

EVERLEIGH PRECINCT 1.4

DISCLOSURE STATEMENT AND DISCLOSURE PLAN PURSUANT TO THE LAND SALES ACT 1984 ("LSA")

Everleigh

To:

(Buyer(s) Name)

(Buyer(s) Address)

Re: **Sale of Proposed Lot No.** _____ in "Everleigh", Greenbank, Queensland

From: **Mirvac Queensland Pty Limited ACN 060 411 207**

("Seller")

HWL
EBSWORTH
LAWYERS

VERSION 1

DISCLOSURE STATEMENT

1. The Seller or its authorised agent has given the Buyer a Disclosure Plan for the proposed lot under section 10 of the LSA. A copy of the Disclosure Plan is annexed to this Disclosure Statement.

2. A development approval:

- a) has been granted for reconfiguring a lot for the proposed lot; and
- b) has not been granted for operational work for the proposed lot.

However as the lot is located within a Priority Development Area a drawing, plan or report has been certified by a Registered Professional Engineer of Queensland or Australian Institute of Landscape Architects in accordance with the conditions of the development approval in respect of all operational work for the proposed lot (being the equivalent of an operational works approval under the *Economic Development Act 2012 (Qld)*).

3. The Seller must:

- a) settle the contract for the sale of the proposed lot no later than 18 months after the Buyer enters into the contract for the sale of the lot; and
- b) give any other documents required to be given to the Buyer under section 14(3) of the LSA at least 14 days before the contract is settled.

Signed by the Seller's delegated or duly authorised signatory
or its authorised agent.

Date signed by the Seller

Signed by the Buyer named above who acknowledges
having received and read this Disclosure Statement and
Disclosure Plan from the Seller before entering the Contract.

Date signed by the Buyer

The Disclosure Plan accompanies this Disclosure Statement.

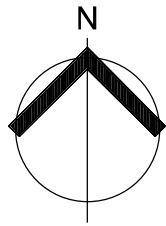
DISCLOSURE PLAN
(follows this page)

The Seller, under the contract, is entitled to make Variations to the Land. The Buyer will not Object to any Variation to the Land providing the Variation is a Permitted Variation.

