



# 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 **Montgomery Franz Cleason and Debra Ellen Cleason**

Property address (referred to as the "property" in this statement) **46 LAVARACK CRESCENT, BUDERIM QLD 4556**

Lot on plan description **32/RP90687**

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**

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.

You should seek legal advice about your rights and obligations before signing the contract.

**Unregistered encumbrances (excluding statutory encumbrances)**

There are encumbrances not registered on the title that will continue  **Yes**  **No** to affect the property after **settlement**.

**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.

**Unregistered lease (if applicable)**

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » 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:

**Other unregistered agreement in writing (if applicable)**

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.  **Yes**

**Unregistered oral agreement (if applicable)**

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

**Statutory encumbrances**

There are statutory encumbrances that affect the property.  **Yes**  **No**

*If Yes, the details of any statutory encumbrances are as follows:*

EASEMENT IN GROSS No 601782720 (B614621) 30/12/1958  
 BURDENING THE LAND  
 TO COUNCIL OF THE SHIRE OF MAROOCHY  
 OVER EASEMENT D ON RP90687

Sewer Main - Refer to Attached Council Site Report

**Residential tenancy or rooming accommodation agreement**

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.  **Yes**  **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

**Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

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.

## 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 *(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)*:

Low Density 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.  **Yes**  **No**

The lot is affected by a notice of intention to resume the property or any part of the property.  **Yes**  **No**

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

\* *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 *Environmental Protection Act 1994*.  **Yes**  **No**

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).  **Yes**  **No**

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).  **Yes**  **No**

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).  **Yes**  **No**

**Trees** There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.  **Yes**  **No**  
*If Yes, a copy of the order or application must be given by the seller.*

**Heritage** The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth).  **Yes**  **No**

**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.

**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.

## 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.

<b>Swimming pool</b>	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
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<b>Notices and orders</b>	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>		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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

The property is included in a community titles scheme.  
(If Yes, complete the information below)

Yes  No

### Community Management Statement

A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.

Yes

**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.

### Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.

Yes  No

If No— An explanatory statement is given to the buyer that states:

Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

### Statutory Warranties

**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* 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.

### Building Units and Group Titles Act 1980

The property is included in a BUGTA scheme  
(If Yes, complete the information below)

Yes  No

### Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.

Yes  No

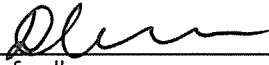
If No— An explanatory statement is given to the buyer that states:

Yes

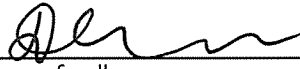
- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

**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.

## Signatures – SELLER



Signature of seller



Signature of seller

**Debra Ellen Cleason as EPOA for  
Montgomery Franz Cleason**

Name of Seller

**Debra Ellen Cleason**

Name of Seller

18<sup>th</sup> May 2026

Date

18<sup>th</sup> May 2026

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference:	17038121	Search Date:	12/05/2026 13:13
Date Title Created:	01/07/1987	Request No:	56098709
Previous Title:	13210090		

**ESTATE AND LAND**

Estate in Fee Simple  
LOT 32 REGISTERED PLAN 90687  
Local Government: SUNSHINE COAST

**REGISTERED OWNER**

MONTGOMERY FRANZ CLEASON  
DEBRA ELLEN CLEASON  
JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12990019 (POR 44)
2. EASEMENT IN GROSS No 601782720 (B614621) 30/12/1958  
BURDENING THE LAND  
TO COUNCIL OF THE SHIRE OF MAROOCHY  
OVER EASEMENT D ON RP90687

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

James Frederick Hawke Murray NAMBOUR

**THIS PLAN should be ROLLED not folded.**  
FOR OFFICE USE ONLY

The Council of the **MAROOCHY** SHIRE of **CANNING** certifies that all the requirements of this Council, the Local Government Act, 1936 to 1958 and all other laws have been complied with and approved this plan of subdivision subject to

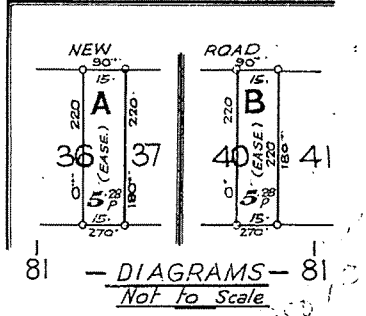
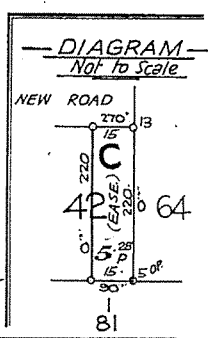
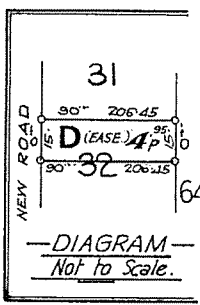
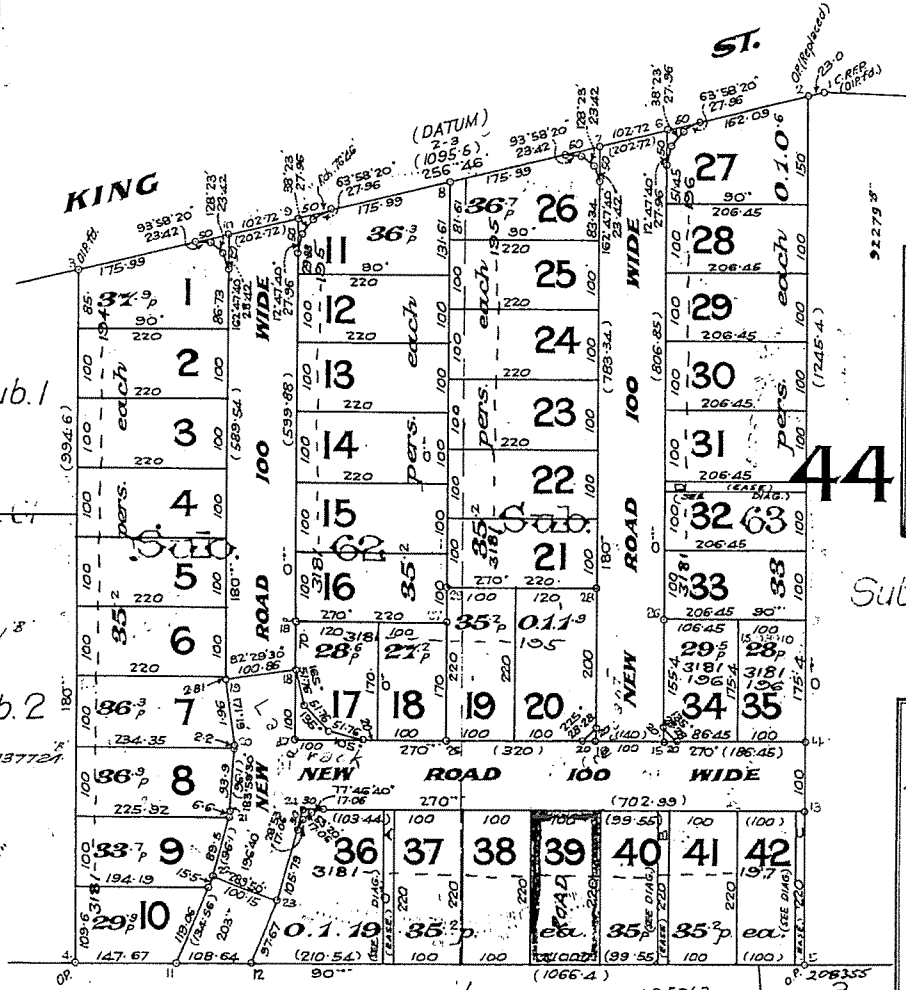
*J.F. Murray*

CTG 50168 3143-208 Sub. 13 62.63 27801R  
For Mosaic Control of New Road from Left 2581576  
L.S. No. 8614621 over Subs. A, B, D. (Drainage Rmp)  
Resubs 11, 25 & 26 See Plan No. 959348  
Cont'd. Antentever Resub. 30 - See Plan No. 101450 B  
Road Dedn D 26036 over 35 2 plots Resub 33  
Resub 8 See Plan No. 137124 'B'  
2260512 Surrender of Easement over Sub. B  
Resub 42 See L.S. 14401 (P.W.D.)  
Resub 16 See BUP 3688  
Resub 41 See L.S. 22003 L.T.W.  
Resub 9 See BUP 7205  
Resub 27 See L.S. 24755 SP  
Lot 6 S&A 1/5 34754 (KH)  
Lot 35 See (S.93910)

Dated this 11TH day of JULY 1958

*A.S. Smith* Chairman or Mayor  
Town or Shire Clerk

STN	BEARING	DIS.	Orig.
1	346°26'	3.0	Orig.
2	360°	3.08	
3	40°35'	6.44	Orig.
6	180°	45	
7	256°46'	45	
9	180°	45	
10	256°46'	45	
15	Pin at stn.		
16			
17	90°	95	
18	180°	5.0	
24	Pin at stn.		



