

Seller disclosure statement



Queensland
Government

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 Catherine Louise Withers

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

39 Sandhurst Crescent, Peregrine Springs QLD 4573

Lot on plan description

Lot 51 on Survey Plan 264852

Community titles scheme
or BUGTA scheme:

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

☐ Yes

☒ No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ Yes

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

☒ Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</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: <div style="border: 1px solid black; padding: 2px;">15 September 2024 - 15 September 2025</div> » the amount of rent and bond payable: <div style="border: 1px solid black; padding: 2px;">Rent: \$740.00 per wk / Bond: \$2,960.00</div> » whether the lease has an option to renew: <div style="border: 1px solid black; padding: 2px;">No</div> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> Unitywater: Sewer main on southern boundary </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input 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>) <div style="border: 1px solid black; padding: 2px; display: inline-block;">15 September 2024</div></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	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">Low Density Residential Zone</div>	
Transport proposals and resumptions	<p>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</p> <p>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</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	
Contamination and environmental protection	<p>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</p> <p>The following notices are, or have been, given:</p> <p>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</p> <p>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</p> <p>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</p>	
Trees	<p>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</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	
Heritage	<p>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</p>	
Flooding	<p>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.</p>	
Vegetation, habitats and protected plants	<p>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.</p>	

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.**

☐

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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>(If Yes, complete the information below)</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 <input type="checkbox"/> No</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>(If Yes, complete the information below)</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

Catherine Withers

Signature of seller

Catherine Louise Withers

Name of seller

15/08/2025

Date

Signature of seller

Name of seller

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

Request No: 52915669
Search Date: 08/08/2025 13:59

Title Reference: 50946399
Date Created: 29/04/2014

Previous Title: 50938206

REGISTERED OWNER

Dealing No: 715771363 15/05/2014

CATHERINE LOUISE WITHERS

ESTATE AND LAND

Estate in Fee Simple

LOT 51 SURVEY PLAN 264852
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16044148 (POR 467)
2. EASEMENT IN GROSS No 715732745 24/04/2014 at 16:08
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT BC ON SP264852
3. MORTGAGE No 715771364 15/05/2014 at 13:40
BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

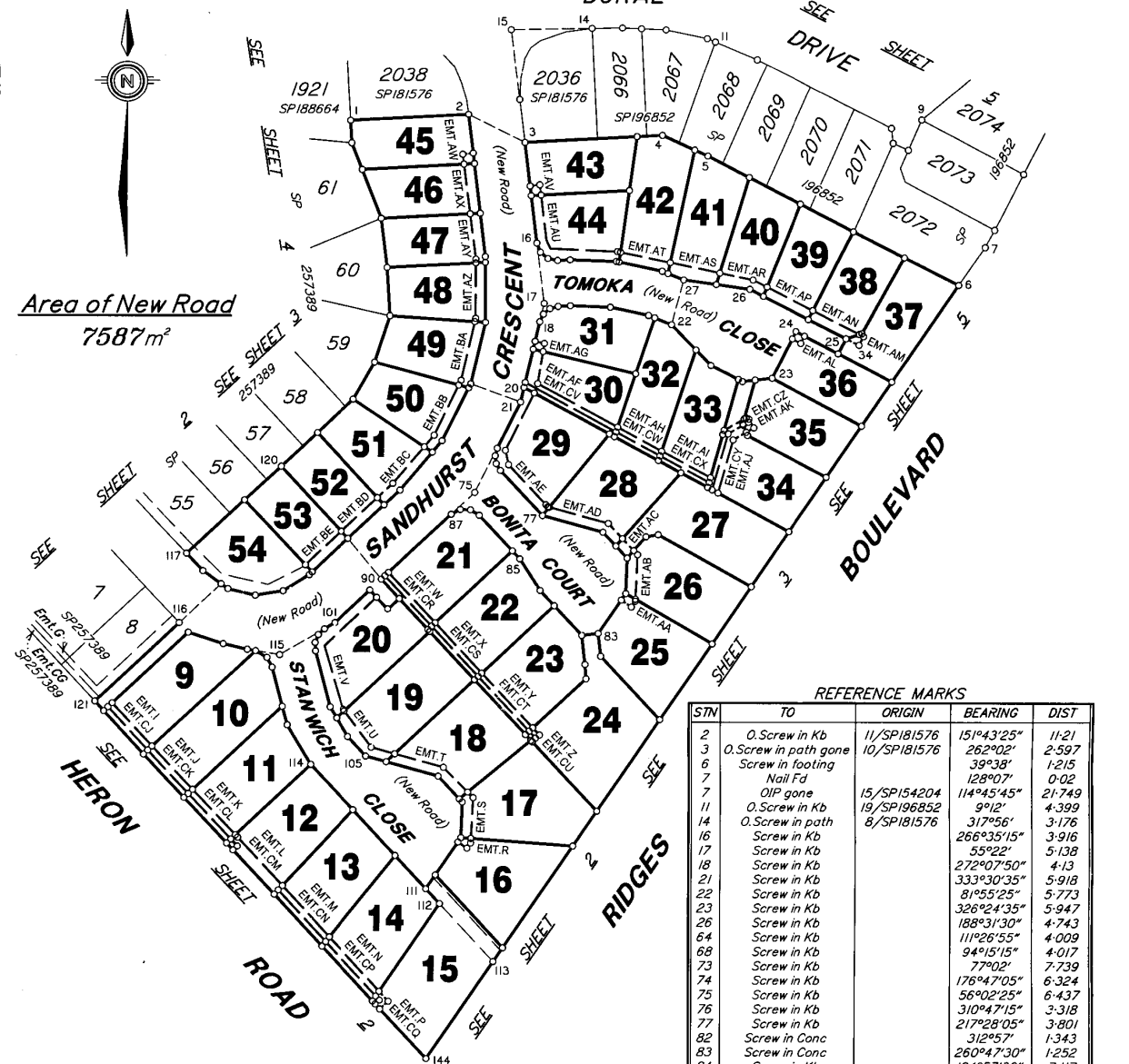
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1	of 5
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Peg placed at all new & original corners,
unless otherwise stated.