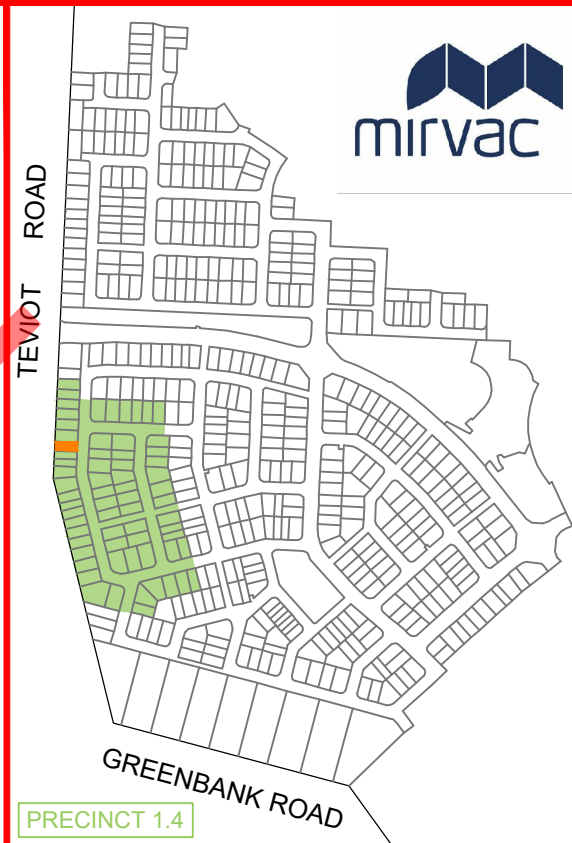
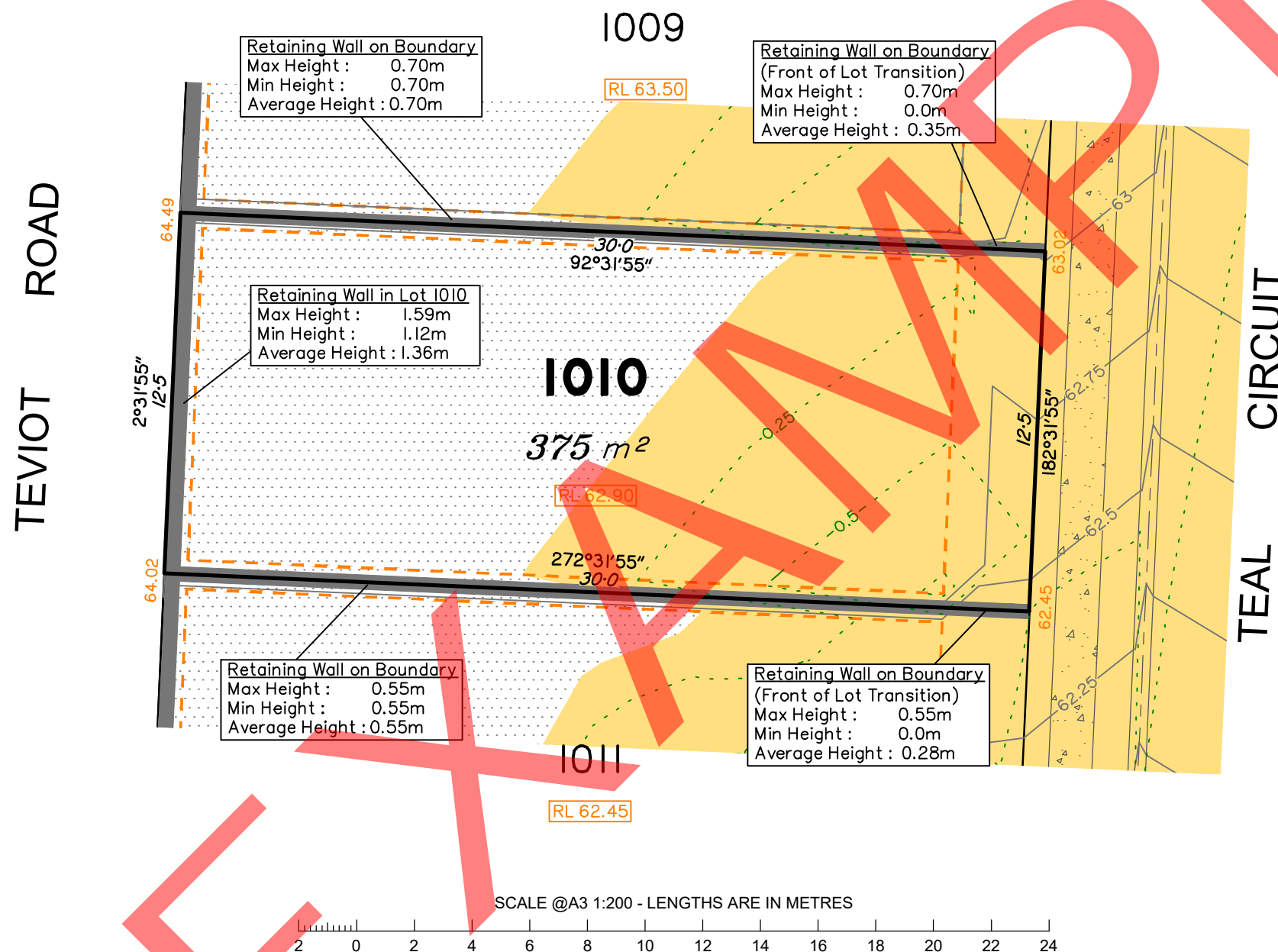
EXAMPLE



Everleigh



- LEGEND**
- Area of Fill
 - Area of Cut
 - Design Contours
 - Depth of Fill Contours
 - Proposed Retaining Wall
 - Proposed Tiered Retaining Wall
 - Proposed Earthworks Pad
 - Finished Pad Design Level (RL XX.XX)
 - Finished Surface Design Level (XX.XX)
- (Not all items in this legend may be relevant to the lot shown hereon)



PRECINCT 1.4

NOTES

This plan has been prepared from preliminary survey plan (SP300874) and engineering plans provided on the 20/11/2019 by Premise Engineering Pty Ltd.

Development approval was granted for this subdivision (DEV2016/768/35) by the Minister for Economic Development Queensland (04/07/19).

The relevant authorities have granted operational works approval, for the proposed lot.

Extent of retaining walls shown indicatively only. Retaining walls may not extend the full length of a lot boundary where finished level between allotments is less than 0.5m.

The purchaser should refer to the applicable development approvals for building and/or other requirements that may be applicable to the lot.

