strong consideration of this outstanding asset and look forward to assisting you with your enquiries.



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M 0417 606 128
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Matthew Fritzsche
Ray White Special Projects (QLD)
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*Approximately

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

SALES SUMMARY

Address

144 Station Road, Burpengary QLD 4505

Method of Sale

The property is being offered for sale by Offers to Purchase. The seller retains the right (in their absolute discretion) to:

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

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

OTP for 144 Station Road, Burpengary QLD 4505

c/- Andrew Burke
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane Qld 4000

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

c/- Ray White Commercial (QLD)
Facsimile: (07) 3832 4777
E-mail: andrew.burke@raywhite.com, matthew.f@raywhite.com

Sale Documents are available from the marketing agent upon request.

Marketing Agents

Andrew Burke

Ray White Special Projects (QLD)
M 0417 606 128
E andrew.burke@raywhite.com

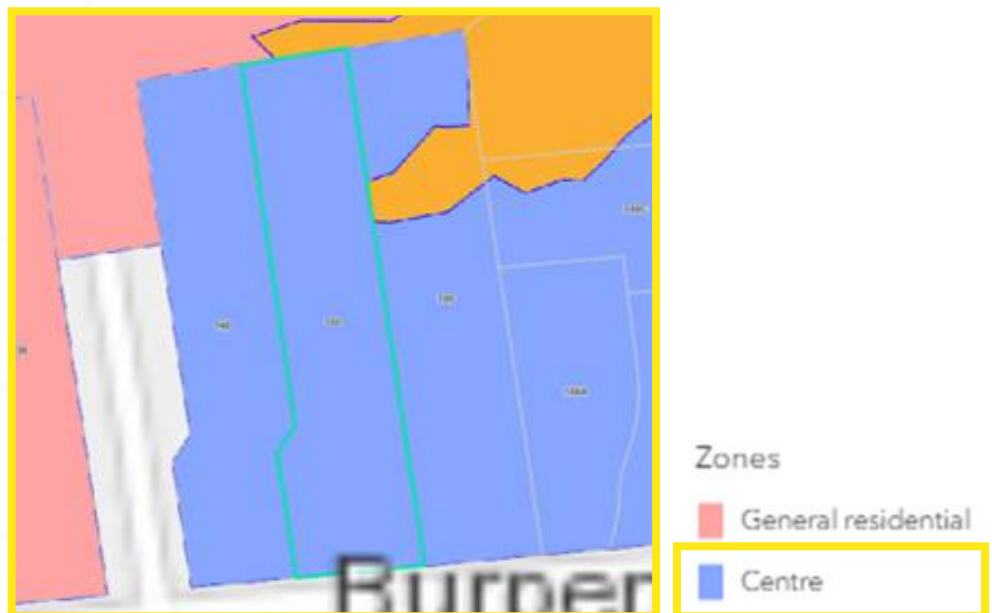
Matthew Fritzsche

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

PROPERTY OVERVIEW

Property Address	144 Station Road, Burpengary QLD 4505
Real Property Description	L3 RP200642
Local Council	Moreton Bay Regional - Caboolture
Site Area	3,295m ² As noted in the Town Planning Appraisal (overleaf) the easement area (rear of site) is 2,295m ² * and area not impacted by flooding overlay is 1,336m ² *. The property is zoned "Centre Zone – District Centre Precinct" under the current Town Planning Scheme for the MBRC.

Town Planning



Potential users under the current designation:

Key Focus for retail and commercial development over a large area

Serving between 20,000 – 50,000 people

Range of uses include:

- Retail - discount department stores, full-line supermarkets, personal services and specialty stores
- Commercial – intermediate level offices and local professional offices
- Residential – medium density and multi-storey
- Community – artistic, social or cultural facilities, child care, education, emergency services, health services, religious activities, social interaction or entertainment, support services and civic park

Vehicular Exposure

The site benefits from exposure to on average 8,900 vehicles per day (Source - Sitewisley). This will continue to grow as development takes place within the region.

*Approximately



TOWN PLANNING APPRAISAL

PROVIDED BY WOLTER CONSULTING GROUP

TOWN PLANNING APPRAISAL

144 STATION ROAD, BURPENGARY



WOLTER
consulting group



Planning



Urban Design



Landscape



Environment



Surveying



W O L T E R consulting group

 Planning  Urban Design  Landscape  Environment  Surveying

Level 2, 1 Breakfast Creek Road, Newstead QLD 4006

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REVISION	AUTHOR	REVIEWED	SIGNATURE	DATE OF ISSUE
1.0	J. BRIANT	H. TOHILL		01-05-2019



TOWN PLANNING APPRAISAL

Site Details

Site Address	144 Station Road, Burpengary
Lot and Plan Number	Lot 3 on RP200642
Area	3,295m ²
Frontage	Approx. 31m to Station Road. The site currently gains access from an existing crossover from 140 Station Road adjoining the subject site on the western boundary.
Topography & Physical features	<p>The site slopes to the north from Station Road at an approx. 9.5m contour level to approx. 6m along the northern boundary (based on MBRC 1m Contours). The site is vacant and turfed for the majority of the site with the exception of a cluster of vegetation along the northern boundary. Whilst not mapped by Council's interactive mapping, the rear of the site appears to contain a waterway corridor and/or overland flow path running east-west from the Burpengary Creek.</p> 
Application / Approval History	No applications or approvals are recorded against the property from a search of MBRC's PdOnline.
Local Government Area	Moreton Bay Regional Council

BRISBANE



Local Planning Provisions – Moreton Bay Regional Council Planning Scheme V3

Zoning

Centre zone – District Centre precinct



Place Type

Activity Centre place type
Coast and Riverlands place type

Key Intent – Centre zone – District Centre precinct

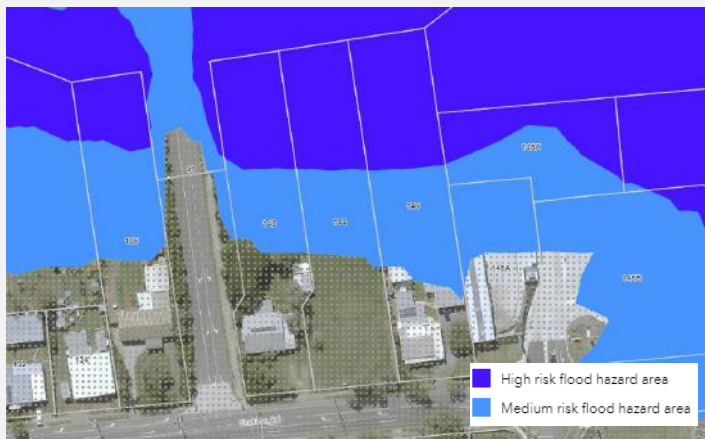
The purpose of the District centre precinct is to provide a wide range of services and facilities at a significantly lower scale and lower intensity than higher order centres and serve a smaller catchment population of 20,000 - 50,000 people. District centres provide a focal point for inter-suburban transport networks and for surrounding medium density neighbourhoods. District centres provide health, education and community facilities and a range of Shops including full-line supermarkets and specialist stores to cater for weekly shopping needs.

- Environmental offset receiving areas overlay map



- Flood hazard overlay map
 - Medium risk flood hazard area
 - High risk flood hazard area

A conservative measurement of land that is *not* mapped by the overlay found it to be approximately 1,336m²



- Road hierarchy overlay map



Stormwater catchments overlay map



State Legislation

SARA

The site is mapped within the Urban Footprint.

SPP

The site is mapped as containing Matters of State Environmental Significance (MSES) – regulated vegetation (intersecting a watercourse). This appears to have been mapped as a result of the waterway extending from the Burpengary Creek.



Other Considerations

Infrastructure credits for existing demand

Infrastructure charges are levied as part of the development assessment process with charges applied where a proposed development results in extra demand on trunk infrastructure networks. MBRC levies infrastructure charges in accordance with the applicable rates specified under the MBRC Charges Resolution (No 8).

The site is currently unimproved by any buildings or structures and therefore will not be eligible for any infrastructure credits.

Development Potential

As described above, the site is currently located within the Centre zone with close proximity to an existing service station, food and drink outlet and car wash to the east. The site forms part of a broader district centre with the Burpengary Place Shopping Centre and other centre and mixed-use activities in the surrounding area. Land in the locality is zoned as General residential, Centre and

Limited development which is mapped over land constrained by flooding and the nearby Burpengary Creek. Land within the Centre zone is expected to provide health, education and community facilities and a range of Shops including full-line supermarkets and specialist stores to cater for weekly shopping needs. The site is well located to services and community facilities, as well as educational establishments, public transport and major roads with connections to major economic centres.

Based on Council overlay mapping, the site is heavily impacted by flooding as a result of the nearby Burpengary Creek with areas of medium and high hazard. Accordingly, further investigation and design work will be required to determine an appropriate building footprint and land use(s) not impacted by the mapped hazards. It is recommended that advice be sought from a hydraulic engineer to determine the extent of flooding in certain categories of flood events to determine the required floor levels for any built form.

MCU for Child care centre

An application for a child care centre being within the district centre precinct and not involving an existing building triggers Code assessment (refer note below regarding Category of Assessment under Flood Overlay). As the site is located adjoining the St Eugene College, the development of a child care centre will promote co-location of uses. Further investigation is required to determine the impacts of flooding and how these hazards may be managed to facilitate the development of the intended use.

MCU for Multiple dwelling (Townhouse or Low-rise Apartments)

The sites zoning for Centre – district precinct results in Multiple dwellings being a Code assessable use (refer note below regarding Category of Assessment under Flood Overlay). The sites strong locational characteristics, within close proximity to a neighbourhood centre, high frequency public transport, educational facilities and open space would weigh to a merits-based planning outcome, however multiple dwellings are not an intended land use as per the intent of the zone. It is recommended a pre-lodgement be held with MBRC to discuss the possibility of this land use.

MCU for Retirement and Aged Care

A retirement/aged care facility is subject to Code assessment under the MBRC Planning Scheme (refer note below regarding Category of Assessment under Flood Overlay). The site's zoning anticipates this type of development with the site having strong locational characteristics given the proximity to a neighbourhood centre and public transport.

MCU for Office

The site may support the development for an office being within proximity to the district centre. An application would be subject to Code assessment being within the district precinct (refer note below regarding Level of Assessment under Flood Overlay).

MCU for mixed uses

The sites location within the Centre zone – District precinct supports the possibility of the expansion of the centre activities and consideration of more than one use over the site. Whilst the MBRC Planning Scheme does not provide a defined activity group for

the site, activities including, but not limited to, child care centre (see above), food and drink outlet, health care services, office, shop, shopping centre, veterinary services are subject to Code assessment (refer note below regarding Level of Assessment under Flood Overlay). Further investigation, economic needs assessment and advice should be sought regarding vehicular access to the site, hazards such as flooding and desirable uses given the established centre and plaza to the east. Advice should be sought from Council regarding the strategic planning intent and desire to expand the existing centre and mixed uses.

IMPORTANT – PLEASE NOTE: Despite the above, any application for a Material Change of Use for the above-mentioned uses will trigger assessment under Impact Assessment provisions due to mapping of the site by the High-risk area category of the Flood hazard overlay. Any application for the above uses will therefore be required to undergo public notification, with properly made submissions afforded third party appeal rights.

Please further note however that this applies when applying for an MCU over the area of the site mapped as High-risk by the Flood hazard overlay. In accordance with Section 6.3.2(6) of the Moreton Bay Planning Scheme, where development is proposed on premises partly affected by an overlay, the category of development and assessment for the overlay only relates to the part of the premises affected by the overlay.

The identification of several land uses as Code Assessable (despite any application for the above-mentioned uses being elevated to Impact Assessment due to the Flood Overlay) may suggest the land use(s) as listed above as appropriate for the site, subject to detailed analysis and modelling of flood impacts over the site and subject to detailed design outcomes in accordance with that analysis.

Key Development Parameters

As the site presents several different development opportunities for various land uses, further assessment of the relevant planning scheme provisions and assessment benchmarks will be required to be undertaken which may be undertaken as part of a due diligence or preliminary design process.

Please contact Wolter Consulting Group to discuss land use outcomes further:

Level 2, 1 Breakfast Creek Road, Newstead QLD 4006
PO Box 436 New Farm QLD 4005
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brisbane@wolterconsulting.com.au



WOLTER
consulting group



LOCATION OVERVIEW

Burpengary Overview

Burpengary is a rapidly developing growth hub within the Moreton Bay Regional Council, with some 19,000* residents located within the northern urban expansion corridor between the master planned community of North Lakes and the long established regional centre of Caboolture.

The strategic location provides an equal distance (35km*) between Brisbane and the Sunshine Coast, and only a 40 minute* commute by private vehicle along the Bruce Highway.

The site is positioned along Station Road, a prominent local feeder road in the region, with the site enjoying excellent exposure to up to 8,900 vehicles per day (Data from Site Wisley). With a forecast average annual population growth rate of 3.8% until 2031, Burpengary is expected to have a peak population at that time of almost 38,000 residents.

Key Amenities

The Burpengary Railway Station is serviced by the Caboolture line which operates regular Citytrain services to Brisbane, Ipswich, Caboolture and the Sunshine Coast. Railway travel is around 45 minutes between Burpengary Railway Station and Brisbane Central Railway Station. A number of residents within the suburb work at the key employment hub in neighbouring Caboolture which is less than ten minutes distance by train.

The subject site is well positioned directly in front of St Eugene College, which daily attracts vehicles carrying some 153 staff and 1,080 students past the subject "site". The Burpengary State School is just down the road with a further 1,000 students. Along with the Burpengary Railway Station, these three public facilities all generate regular vehicular traffic past the subject.

The \$13.4 million Burpengary Regional Sports Park – AFL precinct project is part of Moreton Bay Regional Council's commitment to the development of significant sporting infrastructure within the local area. The project is seeing a major expansion of the existing sports grounds.