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	See 7/SP257389	4°57'	37.255	164664	
9-OPM	24/SP196852	322°29'30"	6.443	170176	

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
2	O.Screw in Kb	11/SP181576	151°43'25"	11.21
3	O.Screw in path gong	10/SP181576	262°02'	2.597
6	Screw in footing		39°38'	1.215
7	Nail Fd		128°07'	0.02
7	OIP gone	15/SP154204	114°45'45"	21.749
11	O.Screw in Kb	19/SP196852	9°12'	4.399
14	O.Screw in path	8/SP181576	317°56'	3.176
16	Screw in Kb		266°35'15"	3.916
17	Screw in Kb		55°22'	5.138
18	Screw in Kb		272°07'50"	4.13
21	Screw in Kb		333°30'35"	5.918
22	Screw in Kb		81°55'25"	5.773
23	Screw in Kb		326°24'35"	5.947
26	Screw in Kb		188°31'30"	4.743
64	Screw in Kb		111°26'55"	4.009
68	Screw in Kb		94°15'15"	4.017
73	Screw in Kb		77°02'	7.739
74	Screw in Kb		176°47'05"	6.324
75	Screw in Kb		56°02'25"	6.437
76	Screw in Kb		310°47'15"	3.318
77	Screw in Kb		217°28'05"	3.801
82	Screw in Conc		312°57'	1.343
83	Screw in Conc		260°47'30"	1.252
84	Screw in Kb		104°57'30"	7.117
86	Screw in Kb		26°36'05"	3.906
87	Screw in Kb		305°08'	4.31
101	Screw in Kb		338°11'15"	4.285
102	Screw in Kb		249°05'20"	3.84
105	Screw in Kb		291°40'15"	9.093
106	Screw in Kb		202°01'45"	4.471
110	Screw in Kb		297°30'05"	5.288
111	Screw in Kb		333°38'05"	15.657
113	OIP	28/SP188664	214°26'45"	1.0
114	Screw in Kb		51°14'35"	4.145
115	Screw in Kb		163°14'	1.66
116	O.Screw in Kb	11/SP257389	80°47'10"	7.907
117	O.Screw in Kb	13/SP257389	223°13'30"	5.071
118	Screw in Kb		115°21'15"	7.951
119	Screw in Kb		120°02'35"	4.247
121	OIP	9/SP257389	297°09'25"	3.173
144	OIP	1/SP154204	139°25'15"	14.47

KEN HICKS & ASSOCIATES PTY. LTD. ACN 010 278 823
herby certify that the land comprised in this plan was surveyed by
the corporation, by Geoffrey Bruce HURD, Registered Surveying
Graduate, for whose work the corporation accepts responsibility,
under the supervision of Josef Ted PETELSKI, Cadastral Surveyor
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 17/3/2014.