90687

90687

90687

Calc. Ek. No. 16/5/56  
Exd. 18/12/58  
Passed 19/12/58

IN WITNESS WHEREOF the Common Seal of Freehold Investments Pty. Ltd. was hereunto affixed this 22nd day of MAY 1958

GIVEN under the common seal of FREEHOLD INVESTMENTS PTY. LTD. and the hands of THOMAS PATRICK CAROLAN and EYON J. MURRAY CAROLAN SCALE 1/2

two Directors thereof, they having the custody of the same common seal in the presence of  
*J.P. Carolan*  
Signature of Proprietor

**AMENDED DESCRIPTION**  
No. 90687 of the plan for the subdivision of the land upon which is situated the land shown in the plan of subdivision which was prepared by a surveyor in accordance with the provisions of the Survey Act, 1958 (No. 176 of 1958) 176/42  
on p.p. 90687  
Particulars entered in register Book, Vol. 3143 Folio 208  
the 22 day of Dec 1958 at 3.45 pm  
*R.M. Smith*  
REGISTRAR OF TITLES

TOTAL AREA OF NEW ROADS: 2.2.35+

SURVEY  
REQUISITION 1 to 42 (& Subs. A, B, D, Easements, of Resubs 32, 36, 40, 42 of Subs. 62 & 63  
OF PORTION No. 44  
COUNTY OF **Canning**  
PARISH OF **Mooloolah**  
Cat. No. **90687** CISP

For Additional Plan &  
Document Notings  
Refer to CISP

B581576

90687  
F.N.  
£1.0.0  
16.7.6  
1.0.0  
1.0.0 road  
£19.7.6

NB. E/T lodged with  
request 6.10.58.  
Dup mtg B581576  
& mtgce's consent  
lodged by P.D. 6.10.58

11943  
1.17.6  
- 1.0.0  
17.10.0

1.17.6 account closed  
Plan 88299

5 AUG 1958  
2:0

Doc of Doc  
Solutions  
Nambour

£3.5.0 short fees pd. 21.11.58

17850  
(78.50)

# B614621



601782720

B614621

EAS IN GROSS

MEMORANDUM OF ENCUMBRANCES LIENS AND INTERESTS

STAMP DUTIES OFFICE  
117160 \* 10 DEC 1958  
BRISBANE

DRAINAGE EASEMENT

FREEHOLD INVESTMENTS REY. LTD.

and

THE COUNCIL OF THE SHIRE OF MAROOCHY

*Partly surrendered vide No D95647  
from 16 Nov. 1970 at 321 pm  
Regd 13 Jan 1971, being a  
part surrender as far as relates to  
Sub C of Reub. H. on R.P. 70687*  
*Hansen*  
REGISTRAR OF TITLES

Particulars entered in the Register Book,

Vol. ~~143~~ 196 ~~23~~ the 21

day of ~~Apr~~ 1959 at 11.29 a.m.

*Thomson*  
REGISTRAR OF TITLES

*partly 6/11/71  
Regd 13 Jan 1971*

1 - 0 - 0  
1 - 0 - 0  
2 - 0 - 0

*Easement No B614621 is partially  
surrendered, as is hereby  
certified as far as relates  
to Sub C of Reub. H. on R.P. 70687*  
No. *E260510* PRODUCED *37 Nov 1976*  
at *10.53* m. REGD. *8 NOV 1976*  
*Hansen*  
REGISTRAR OF TITLES

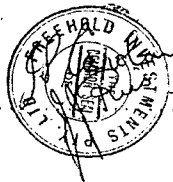
*2/19/59  
201/11/59  
2/19/59  
1/15  
£1 add fee  
(regu)  
paid 6/11/71*

FOX & FOX  
Solicitors  
MAMBOUR

free flow and passage through the same he will forthwith at his own expense properly and substantially repair and make good all such injury or damage and restore the free flow and passage of water through the said drains and do all things necessary or expedient for the purpose aforesaid or any of them AND FURTHER that he the Grantor and every person lawfully or equitably claiming through or in trust for him any estate right title or interest in or to the said land first hereinbefore described will at all times at the cost of the person or persons requiring the same execute and do every such assistance and thing for further or more effectually assuming all or any of the rights liberties and easements hereinbefore expressed to be hereby granted unto and to the use of the Council its Successors or Assigns as by it or them shall be reasonably required.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the thirteenth day of November one thousand nine hundred and fifty eight.

GIVEN under the common seal of FREEHOLD INVESTMENTS PTY. LTD and the hands of JAMES PATRICK CAROLAN and JOHN JOSEPH RIES two directors thereof they having the custody of the same common seal in the presence of:



Company  
18/11/58  
20/11/58

A Justice of the Peace.

*W. Bambling J.P.*

GIVEN UNDER THE COMMON SEAL of the COUNCIL OF THE SHIRE OF MAROOCHY at Nambour this thirteenth day of November 1958, and under the hand of David Stanton Chairman thereof in the presence of:

WITNESS to the above signature

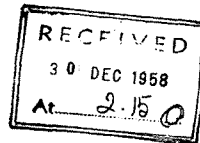
*David Stanton*  
*[Signature]*

I HEREBY CERTIFY that the Common Seal of the Council of the Shire of Maroochy was affixed hereto by me and that I am the proper officer in that behalf.

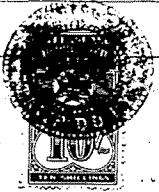
*A. B. Lunn*  
Shire Clerk



Correct for the Purpose of Registration.



15.84p for A.B. of Reuben 36, 44 & 42.  
C.T. 659706 & 659707



3596

15/11/53

THIS INDENTURE made the thirtieth day of November 1953 BETWEEN FRESHOLD INVESTMENTS PTY. LTD., a Company duly incorporated and registered in Queensland and having its registered office situated at Currie Street Nambour in the said State (hereinafter called "the Grantor") of the one part AND THE COUNCIL OF THE SHIRE OF MAROOCHY (hereinafter called "the Council") of the other part WITNESSETH that in consideration of the sum of One Shilling paid by the Council to the Grantor the receipt whereof is hereby acknowledged and of the covenants hereinafter entered into by the Council, the Grantor doth hereby grant and confirm to the Council its Successors and Assigns full right and liberty to make and forever maintain and use for the purpose of ~~drainage~~ <sup>drainage</sup> open or closed drains of such dimensions as to the said Council ~~shall~~ <sup>shall</sup> bear ~~it~~ <sup>it</sup> upon and through all these pieces or parcels of land situated at the County of Canning and Parish of Mooloolah being subdivision A Easement of Resubdivision 36 of Subdivision 62 of Portion 44 as shown on Plan No. 90687 containing 5.28 perches be the same a little more or less which said land is part of the land described in Certificate of Title No. ~~659707~~ <sup>3181</sup> Volume ~~197~~ <sup>197</sup> and being Subdivision B Easement of Resubdivision 40 of Subdivision 63 of Portion 44 as shown on Plan No. 90687 containing 5.28 perches be the same a little more or less which ~~said~~ <sup>said</sup> land is part of the land contained in Certificate of Title No. ~~659707~~ <sup>3181</sup> Volume ~~197~~ <sup>197</sup> and being Subdivision C Easement of Resubdivision 42 of Subdivision 63 of Portion 44 as shown on Plan No. 90687 containing 5.28 perches be the same a little more or less which said land is part of the land described in Certificate of Title No. ~~659707~~ <sup>3181</sup> Volume ~~197~~ <sup>197</sup> and being Subdivision D Easement of Resubdivision 32 of Subdivision 63 of Portion 44 as shown on Plan No. 90687 containing 4.95 perches be the same a little more or less which said land is part of the land described in Certificate of Title No. ~~659706~~ <sup>3181</sup> Volume ~~197~~ <sup>197</sup> Folio ~~197~~ <sup>197</sup> AND for the purpose of constructing the said drains to dig and to remove and carry away all or any of the clay, sand, gravel, stones, and

STAMP DUTIES OFFICE  
117169 \* 10 DEC 1953  
BRISBANE

earth which shall be taken out of the said drains and the works thereof and to use such drains for the purpose of conveying and carrying off the drainage waste and surface water from those lands within the Shire of Maroochy which are in the vicinity of the said lands hereinbefore described and from time to time to inspect the condition of and amend and repair and cleanse the said drains and to the purposes aforesaid or any of them at all reasonable times with Surveyor's workmen horse carts wagon vehicles machinery and other means and things to enter into and upon and the said land and drains and to bring and place upon the said land in any part thereof and remove such materials machinery and other articles and to do such things as they shall think necessary to make and maintain the said drains in a proper state TO HAVE AND TO HOLD the said premises hereinbefore expressed to be hereby granted unto and to the use of the Council its successors and assigns under and subject to the covenants and conditions hereinafter contained that is to say:-