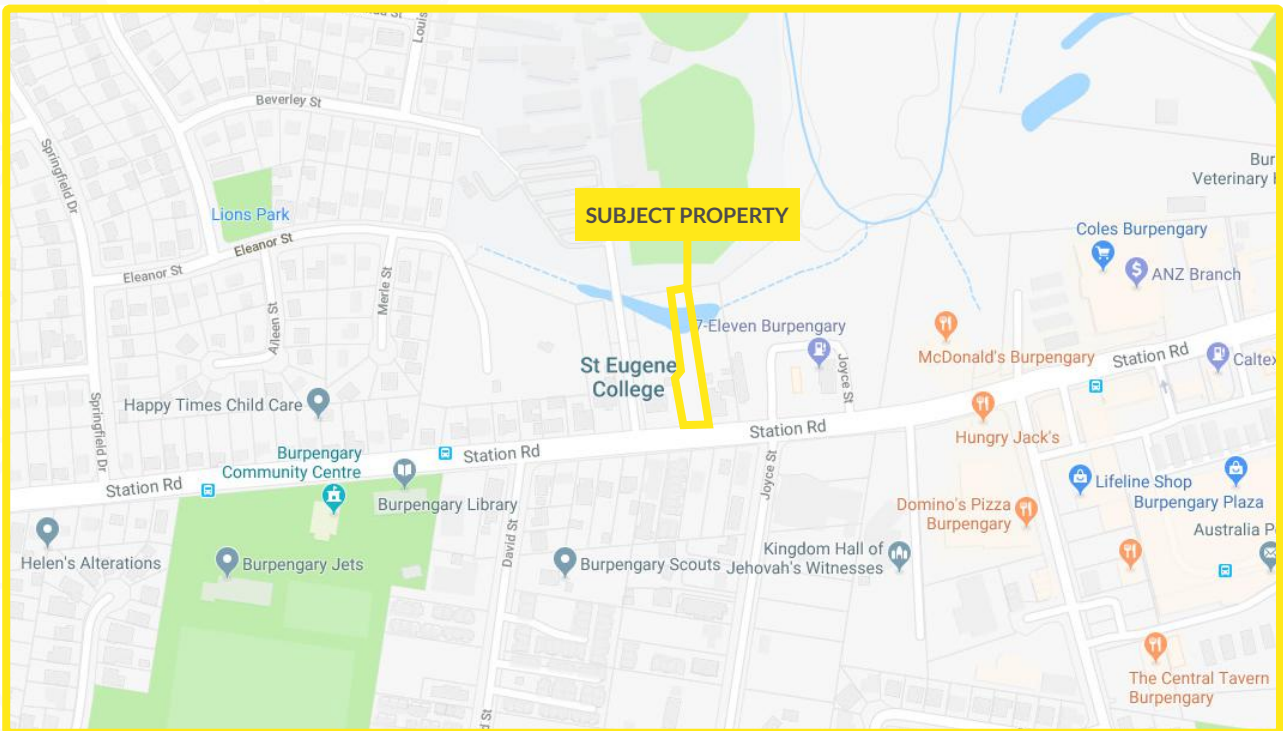
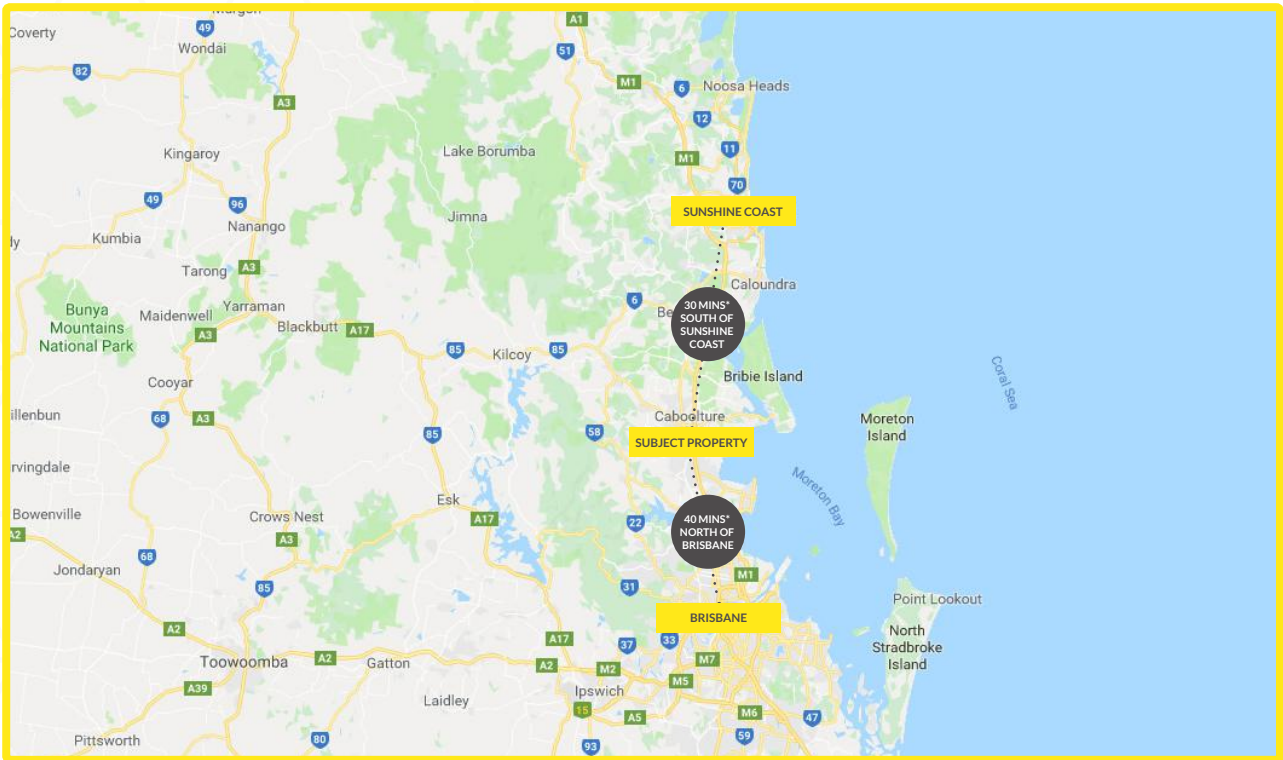
The Burpengary Equestrian Centre is a focal sporting location for the community and hosts a number of clubs from around the local area and the greater South East. The Caboolture Aquatic Centre is located within the heart of Burpengary and houses two fully enclosed heated pools.

To the east of the subject site is Burpengary's major shopping precinct with two modern and substantial shopping centres anchored by Woolworths/ Coles/ Big W and Aldi. These act as substantial traffic generators to the local area. Furthermore the Organic Farmers Markets and Burpengary Markets are popular community events which offer a variety of stalls and entertainment.



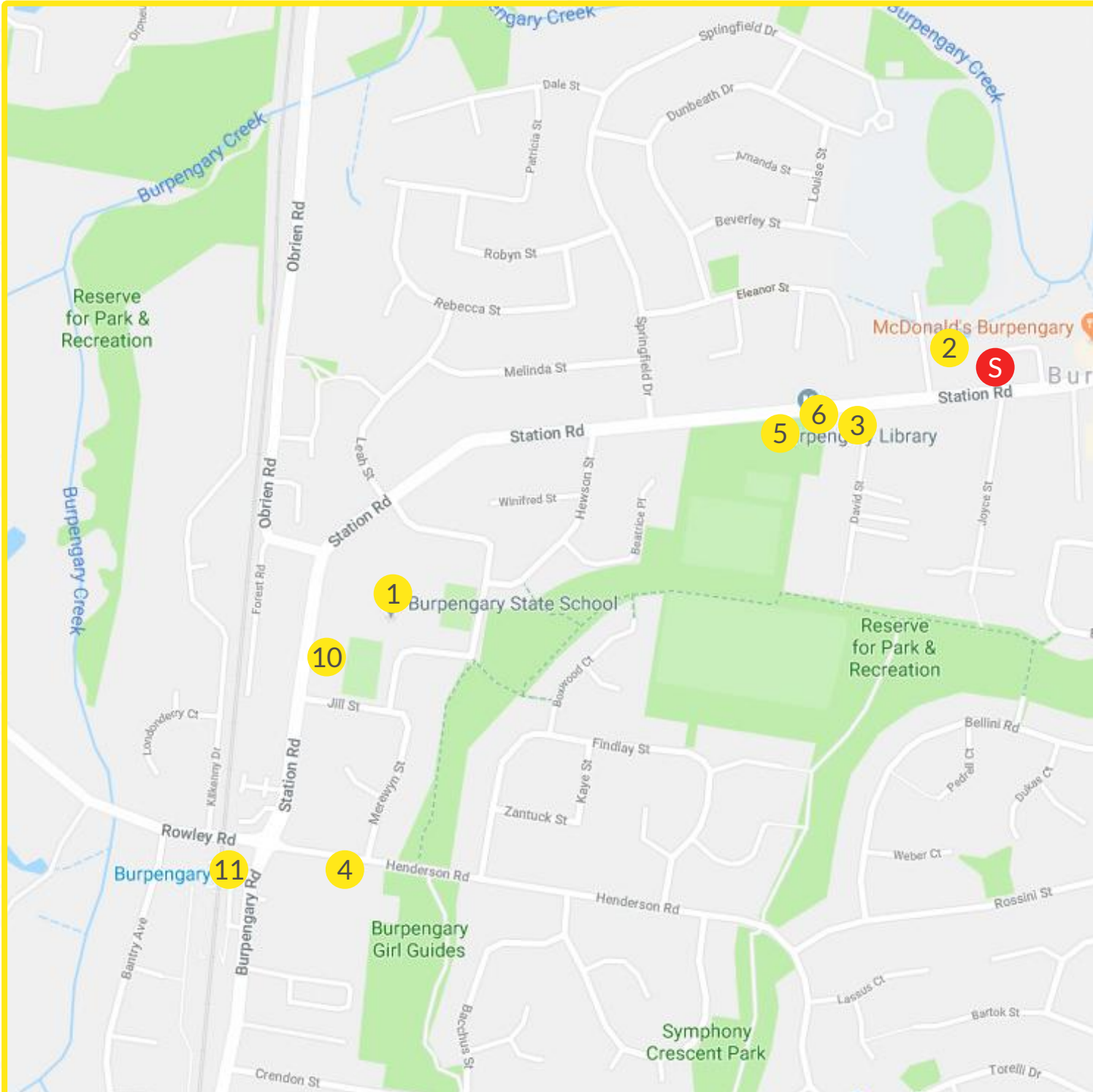
*Approximately

LOCATION MAP



*Outline and Locations indicative only

AMENITIES MAP





Schools

1. Burpengary State School
2. St Eugene College
3. Burpengary Pre-Prep and Creche
4. Burpengary Community Kindergarten

Recreational

5. Burpengary Community Centre
6. Burpengary Library

Shopping

7. Burpengary Plaza
8. Woolworths
9. Aldi
10. Burpengary Market

Transport

11. Burpengary Train Station

Other

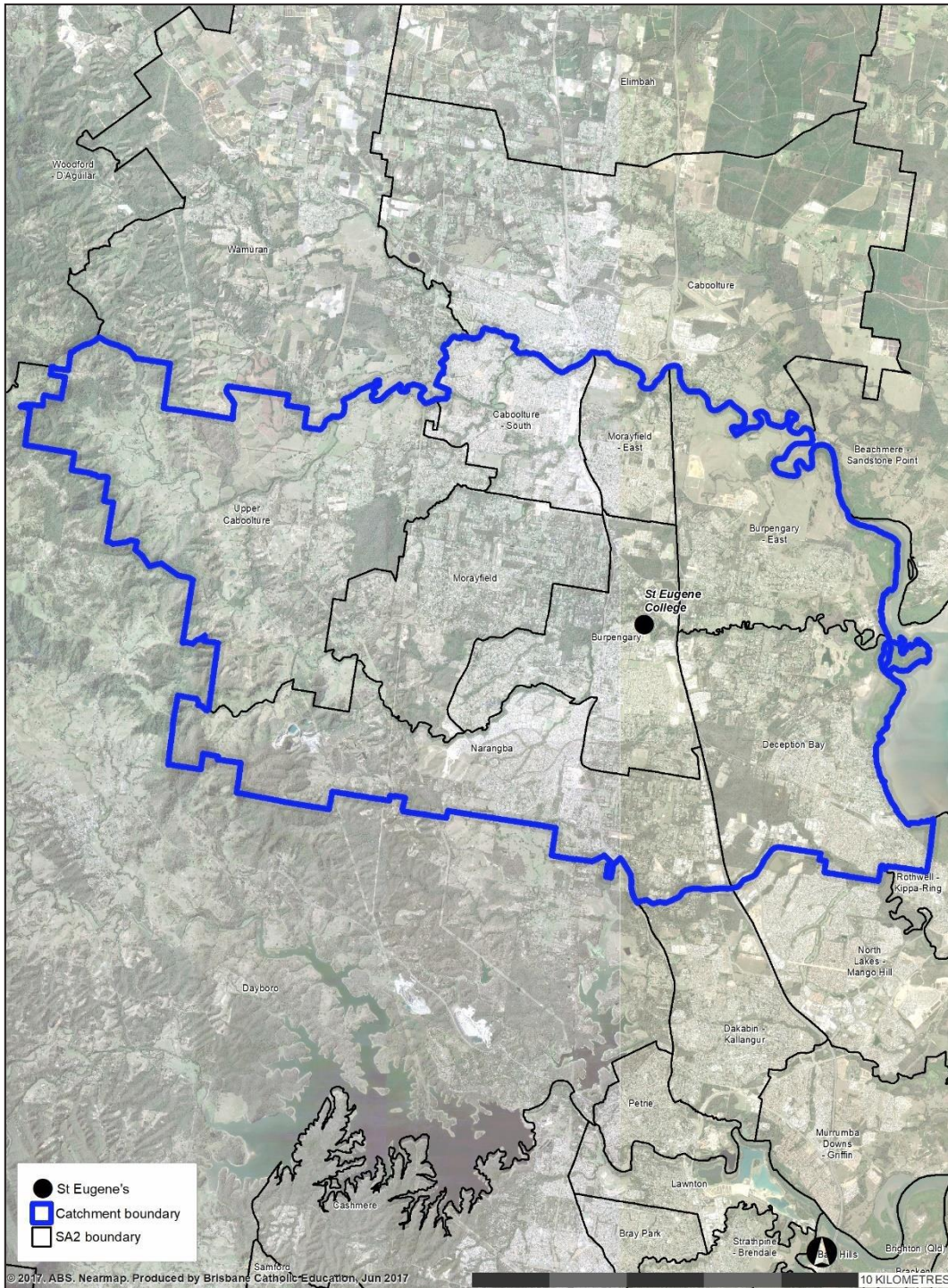
12. Bruce Highway

S Subject Property

DEMOGRAPHIC OVERVIEW

The Burpengary catchment consists of the SA2 regions of Burpengary, Morayfield, Upper Caboolture, Caboolture – South, Morayfield – East, Burpengary – East, Deception Bay and Narangba.

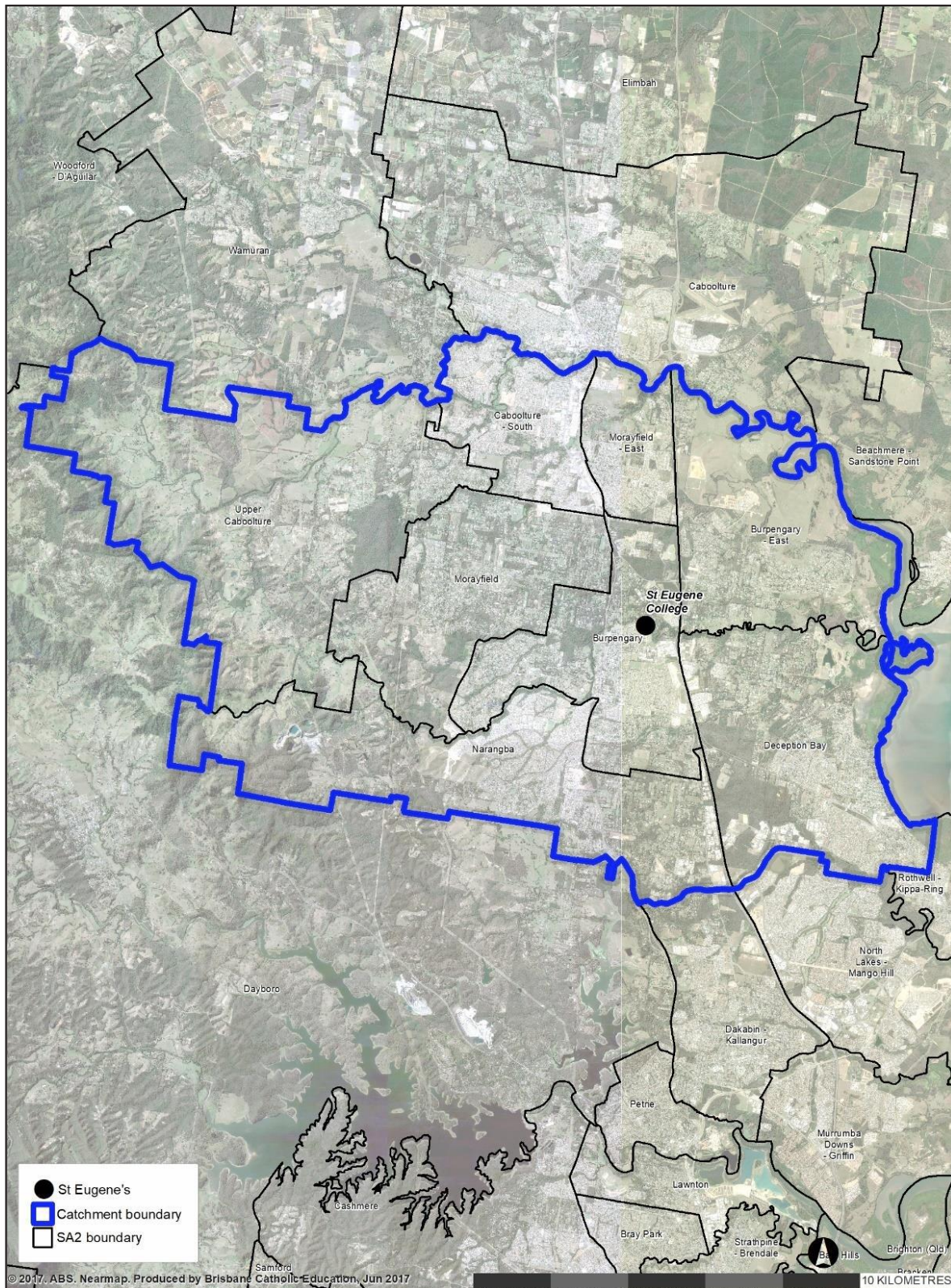
Map 1: Catchment Boundaries



DEMOGRAPHIC OVERVIEW

The Burpengary catchment consists of the SA2 regions of Burpengary, Morayfield, Upper Caboolture – South, Morayfield – East, Burpengary – East, Deception Bay and Narangba.

