

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 Craig Stephen Carpenter and Michelle Carpenter

Property address 5 Songlark Place, GREENBANK QLD 4124

(referred to as the “property” in this statement)

Lot on plan description Lot 1024 on SP 204221

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	<div>The seller gives or has given the buyer the following—</div> <div><div>A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property.</div><div><input checked="" type="checkbox"/> Yes</div></div> <div><div>A copy of the plan of survey registered for the property.</div><div><input checked="" type="checkbox"/> Yes</div></div>
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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: » the amount of rent and bond payable: » whether the lease has an option to renew: <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>
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> <ol style="list-style-type: none"> 1. Telstra cables/infrastructure crossing the lot. A plan showing the location of the pipes/infrastructure is attached. 2. Energex cables/lines/poles/pillars affecting the lot. A plan showing the locations is attached. 3. Logan City Council Water Supply Line crossing the lot. A plan showing the locations is attached. 4. NBN cables/infrastructure crossing the lot. A plan showing the location of the cables/infrastructure is attached.
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 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):		
	Rural Residential		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		

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	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No
Unlicensed building work under owner builder permit	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><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></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Notices and orders	<p>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.</p> <p>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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>		
Asbestos	<p>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.</p>		

Rates

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

Date Range: 01/07/25 to 30/09/25

OR

The property is currently a rates exempt lot.**

7

OR

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

**** 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

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

Amount: \$86.62

Date Range: 01/07/25 to 30/09/25

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:

Page 5

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.

Body Corporate and Community Management Act 1997	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<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. <input type="checkbox"/> Yes</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>
Body Corporate Certificate	<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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</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.
Statutory Warranties	<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>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</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>

Signatures – SELLER

DocuSigned by:
Craig Stephen Carpenter
7D613003B3C245F...
Signature of seller

Craig Stephen Carpenter
Name of seller

08 August 2025 | 12:57 PM AEST
Date

Signed by:
Michelle Carpenter
F430377C1011426...
Signature of seller

Michelle Carpenter
Name of seller

08 August 2025 | 9:57 AM AEST
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

Name of buyer

Date

Signature of buyer

Name of buyer

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50728717	Search Date:	01/08/2025 15:54
Date Title Created:	09/07/2008	Request No:	52826904
Previous Title:	50234598		

ESTATE AND LAND

Estate in Fee Simple

LOT 1024 SURVEY PLAN 204221
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 719241043 01/02/2019

CRAIG STEPHEN CARPENTER
MICHELLE CARPENTER

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10877027 (POR 49)
2. MORTGAGE No 719230703 25/01/2019 at 13:06
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711621478	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	02/05/2008 14:55	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

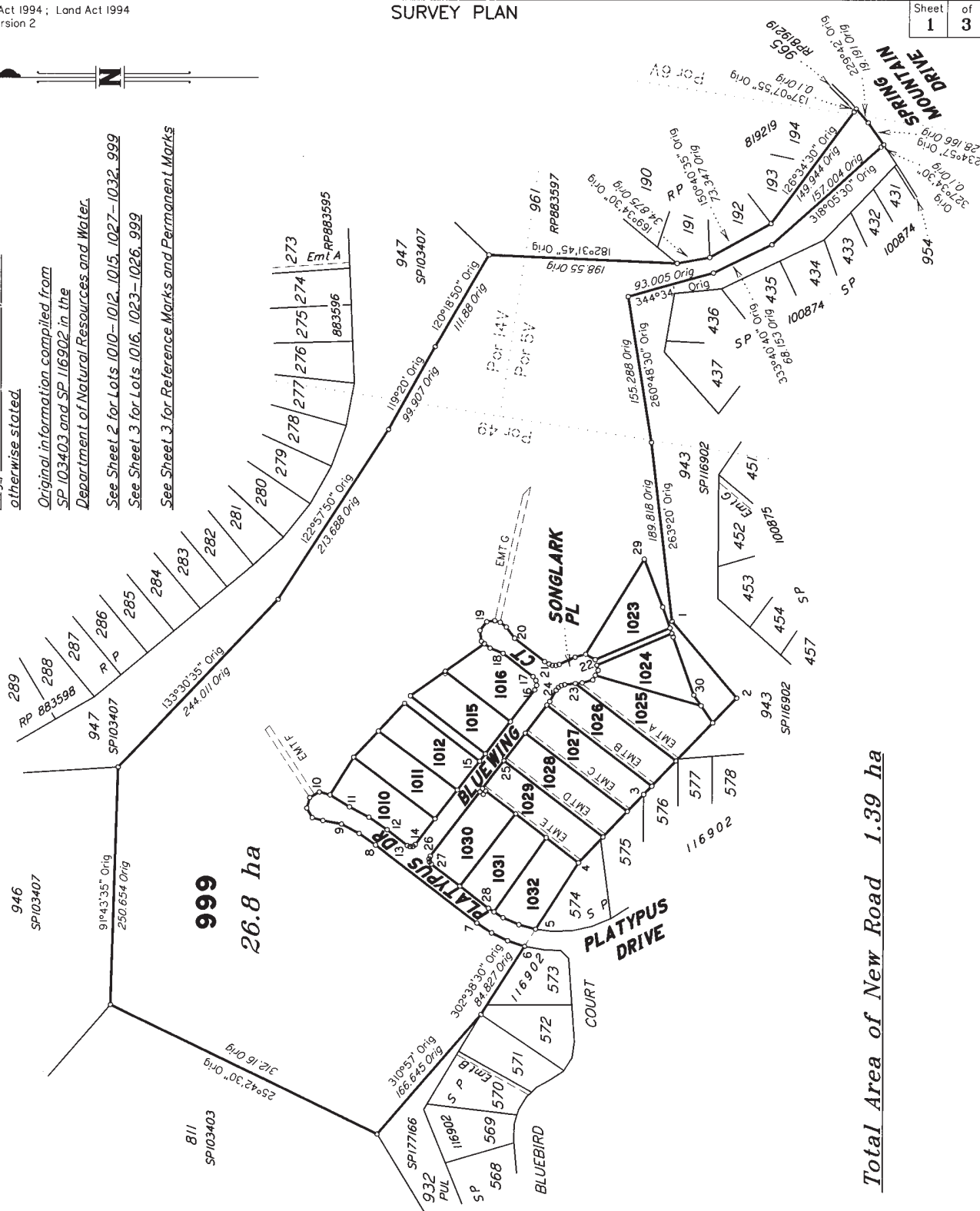
Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet
1 of
3

Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP 103403 and SP 116902 in the Department of Natural Resources and Water.
See Sheet 2 for Lots 1010-1012, 1015, 1027-1032, 999
See Sheet 3 for Lots 1016, 1023-1026, 999
See Sheet 3 for Reference Marks and Permanent Marks



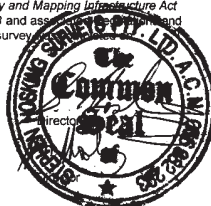
Total Area of New Road 1.39 ha

Scale 1:4000 - Lengths are in Metres.

0 50 100 200 300 400 500 600

State copyright reserved.

STEPHEN HOSKING SURVEYS PTY LTD (ACN 056 992 293) hereby certify that the land comprised in this plan was surveyed by the corporation, by Stephen Robert HOSKING, Cadastral Surveyor, for whose work the corporation accepts responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated regulations and Standards and that the said survey was completed on 03/07/2008





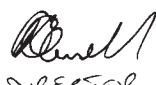
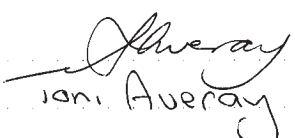
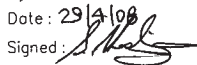
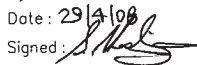
Date 24/04/2008

Plan of Lots 1010-1012, 1015, 1016, 1023-1032, 999, Easements A to E in Lots 1025 to 1029 respectively and Easements F & G in Lot 999

Cancelling Lot 814 on SPI03403

PARISH: **STAPYLTON** COUNTY: **Stanley**Meridian: **AMG Vide SPI16902**F/N's: **No**Scale: **1:4000**Format: **STANDARD****SP204221**

Plan Status:

<p style="text-align: center; font-size: 1.2em; font-weight: bold;">711769584</p> <p style="text-align: center; font-weight: bold;">\$1526.50</p> <p style="text-align: center; font-weight: bold;">\$1526.50</p> <p style="text-align: center; font-size: 0.8em;">03/07/2008 13:45</p> <p style="font-weight: bold; margin-top: 10px;">BE 400 NT</p>		<p style="text-align: center; font-weight: bold;">WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Registered</p> </div> <div style="width: 50%;"> <p>5. Lodged by HWL Ebsworth Lawyers Level 23, Riverside Centre 123 Eagle St, Brisbane Q 4000 GPO Box 2033, Brisbane Q 4001 DX 152, Brisbane Ph (07) 3002 6700 Fax: 1300 368 717</p> <p style="font-size: 1.1em; font-family: cursive;">JASON WARAT 88A.</p> <p style="font-size: 0.7em;">(Include address, phone number, reference, and Lodger Code)</p> </div> </div>																			
<p>1. Certificate of Registered Owners or Lessees.</p> <p>I/We MTAA SUPERANNUATION FUND (FLAGSTONE CREEK AND SPRING MOUNTAIN PARK) PROPERTY PTY LIMITED ACN 082 445 663</p> <p>(Names in full)</p> <p>* 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.</p> <p>* as Lessees of this land agree to this plan.</p> <p>Signature of *Registered Owners *Lessees</p> <div style="text-align: center; margin-top: 20px;">  </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  DIRECTOR </div> <div style="text-align: center;">  DIRECTOR </div> </div> <p style="font-size: 0.8em; margin-top: 10px;">* Rule out whichever is inapplicable</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: left;">6. Existing</th> <th colspan="3" style="text-align: left;">Created</th> </tr> <tr> <th style="width: 25%;">Title Reference</th> <th style="width: 10%;">Lot</th> <th style="width: 15%;">Plan</th> <th style="width: 25%;">Lots</th> <th style="width: 10%;">Emts</th> <th style="width: 15%;">Road</th> </tr> <tr> <td>50054663 50234598</td> <td>814</td> <td>SPI03403</td> <td>1010-1012, 1015, 1016, 1023-1032 & 999</td> <td>A-G</td> <td>New Rd</td> </tr> </table>		6. Existing			Created			Title Reference	Lot	Plan	Lots	Emts	Road	50054663 50234598	814	SPI03403	1010-1012, 1015, 1016, 1023-1032 & 999	A-G	New Rd
6. Existing			Created																		
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50054663 50234598	814	SPI03403	1010-1012, 1015, 1016, 1023-1032 & 999	A-G	New Rd																
<p>2. Local Government Approval.</p> <p>* COUNCIL OF THE CITY OF LOGAN</p> <p>hereby approves this plan in accordance with the:</p> <p>%</p> <p style="text-align: center; font-weight: bold; font-size: 1.1em;">Integrated Planning Act 1997</p> <p>Dated this <u>twentieth</u> day of <u>June 2008</u></p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 40%;">  # Manager Development Assessment under Delegated Authority Minute No: <u>251208</u> </div> <div style="width: 50%; font-size: 0.8em;"> <p>* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or</p> <p># Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990</p> </div> </div>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Por 49</td> <td style="width: 70%;">1010-1012, 1015, 1016, 1023-1032</td> </tr> <tr> <td>Pors 49, 14V, 5V & 6V</td> <td>999</td> </tr> <tr> <td>Orig</td> <td>Lots</td> </tr> </table> <p>7. Portion Allocation :</p> <p>8. Map Reference : 9442-12324</p> <p>9. Locality : GREENBANK</p> <p>10. Local Government : LOGAN CITY COUNCIL</p> <p>11. Passed & Endorsed : STEPHEN HOSKING SURVEYS PTY LTD ACN 056 982 293 By:  Date: <u>29/6/08</u> Signed:  Designation : Cadastral Surveyor / Director</p>		Por 49	1010-1012, 1015, 1016, 1023-1032	Pors 49, 14V, 5V & 6V	999	Orig	Lots												
Por 49	1010-1012, 1015, 1016, 1023-1032																				
Pors 49, 14V, 5V & 6V	999																				
Orig	Lots																				
<p>3. Plans with Community Management Statement :</p> <p>CMS Number :</p> <p>Name :</p>		<p>4. References :</p> <p>Dept File :</p> <p>Local Govt : <u>558651-1</u></p> <p>Surveyor : <u>413 /10A</u></p>																			
<p>12. Building Format Plans only.</p> <p>I certify that :</p> <p>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;</p> <p>* Part of the building shown on this plan encroaches onto adjoining * lots and road</p> <p>Cadastral Surveyor/Director* Date</p> <p>* delete words not required</p>		<p>13. Lodgement Fees :</p> <table style="width: 100%;"> <tr> <td>Survey Deposit</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Lodgement</td> <td style="text-align: right;">\$</td> </tr> <tr> <td> New Titles</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Photocopy</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Postage</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$</td> </tr> </table>		Survey Deposit	\$	Lodgement	\$	New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$						
Survey Deposit	\$																				
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Photocopy	\$																				
Postage	\$																				
TOTAL	\$																				
<p>14. Insert Plan Number</p> <p style="font-size: 1.2em; font-weight: bold; text-align: center;">SP204221</p>																					