The grantor having constructed drains on the said lands the Council for itself its Successors and Assigns hereby covenants with the Grantor and his heirs and assigns that the Council will excavate make and form any further drains in a proper and workmanlike manner within the limits of the said lands first hereinbefore described and will remove and carry all sand, gravel, clay, stones and earth which shall be excavated or taken out and not used in the formation any of the said drains and will forever in such a manner that the same shall not be a menace or inconvenience to the lands of the Grantor or the or tenants or occupier thereof and will thereafter and at all times keep the said drains within the limits mentioned and will repair and make good any damage or injury by scouring which may be done to the said drains or to the lands of the said Grantor by drainage or surface water which shall at any time pass through the said any drains AND the said Grantor doth hereby for himself and his heirs executors administrators and assigns covenant with the Council its Successors and assigns that he the Grantor his Executors Administrators and assigns will not do or suffer anything which may in any way injure or damage the said drains when so made as aforesaid or interfere with the full flow and passage of drainage or other waste through the same and that if he shall do or knowingly suffer anything which shall injure or damage the said drains or any part thereof or shall interfere with the



Department of Transport and Main Roads

## Property Search - Advice to Applicant

Property Search reference **1016078**

Date: 12/05/2026

Search Request reference: **194228225**

### Applicant details

Applicant: Vanessa Andrews

vanessaa@hopkinsmanttan.com.au

Buyer: Sellers Disclosure

### Search response:

Your request for a property search on Lot 32 on Plan RP90687 at 46 LAVARACK CRESCENT, BUDERIM QLD 4556 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 undertakings 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 PTY LTD  
PO Box 10314, Adelaide Street  
Brisbane QLD 4001

Transaction ID: 51152404      EMR Site Id: 12 May 2026  
Cheque Number:  
Client Reference:

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

Lot: 32      Plan: RP90687  
46 LAVARACK CR  
BUDERIM

**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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

**InfoTrack**

---

**From:** searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
**Sent:** Tuesday, 12 May 2026 2:41 PM  
**To:** InfoTrack QLD Property Services  
**Subject:** RE: QCAT Search & Copy - 2600350

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

**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

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

MONTGOMERY FRANZ CLEASON

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

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

This information is current as at 29/4/2026.

**Queensland Civil and Administrative Tribunal**

\*\*\*\*\*

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

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

\*\*\*\*\*

**InfoTrack**

---

**From:** searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
**Sent:** Tuesday, 12 May 2026 2:41 PM  
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**Subject:** RE: QCAT Search & Copy - 2600350

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**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

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

DEBRA ELLEN CLEASON

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

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

This information is current as at 29/4/2026.

**Queensland Civil and Administrative Tribunal**

\*\*\*\*\*

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If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

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

\*\*\*\*\*

# Rate notice

Customer enquiries: T 07 5475 7542 E rates@sunshinecoast.qld.gov.au



ABN 37 876 411 015



029437 002



Mr MF CLEASON & Mrs DE CLEASON  
46 LAVARACK CRES  
BUDERIM QLD 4556

## Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026  
Property no. **6678**  
Valuation \$590,000  
Payment reference no. 66786  
Due date for payment **20 February 2026**

**Amount payable \$305.30**

Property location: 46 Lavarack Cres BUDERIM QLD 4556

Property description: Lot 32 RP 90687

Rates and charges	Units	Rate charged	Amount
<b>Sunshine Coast Council rates and charges</b>			
<b>Opening Balance</b>			<b>780.00-</b>
General Rate - Category 7		Minimum Rate =	880.00
Waste Bin - 140 Litre	1 x	\$471.00	x .5 = 235.50
Garden Organics Bin - 240 Litre	0.50 x	\$96.00	x .5 = 24.00
Arts and Heritage Levy	1 x	\$20.00	x .5 = 10.00
Environment Levy	1 x	\$82.00	x .5 = 41.00
Transport Levy	1 x	\$43.92	x .5 = 21.96
<b>State Government charges (Council required to collect on behalf of the State Government)</b>			
State Emergency Management Levy: Class A Group 2	1 x		x .5 = 125.80
		<b>SUB TOTAL:</b>	<b>558.26</b>
Less PENSION CONCESSION:			
State Government			125.16-
Sunshine Coast Regional Council			127.80-
<b>TOTAL:</b>			<b>\$305.30</b>

*Paid by B PFI 28/1/26*  
*\$305.30*

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.

### Easy ways to pay:

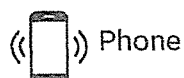
**B PAY**  
**Billers Code: 18259**  
**Ref: 66786**  
**Mobile & Internet Banking – BPAY®**  
 Make this payment from your cheque, savings, debit, credit card or transaction account.



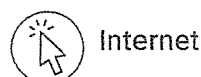
Pay in store at Australia Post, or online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)



\*214 66786



Call **13 18 16** and follow the prompts  
 Credit Card: MasterCard and Visa  
 Billpay Code: 0214 Reference: 6 6786



Go to [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), click on 'Pay and Apply' and follow the prompts.  
 Reference: 6 6786

*11/11*



Unitywater

Serving you today,  
investing in tomorrow.

# WATER AND SEWERAGE YOUR BILL

1300 086 489  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fr  
unitywater.com  
ABN 89 791 717 472

Account number	6678
Payment reference	0000 0667 87
Property	46 Lavarack Cres, BUDERIM, QLD

Bill number	7128411554
Billing period	23 Nov 2025 96 days to 26 Feb 2026
Issue date	2 Mar 2026
Approximate date of next meter reading	25 May 2026

000253 002



Mr MF Cleason & Mrs DE Cleason  
46 Lavarack Cres  
BUDERIM QLD 4556

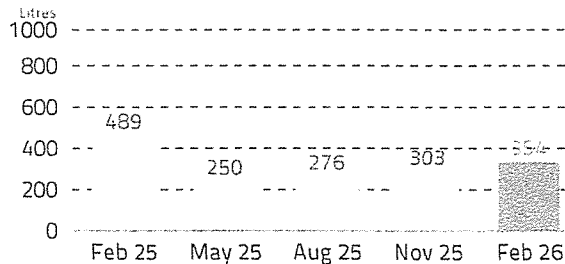
*PAID  
6th March*

## Your account activity

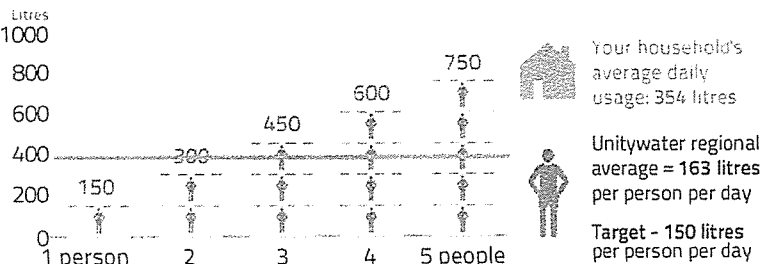
Your last bill \$242.09	−	Payments/ adjustments \$362.09	=	Balance -\$120.00 In credit	+	New charges \$417.38 Including rebates	=	Total due <b>\$297.38</b>
								Due date <b>1 Apr 2026</b>

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



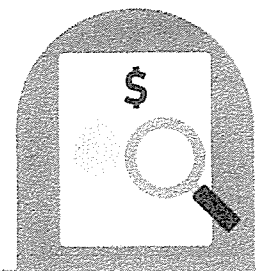
Compare your current daily usage with our regional target of 150 litres



## What does *your water* bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at [unitywater.com/yourwaterbill](http://unitywater.com/yourwaterbill)



## Easy ways to pay For other payment options - see over

**B PAY**  
 Biller Code: 130393  
 Ref: 0000 0667 87  
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.  
 Find out more at [bpay.com.au](http://bpay.com.au)  
 Registered to BPAY Pty Ltd ABN 69 079 137 518

**Direct Debit**  
 Login to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.

**SmoothPay**  
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.  
 Find out more at [unitywater.com/smoothpay](http://unitywater.com/smoothpay)



Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT2413690W	22 Nov 25	128	26 Feb 26	162	34	96	354.2
Total water usage					34	96	354.2
Total sewerage usage (waste and greywater) = 90% of water usage					30.60	96	318.8