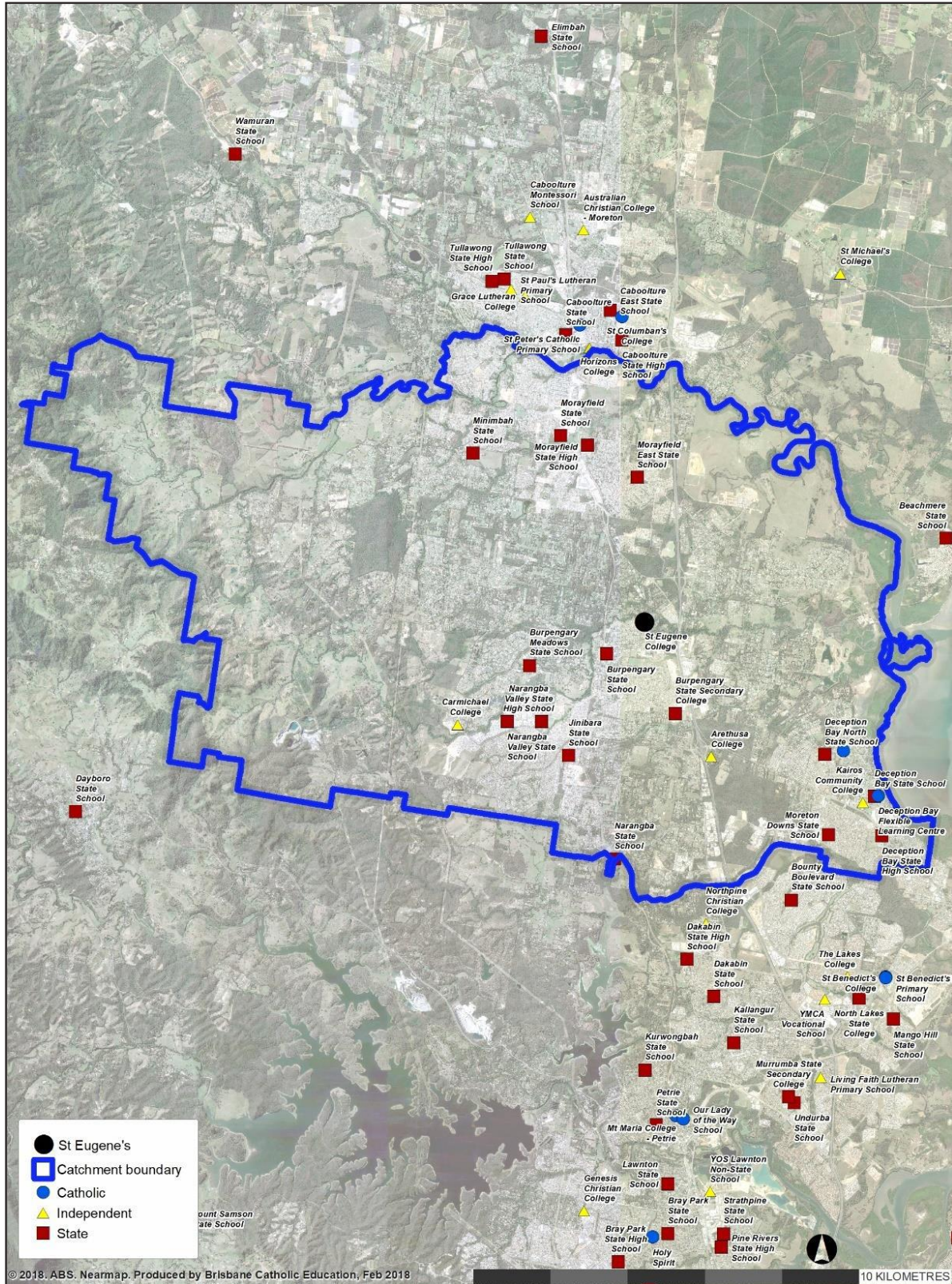
Map 1: Catchment Boundaries



DEMOGRAPHIC OVERVIEW

Competing Schools within the catchment:

Map 2: Catchment and school location map



DEMOGRAPHIC OVERVIEW

Primary competing schools:

Table 1: Primary School Competition within the catchment.

Primary	Sector	2014	2015	2016	2017	2018	Change
Morayfield State School	State	714	652	605	561	530	-122
Jinibara State School	State	691	650	703	744	770	120
Deception Bay State School	State	363	369	375	380	339	-30
Minimbah State School	State	807	798	770	804	821	23
Burpengary State School	State	1,001	920	957	976	959	39
Narangba State School	State	712	702	726	701	708	6
Narangba Valley State School	State	1,095	1,088	1,097	1,116	1,121	33
Moreton Downs State School	State	725	690	702	681	655	-35
Deception Bay North State School	State	572	554	542	532	467	-87
Morayfield East State School	State	985	915	903	911	937	22
Christ the King Catholic Primary School	Catholic	212	227	247	272	290	63
Burpengary Meadows State School	State	593	569	603	626	635	66
Bellmere State School	State	0	0	314	463	536	536
Total		8,470	8,134	8,544	8,767	8,768	634

Secondary competing schools:

Table 2: Primary School Competition within the catchment.

Secondary	Sector	2014	2015	2016	2017	2018	Change
Narangba Valley State High School	State	2,066	2,268	2,195	2,100	2,045	-223
Deception Bay State High School	State	706	838	914	980	964	126
Morayfield State High School	State	1,302	1,509	1,489	1,481	1,427	-82
Deception Bay Flexible Learning Centre	Catholic	120	119	118	124	122	3
Arethusa College (Deception Bay)	Independent	98	99	101	111	101	2
Kairos Community College	Independent	0	25	41	33	52	27
Burpengary State Secondary College	State	0	308	484	688	921	613
Total		4,292	5,166	5,342	5,517	5,632	466

P-12 competing schools:

Table 3: P-12 School Competition within the catchment.

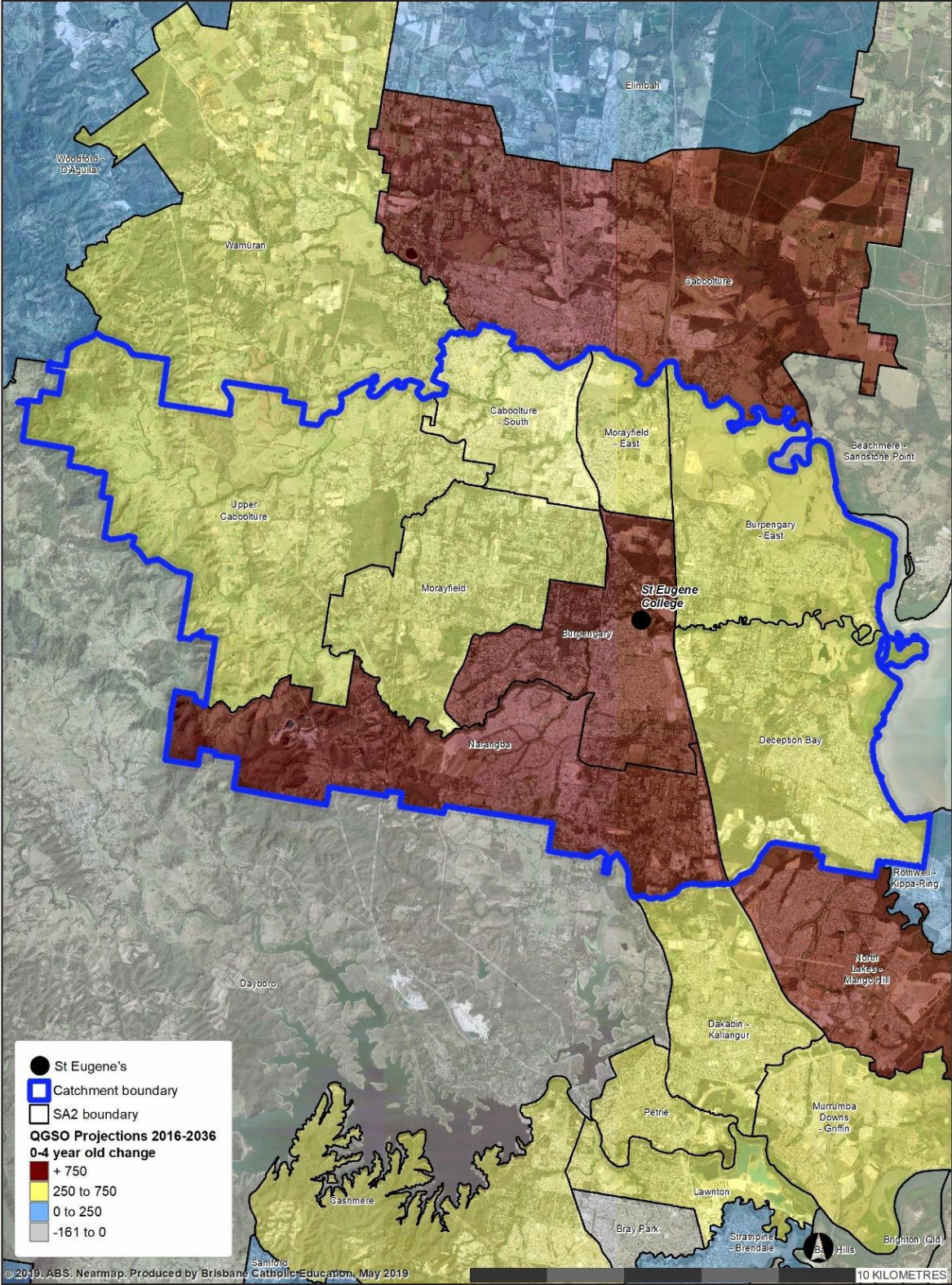
P-12	Sector	2014	2015	2016	2017	2018	Change
St Eugene College	Catholic	1,266	1,198	1,051	1,071	1,042	-156
Carmichael College	Independent	0	67	132	160	211	144
Redwood College	Independent	0	0	0	0	28	28
Total		1,266	1,265	1,183	1,231	1,281	16

Within the catchment there are no competing P to 12 schools, with only one catholic primary and numerous state primary and secondary schools.

DEMOGRAPHIC OVERVIEW

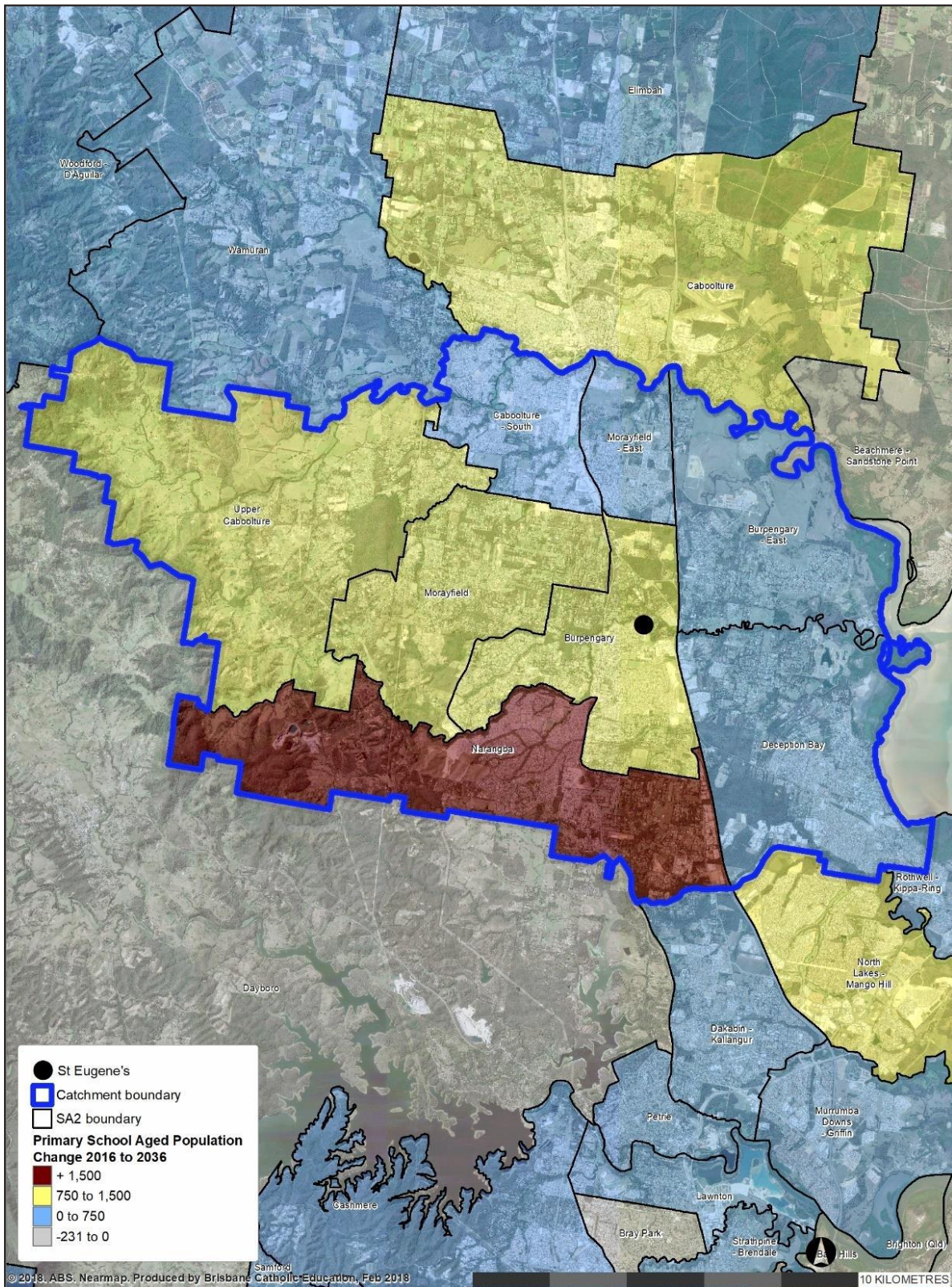
Population Projections:

Map 3: 0 to 4 Years of Age Population Projection map



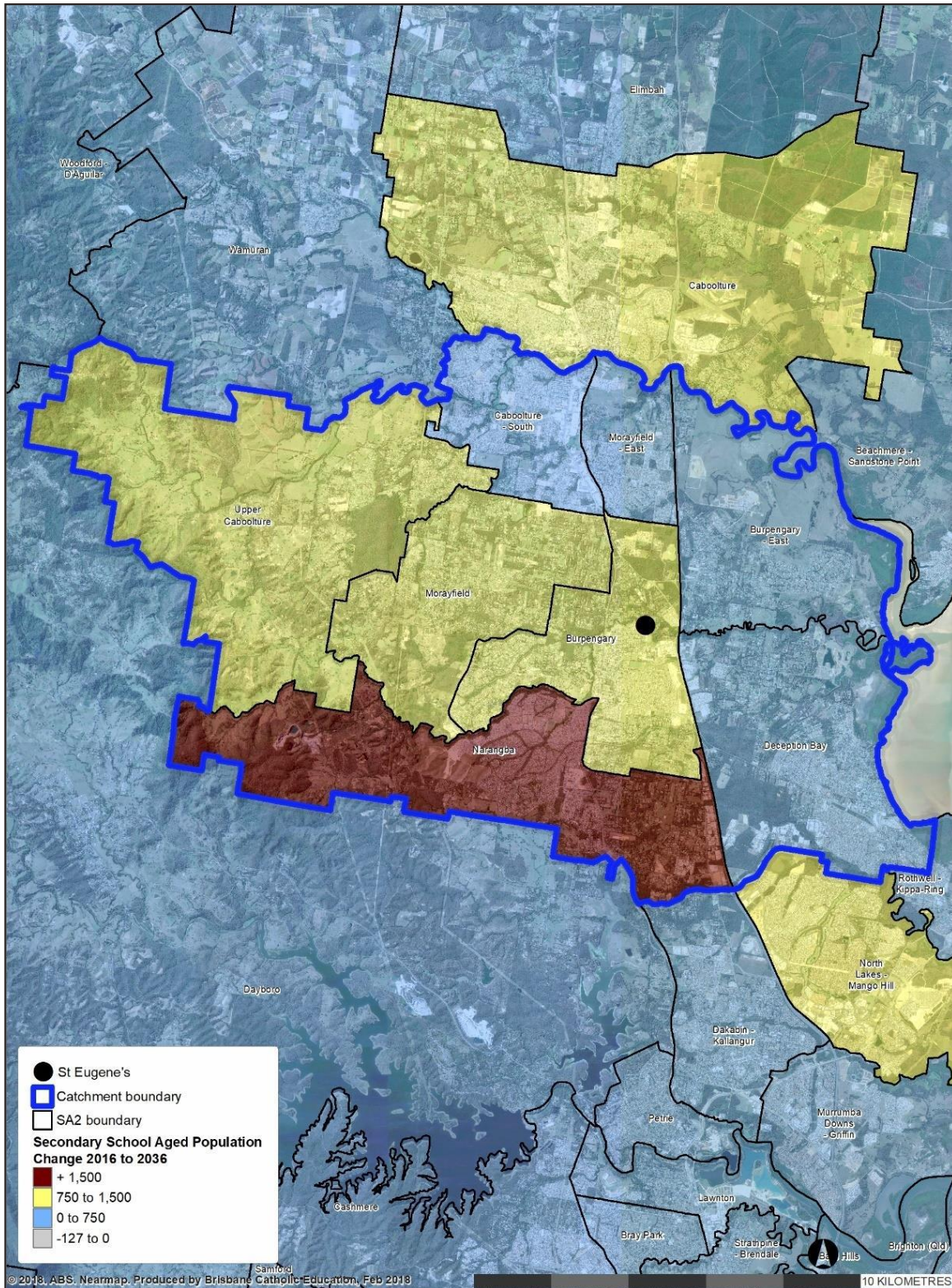
DEMOGRAPHIC OVERVIEW

Map 4: Primary School Aged Population Projection map



DEMOGRAPHIC OVERVIEW

Map 5: Secondary School Aged Population Projection map



DEMOGRAPHIC OVERVIEW

Population Projection Breakdown:

Table 4: Population Projections within the catchment (QGSO, 2015).