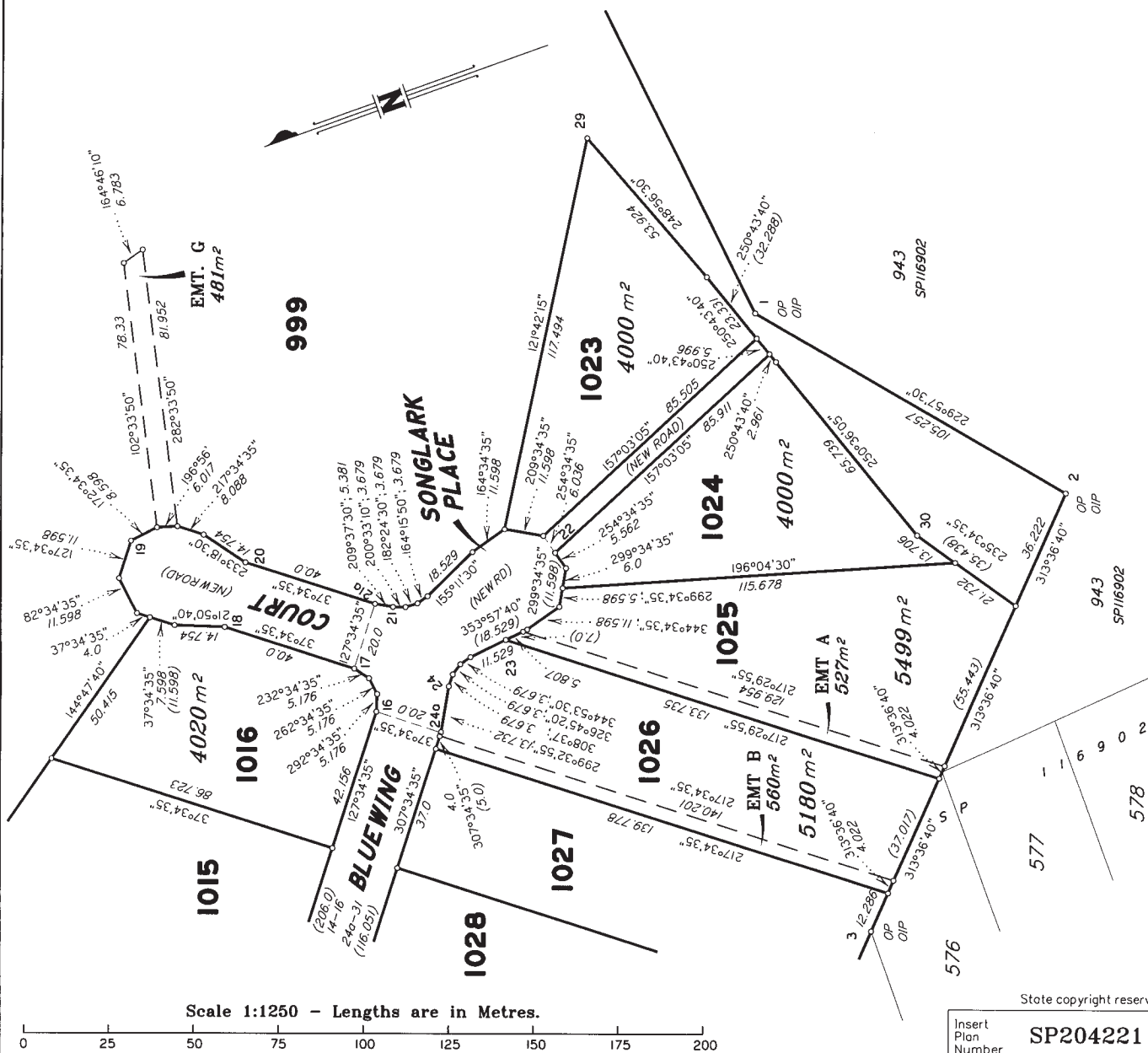
REFERENCE MARKS

Stn	To	Origin	Bearing	Distance
1	OIP	43/RP853912	229°59'20"	1.0
2	OIP	8/SP103403	233°07'30"	1.0
3	OIP	20/SP116902	133°10'55"	17.495
4	OIP	7/SP103403	133°50'30"	1.0
5	OD&W in Kerb	18a/SP116902	302°38'30"	6.572
6	OD&W in Kerb	18/SP116902	122°38'30"	6.168
7	OD&W in Kerb		127°42'	6.228
8	OD&W in Kerb		126°40'	6.24
9	OD&W in Kerb		97°41'40"	6.482
9	I Pin		294°57'50"	23.674
10	DI&W in Kerb		275°30'	6.126
11	DI&W in Kerb		314°28'50"	6.536
12	DI&W in Kerb		307°50'30"	6.201
13	DI&W in Kerb		230°19'30"	10.821
13	DI&W in Kerb		253°29'10"	18.408
15	DI&W in Kerb		228°50'20"	6.319