Activity since last bill

Last bill		\$242.09
Payments / adjustments		
27 Nov 2025	CBA BPAY BPAY 27/11/2025	-\$10.00
4 Dec 2025	CBA BPAY BPAY 04/12/2025	-\$10.00
7 Dec 2025	BPoint Payment MyAccount	-\$222.09
11 Dec 2025	CBA BPAY BPAY 11/12/2025	-\$10.00
18 Dec 2025	CBA BPAY BPAY 18/12/2025	-\$10.00
29 Dec 2025	CBA BPAY BPAY 25/12/2025	-\$10.00
2 Jan 2026	CBA BPAY BPAY 01/01/2026	-\$10.00
8 Jan 2026	CBA BPAY BPAY 08/01/2026	-\$10.00
15 Jan 2026	CBA BPAY BPAY 15/01/2026	-\$10.00
22 Jan 2026	CBA BPAY BPAY 22/01/2026	-\$10.00
29 Jan 2026	CBA BPAY BPAY 29/01/2026	-\$10.00
5 Feb 2026	CBA BPAY BPAY 05/02/2026	-\$10.00
12 Feb 2026	CBA BPAY BPAY 12/02/2026	-\$10.00
19 Feb 2026	CBA BPAY BPAY 19/02/2026	-\$10.00
26 Feb 2026	CBA BPAY BPAY 26/02/2026	-\$10.00
Account balance		-\$120.00

Water and Sewerage Charges

Lot 32 Plan RP90687 Installation ID 430170

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	23 Nov 25 to 26 Feb 26	0.3542	96	\$3.517	\$119.58

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	23 Nov 25 to 26 Feb 26	0.3542	96	\$0.787	\$26.76
Sewerage up to 740 L/day	23 Nov 25 to 26 Feb 26	0.3188	96	\$0.787	\$24.08

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	23 Nov 25 to 26 Feb 26	1	96	\$0.945	\$90.72
Sewerage Access	23 Nov 25 to 26 Feb 26	1	96	\$1.940	\$186.24

Water subtotal	\$237.06
Sewerage subtotal	\$210.32

New water and sewerage charges **\$447.38**

Rebates		
Pensioner Rebate	01 Jan 26 to 31 Mar 26	-\$30.00
Total Rebates		-\$30.00

Important information

**Payment assistance**  
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

**Changing contact details**  
Login to My Account at [unitywater.com](http://unitywater.com) for quick, easy changes online 24/7 or call us during business hours.

**Pensioners**  
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at [unitywater.com/pensioner](http://unitywater.com/pensioner)

**Credit card payments**  
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at [unitywater.com/creditcard](http://unitywater.com/creditcard)

**Interest on overdue amounts**  
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

**Water efficiency**  
For water efficiency tips, visit [unitywater.com/water-tips](http://unitywater.com/water-tips)

**Interpreter service 13 14 50**

当您需英语口语帮助时，请致电 13 14 50。  
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.  
Khi bạn cần thông ngôn, xin gọi số 13 14 50  
동약사가 필요하시면 13 14 50 으로 연락하십시오.  
Cuando necesite un intérprete llame al 13 14 50

**Privacy policy**  
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit [unitywater.com/privacy](http://unitywater.com/privacy)

**International calls**  
+ 61 7 5431 8333

[unitywater.com](http://unitywater.com)  
PO Box 953  
Caboolture QLD 4510  
1300 086 489

More payment options



Credit card by phone or online  
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to [unitywater.com](http://unitywater.com). A credit card surcharge may apply.  
Ref: 0000 0667 87



In person, by phone or online  
**Billpay Code: 4028**  
**Ref: 0000 0667 87**  
Pay in person at any post office, call 13 18 16, or go to [postbillpay.com.au](http://postbillpay.com.au)



Cheques by mail  
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC Ql D 4558



\*4028 0000066787 00029738

Account number	6678
Payment reference	0000 0667 87
Total due	\$297.38
Due date	1 Apr 2026

# B614621



601782720

MEMORANDUM OF ENCUMBRANCES LIENS AND INTERESTS

B614621

EAS IN GROSS

AMP DUTIES OFFICE  
117160 \* 10 DEC 1958  
BRISBANE

DRAINAGE EASEMENT

FRESHOLD INVESTMENTS PTY LTD

and

THE COUNCIL OF THE SHIRE OF MAROOCHY

Partly approved title No D956247  
less 16 Nov 1970 at 3:21 pm  
Regd 13 Jan 1971, being a  
full surrender as far as relates to  
Sub. Coy. Reub. Co. in lot 90687  
*Harper*  
REGISTRAR OF TITLES  
QUEENSLAND

Particulars entered in the Register Book,

Vol. ~~243~~ 196 Folio ~~227~~ the 2

day of ~~Apr~~ 1959 at 11:29a

*Thomson*  
REGISTRAR OF TITLES  
QUEENSLAND

*bar 3 6/5/76  
Regd 3 ✓ 6/5*

1 - 0 - 0  
1 - 0 - 0  
2 - 0 - 0

Easement No B614621 is partially  
surrendered, and is hereby  
extinguished as far as relates  
to Sub. Coy. Reub. Co. in lot 90687  
No. F260510 PRODUCED 37/10/1976  
at 10:53 am REGD. 8 NOV 1976  
*Harper*  
REGISTRAR OF TITLES  
QUEENSLAND

*2 days to issue  
in Reg. 10/12/58*  
*2 days to issue  
in Reg. 10/12/58*  
*2 days to issue  
in Reg. 10/12/58*

*19/1/59*  
*15*  
*£1 add fee  
(regu)  
paid 6/2/59*  
99063

**FOX & FOX  
Solicitors  
NAMBOUR**

free flow and passage through the same he will forthwith at his own expense properly and substantially repair and make good all such injury or damage and restore the free flow and passage of water through the said drains and do all things necessary or expedient for the purpose aforesaid or any of them AND FURTHER that he the Grantor and every person lawfully or equitably claiming through or in trust for him any estate right title or interest in or to the said land first hereinbefore described will at all times at the cost of the person or persons requiring the same execute and do every such assistance and thing for further or more effectually assuming all or any of the rights liberties and easements hereinbefore expressed to be hereby granted unto and to the use of the Council its Successors or Assigns as by it or them shall be reasonably required.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the *thirteenth* day of *November* One thousand nine hundred and fifty eight.

GIVEN under the common weal of FREEHOLD INVESTMENTS PTY. LTD and the hands of JAMES PATRICK CAROLAN and JOHN JOSEPH RIES two directors thereof they having the custody of the same common weal in the presence of:

*W. Bambling J.P.*  
A Justice of the Peace.

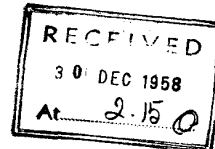
GIVEN UNDER THE COMMON SEAL of the COUNCIL OF THE SHIRE OF MAROOCHY at Nambour this *thirteenth* day of *November* 1958, and under the hand of *David Martin* Chairman thereof in the presence of:

WITNESS to the above signature *David Martin*

I HEREBY CERTIFY that the Common Seal of the Council of the Shire of Maroochy was affixed hereto by me and that I am the proper officer in that behalf.

*A. D. ...*  
Shire Clerk

*David Martin*  
Correct for the Purpose of Registration.



*Company 185 201/...*

3596

19/11/53



15-84p. Co. A.B. of Rebr 36, 44 & 42.  
659707  
C.T. 659706  
15-3-53

THIS INDENTURE made the twentieth day of November 1953 BETWEEN FREEHOLD INVESTMENTS PTY. LTD., a Company duly incorporated and registered in Queensland and having its registered office situated at Currie Street Nambour in the said State (hereinafter called "the Grantor") of the one part AND THE COUNCIL OF THE SHIRE OF MAROOCHY (hereinafter called "the Council") of the other part WITNESSETH

that in consideration of the sum of One Shilling paid by the Council to the Grantor the receipt whereof is hereby acknowledged and of the covenants hereinafter entered into by the Council, the Grantor doth hereby grant and confirm to the Council its Successors and Assigns full right and liberty to make and forever maintain and use for the purpose of drainage open or closed drains of such dimensions as to the said Council shall seem fit in upon and through all these pieces or parcels of land situated at the County of Canning and Parish of Mooloolah being subdivision A Easement of Resubdivision 36 of Subdivision 62 of Portion 44 as shown on Plan No. 90687 containing 5.28 perches be the same a little more or less which said land is part of the land described in Certificate of Title No. ~~659707~~ <sup>3181</sup> Volume ~~570~~ <sup>197</sup> Folio ~~208~~ and being Subdivision B Easement of Resubdivision 40 of Subdivision 63 of Portion 44 as shown on Plan No. 90687 containing 5.28 perches be the same a little more or less which said land is part of the land contained in Certificate of Title No. ~~659707~~ <sup>3181</sup> Volume ~~570~~ <sup>197</sup> Folio ~~208~~ and being Subdivision C Easement of Resubdivision 42 of Subdivision 63 of Portion 44 as shown on Plan No. 90687 containing 5.28 perches be the same a little more or less which said land is part of the land described in Certificate of Title No. ~~659707~~ <sup>3181</sup> Volume ~~570~~ <sup>197</sup> Folio ~~208~~ and being Subdivision D Easement of Resubdivision 32 of Subdivision 63 of Portion 44 as shown on Plan No. 90687 containing 4.95 perches be the same a little more or less which said land is part of the land described in Certificate of Title No. ~~659706~~ <sup>3181</sup> Volume ~~570~~ <sup>196</sup> Folio ~~208~~ AND for the purpose of constructing the said drains to dig and to remove and carry away all or any of the clay, sand, gravel, stones, and