0 to 4	2011	2016	2021	2026	2031	2036	Change
Burpengary - East	199	198	265	326	388	462	264
Caboolture - South	2,054	2,037	2,203	2,314	2,428	2,601	564
Morayfield - East	648	750	892	1,130	1,175	1,232	482
Burpengary	898	925	1,002	1,094	1,453	1,838	913
Deception Bay	1,791	1,832	1,884	2,044	2,167	2,279	447
Morayfield	239	245	321	447	619	864	619
Narangba	1,505	1,474	1,691	1,958	2,333	2,708	1,234
Upper Caboolture	182	193	297	493	653	784	591
Total	7,516	7,654	8,555	9,806	11,216	12,768	5,114

Primary	2011	2016	2021	2026	2031	2036	Change
Burpengary - East	460	422	533	633	726	846	424
Caboolture - South	2,124	2,548	2,712	2,776	2,944	3,115	567
Morayfield - East	870	990	1,226	1,543	1,617	1,683	693
Burpengary	1,354	1,322	1,469	1,585	2,082	2,616	1,294
Deception Bay	2,383	2,477	2,614	2,815	3,001	3,137	660
Morayfield	474	460	594	841	1,132	1,517	1,057
Narangba	2,206	2,509	2,776	3,121	3,745	4,293	1,784
Upper Caboolture	306	410	613	936	1,196	1,420	1,010
Total	10,177	11,138	12,537	14,250	16,443	18,627	7,489

Secondary	2011	2016	2021	2026	2031	2036	Change
Burpengary - East	392	437	574	674	763	879	442
Caboolture - South	1,627	1,681	1,980	2,110	2,150	2,321	640
Morayfield - East	683	741	919	1,189	1,248	1,318	577
Burpengary	1,358	1,224	1,300	1,452	1,847	2,313	1,089
Deception Bay	1,947	1,848	2,018	2,183	2,308	2,429	581
Morayfield	575	509	644	826	1,123	1,500	991
Narangba	1,748	1,935	2,296	2,610	3,018	3,527	1,592
Upper Caboolture	304	306	540	854	1,058	1,254	948
Total	8,634	8,681	10,271	11,898	13,515	15,541	6,860

SAP	2011	2016	2021	2026	2031	2036	Change
Burpengary - East	852	859	1,107	1,307	1,489	1,725	866
Caboolture - South	3,751	4,229	4,692	4,886	5,094	5,436	1,207
Morayfield - East	1,553	1,731	2,145	2,732	2,865	3,001	1,270
Burpengary	2,712	2,546	2,769	3,037	3,929	4,929	2,383
Deception Bay	4,330	4,325	4,632	4,998	5,309	5,566	1,241
Morayfield	1,049	969	1,238	1,667	2,255	3,017	2,048
Narangba	3,954	4,444	5,072	5,731	6,763	7,820	3,376
Upper Caboolture	610	716	1,153	1,790	2,254	2,674	1,958
Total	18,811	19,819	22,808	26,148	29,958	34,168	14,349

Total	2011	2016	2021	2026	2031	2036	Change
Burpengary - East	3,772	3,954	5,361	6,696	7,992	9,563	5,609
Caboolture - South	19,108	21,336	23,753	25,422	27,251	29,469	8,133
Morayfield - East	7,384	8,244	10,079	12,858	13,721	14,598	6,354
Burpengary	13,343	13,692	15,305	17,033	22,412	28,379	14,687
Deception Bay	22,451	23,291	25,038	27,773	30,218	32,380	9,089
Morayfield	4,980	5,348	7,191	10,002	13,743	18,995	13,647
Narangba	16,695	19,019	22,442	26,349	31,948	37,494	18,475
Upper Caboolture	2,902	3,317	5,157	8,256	10,993	13,539	10,222
Total	90,635	98,201	114,326	134,389	158,278	184,417	86,216

Population Projection 5-yearly change:

Table 5: Population Projection change within the catchment (QGSO, 2015).

0 to 4	2011-16	2016-21	2021-26	2026-31	2031-36
Burpengary - East	-1	67	61	62	74
Caboolture - South	-17	166	111	114	173
Morayfield - East	102	142	238	45	57
Burpengary	27	77	92	359	385
Deception Bay	41	52	160	123	112
Morayfield	6	76	126	172	245
Narangba	-31	217	267	375	375

DEMOGRAPHIC OVERVIEW

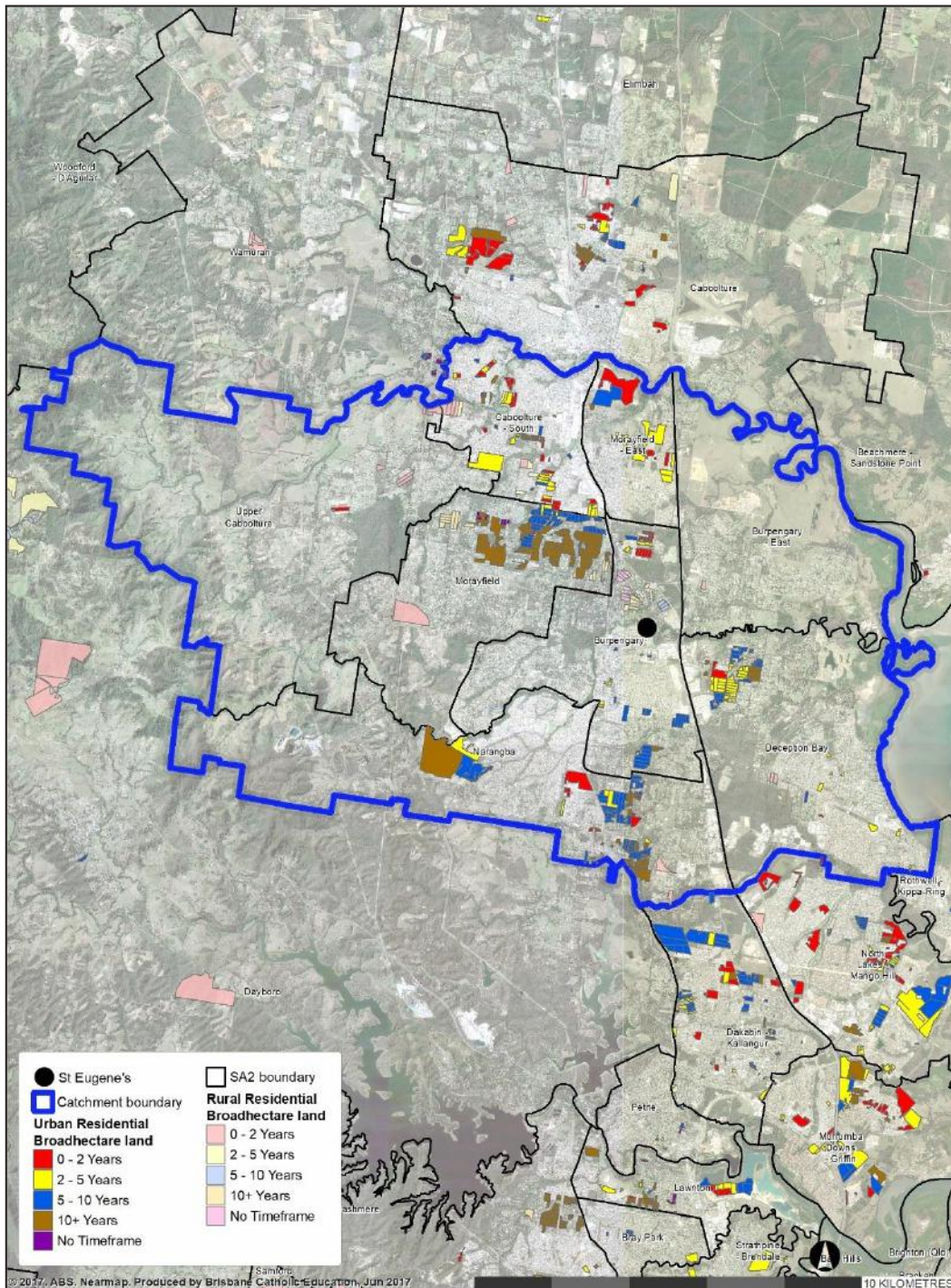
Upper Caboolture	11	104	196	160	131
Total	138	901	1,251	1,410	1,552
Primary	2011-16	2016-21	2021-26	2026-31	2031-36
Burpengary - East	-38	111	100	93	120
Caboolture - South	424	164	64	168	171
Morayfield - East	120	236	317	74	66
Burpengary	-32	147	116	497	534
Deception Bay	94	137	201	186	136
Morayfield	-14	134	247	291	385
Narangba	303	267	345	624	548
Upper Caboolture	104	203	323	260	224
Total	961	1,399	1,713	2,193	2,184
Secondary	2011-16	2016-21	2021-26	2026-31	2031-36
Burpengary - East	45	137	100	89	116
Caboolture - South	54	299	130	40	171
Morayfield - East	58	178	270	59	70
Burpengary	-134	76	152	395	466
Deception Bay	-99	170	165	125	121
Morayfield	-66	135	182	297	377
Narangba	187	361	314	408	509
Upper Caboolture	2	234	314	204	196
Total	47	1,590	1,627	1,617	2,026
SAP	2011-16	2016-21	2021-26	2026-31	2031-36
Burpengary - East	7	248	200	182	236
Caboolture - South	478	463	194	208	342
Morayfield - East	178	414	587	133	136
Burpengary	-166	223	268	892	1,000
Deception Bay	-5	307	366	311	257
Morayfield	-80	269	429	588	762
Narangba	490	628	659	1,032	1,057
Upper Caboolture	106	437	637	464	420
Total	1,008	2,989	3,340	3,810	4,210
Total	2011-16	2016-21	2021-26	2026-31	2031-36
Burpengary - East	182	1,407	1,335	1,296	1,571
Caboolture - South	2,228	2,417	1,669	1,829	2,218
Morayfield - East	860	1,835	2,779	863	877
Burpengary	349	1,613	1,728	5,379	5,967
Deception Bay	840	1,747	2,735	2,445	2,162
Morayfield	368	1,843	2,811	3,741	5,252
Narangba	2,324	3,423	3,907	5,599	5,546
Upper Caboolture	415	1,840	3,099	2,737	2,546
Total	7,566	16,125	20,063	23,889	26,139

The projected growth within the catchment for school aged persons is expected to be strong within the next twenty years to 2036 with 14,349 school aged persons. This is largely expected to be focussed within the Narangba and Burpengary SA2 regions.

In terms of growth in the 0 to 4 age bracket, it can be seen that there is expected to be an increase of 5,114 0 to 4 year olds in the catchment within the next 18 years. This is largely expected within Narangba and Burpengary.

DEMOGRAPHIC OVERVIEW

Map 6: QLD Broadhectare map



The expected development within the catchment can be seen in the above broadhectare mapping. The northern region of the catchment has a number of developable parcels that are expected to be developed within the next 5-10 years. These parcels will provide a range of residential options that will assist in housing a large proportion of the expected growth. Growth is largely expected to occur in Narangba, Morayfield and Caboolture – South.

DEMOGRAPHIC OVERVIEW

Other Demographics:

Table 6: Household and personal medians and averages (ABS, 2016).

Region	Median				Average	
	Mortgage repayment (\$/month)	Total family income (\$/week)	Household total income (\$/week)	Total personal income (\$/week)	Household size	Number of persons per bedroom
Burpengary	\$1,733	\$1,626	\$1,457	\$638	2.8	0.8
Burpengary - East	\$2,000	\$2,043	\$2,046	\$698	3.2	0.8
Caboolture - South	\$1,517	\$1,237	\$1,132	\$545	2.8	0.8
Deception Bay	\$1,585	\$1,264	\$1,071	\$538	2.6	0.8
Morayfield	\$2,000	\$1,883	\$1,873	\$632	3.1	0.8
Morayfield - East	\$1,603	\$1,386	\$1,326	\$595	2.9	0.8
Narangba	\$1,950	\$1,931	\$1,874	\$756	3.2	0.8
Upper Caboolture	\$1,907	\$1,876	\$1,864	\$667	3.1	0.8
Queensland	\$1,733	\$1,661	\$1,402	\$660	2.6	0.8

Table 7: Employment by occupation within catchment (ABS, 2016).

Occupation	Catchment		QLD	
	Count	%	Count	%
Managers	3,720	9.00	258,509	12.10
Professionals	4,899	11.90	423,917	19.80
Technicians and trades workers	7,008	17.00	305,441	14.30
Community and personal service workers	5,034	12.20	241,956	11.30
Clerical and administrative workers	5,953	14.50	291,317	13.60
Sales workers	4,538	11.00	207,795	9.70
Machinery operators and drivers	3,697	9.00	147,636	6.90
Labourers	5,588	13.60	225,268	10.50
Total	41,144	100	2,136,455	100

Table 8: Household composition within catchment (ABS, 2016).

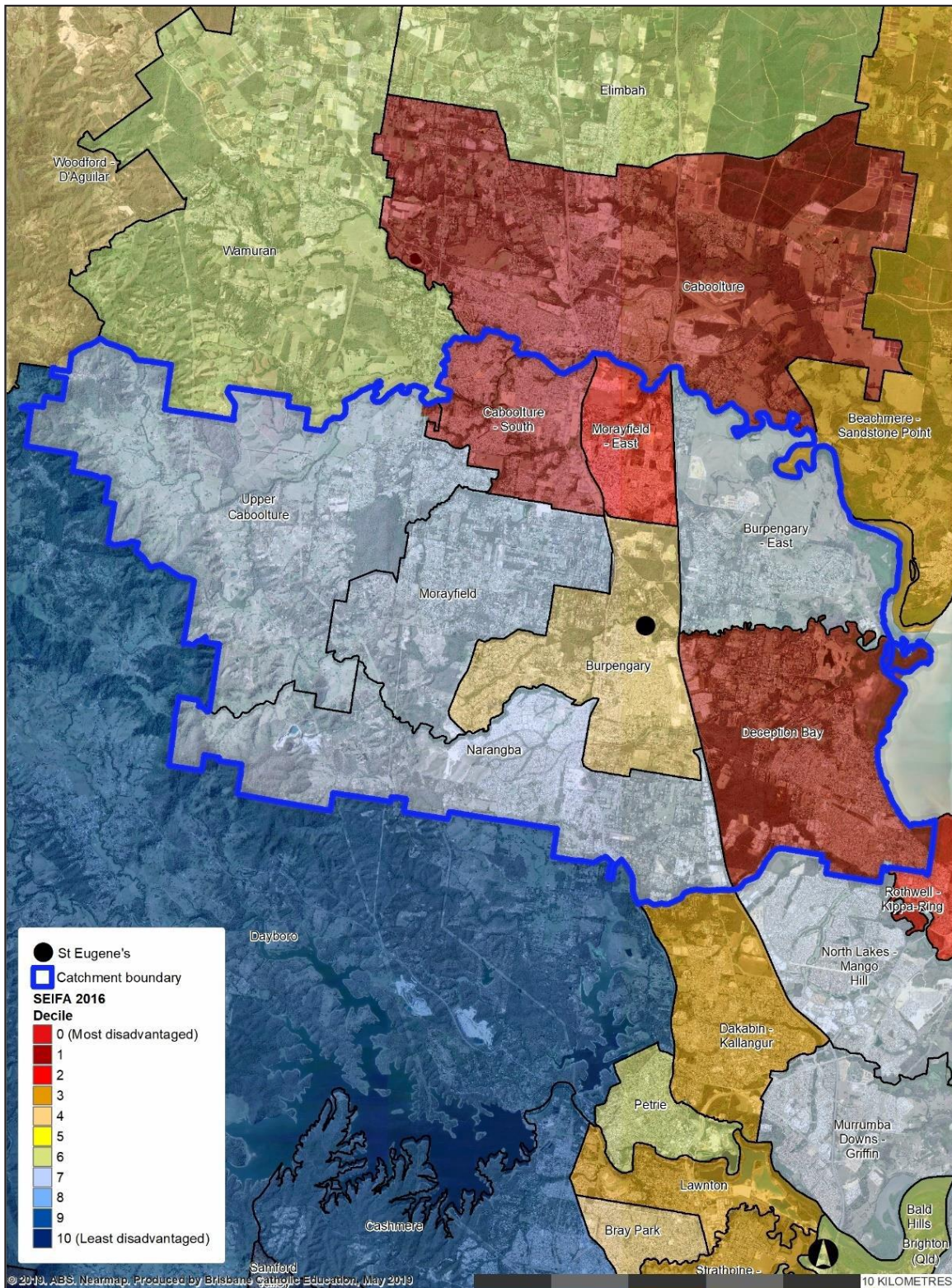
Region	One family households		Multiple family households		Group households		Lone person households		Total households
	Number	%	Number	%	Number	%	Number	%	Number
Catchment	23,941	76.5	928	3.0	981	3.1	5,461	17.4	31,299
Burpengary	3,593	76.8	150	3.2	119	2.5	820	17.5	4,677
Burpengary - East	1,002	84.0	69	5.8	29	2.4	97	8.1	1,193
Caboolture - South	4,986	73.0	165	2.4	293	4.3	1,387	20.3	6,832
Deception Bay	5,455	69.1	197	2.5	281	3.6	1,964	24.9	7,889
Morayfield	1,237	84.3	79	5.4	23	1.6	128	8.7	1,468
Morayfield - East	2,124	76.6	78	2.8	128	4.6	441	15.9	2,772
Narangba	4,793	86.3	145	2.6	92	1.7	527	9.5	5,553
Upper Caboolture	751	82.1	45	4.9	16	1.7	97	10.6	915
Queensland	1,159,697	70.0	30,156	1.8	77,899	4.7	389,078	23.5	1,656,831

Table 9: Occupied private dwellings by tenure within catchment (ABS, 2016).