16	DI&W in Kerb		215°21'10"	6.145
18	DI&W in Kerb		125°0'30"	6.245
19	I Pin		287°51'35"	32.322
19	DI&W in Kerb		257°35'40"	6.39
20	DI&W in Kerb		306°15'40"	6.216
21	DI&W in Kerb		254°37'	10.305
22	DI&W in Kerb		341°15'05"	4.765
23	I Pin		320°59'30"	5.863
24	DI&W in Kerb		69°23'30"	10.063
25	DI&W in Kerb		47°19'	5.462
26	DI&W in Kerb		332°15'30"	9.825
28	DI&W in Kerb		336°32'50"	7.13
29	I Pin		56°14'50"	8.616

PERMANENT MARKS

PM	Origin	Bearing	Distance	Number
5 - OPM	57/SP116902	189°08'45"	42.514	132682
17 - PM		192°09'	9.02	172447

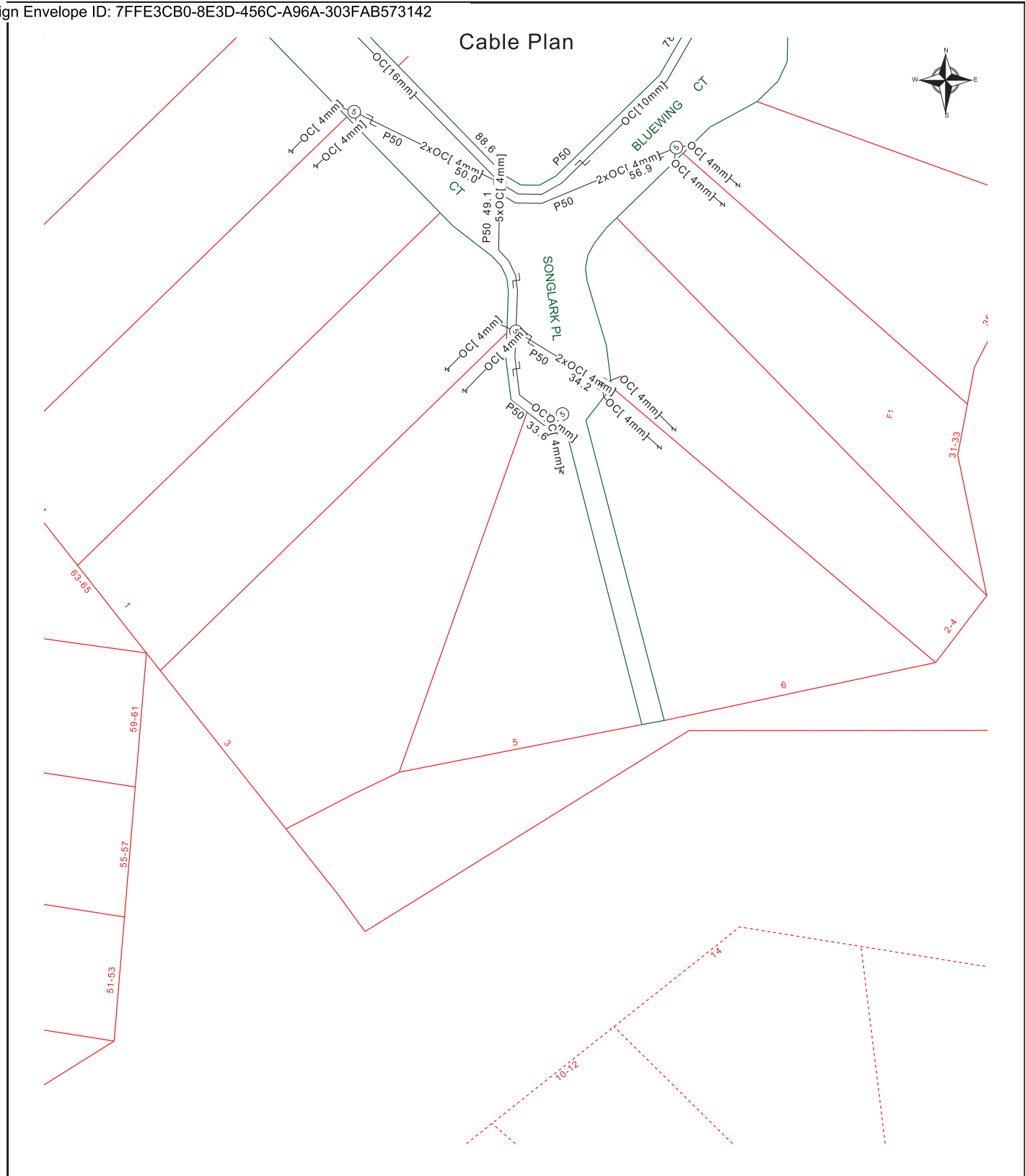
New Conn



State copyright reserved.