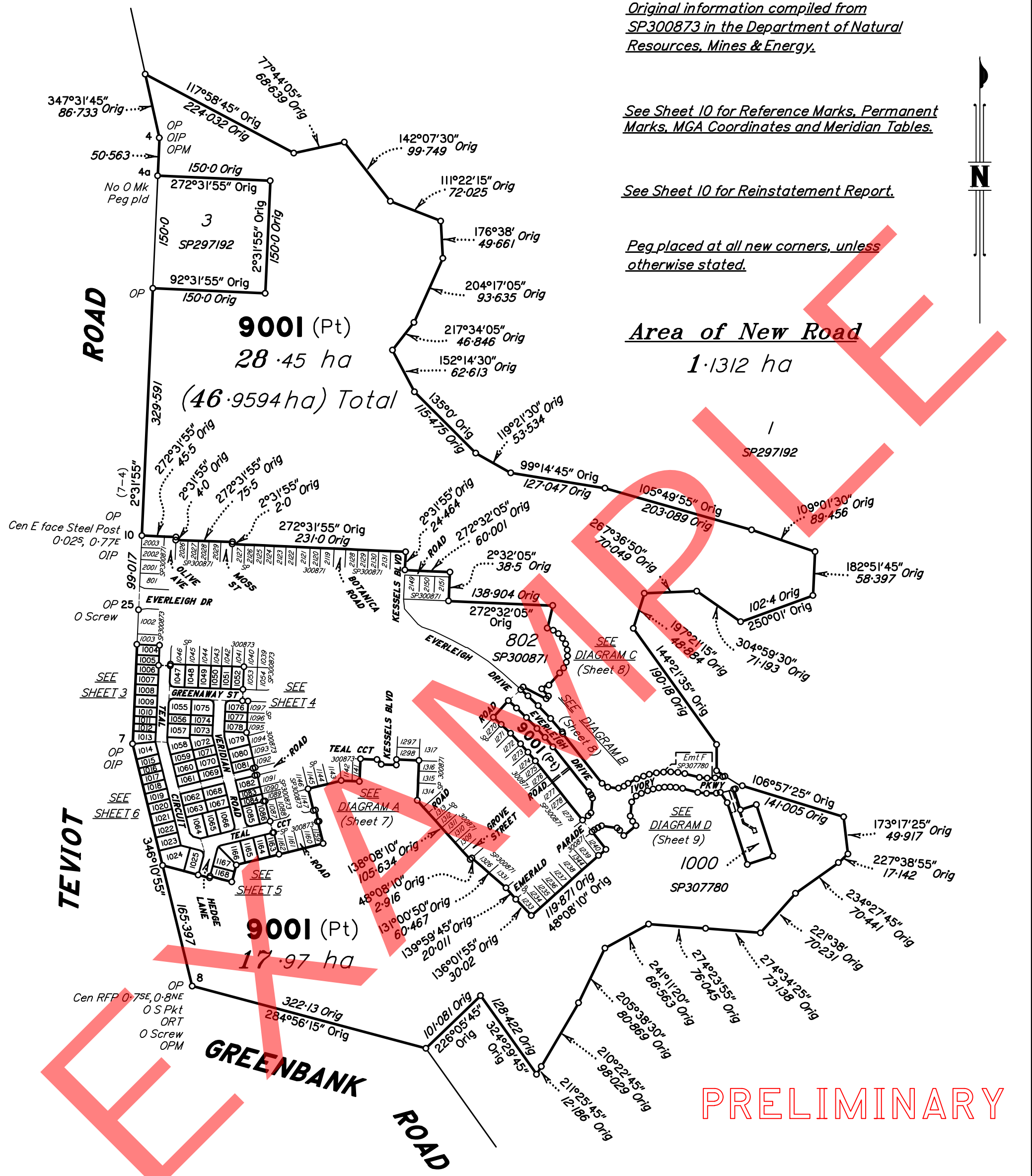
Parts of this lot may be subject to rip and re-compact earthwork procedures as determined by site conditions. This process may be completed in cut locations to assist the house pad construction. Any re-compaction will comply with AS3798 requirements and certified by a third party company.

All fill shall be placed and compacted in a controlled manner so that Level 1 level of responsibility may be achieved and certified as per AS3798-2007.

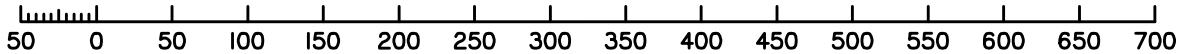
Issues	No.	by	Date	Description
	A	TBG	11/12/19	Original Issue

SURVEY PLAN
(follows this page)

EXAMPLE



Scale 1:5000 - Lengths are in Metres.



50 0 50 100 150 200 250 300 350 400 450 500 550 600 650 700
50mm 100mm 150mm State copyright reserved.

No.	by	Checked By	Date	Comments
A	TBG	AC	28.11.19	Initial check for DP suitability.

Plan of Lots 1004-1025, 1047-1052, 1055-1086, 1163-1168 & 9001

Cancelling Lot 9001 on SP300873

LOCAL
GOVERNMENT: *LOGAN CITY*

LOCALITY: **GREENBANK**

Meridian: *MGA (Zone 56) vide PSMs*

Survey
Records: *No*

Scale: **1:5000**

Format: **STANDARD**

SP300874

Original information compiled from
SP300873 in the Department of Natural
Resources, Mines & Energy.

See Sheet 10 for Reference Marks, Permanent
Marks, MGA Coordinates and Meridian Tables.