Plan of Lots 9-54, Emts.-I-N in Lots 9-14 respectively, Emt.P in Lot 15, Emts.-R-2 in Lots 16-24 respectively, Emts.-AA-AN in Lots 25-38 respectively, Emt.AP in Lot 39, Emts.-AR-AT in Lots 40-42 respectively, Emt.AU in Lot 44, Emt.AV in Lot 43, Emts.-AW-AZ in Lots 45-48 respectively, Emts.-BA-BE in Lots 49-53 respectively, Emts.-CJ-CN in Lots 9-13 respectively, Emts.-CP & CQ in Lots 14 & 15 respectively, Emts.-CR-CU in Lots 21-24 respectively, Emt.CV in Lot 30 and Emts.-CW-CZ in Lots 32-35 respectively.

LOCAL **SUNSHINE COAST**

GOVERNMENT: *REGIONAL COUNCIL* LOCALITY: *PEREGIAN SPRINGS*

Meridian: *SP25738.9*

Survey Records:	No
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Scale: *1:1250*

Format: **STANDARD**



SP264852

715732671

\$5522.60
24/04/2014 15:56

NR 400 NT

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

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/we CANTO HOLDINGS PTY LTD A.C.N. 005 207 901 TRUSTEE
UNDER INSTRUMENT 714104907
CEK HOLDINGS PTY LTD A.C.N. 125 344 630 TRUSTEE
UNDER INSTRUMENT 714104907

(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.
Canto Holdings Pty Ltd A.C.N. 005 207 901
As trustee under instrument No. 714104907
Director/Secretary

Signature of * Registered Owners * Lessees

Canto Holdings Pty Ltd A.C.N. 005 207 901
as trustee under instrument No. 714104907
Director/Secretary

Canto Holdings Pty Ltd A.C.N. 005 207 901
as trustee under instrument No. 714104907
Director

* Rule out whichever is inapplicable

2. Planning Body Approval.

* Sunshine Coast Regional Council
hereby approves this plan in accordance with the :
% Integrated Planning Act 1997

Dated this 15th day of April 2014

Delegated Officer
ROB SEWELL
TEAM LEADER - ENVIRONMENT & LANDSCAPE
ENGINEERING & ENVIRONMENT ASSESSMENT UNIT
SUNSHINE COAST REGIONAL COUNCIL

* 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 : PS14/0056

Surveyor : 11426

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50938206	Lot 600 on SP257389	9-54	New Rd	Emts. I-N, P, R-Z, AA-AN, AP, AR-AZ, BA-BE, CJ-CN, CP, CQ & CR-CZ

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
710926908 (Emt.Q on SP188664)	15
715547024 (Emt.BF on SP257389)	54

Emt.Q on SP188664 partially absorbed by new road.

9-54

Por. 467

Lots

Orig

7. Orig Grant Allocation :

8. Map Reference :

9544-44144

9. Parish :

MAROOCHY

10. County :

CANNING

11. Passed & Endorsed :

By : KEN HICKS & ASSOCIATES PTY. LTD.
ACN 010 278 823

Date : 21/3/14

Signed : Ken Hicks

Designation : Cadastral Surveyor

12. Building Format Plans only.

I certify that :