Insert
Plan
Number

SP204221



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: 259032647

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 05/08/2025 11:31:30

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.

As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level B. 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.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 259032645
Date: 05/08/2025
Scale: 1:892
Title No: **OVERVIEW**

- LEGEND
- Substation
 - Cable Marker
 - Pit
 - Pole
 - Pillar
 - LV Cable (up to 1kV)
 - HV Cable (1kV - <33kV)
 - HV Cable (33kV and over)
 - Pit Boundary
 - Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information provided, the user acknowledges that the information is provided as a guide only and is not intended to be used as a basis for any legal or financial decision. The user agrees to hold Energen and its employees harmless from any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of the information provided, whether or not such loss, damage, cost or expense is caused in whole or in part by the negligence or other fault of Energen or its employees. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 259032645
Date: 05/08/2025
Scale: 1:500
Title No: 1

LEGEND

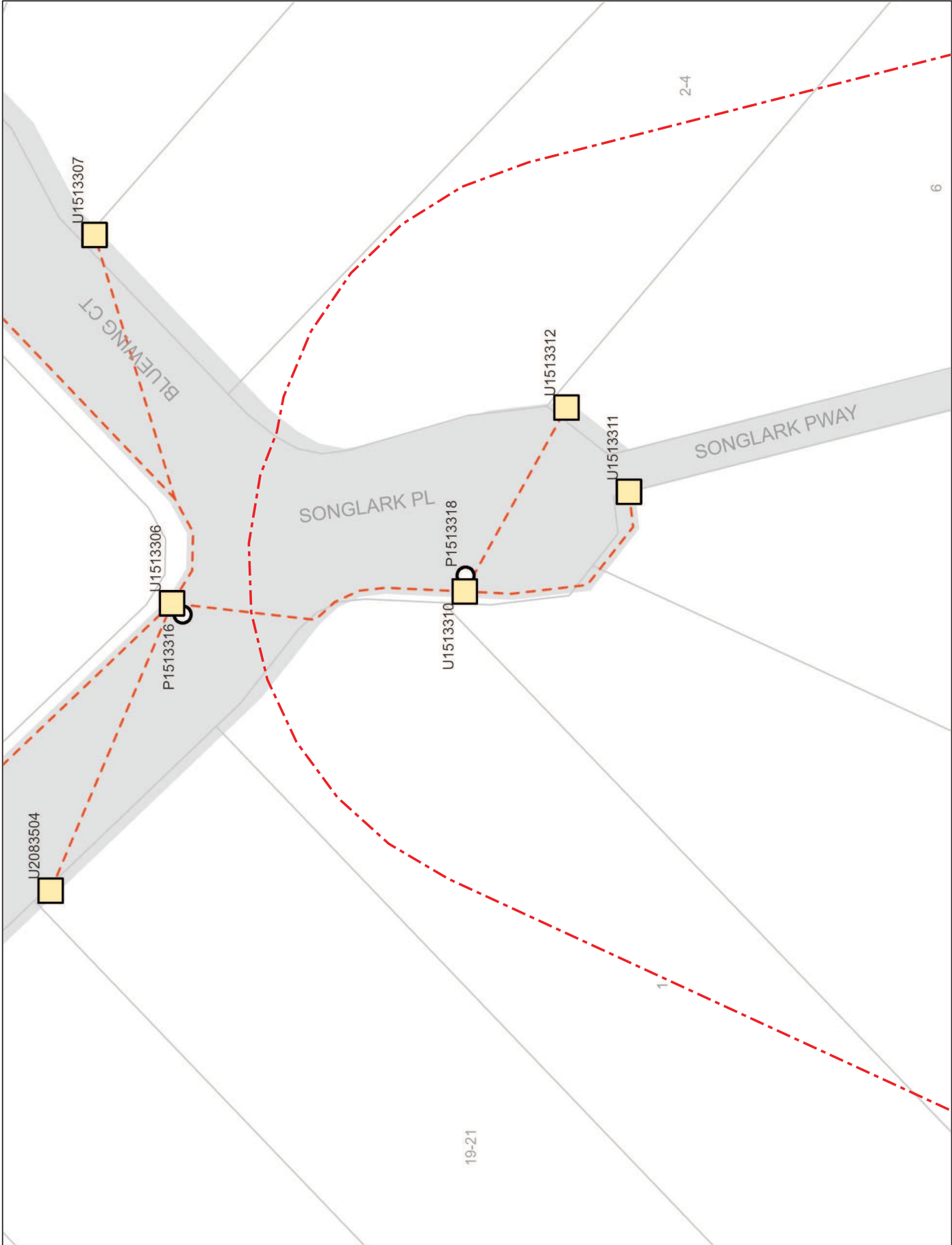
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information provided, Pellican Corp. and its subsidiaries, including Pellican Corp. and its subsidiaries, neither Energen nor Pellican Corp. shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information, whether or not such loss, damage, cost or expense is caused in whole or in part by the negligence of Pellican Corp. or its subsidiaries. Use of such information is subject to the terms and conditions of the license agreement and constitutes acceptance of these terms.