STAMP DUTIES OFFICE  
117160 \* 10 DEC 1953  
BRISBANE

earth which shall be taken out of the said drains and the works thereof and to use such drains for the purpose of conveying and carrying off the drainage waste and surface water from those lands within the Shire of Maroochy which are in the vicinity of the said lands hereinbefore described and from time to time to inspect the condition of and amend and repair and cleanse the said drains and to the purposes aforesaid or any of them at all reasonable times with Surveyor's workmen horses carts wagon vehicles machinery and other persons and things to enter into and upon and the said land and drains and to bring and place upon the said land in any part thereof and remove such materials machinery and other articles and to do such things as they shall think necessary to make and maintain the said drains in a proper state TO HAVE AND TO HOLD the said premises hereinbefore expressed to be hereby granted unto and to the use of the Council its successors and assigns under and subject to the covenants and conditions hereinafter contained that is to say:-

The grantor having constructed drains on the said lands the Council for itself its Successors and Assigns hereby covenants with the Grantor and his heirs and assigns that the Council will excavate make and form any further drains in a proper and workmanlike manner within the limits of the said lands first hereinbefore described and will remove and carry all sand, gravel, clay, stones and earth which shall be excavated or taken out and not used in the formation any of the said drains and will forever in such a manner that the same shall not be a menace or inconvenience to the lands of the Grantor or the tenants or occupier thereof and will thereafter and at all times keep the said drains within the limits mentioned and will repair and make good any damage or injury by scouring which may be done to the said drains or to the lands of the said Grantor by drainage or surface water which shall at any time pass through the said any drains AND the said Grantor doth hereby for himself and his heirs executors administrators and assigns covenant with the Council its Successors and assigns that he the Grantor his Executors Administrators and assigns will not do or suffer anything which may in any way injure or damage the said drains when so made as aforesaid or interfere with the full flow and passage of drainage or other waste through the same and that if he shall do or knowingly suffer anything which shall injure or damage the said drains or any part thereof or shall interfere with the

The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

**If you are undertaking development or building certification, it is recommended that Council [property searches](#) are sought. These may include (but not limited to) [building information searches](#), [planning and development certificates](#) and [flood information searches](#).**

***New Sunshine Coast Planning Scheme Project:** In partnership with our community, council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. Up-to-date information on the status of the New Planning Scheme Project is available on [Council's website](#), where you can also register to receive project updates and be notified of future community engagement activities.*

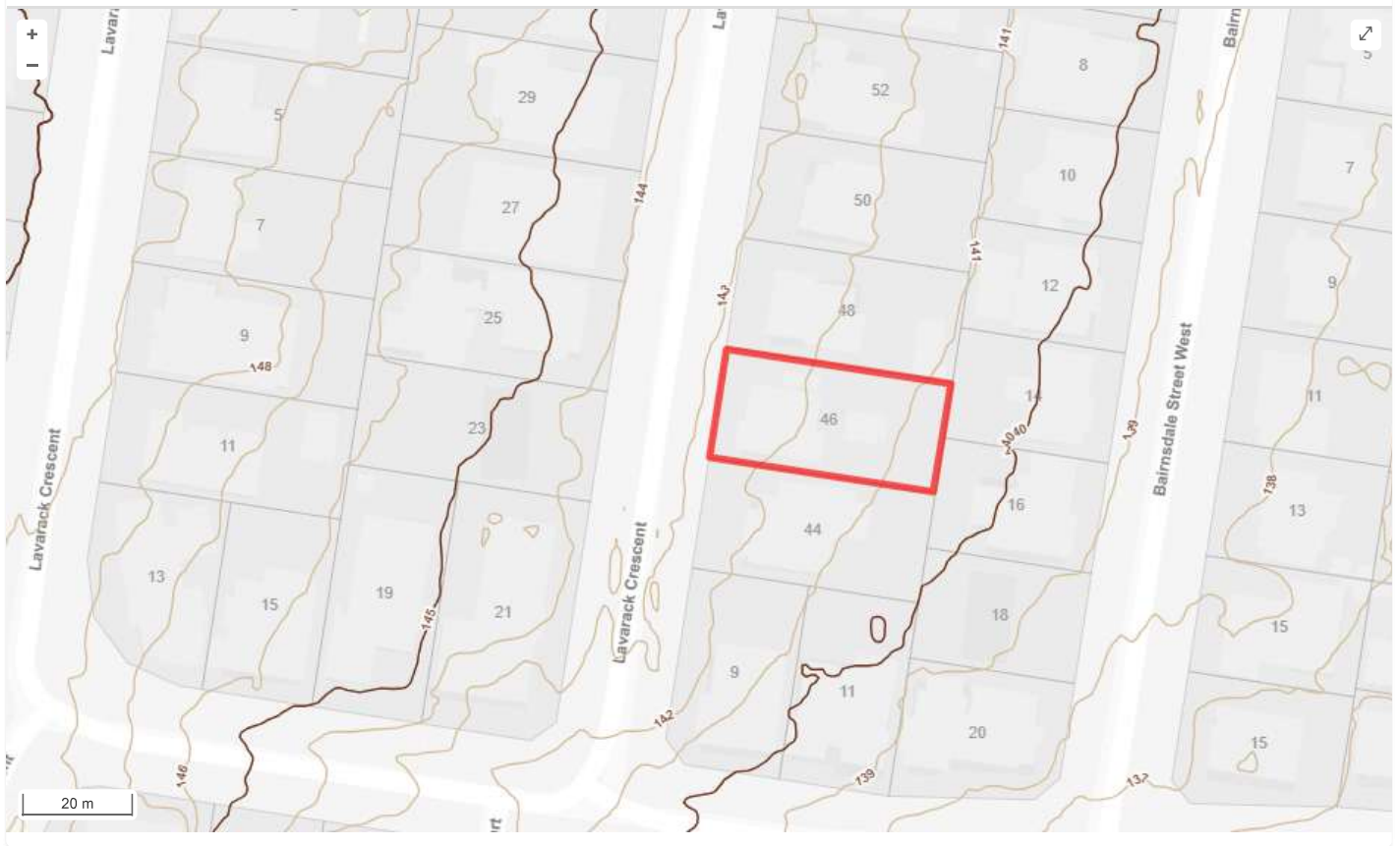
### Site Information

Property Address	46 Lavarack Cres BUDERIM QLD 4556
Lot Plan	32RP90687
Land Area	835 SQ METRES
More Information	<a href="#">View in MyMaps.</a> <a href="#">View in Development.i.</a> <a href="#">View in State Assessment Referral Agency (SARA) DA mapping (External Site).</a> <a href="#">View in State Planning Policy Interactive Mapping System (External Site).</a> <a href="#">View in Google Street View (External Site).</a>