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

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

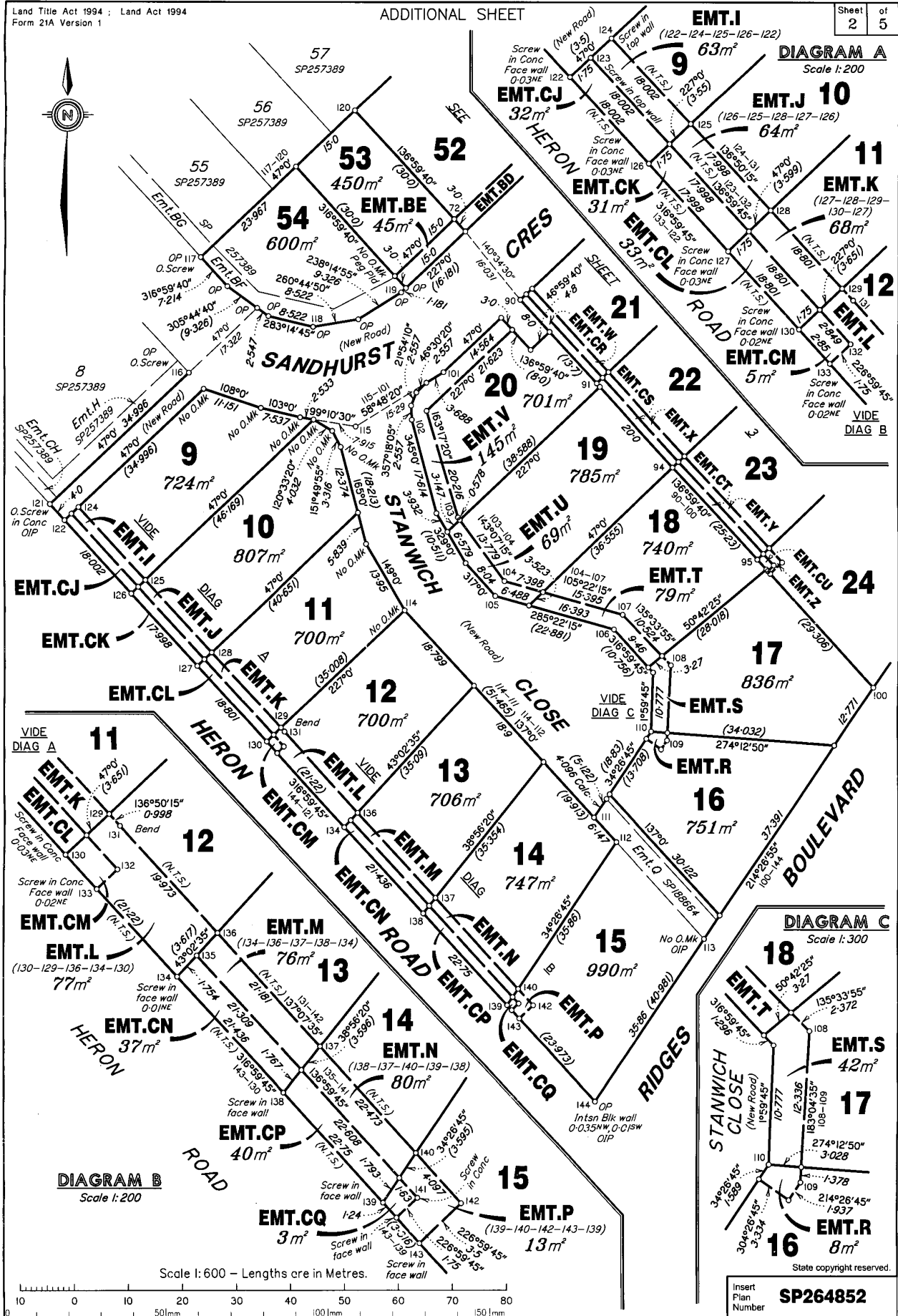
Cadastral Surveyor/Director * Date
* delete words not required