For Emergency Situations
Please Call 13 19 62



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

Before You Dig Australia (BYDA)

Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435



Asset Legal - Caroline Dunkley
76 Skyring Terrace
Newstead QLD 4006
caroline@assetlegal.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	259032644
Enquiry Date	05/08/2025 11:27
Response	AFFECTED
Address	5 Songlark Pl Greenbank
Location in Road	
Activity	Conveyancing

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking.

Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**
Contact *Development Assessment, Building & Plumbing*
p: (07) 3412 5269
Alternatively visit our *Website Link to the relevant PS1 or PS2 forms:*
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**
Contact *Road Infrastructure Planning*
p: (07) 3412 5282
Alternatively visit our *Website Link for PS3 forms:*
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

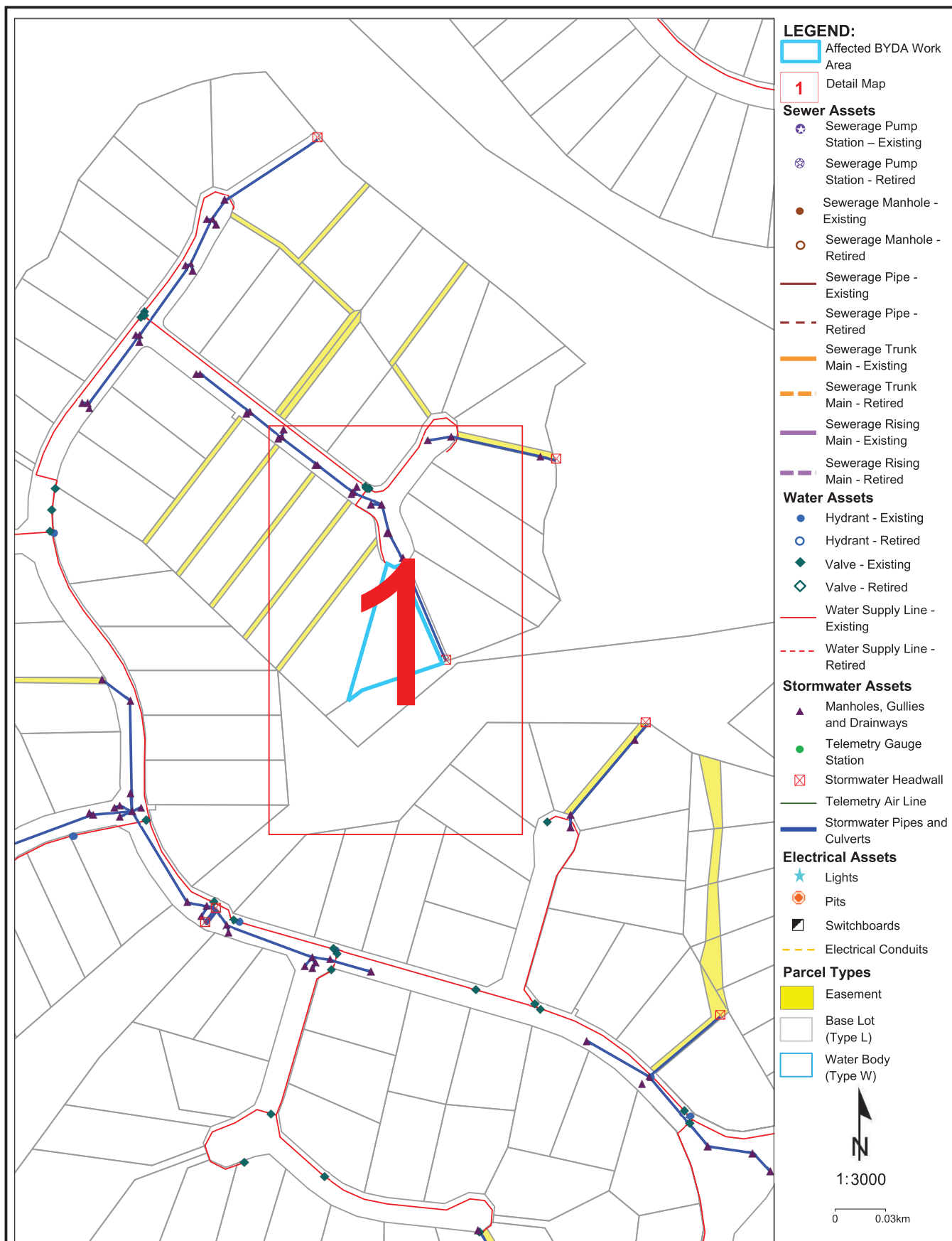
Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Overview Map