Region	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Catchment	7,671	24.5	12,258	39.2	10,524	33.6	152	0.5	31,299
Burpengary	1,297	27.7	2,007	42.9	1,228	26.3	40	0.9	4,677
Burpengary - East	385	32.1	676	56.4	111	9.3	3	0.3	1,193
Caboolture - South	1,285	18.8	1,820	26.7	3,537	51.8	24	0.4	6,832
Deception Bay	2,320	29.4	2,436	30.9	2,859	36.2	37	0.5	7,889
Morayfield	500	33.9	798	54.2	145	9.8	8	0.5	1,468
Morayfield - East	546	19.7	946	34.2	1,210	43.7	16	0.6	2,772
Narangba	1,040	18.7	3,068	55.2	1,342	24.2	17	0.3	5,553
Upper Caboolture	298	32.6	507	55.5	92	10.1	7	0.8	915
Queensland	471,407	28.5	558,439	33.7	566,478	34.2	15,566	0.9	1,656,831

DEMOGRAPHIC OVERVIEW

Map 7: Regions of Social Advantage/Disadvantage (SEIFA) map (ABS, 2016).



DISCLAIMER

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

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2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
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4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
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SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 3	Property Overview	RP Data
Page 4	Town Planning Appraisal	Wolter Consulting Group
Page 16	Location Overview	Wikipedia, Google Maps, Moreton Bay Regional Council
Page 17	Location Maps	Google Maps
Page 18	Amenities Map	Google Maps
Page 20	Demographic Overview	Seller
Annexure A	Photographs	Skyepics
Annexure B	Offers to Purchase Form	Ray White
Annexure C	Title Search	GlobalX
Annexure D	Smart Map	Price Finder
Annexure E	Services Maps	Dial Before You Dig
Annexure F	Easements	GlobalX

ANNEXURE A PHOTOGRAPHY

SOURCE: SKYEPICS





ANNEXURE B

OTP FORM

SOURCE: RAY WHITE

OFFERS TO PURCHASE FORM

Offers to Purchase (OTP) Form / Particulars

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 144 Station Road, Burpengary QLD 4505 ("the Property").

PROPERTY DETAILS

Address 144 Station Road, Burpengary QLD 4505

Real Property Description L3 RP200642

Title Reference 16727173

Lot Area 3,295m²*

Local Authority Moreton Bay Regional - Caboolture

Offer to Purchase

Proposed Price: \$ excluding GST

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date:

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company Name:
ABN:
Registered for GST: Yes or No (please circle one)

Contact Details Address:
Mobile:
Email:

FIRB approval require to purchase the Property: Registered for GST: Yes or No (please circle one)
Buyers should consult their legal advisers if in doubt

Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust): Name:
Address:
Telephone:
Email:

*Guarantors should be directors of a company Buyer or principal beneficiaries if trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

Proposed Buyer Acknowledgment

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

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

Execution

Signed by the Proposed Buyer:

Signature

Full Name:

ANNEXURE C

TITLE SEARCH

SOURCE: GLOBALX

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31110407
Search Date: 30/04/2019 14:47

Title Reference: 16727173
Date Created: 26/02/1985

Previous Title: 15931082

REGISTERED OWNER

Dealing No: 710807107 12/07/2007

THE CORPORATION OF THE TRUSTEES OF THE ROMAN CATHOLIC
ARCHDIOCESE OF BRISBANE

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 200642
Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10789027 (POR 80)
2. EASEMENT IN GROSS No 601200756 (H505960) 30/01/1985
BURDENING THE LAND
TO COUNCIL OF THE SHIRE OF CABOOLTURE
OVER EASEMENT C ON RP200642

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 23/07/2007 710807115 Certificate No. 2

Caution - Charges do not necessarily appear in order of priority

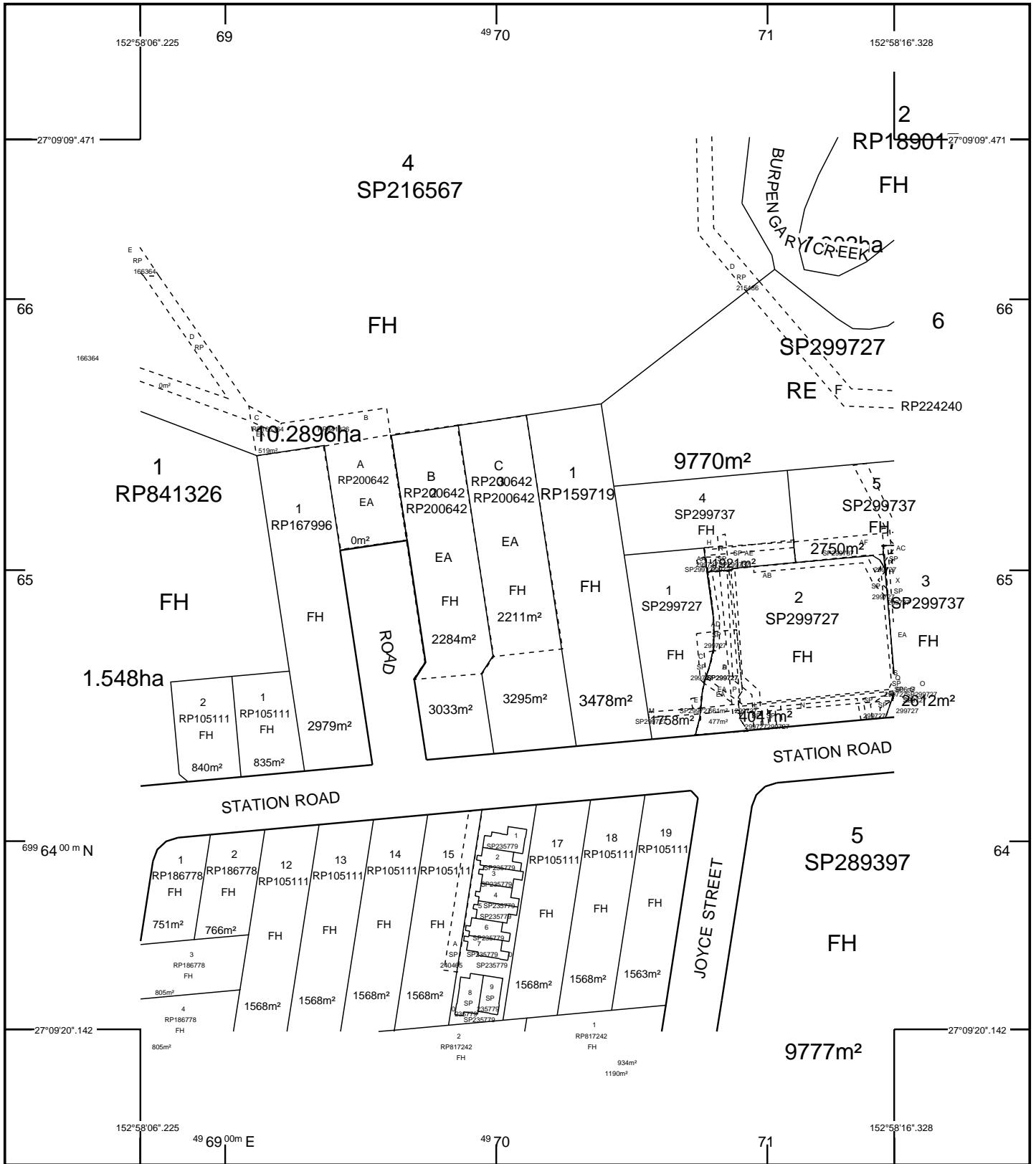
** End of Current Title Search **

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

ANNEXURE D

SMART MAP

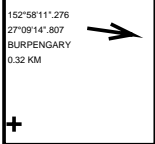
SOURCE: PRICE FINDER



STANDARD MAP NUMBER
9443-12113



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	3/RP200642
Area/Volume	3295m ²
Tenure	FREEHOLD
Local Government	MORETON BAY REGIONAL
Locality	BURPENGARY
Segment/Parcel	26683/14

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 07/05/2019

DCDB 04/05/2019

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Based upon an extraction from the Digital Cadastral Data Base



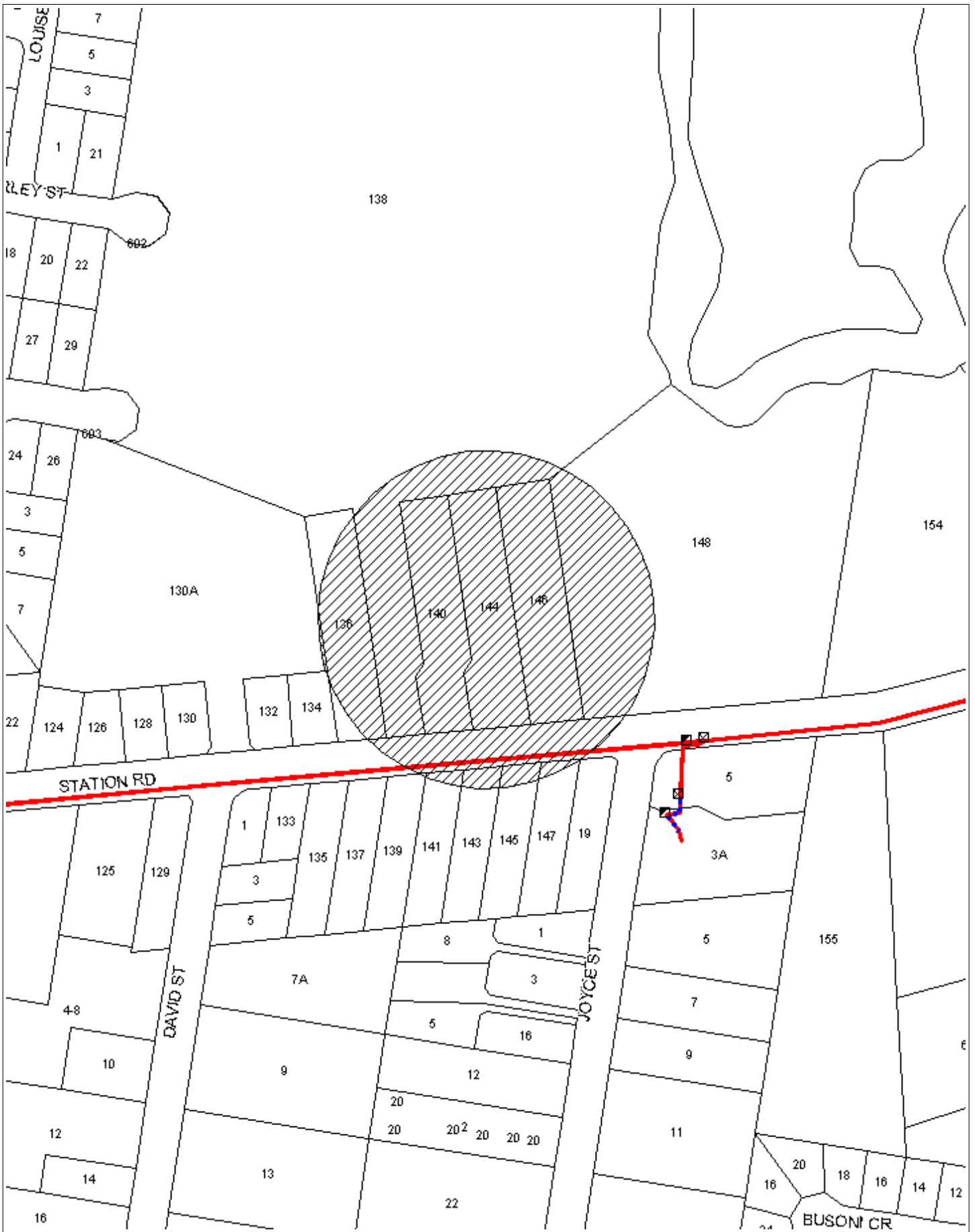
Queensland Government
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.

For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

ANNEXURE E

SERVICES MAPS

SOURCE: DIAL BEFORE YOU DIG



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Sequence Number: 82497821

Date Generated: 18/04/2019




For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208









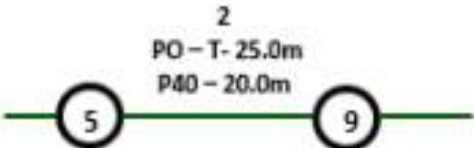






Indicative Plans

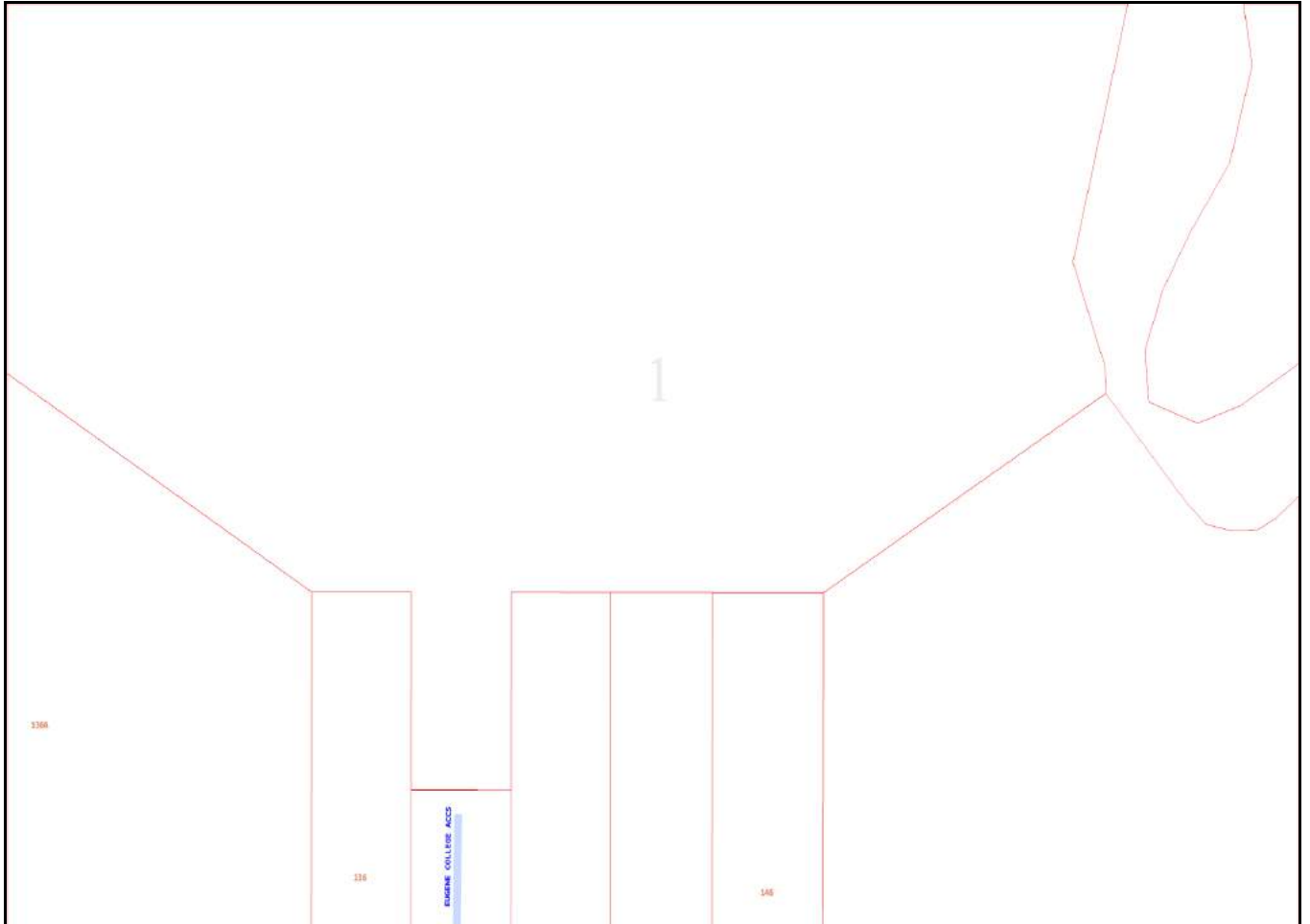
Issue Date:	18/04/2019	 The logo features a red circle with a black border and a diagonal slash. Inside the circle is a black silhouette of a person digging. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, black, uppercase letters. Below this text, the website address 'www.1100.com.au' is written in a smaller, black, lowercase font.
Location:	144 Station Road , Burpengary , QLD , 4505	