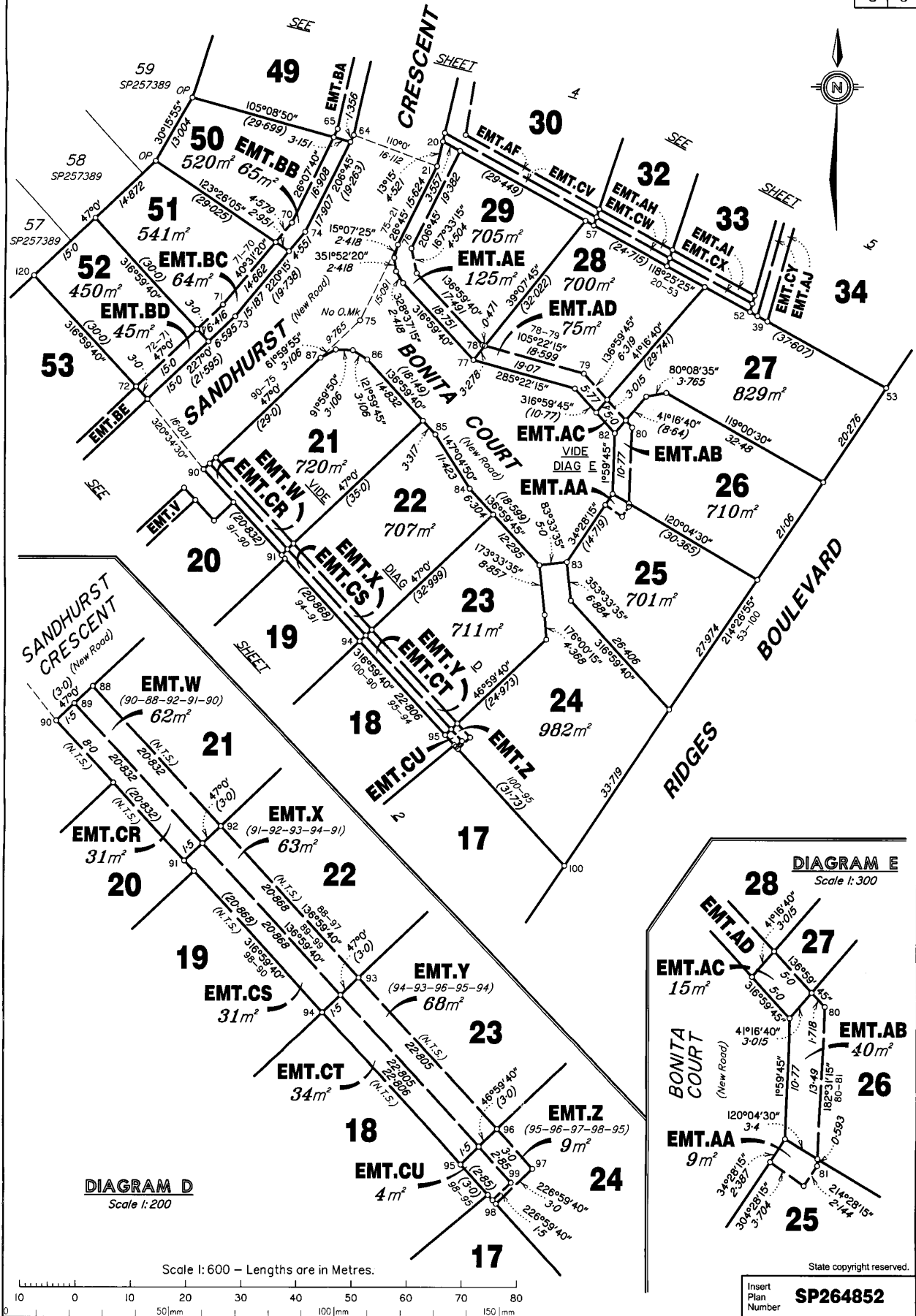
13. Lodgement Fees :