See Sheet 10 for Reinstatement Report.

Peg placed at all new corners, unless
otherwise stated.

Area of New Road
1.1312 ha

PRELIMINARY

(Dealing No.)

5. Lodged by

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

I. Certificate of Registered Owners or Lessees.

I/We **MIRVAC QUEENSLAND PTY LIMITED**
A.C.N. 060 411 207

(Names in full)

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

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

Signature of *Registered Owners ~~*Lessees~~

MIRVAC QUEENSLAND PTY LIMITED A.C.N. 060 411 207
BY ITS DULY AUTHORISED ATTORNEYS

EMPLOYEES OF MIRVAC GROUP OF COMPANIES UNDER
POWER OF ATTORNEY NO.
AND WHO HAS RECEIVED NO NOTICE OF REVOCATION OF
THAT ATTORNEY AND WHO WARRANTS THAT THEY HAVE THE
REQUISITE POWER UNDER THAT ATTORNEY.

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3.Plans with Community Management Statement :

CMS Number :

Name :

4.References :

Dept File :

Local Govt :

Surveyor : **7598**

6. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
51194166	Lot 9001 on SP300873	1004–1025, 1047–1052, 1055–1086, 1163–1168 & 9001	New Rd	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
719418785 (Emt C on SP307780)	9001
719456496 (Emt F on SP307780)	9001

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
719454124 (Emt E on SP307780)	1004–1025, 1047–1052, 1055–1086, 1163–1168 & 9001	

1004–1025, 1047–1052, 1055–1086, 1163–1168 & 9001

Por 434

Lots

Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **SAUNDERS HAVILL GROUP PTY LTD**

Date :

Signed :

Designation : **Liaison Officer**

9. Building Format Plans only.

I certify that :