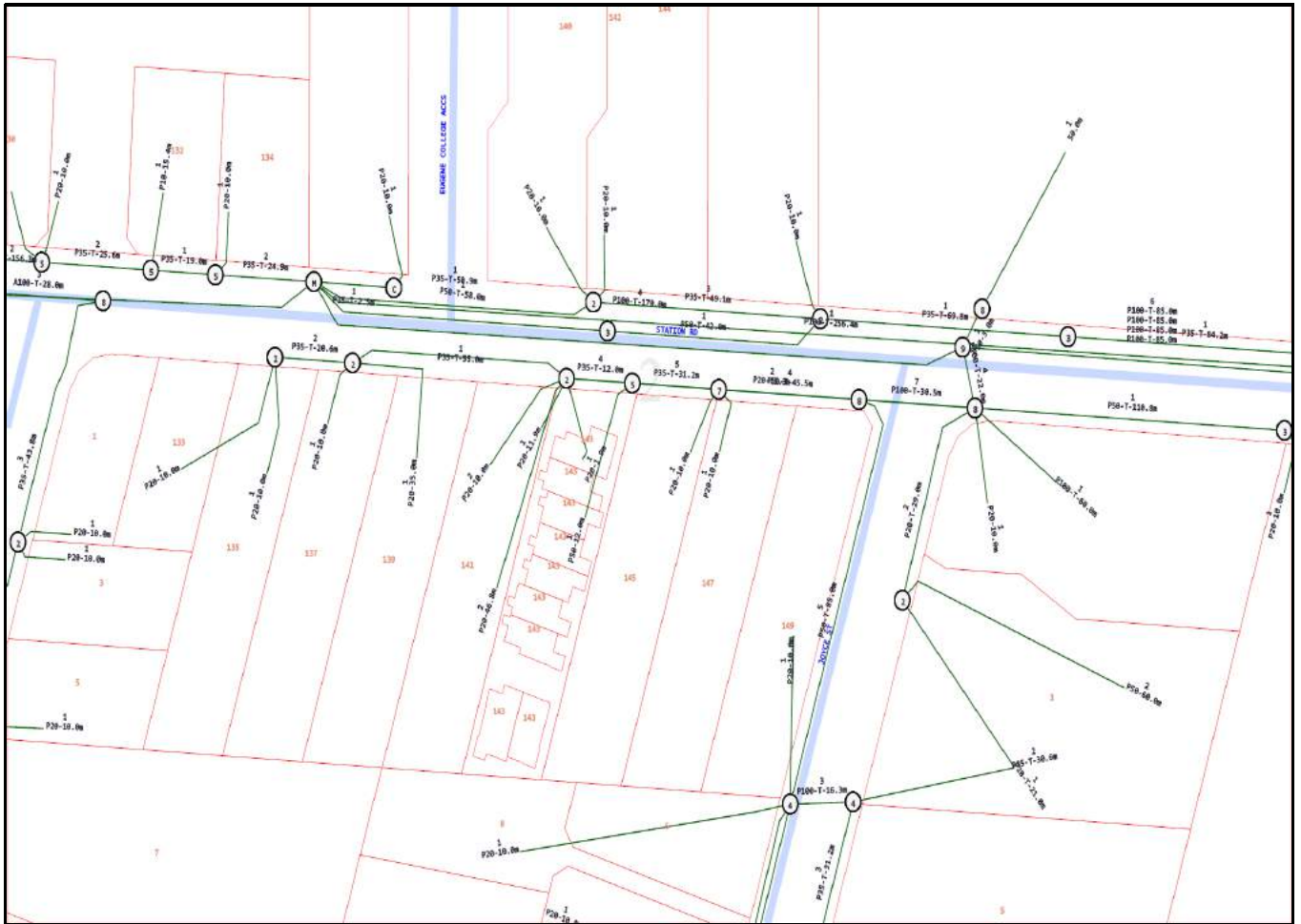




LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PPT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole "M"
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/CONSTRUCTED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters</p> <p>1:2000</p> <p>1 cm equals 20 m</p> 





Emergency Contacts

You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.



APA Group
PO Box 6014 Halifax Street
South Australia 5000

18/04/2019

Company: Wolter Consulting Group
Mr Jack Briant
PO Box 436
NEW FARM
QLD 4005

jbriant@wolterconsulting.com.au

Dear Mr Jack Briant

Sequence Number: 82497822
Worksite Address: 144 Station Road
Burpengary
QLD 4505

Thank you for your Dial Before You Dig enquiry regarding the location of Gas Assets, we can confirm that the APA Group's Network's Division has **no** underground Gas Assets in the vicinity of the above location.

Please Note: For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

You are hereby notified that the attached Duty of Care requirements apply to any activity in the vicinity of Gas Assets operated by APA, please ensure you read and comply with all the relevant requirements. Should you have any questions with **regards to the attached information** please contact our Dial Before You Dig officer - (08) 8115 4500.

**Caution - Damage to gas assets could result in possible explosion and fire with the risk of personal injury.
For Gas Emergencies please call 1800 GAS LEAK (1800 427 532)**

Please find enclosed the following information:-

- APA's Duty of Care, If you are unclear of your obligations under these requirements please contact the APA Representative listed above immediately
- An overview map with your requested area highlighted to assist in locating APA's Gas Assets
- A map(s) showing APA's Gas Assets in the requested area, this information is valid for 30 days from the date of this response, **please check this represents the area you requested**, if it does not, please contact the APA Representative listed above immediately

Please take some time to review the entire response document and check the information supplied and please let us have any feedback by sending an email to DBYDNetworksAPA@apa.com.au or contacting us direct on (08) 8115 4500.

Yours Faithfully,

Dial Before You Dig Officer
APA Group
Email: DBYDNetworksAPA@apa.com.au

Duty of Care - Working Around Gas Assets

General Conditions

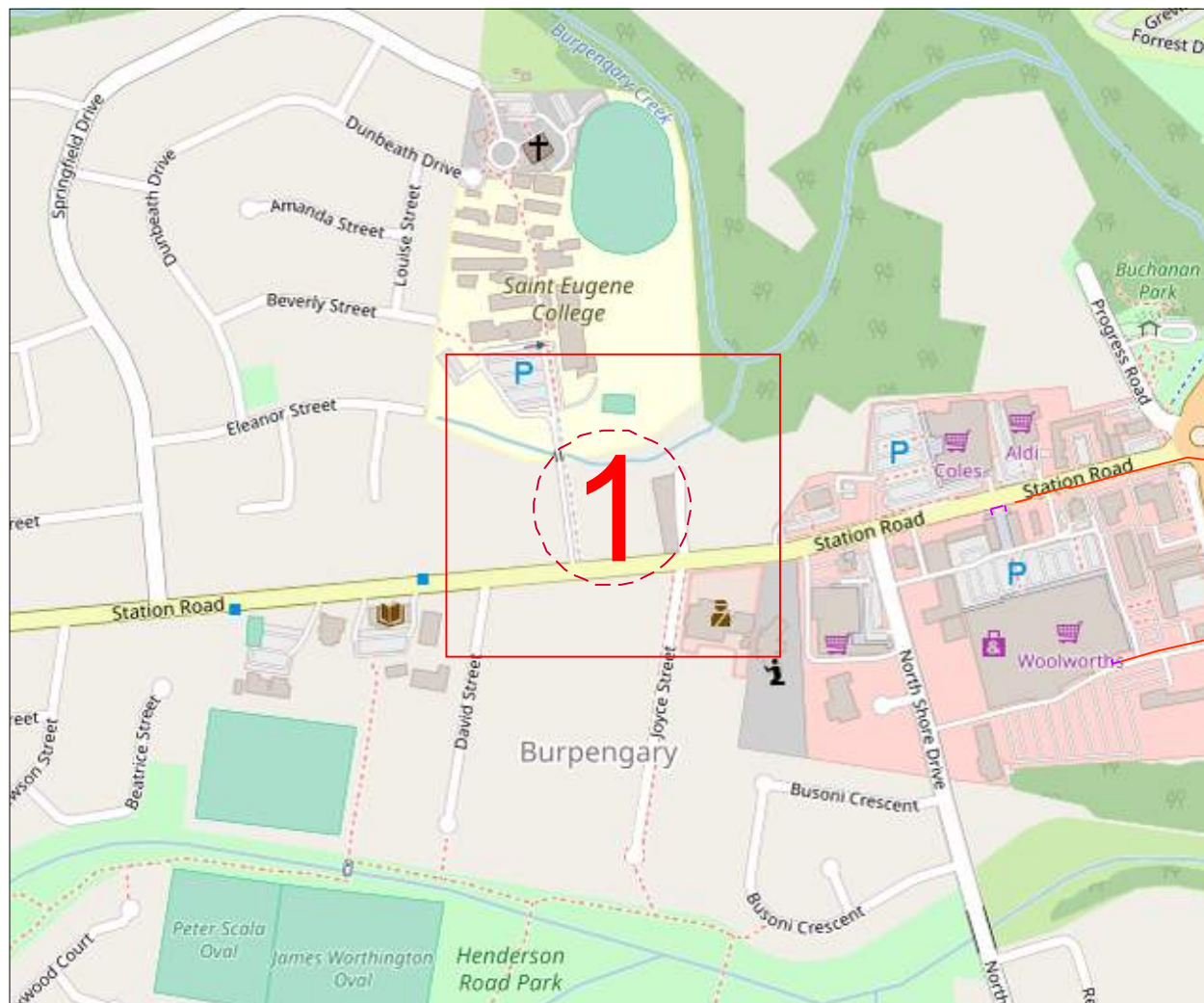
- This location enquiry is valid for 30 days from the date of this response
- Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information
- The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request
- It is the responsibility of the excavator to expose all Gas Assets, including Gas Services pipelines (see below), **by hand** (Please Note: Do not use vacuum excavation systems as damage to Gas Assets may occur). Gas Asset depths may vary according to ground conditions
- Gas Service pipelines (inlet service) connecting Gas Assets in the street to the gas meter on the property are typically **not** marked on the map
- Generally, a map of the Gas Service pipeline (inlet service) connection can be found inside the gas meter box
- This information has been generated by an automated system based on the area highlighted in your DBYD request and has not been independently verified. **It is your responsibility** to ensure that the information supplied in this response matches the dig site you defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have any question, please contact APA immediately using the details listed on the first page and / or please resubmit your enquiry
- For **Gas Emergencies** please call 1800 427 532

18/04/2019

SCALE: DO NOT SCALE

REF NO: 82497822

As work on APA underground plant is ongoing any drawing with an issue date of more than one month previous can no longer be considered valid. All persons planning civil works on any site are advised to contact APA to confirm location. All underground gas pipelines are the property of APA & are not to be accessed by unauthorised persons. All care is taken with preparation of the drawings & no responsibility is accepted for errors or omissions.



82497822

Scale: 1: 6000

0 0.08km



Data Source

Pipeline Data Copyright APA Group, Property Parcels Copyright QLD Government, UBD Imagery – Copyright Sensis, DBYD Dig Location provided by DBYD.



This map is created in colour and shall be printed in colour

Legend

Distribution Main

- Class 900 Transmission
- Class 600 Transmission
- Class 300 Transmission
- High Pressure Steel
- High Pressure PE Trunk
- High Pressure/ Class 500
- Medium Pressure PE/ Nylon
- Medium Pressure (Allgas)
- Low Pressure
- LPG
- TLP
- Proposed/ Under Construction
- Idle Gas Pipe
- Abandoned Gas Pipe
- Sleeve

(1) Medium Pressure in AGNI Main in Allgas

Gas Assets and Fittings

- Gate Station
- Regulator Station
- Block/ Emergency Valve
- Isolation Valve
- Test Point
- Syphon
- Anode
- Pipeline Marker
- Trace Wire Point
- Reducer
- Pipe Connector/ Tee
- Pipe Connector
- End Cap

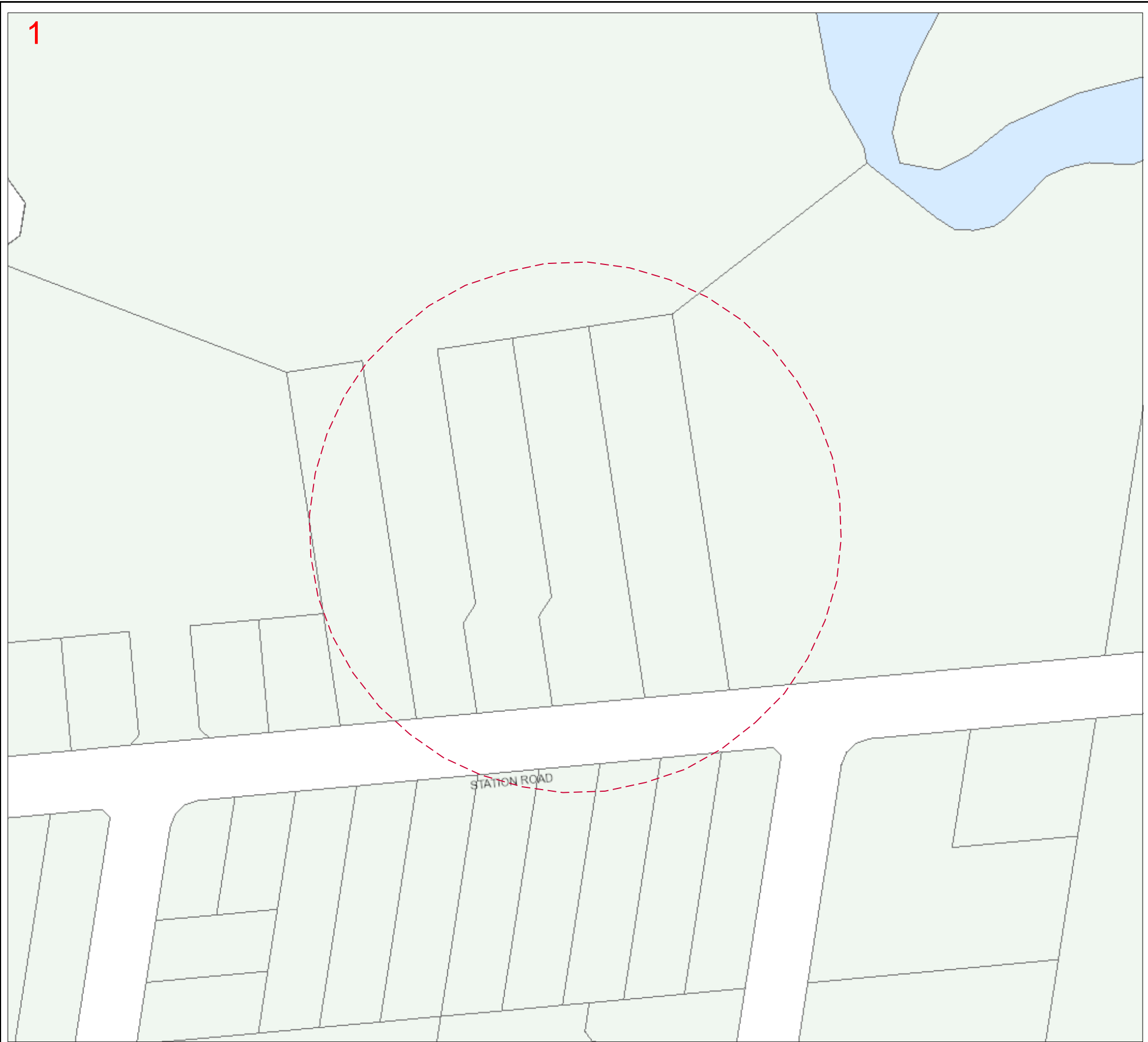
Pipe Materials

- CI Cast Iron
- CU Copper
- GAL Wrought Galvanised Iron
- PGAL Poly Coated Wrought Galvanised Iron
- ST Steel
- NY/ NY11 Nylon
- PE Polyethylene
- MDPE Medium Density Polyethylene
- HDPE High Density Polyethylene
- DN Nominal Diameter
- OD Outside Diameter