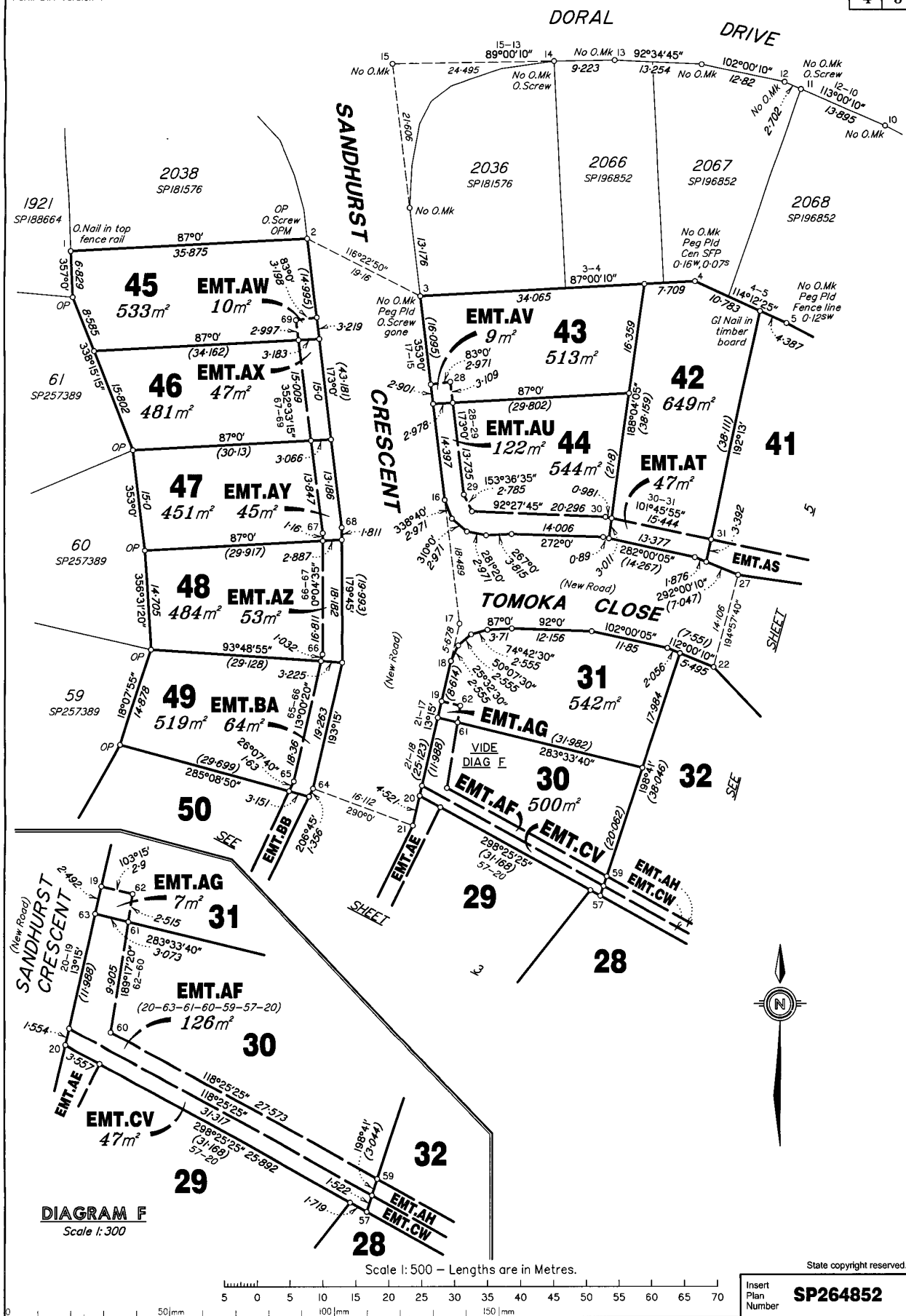
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