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

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

.....
Cadastral Surveyor/Director* Date

* delete words not required

10. Lodgement Fees :

Survey Deposit \$

Lodgement \$

.....New Titles \$

Photocopy \$

Postage \$

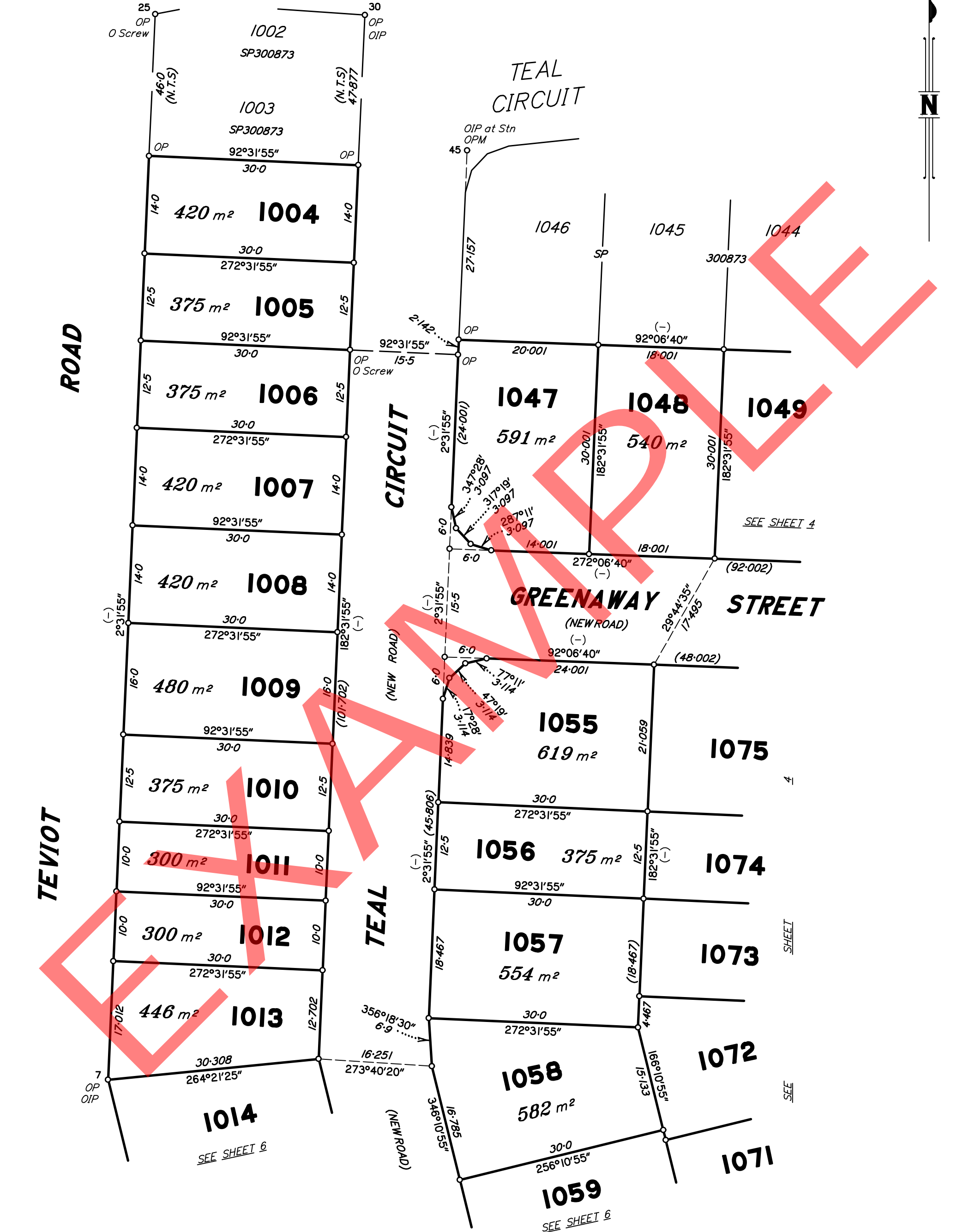
TOTAL \$