Examples: 40PE in DN80 CI 40mm Polyethylene in an 80mm (Nominal Diameter) Cast Iron Sleeve

63PE 63mm Polyethylene inserted in another pipe

Line/ Polygon Request



82497822 Map Sheet: 1

Scale: 1: 1000

0 0.01km



Map Key:

1

Legend

Distribution Main	Gas Assets and Fittings	Pipe Materials
Class 900 Transmission	Gate Station	CI Cast Iron
Class 600 Transmission	Regulator Station	CU Copper
Class 300 Transmission	Block/ Emergency Valve	GAL Wrought Galvanised Iron
High Pressure Steel	Isolation Valve	PGAL Poly Coated Wrought Galvanised Iron
High Pressure PE Trunk	Test Point	ST Steel
High Pressure/ Class 500	Syphon	NY/ NY11 Nylon
Medium Pressure PE/ Nylon	Anode	PE Polyethylene
Medium Pressure (Allgas)	Pipeline Marker	MDPE Medium Density Polyethylene
Low Pressure	Trace Wire Point	HDPE High Density Polyethylene
LPG	Reducer	DN Nominal Diameter
TLP	Pipe Connector/ Tee	OD Outside Diameter
Proposed/ Under Construction	Pipe Connector	
Idle Gas Pipe	End Cap	
Abandoned Gas Pipe		
Sleeve		

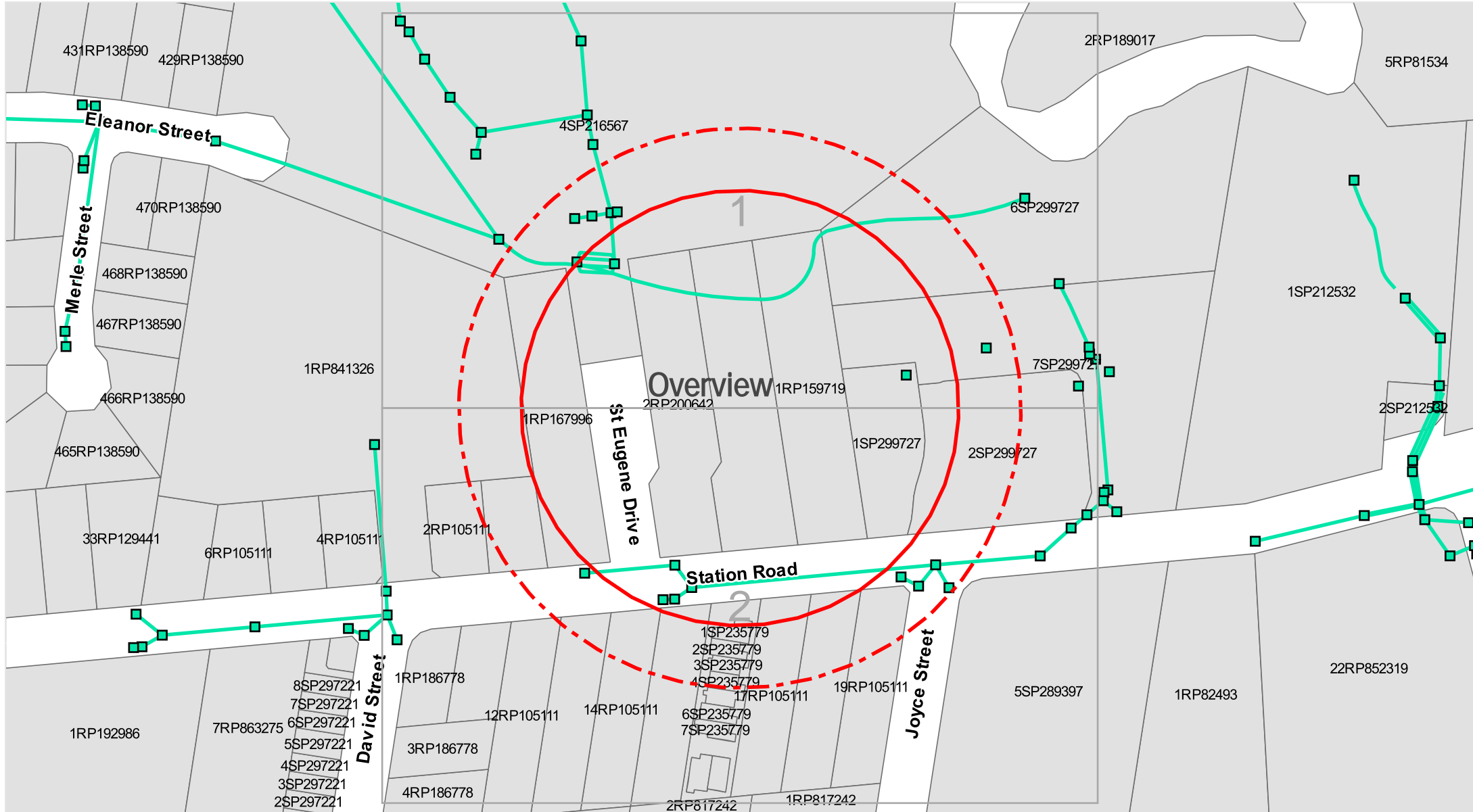
(1) Medium Pressure in ACN/ Nylon in Allgas

Examples: 40PE in DN80 CI 40mm Polyethylene in an 80mm (Nominal Diameter) Cast Iron Sleeve
 63PE INS 63mm Polyethylene inserted in another pipe
 Line/ Polygon Request





Data Source

Pipeline Data Copyright APA Group, Property Parcels Copyright QLD Government, UBD Imagery – Copyright Sensis, DBYD Dig Location provided by DBYD.

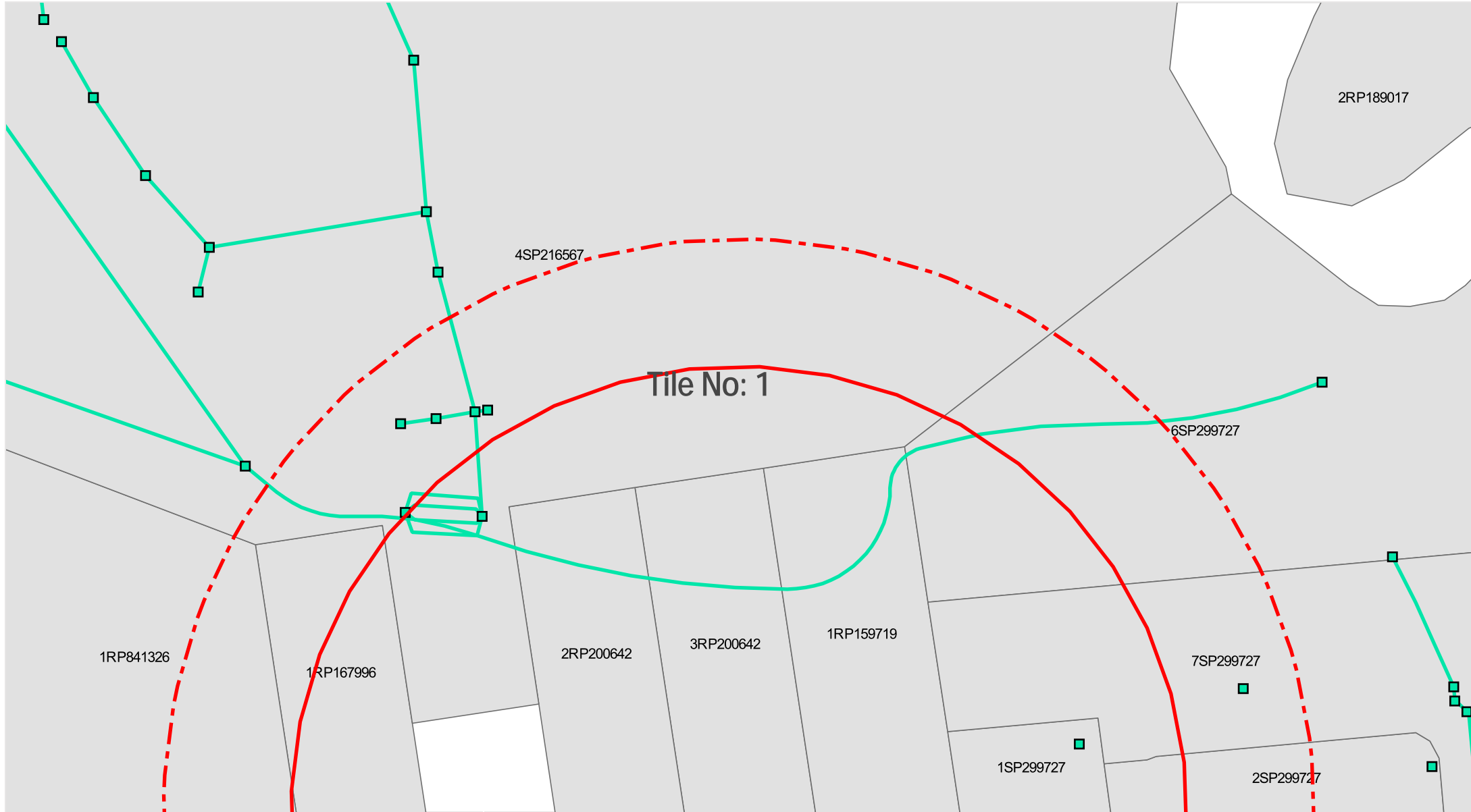
This maps is created in colour and shall be printed in colour







Legend | Scale: 1:2050

-  Stormwater Nodes
-  Stormwater Pipes and Drains
-  Council Fibre Optic Cables
-  Property Boundaries

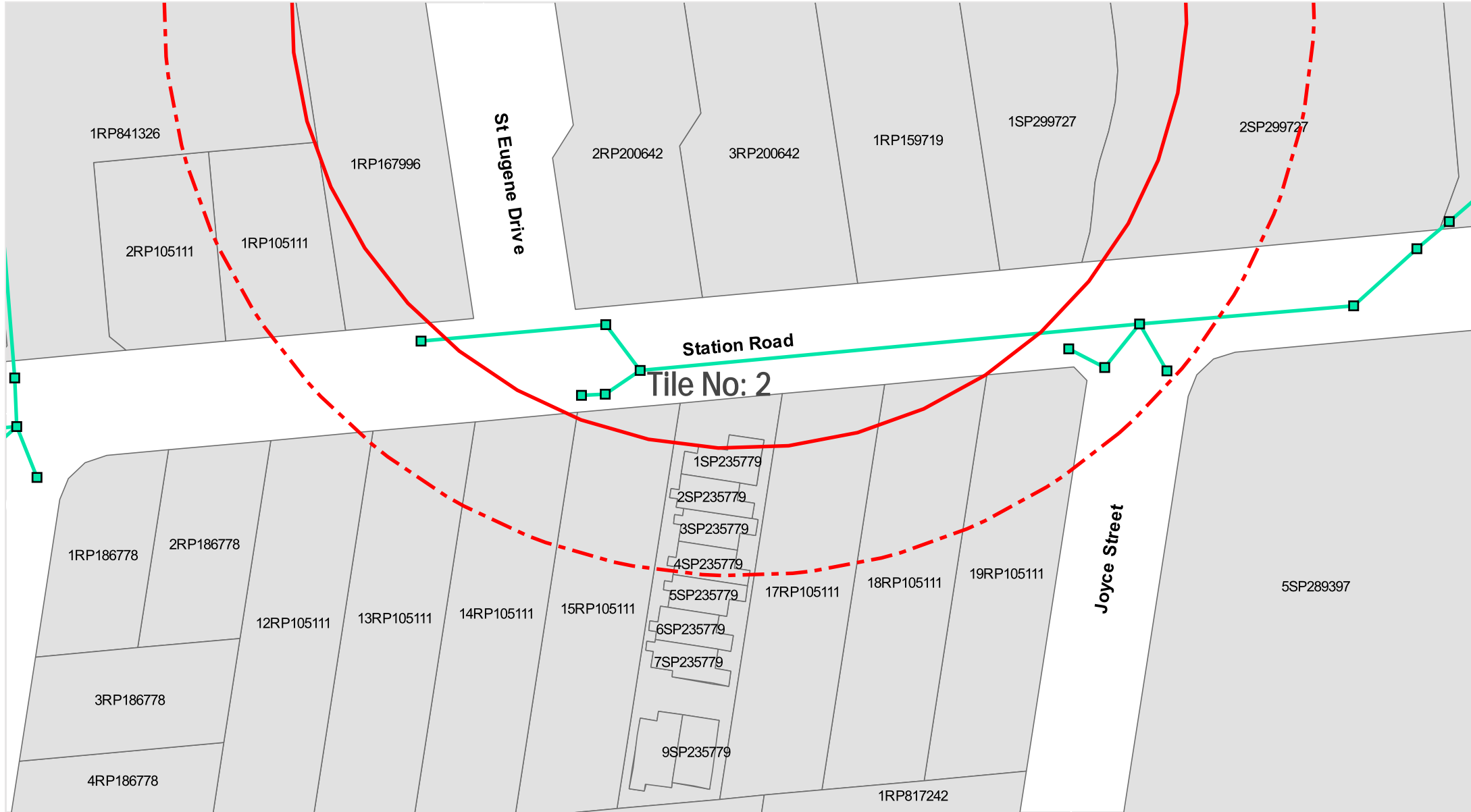
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Moreton Bay Regional Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Legend | Scale: 1:1000

-  Stormwater Nodes
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Legend | Scale: 1:1000

- Stormwater Nodes
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- Stormwater Pipes and Drains
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGETX EnerGISE DBYD map, then ENERGETX shall be contacted immediately.