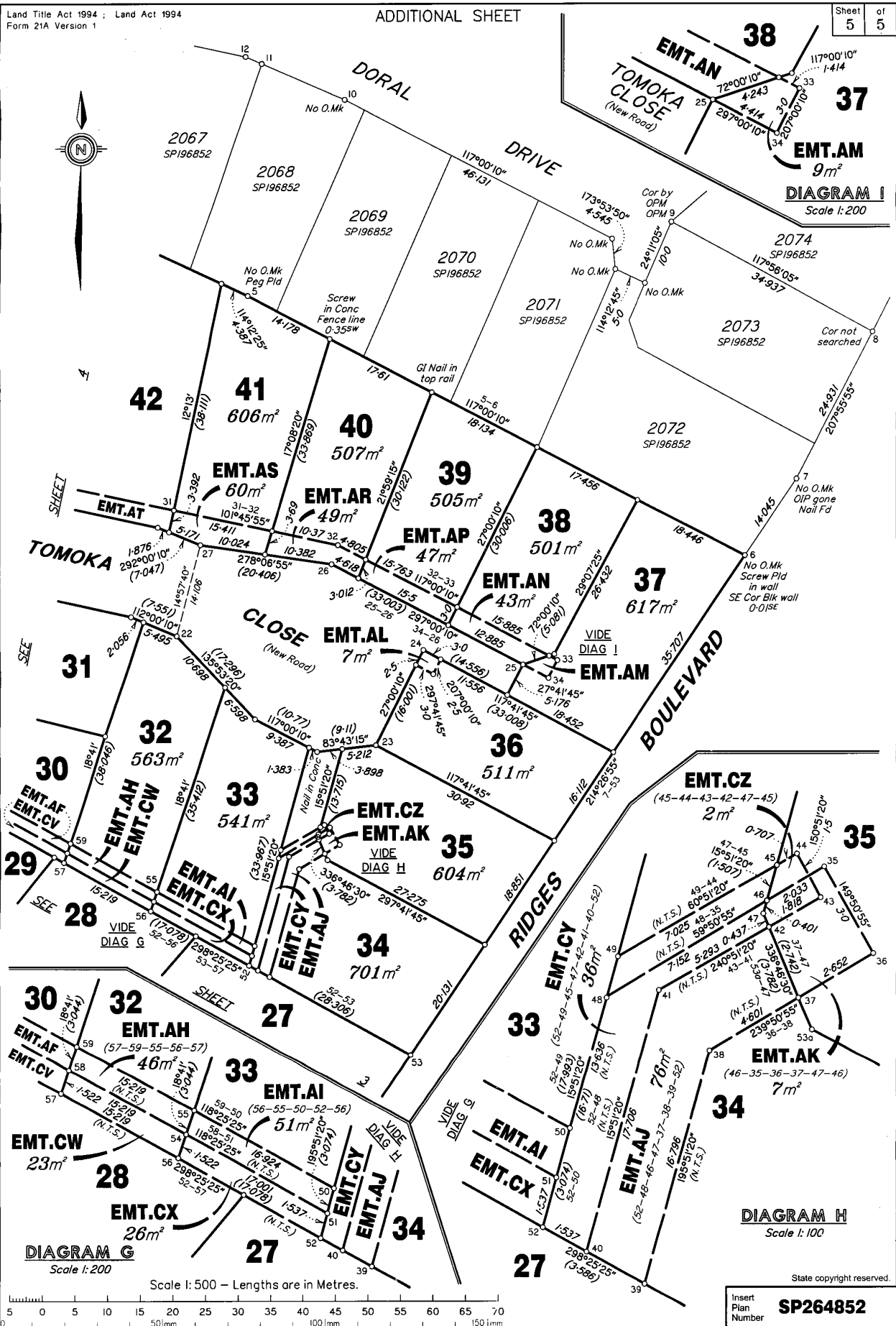
14. Insert
Plan
Number

SP264852









UNITYWATER BYDA MAP

Sequence Number: 259219723
Job Number: 50862251
Printed On: 7/08/2025

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 Pump Station	Trunk Main
Water Service	Retiulation Main
Water Valve	Overflow Main
Water Pipe (Abandoned)	Sewer Pipe (Abandoned)
Water Hydrant	Sewer Pressure Main
Water Fitting	Pressure Sewer
Trunk Main	Rising Main
Retiulation Main	Vacuum Main
Water Pump Station	Pressure Sewer Service
Sewer Maintenance Hole	Sewer Service
Sewer Valve	Recycled Water
Sewer Fitting	Recycled Water Pump Station
	Recycled Water Valve
	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

Scale: 1:1000
Printed at 100%
(size paper)



Before You Dig Australia
PO Box 953

1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

These Maps are supplied under the following conditions:- Mapping applied from information contained in Unitywater's records which may be supplied to Unitywater by other persons. Unitywater gives no warranty of any kind, expressed, implied, or statutory, to the correctness, or accuracy of the map details or the degree of compliance with any this matter. As per the Important Information included in the response by you for any purpose. Persons making decisions with financial or ations must not rely upon the map details shown on this plan for the determining whether any particular facts or circumstances exist and (r (and its officers and agents) expressly disclaim responsibility and any loss or damage suffered as a result of placing reliance upon this You also acknowledge that these Maps are the intellectual property of and may not be reproduced or sold on without the written consent of Unitywater.

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 935114

Date: 08/08/2025

Search Request reference: 169812352

Applicant details

Applicant: Gordon Cavanagh

gordon.cavanagh@bytherules.com.au

Buyer: Catherine Louise Withers

Search response:

Your request for a property search on Lot 51 on Plan SP264852 at 39 Sandhurst Cr, Peregrin Springs Qld 4573 has been processed.

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

Note:

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

Disclaimer:

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

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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: 51035584 AMA/AN Id: 63749 08 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 51 Plan: SP264852
39 SANDHURST CR
PEREGIAN SPRINGS

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