### Location Map



Contour Map

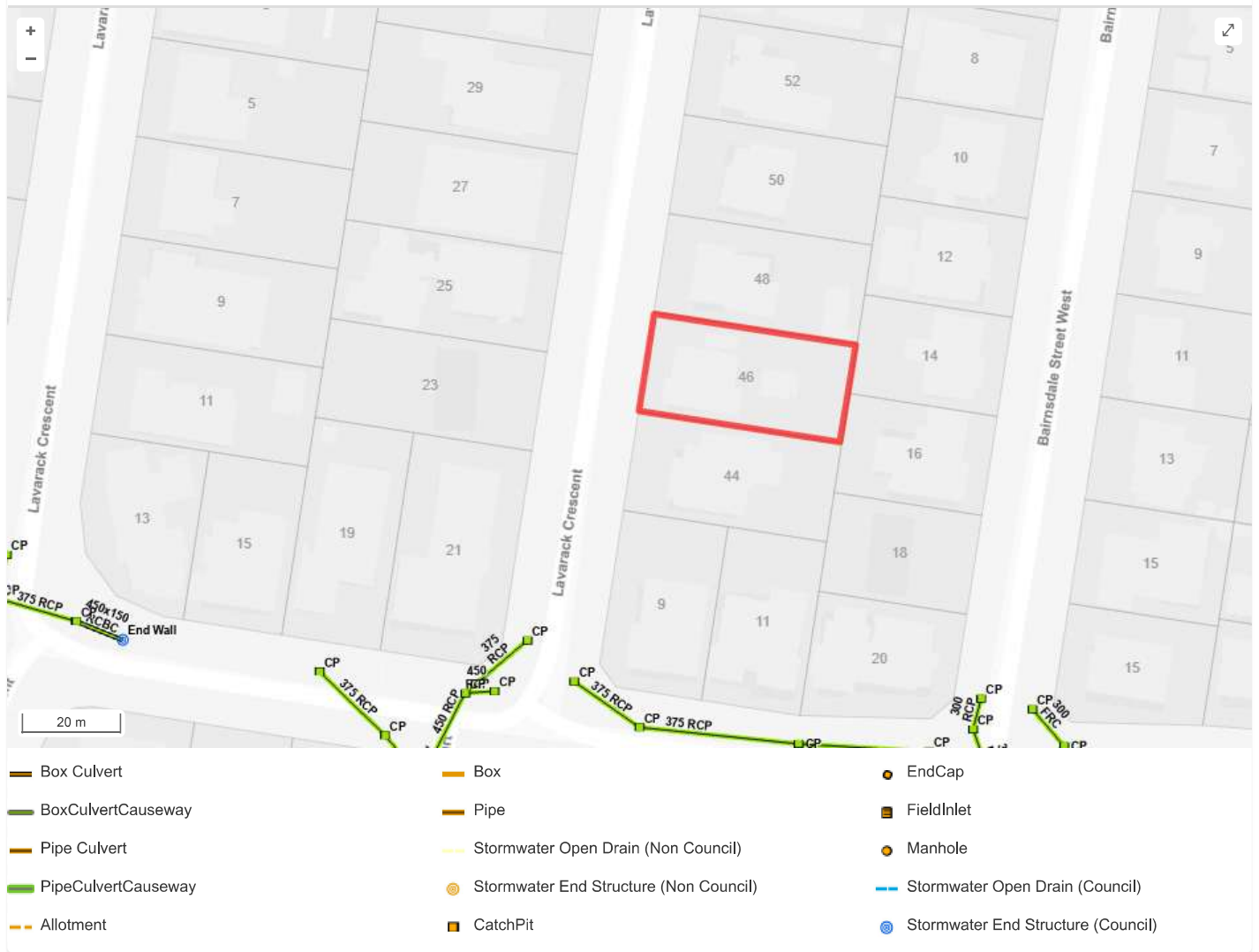


## Water & Sewer Infrastructure Map

The following information has been provided and maintained by Unitywater. Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 terms and conditions.



# Stormwater Network



## Easements and Covenants Map



### Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochyore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

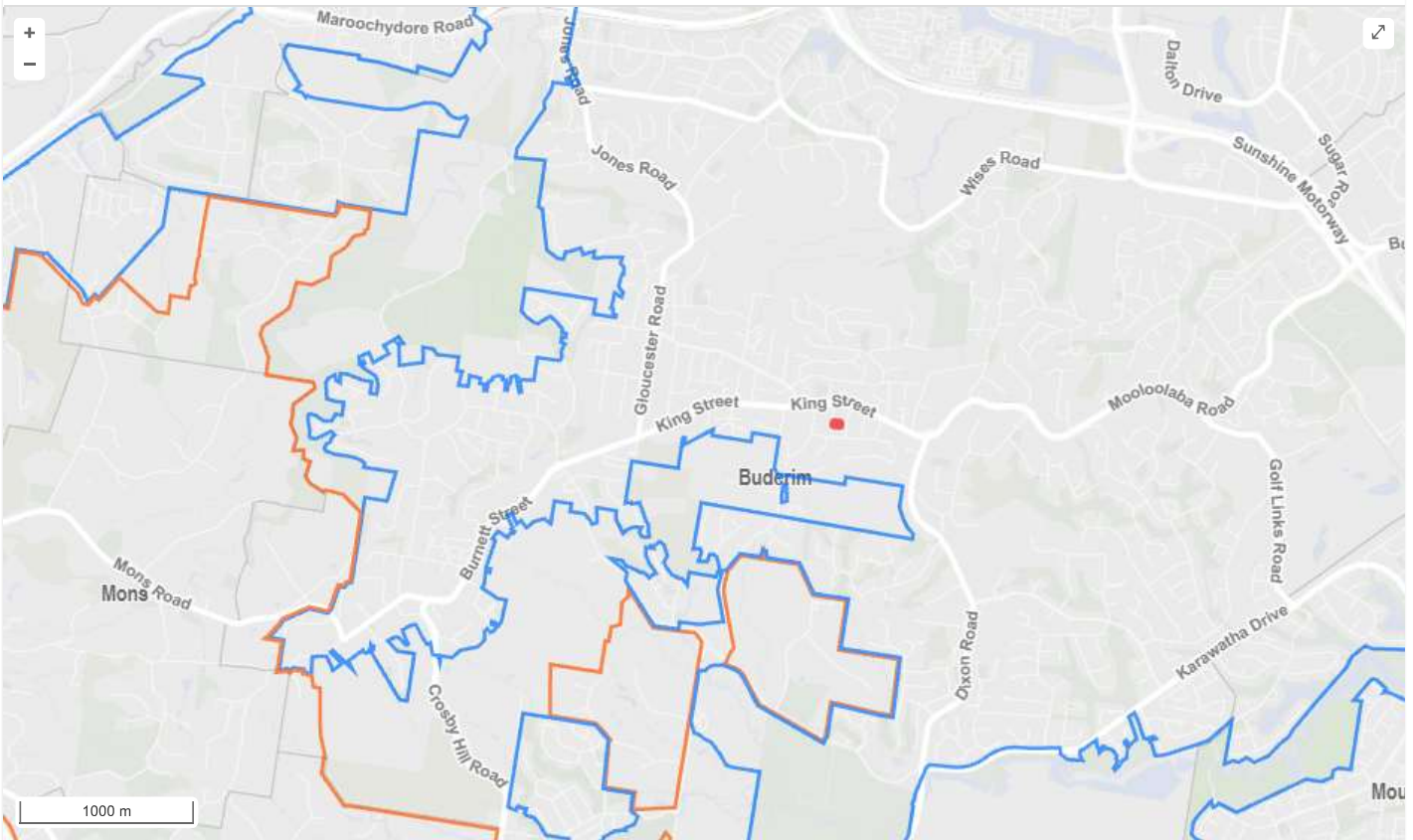
### Other Approval Information

- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

# Sunshine Coast Planning Scheme 2014

Growth Management Area	Land within the Urban Growth Management Boundary
Zones <a href="#">View Tables of Assessment</a> <a href="#">View Zone Codes</a>	Low Density Residential Zone
Zone Precincts <a href="#">View Tables of Assessment</a> <a href="#">View Zone Codes</a>	Precinct LDR1 (Protected Housing Area)
Local Plan Area <a href="#">View Tables of Assessment</a> <a href="#">View Local Plan Codes</a>	Buderim Local Plan Area
Land Subject to Airport Environs Overlay <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a>	Runway Separation Distances Obstacle Limitation Surface (OLS)
Height of Buildings and Structures Overlay <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a>	8.5 metres
Local Government Infrastructure Plan <a href="#">View Local Government Infrastructure Plan</a> <a href="#">View Local Government Infrastructure Plan (LGIP) Maps</a>	Priority Infrastructure Area
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