II. Insert
Plan
Number

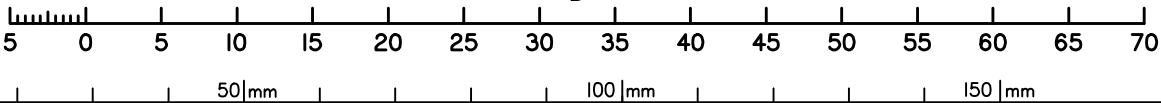
SP300874

EVERLEIGH DRIVE

PRELIMINARY

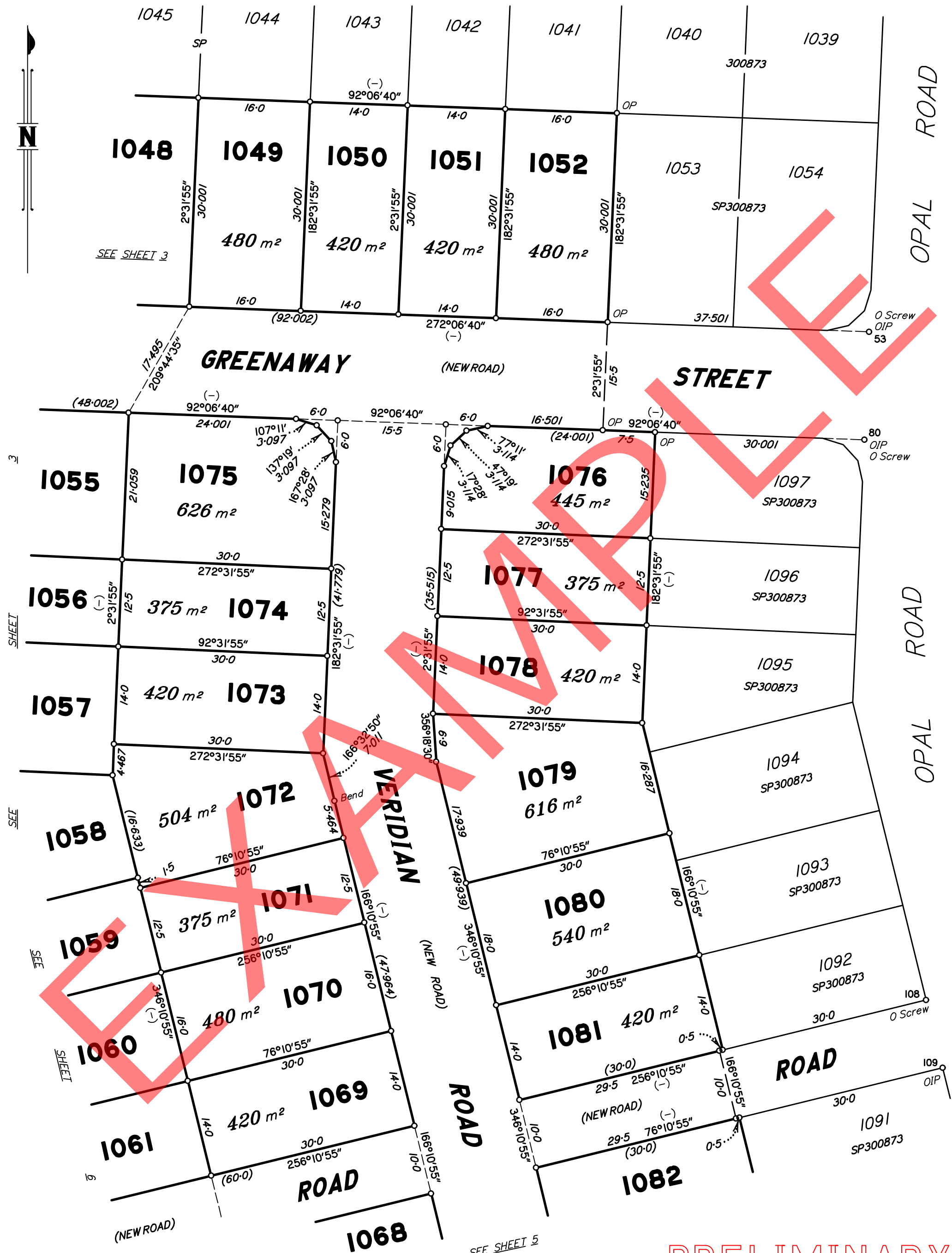


Scale 1:500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number SP300874



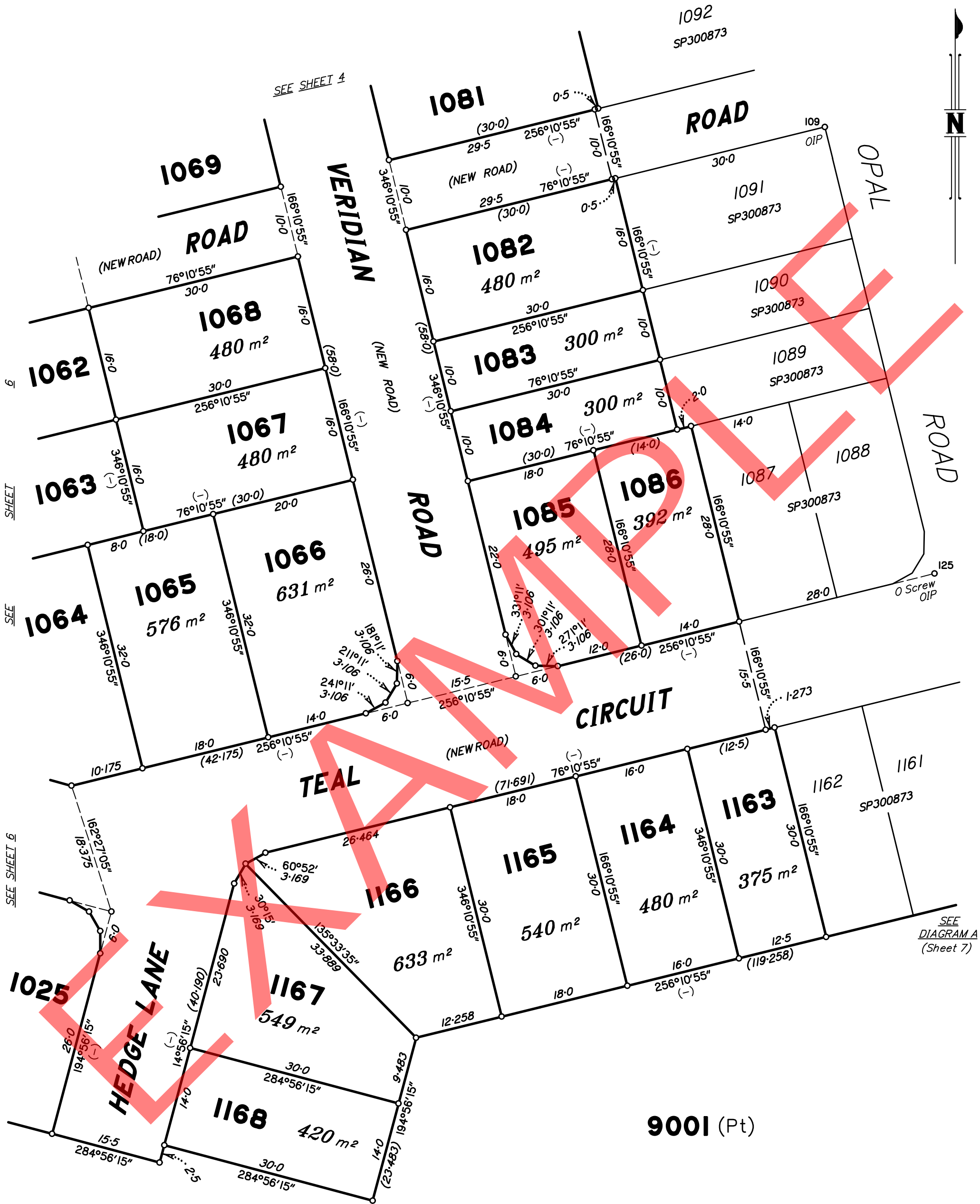
PRELIMINARY

Scale 1:500 - Lengths are in Metres.