Sequence No: 259032644

5 Songlark PI Greenbank



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

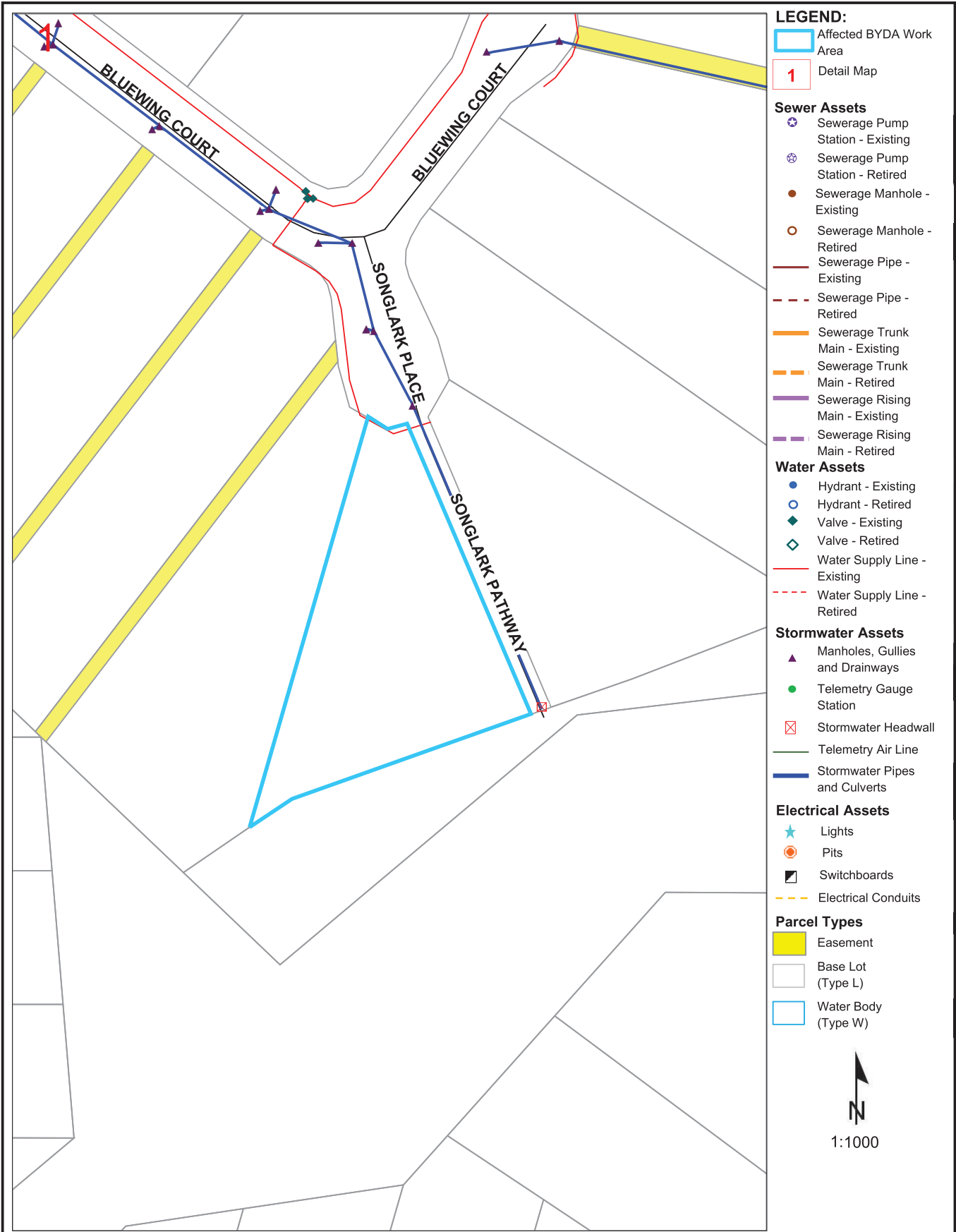
Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



Map 1

Sequence No: 259032644


5 Songlark PI Greenbank



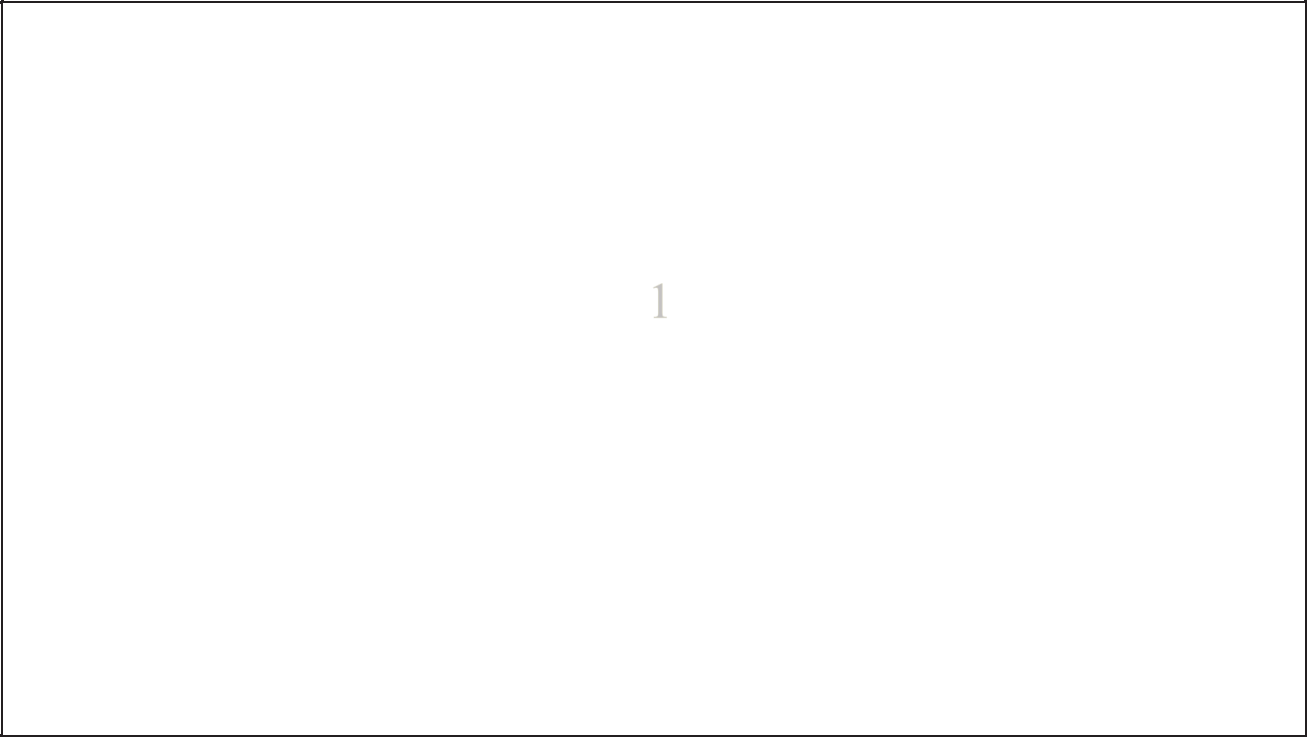
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).