## Growth Management Area

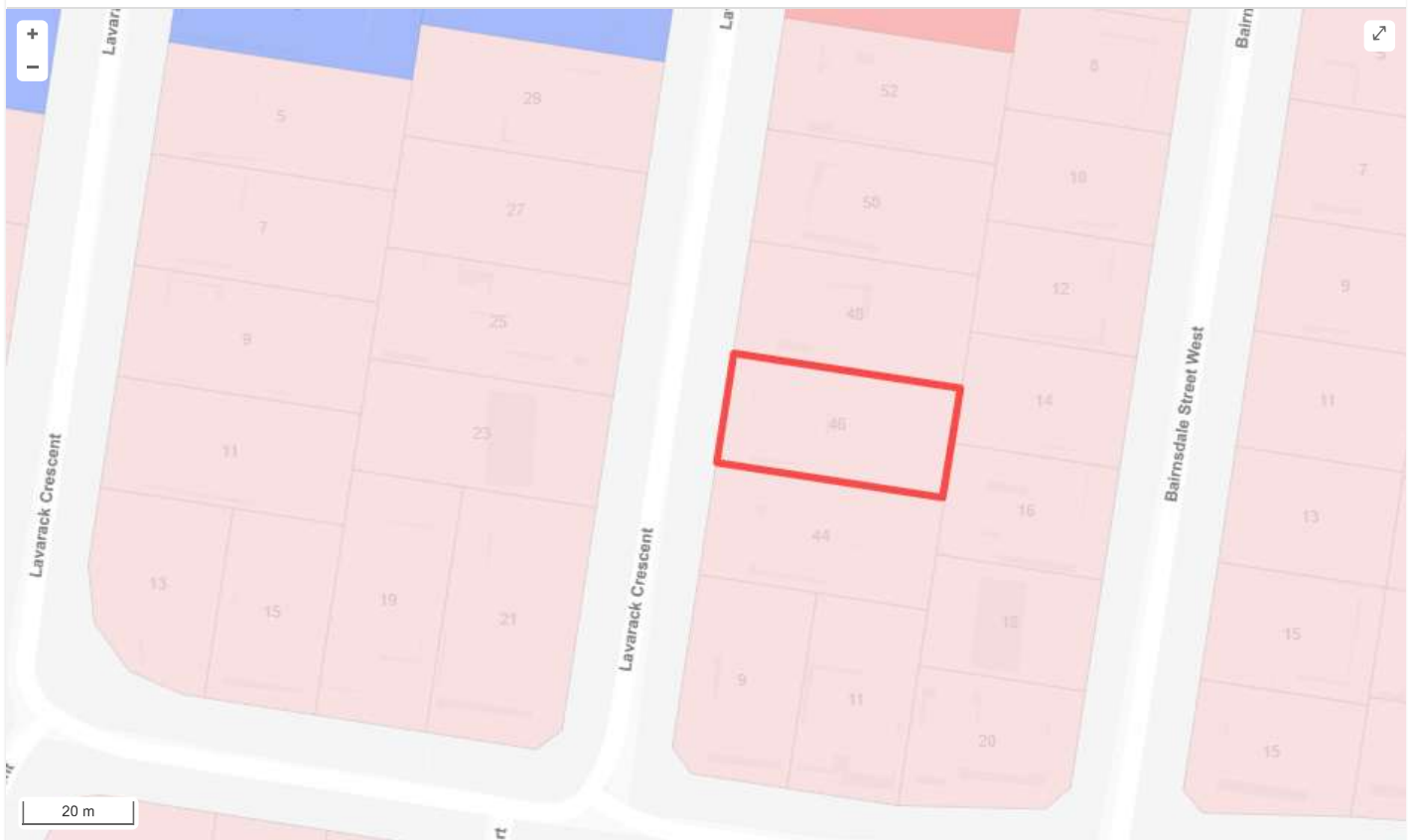


- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary

# Zones

[View Tables of Assessment](#)

[View Zone Codes](#)



Low Density Residential Zone	Sport and Recreation Zone	Community Facilities Zone
Medium Density Residential Zone	Open Space Zone	Emerging Community Zone
High Density Residential Zone	Environmental Management and Conservation Zone	Limited Development (Landscape Residential) Zone
Tourist Accommodation Zone	Low Impact Industry Zone	Rural Zone
Principal Centre Zone	Medium Impact Industry Zone	Rural Residential Zone
Major Centre Zone	High Impact Industry Zone	Specialised Centre Zone
District Centre Zone	Waterfront and Marine Industry Zone	Tourism Zone
Local Centre Zone		

# Zone Precincts

[View Tables of Assessment](#)

[View Zone Codes](#)

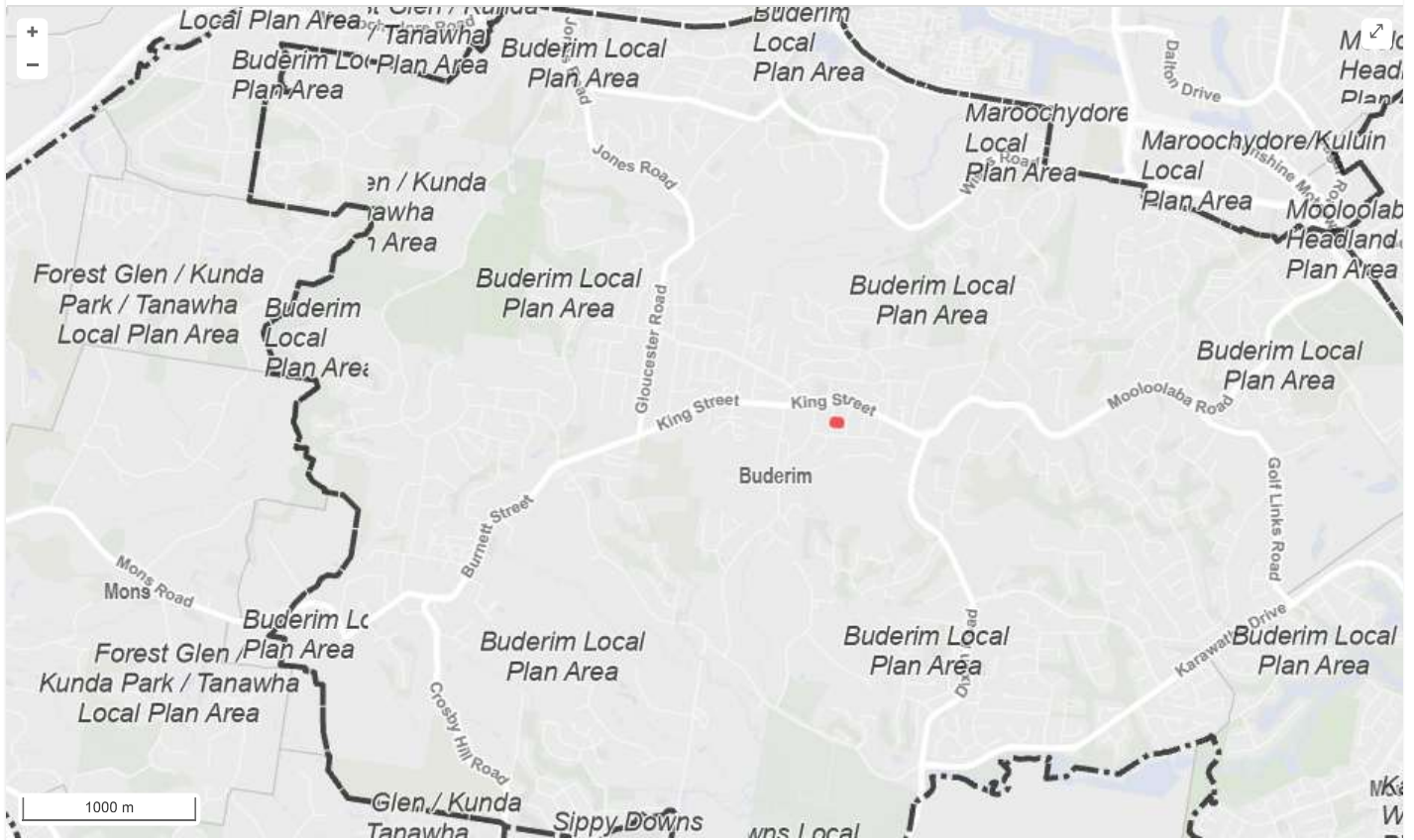


 Precinct LDR1 (Protected Housing Area)

# Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)