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Insert
Plan
Number

SP300874



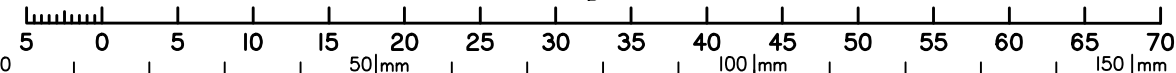


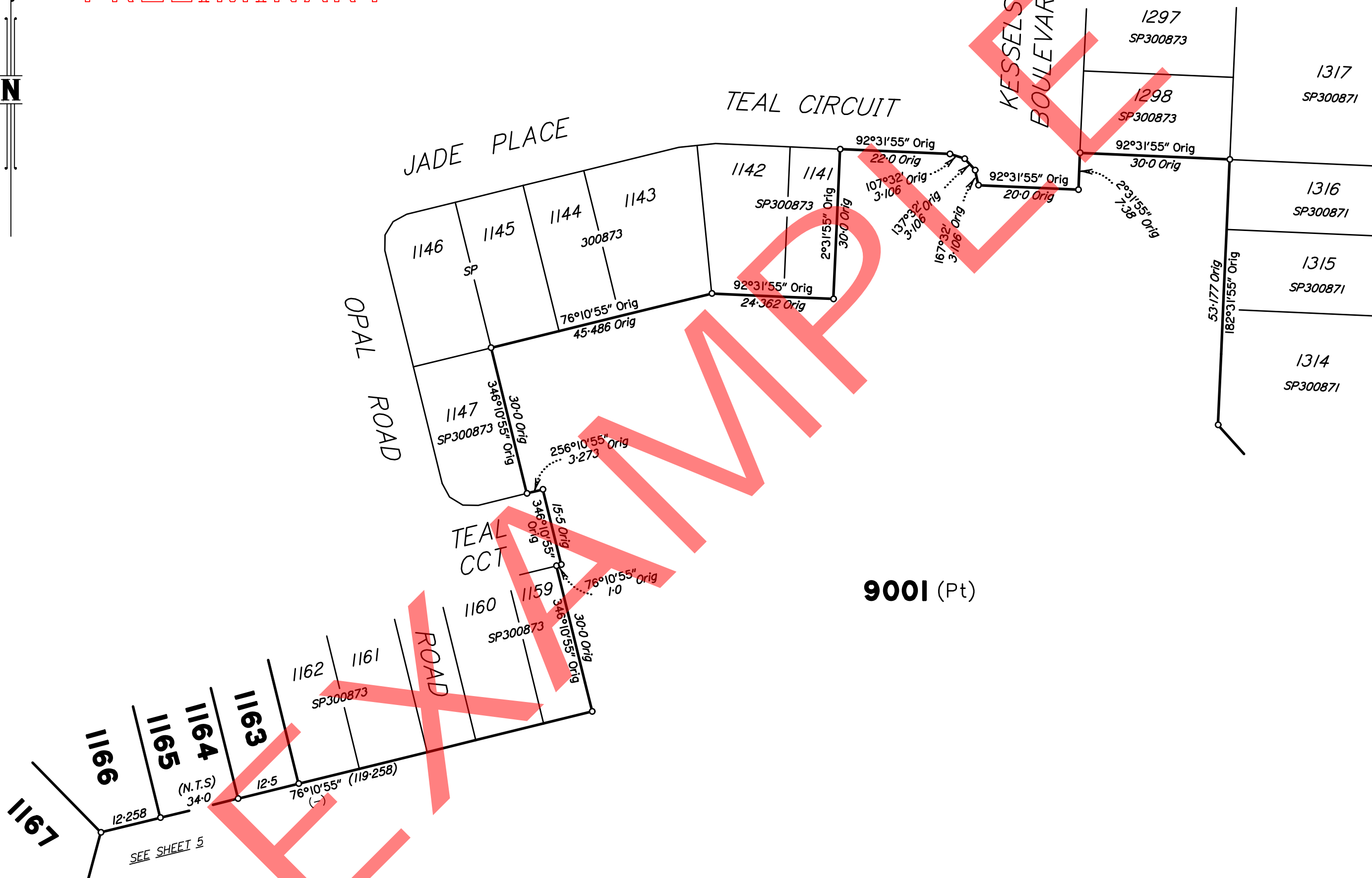
DIAGRAM A

1: 750

PRELIMINARY



0
50 mm
100 mm
150 mm



Scale 1:750 - Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

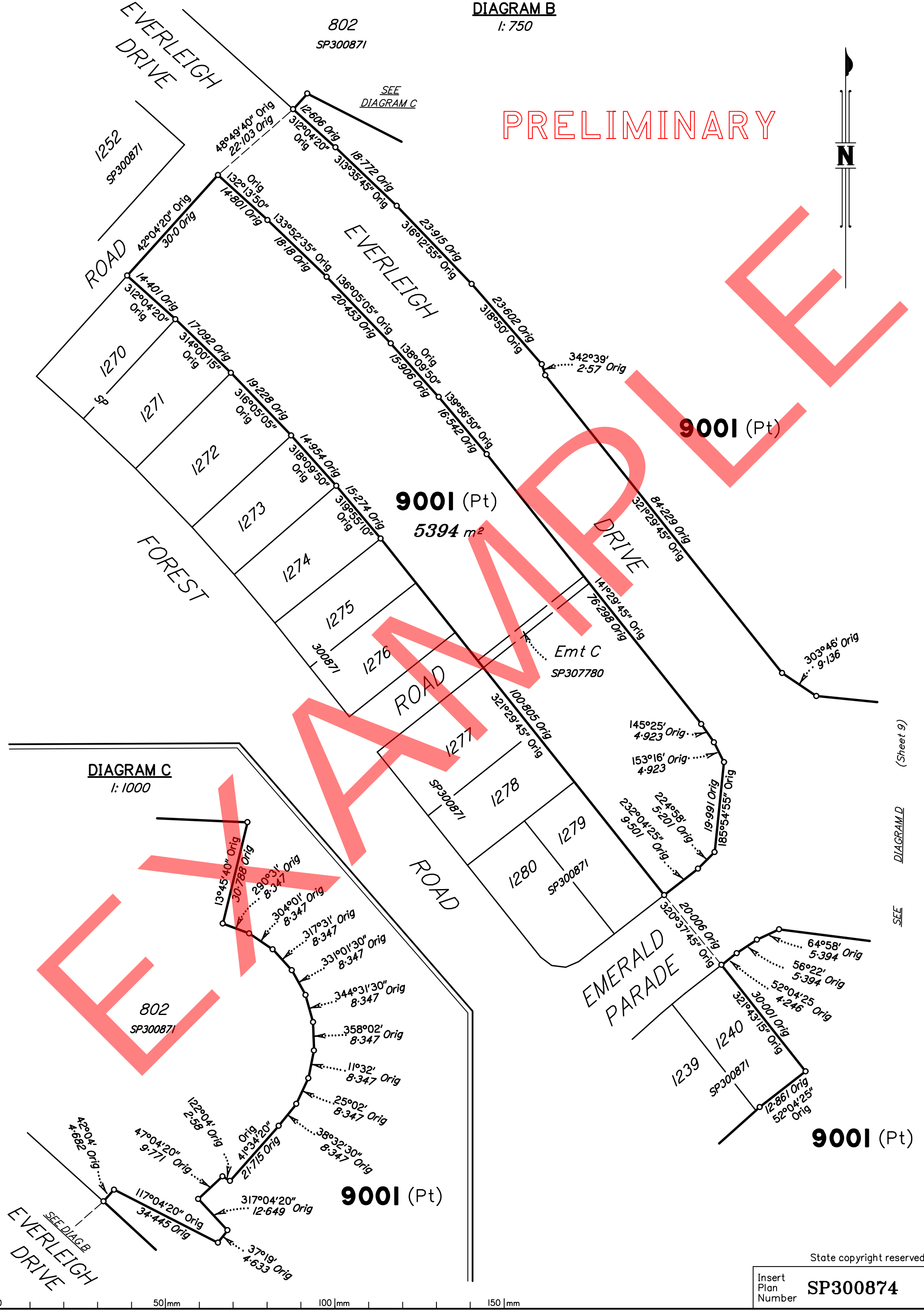
State copyright reserved.

Insert
Plan
Number
SP300874

SEE SHEET 5

DIAGRAM B
1: 750

PRELIMINARY



(Sheet 9)
DIAGRAM D
SEE



DIAGRAM D
1: 750

9001 (Pt)

Emt F
SP307780

SP297192

PARKWAY

IVORY

Emt E
SP307780

Emt D
SP307780

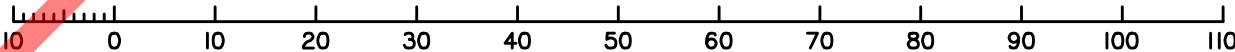
9001 (Pt)

1000

SP307780

PRELIMINARY

Scale 1:750 - Lengths are in Metres.



EVERLEIGH

(Sheet 8)

DIAGRAM B

SEE

EMERALD
PARADE

DRIVE

Insert
Plan
Number
SP300874

State copyright reserved.

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P. U.	LINEAGE	METHOD	REMARKS

MERIDIAN TABLE

LINE	PLAN BEARING	MGA ZONE 56 BEARING

PERMANENT MARKS

<i>PM</i>	<i>ORIGIN</i>	<i>BEARING</i>	<i>DIST</i>	<i>NO</i>	<i>TYPE</i>

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
DRAFT				

REINSTATEMENT REPORT

● ● ● ●

PRELIMINARY