For Emergency Situations
Please call 13 19 62



**EnerGISE
DBYD**

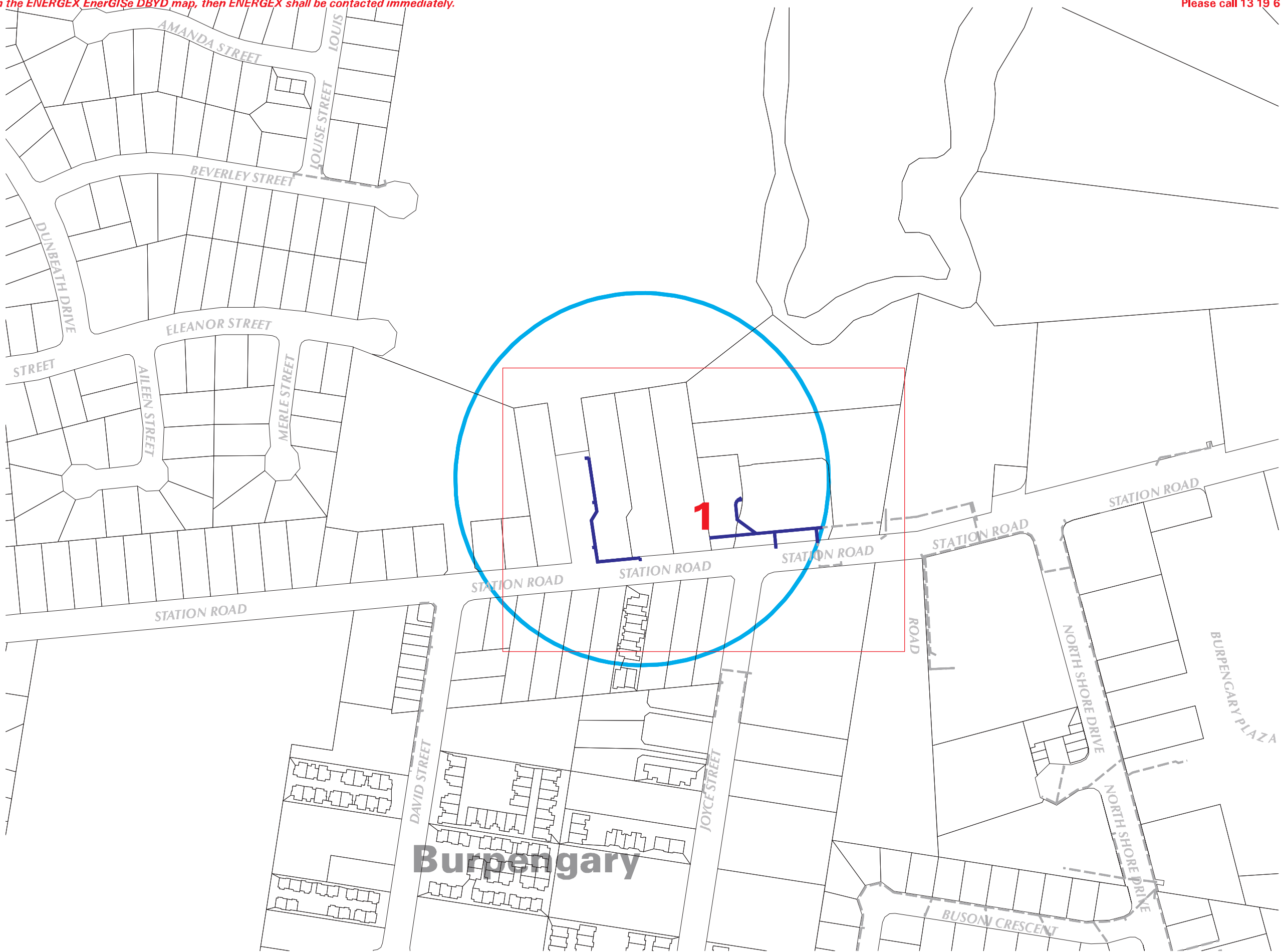
Date: 18 Apr 19 Time: 15.24.34
Requested By: DBYD

NOT TO SCALE



**Enquiry No: 82497819
KEY MAP**

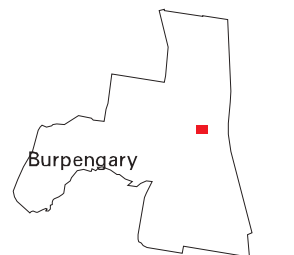
 Enquiry Area



This output provides details of the ENERGETX electrical network. As variations may exist no responsibility is incurred by ENERGETX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY

LOCALITY DIAGRAM



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX EnerGISE DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please call 13 19 62



**EnerGISE
DBYD**

Date: 18 Apr 19 Time: 15.24.44
Requested By: DBYD

SCALE 1:1000



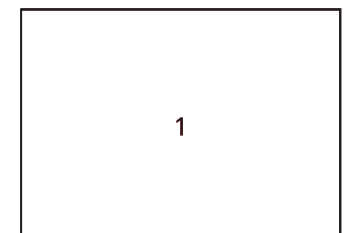
Enquiry No: 82497819

STRIP No: 1

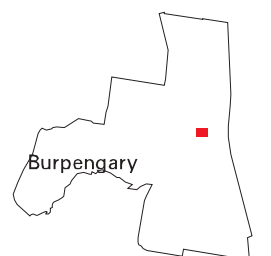
- Ground Transformer
- Cubicle Transformer
- Ring Main Unit
- Metering Unit
- Link Pillar
- Service Pillar
- Junction Pillar
- Pit
- Cable Joint
- Cable Termination
- Cable Marker
- Street Light Pole
- Earth
- Planned Work labelled by Work Order
- Cable Voltage Less Than 33kV
- Cable Voltage 33kV or Higher
- Direct-Lay Cable
- Conduit
- Multi-Section Duct
- Trench
- Cable Tray
- Tunnel



INDEX TO SHEETS



LOCALITY DIAGRAM



This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY

UNITYWATER DBYD MAP

Sequence Number: 82497823

Job Number: 16145698

Printed On: 18/04/2019

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid for 30 days from "Printed On" date.

Legend

	Extent of Unitywater Area	Sewer Gravity Main
Water		Trunk Main
PS	Water Pump Station	Reticulation Main
M	Water Service	Overflow Main
*	Water Valve	Sewer Pipe (Abandoned)
	Water Pipe (Abandoned)	Sewer Pressure Main
●	Water Hydrant	Pressure Sewer
F	Water Fitting	Rising Main
Water Main		Vacuum Main
	Trunk Main	Pressure Sewer Service
	Reticulation Main	Sewer Service
Sewer		Recycled Water
PS	Sewer Pump Station	PS
●	Sewer Manhole	*
*	Sewer Valve	●
F	Sewer Fitting	F

Map Tile: 1
Scale: 1:1000
(If printed at 100% on A3 size paper)

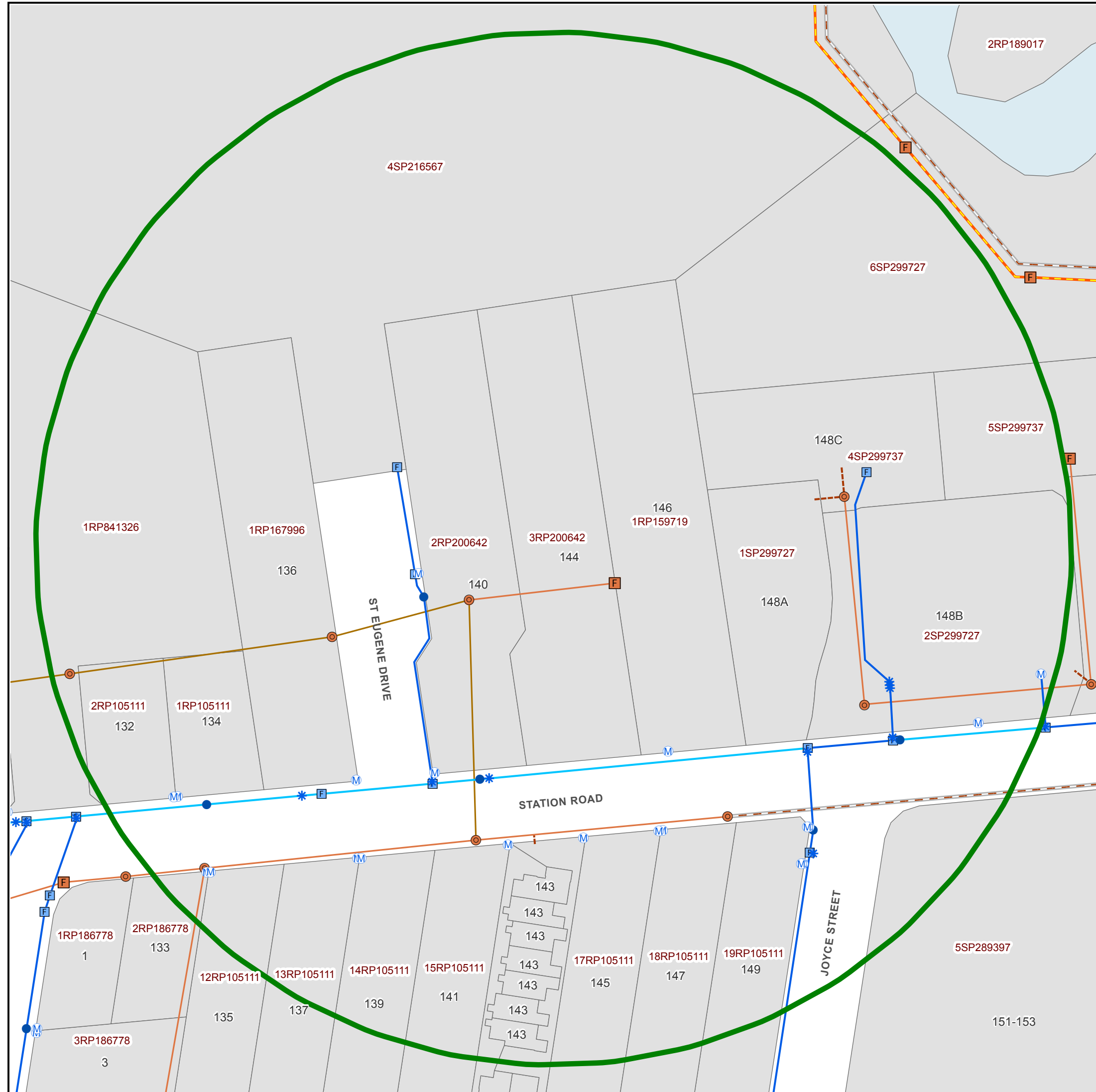


Unitywater

Dial Before You Dig
Geospatial Information Systems
Ground Floor, 33 King St
Caboolture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489)
Email: dbyd@unitywater.com

Disclaimer

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Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



ANNEXURE F EASEMENT

SOURCE: GLOBALX

Plan H50596D
Deed to Issue 200642

H50596D
NO.
INDEXED

MEMORANDUM OF ENCUMBRANCES
LIENS AND INTERESTS

GRANT OF EASEMENT

LILIAN ANNIE MARTHA VIETH

Grantor

COUNCIL OF THE SHIRE OF CABOOLTURE

Grantee

Stamp Duties Office
30 JAN 1985
— BRISBANE —

Particulars entered in the
Register Book Volume 6727
Folio 171/3 the
day of _____ 19

Received
herein

per op
deed registered

Subj 6-3-85

at 2:23pm
26 FEB 1985

Registrar of Titles



601200756

H505960

EAS IN GROSS

note

48915

$\frac{320}{4}$

H505962
6727-172
\$50.00
50.00

H505961
6727-171

RECEIVED
REG. OF TITLES
85 JAN 30 12 42 PM

D.M. LAPHAM
144 Station Rd
BURPENBARY
HENDERSON LANEY TROUT BERNAYS
Solicitors
127 Creek Street,
BRISBANE, Qld. 4000

Telephone: (07)229-3222

NNA.CAB05950-381.c.5576F.c.999K

MRS. D.M. LAPHAM
144 STATION RD.
BURPENBARY

\$1-50

[Handwritten signature]
13/2/85

QUEENSLAND

GRANT OF EASEMENT

830/01/85 R/W1230316
STAMP
* 2795065 31

H BRIG
OFFICER
\$1.50

THIS INDENTURE made between LILIAN ANNIE MARTHA VIETH (wife of JACK VIETH) (hereinafter called "the Grantor" which expression shall include the registered proprietors and occupiers for the time being where the context so permits or requires) of the one part AND the COUNCIL OF THE SHIRE OF CABOOLTURE (hereinafter called "the Grantee") of the other part WITNESSETH THAT WHEREAS the Grantor is the registered proprietor of an estate in fee simple SUBJECT HOWEVER to such encumbrances liens and interests as are notified by memorandum endorsed hereon in all those pieces or parcels of land more particularly set forth in the First Schedule hereto AND WHEREAS the Grantor has agreed to allow the Grantee to use as an overland stormwater flow path to excavate open drains and/or lay drainage pipes in on over or underneath the surface of part of the said land AND WHEREAS the land in on over or under the surface of which such open drains and/or the said drainage pipes are to be constructed or laid have been delineated by Survey and are described as set forth in the Second Schedule hereto and are hereinafter called "the servient tenement".

NOW THIS INDENTURE WITNESSETH that in consideration of the said agreement and of the nominal sum of ONE DOLLAR (\$1.00) paid by the Grantee to the Grantor the receipt of which sum is hereby acknowledged and in compliance with Council's conditions of approval of Registered Plan No.200642 AND IN FURTHER CONSIDERATION of the premises the Grantor DOETH HEREBY GRANT TRANSFER AND CONFIRM unto the Grantee its successors and assigns the following Easement for drainage purposes over the servient tenement namely the full and free right and liberty at all times to enter upon the servient tenement and to break up the surface thereof and to lay construct build repair and maintain such drains whether open or otherwise drainage systems drain pipes and drainage works and to connect such drains drainage systems drain pipes and drainage works to any other drains drainage systems drain pipes or

drainage works as the Grantee may from time to time see fit and thereafter forever to use the said drains whether open over or under the surface of the servient tenement and freely to run and pass water through under and along the same and from time to time to enter upon the servient tenement to inspect cleanse repair and maintain the said drains and when and where necessary to lay new drains in substitution therefor AND THE GRANTOR HEREBY COVENANTS WITH THE GRANTEE that the Grantee for the purpose of the full enjoyment of the aforesaid rights shall have full and free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the said land set forth in the Second Schedule hereto and shall have the right to enter upon and under the servient tenement with or without inspectors workmen and other persons and to break the soil of the servient tenement or any part thereof as well the sub-surface as the surface thereof and to bring and place in and upon the servient tenement and remove such materials machinery tools and other articles and do such other things in the premises as the said Grantee shall in its discretion think fit doing as little damage or inconvenience as possible to the owners or occupiers for the time being of the servient tenement AND DOETH FURTHER COVENANT that it will not at any time build upon the servient tenement or any part thereof or use or permit the said land to be used in such a way as to obstruct the use of the Servient Tenement as an overland stormwater flow path or interfere with the said drains and the proper and effective use thereof by the Grantee AND THE GRANTEE HEREBY COVENANTS WITH THE GRANTOR that the Grantee will at all times hereafter exercise the rights and privileges hereby granted in a proper and workmanlike manner and so as to cause as little inconvenience as possible and do as little damage as practicable to the servient tenement AND IT IS HEREBY MUTUALLY COVENANTED AND AGREED by and between the Grantor and the Grantee that for all or any of the purposes aforesaid the Grantee and the Grantee's licensees, contractors, sub-contractors, workmen and others authorised by the Grantee with or without horses, carts, drays, motor cars, lorries, wagons, trucks, trolleys, cranes, earthmoving equipment and other vehicles and things, laden or unladen, shall have the right -

- (a) Of ingress, egress and regress to and from the servient tenement over the land of the Grantor adjoining or adjacent to the servient tenement but as to land outside the boundaries of the lands described in the First Schedule hereto only such land as shall for the time being be owned by or under the control of the Grantor or permit access to the nearest surveyed road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to enable the Grantee its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors, workmen and others authorised by it with or without horses, carts, drays, motor cars, lorries, wagons, trucks, trolleys, cranes, earthmoving equipment and other vehicles and things, laden or unladen, to obtain access to and from the servient tenement
- (b) To use such lands of the Grantor immediately adjacent to either side of the servient tenement but as to land outside the boundaries of the lands described in the first Schedule hereto only such lands as shall for the time being be owned by or under the control of the Grantor as may reasonably be required by the Grantee in connection with all or any of the purposes aforesaid

AND IT IS HEREBY FURTHER AGREED AND DECLARED that the expression "the Grantor" shall where the context so admits or requires include LILIAN ANNIE MARTHA VIETH (wife of JACK VIETH) and the transferees and assigns of the Grantor and the registered proprietor or proprietors owner or owners (and their respective successors executors administrators and assigns as the case may be) and the occupier or occupiers for the time being of the said lands and the expression "the Grantee" shall where the context so admits or requires include the COUNCIL OF THE SHIRE OF CABOOLTURE and the successors transferees and assigns of the Grantee.

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO

Certificate of Title No.	Vol.	Fol.	County	Parish	Description	Area
			Stanley	Burpengary	Lot 1 on Registered Plan No.200642	2832m ² ✓
			Stanley	Burpengary	Lot 2 on Registered Plan No.200642	3033m ² ✓
			Stanley	Burpengary	Lot 3 on Registered Plan No.200642	3295m ² ✓

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO

Certificate of Title No.	Vol.	Fol.	County	Parish	Description	Area
6727	171		Stanley	Burpengary	Easement A in Lot 1 on Registered Plan No. 200642	2233m ²
6727	172		Stanley	Burpengary	Easement B in Lot 2 on Registered Plan No. 200642	2284m ²
6727-173			Stanley	Burpengary	Easement C in Lot 3 on Registered Plan No. 200642	2211m ²

6727-173

DATED this thirtieth day of January 19 85

SIGNED SEALED AND DELIVERED by the said LILIAN ANNIE MARTHA VIETH in the presence of: P. N. Morris. S.P.
A Justice of the Peace

GIVEN under the Seal of the COUNCIL OF THE SHIRE OF CABOOLTURE on the 25th day of January 1985 and signed by ALEXANDER BARR the Chairman and RONALD WILLIAM KRAUSE the Acting Shire Clerk thereof in the presence of: Hodgins J.P.
A Justice of the Peace

[Signature]
Chairman
[Signature]
Shire Clerk

CORRECT FOR THE PURPOSE OF REGISTRATION

[Signature]
Solicitors for the Grantor

Henderson Loring Leont Bennett
Solicitors for the Grantee

ANDREW BURKE

M: 0417 606 128
E andrew.burke@raywhite.com

MATTHEW FRITZSCHE

M 0410 435 891
E matthew.f@raywhite.com