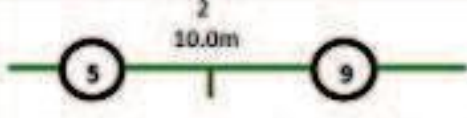



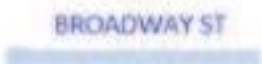

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

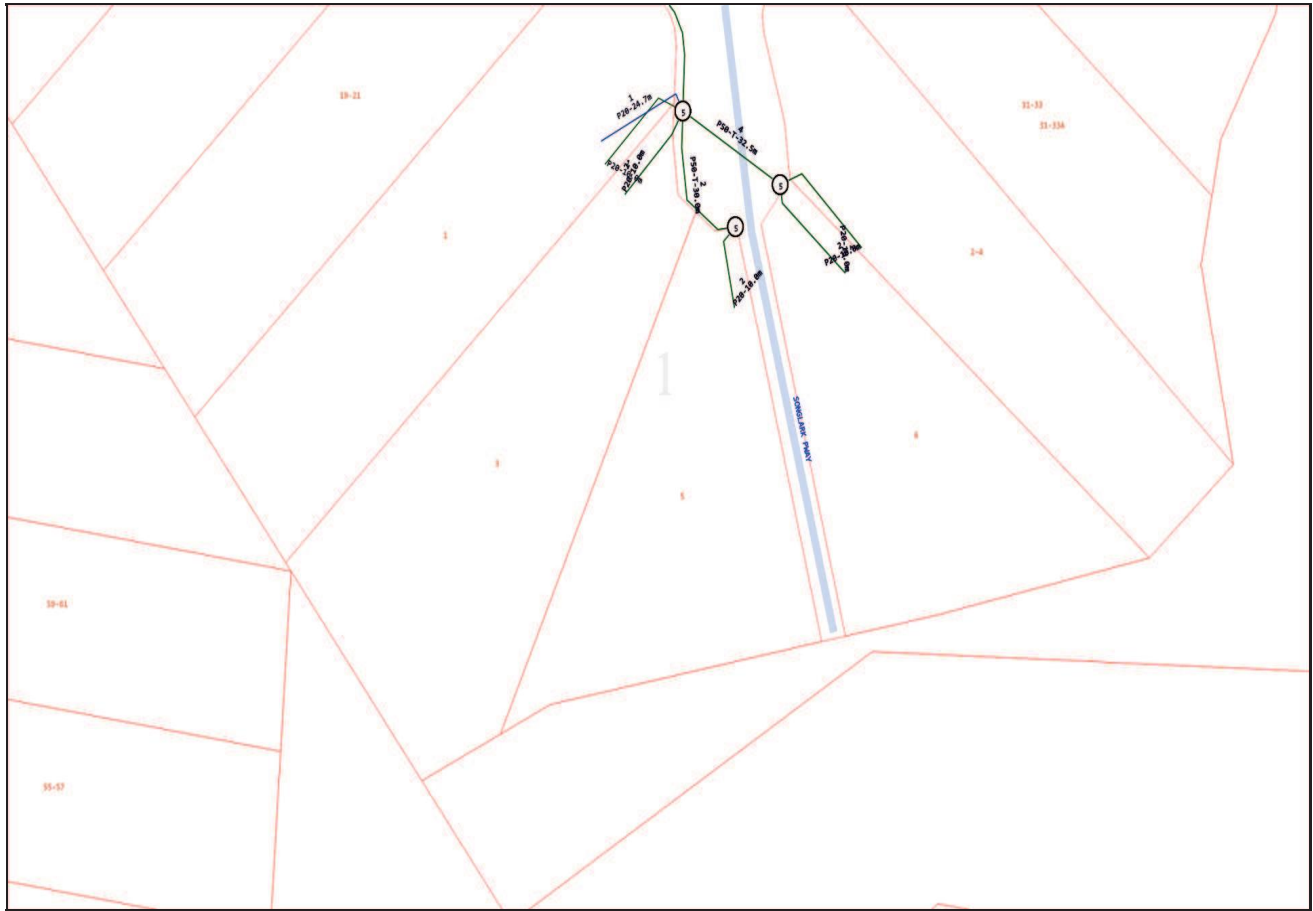
To: Caroline Dunkley
Phone: Not Supplied
Fax: Not Supplied
Email: caroline@assetlegal.com.au

Dial before you dig Job #:	50831746	
Sequence #	259032643	
Issue Date:	05/08/2025	
Location:	5 Songlark Pl , Greenbank , QLD , 4124	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



	<div data-bbox="1104 325 1421 451">  </div> <div data-bbox="690 388 901 451"> <h1>LEGEND</h1> </div>
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	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/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<div data-bbox="373 1774 462 1816"> Scale </div>	<div data-bbox="673 1732 1242 1858"> 0 20 40 60 Meters 1:2000 1 cm equals 20 m </div> 



Emergency Contacts

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



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 931793

Date: 04/08/2025

Search Request reference: 169281137

Applicant details

Applicant: Caroline Dunkley

caroline@assetlegal.com.au

Buyer: Not applicable Not applicable

Search response:

Your request for a property search on Lot 1024 on Plan SP204221 at 5 Songlark Pl, Greenbank Qld 4124 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.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

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
PO Box 10314 Adelaide St Brisbane QLD 4001
Brisbane QLD 4001

Transaction ID: 51031497 EMR Site Id: 04 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1024 Plan: SP204221
5 SONGLARK PL
GREENBANK

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