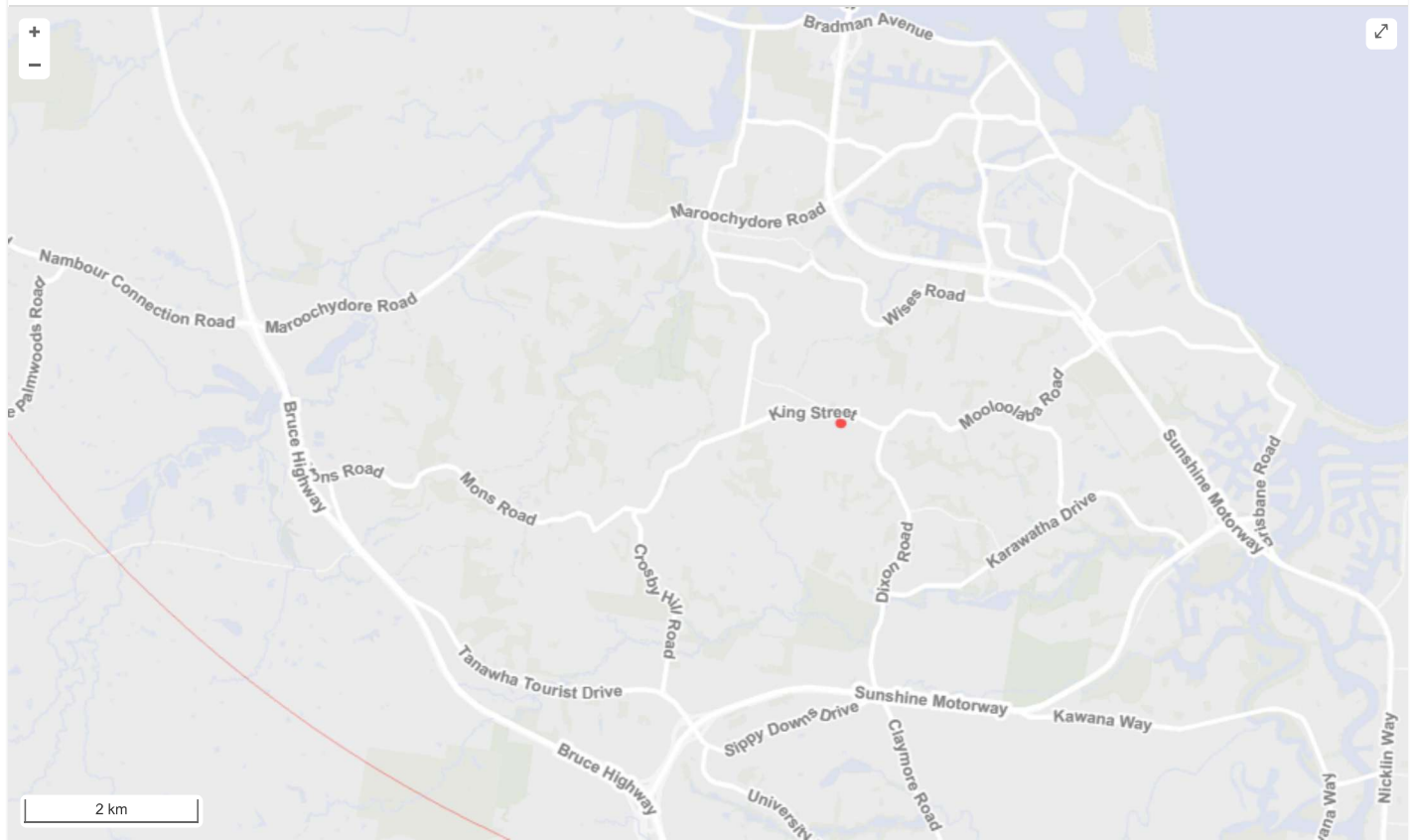


 Local Plan Area Boundary

# Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



## Public Safety Area

Public Safety Area

## Runway Separation Distances

Runway Separation Distances

## On Airport Aviation Facilities

Distance Measuring Equipment (DME) & CVOR

Non-directional Beacon (NDB)

Very High Frequency (VHF)

## Aviation Facility Sensitive Area

NDB 500m Radius Buffer

CVOR 1000m Radius Buffer

DME 1500m Radius Buffer

VHF 600m Radius Buffer

## Obstacle Limitation Surface (OLS)

Obstacle Limitation Surface (OLS)

## Australian Noise Exposure Forecast (ANEF) Level

35+

30-35

25-30

20-25

0-20

# Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



# Local Government Infrastructure Plan

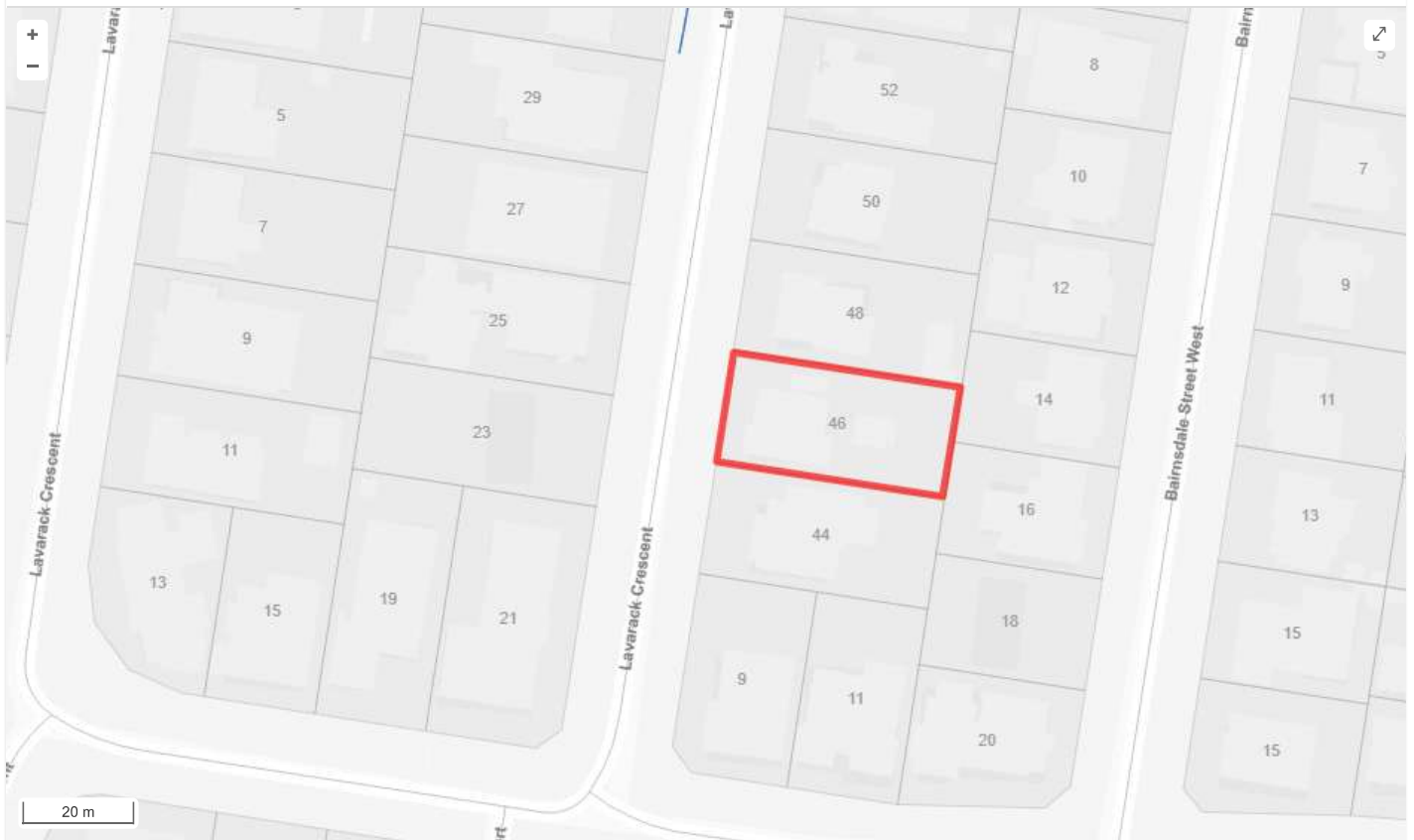
[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)



Priority Infrastructure Area

# Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



	Highway/Motorway, Current		District Collector Street, Current		District Collector, Subject to Investigation
	Highway/Motorway, Future		District Collector Street, Future		Existing Pathways, Regional
	Arterial, Current		District Main Street, Future		Existing Pathways, District
	Arterial, Future		Neighbourhood Collector Street, Current		Existing Pathways, Local
	Arterial Main Street, Current		Neighbourhood Collector Street, Future		Future Pathways, Regional
	Distributor, Current		Local, Current		Future Pathways, District
	Distributor, Future		Local, Future		Future Pathways, Local
	Controlled Distributor, Current		Highway/Motorway, Subject to Investigation		2016-2021
	Controlled Distributor, Future		Arterial, Subject to Investigation		2021-2026
	Sub-arterial Main Street, Current		Distributor, Subject to Investigation		2026-2031
	Sub-arterial Main Street, Future		Controlled Distributor, Subject to Investigation		2031-2036








## Additional Site Information

Electoral Division DIVISION 7 Ted Hungerford

State Assessment Referral Agency (SARA) DA Mapping This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to [SARA DA Mapping](#).  
**Note:** Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit [Koala Maps](#) for more information.

## State Assessment Referral Agency (SARA) DA Mapping



- |  |  |  |
|--|--|--|
|  Koala priority area                |  Regional Landscape and Rural Production Area |  Regulated Vegetation Management (Category A & B) |
|  Core koala habitat area            |  Urban Footprint                              |  |
|  Locally refined koala habitat area |  Rural Living Area                            |  |

### Flood Hazard Area for Building Regulation Purposes

This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

The minimum floor level considers multiple mechanisms, including flooding, overland flow, street drainage and storm tide. It is possible that one mechanism, such as street drainage, generates the Defined Flood Level, while another mechanism, such as flooding generates the minimum floor level, due to the greater freeboard associated for flooding.

For complex situations where the flood search is unable to be automated, application for a customised [Flood Information Search \(self-assessable\)](#) will need to be requested from council.

For more information please refer to Council's Website: [Flood information relevant to building works \(sunshinecoast.qld.gov.au\)](http://sunshinecoast.qld.gov.au)



### Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

This lot is within the Flood Hazard Area, however determination of a floor level is not yet able to be automated. To receive a minimum floor level, please apply for a Flood Information Search.

## Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

### Risk rating definitions

**High risk** - these areas present a high and unacceptable flood risk to life and property.

**Moderate risk** - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

**Low risk** - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.

**Recent development area** - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

**Other areas of the floodplain** - these areas present a very low risk to life and property.

How Flood Risk is calculated: [Sunshine Coast Council Flood Risk Assessment Methodology](#)

