

APPENDIX A SEARCHES

Compiled by

VIVA PROPERTY GROUP



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50715788 EMR Site Id: 01 September 2021
This response relates to a search request received for the site:
Lot: 219 Plan: RP9371

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 DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50715787 EMR Site Id: 24599 01 September 2021
This response relates to a search request received for the site:
Lot: 1 Plan: RP165998

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 1 Plan: RP165998
Address: 157 ABBOTSFORD ROAD
BOWEN HILLS 4006

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.

DRY CLEANING - operating a dry cleaning business where -

- (a) solvents are stored in underground tanks; or
- (b) more than 500 L of halogenated hydrocarbon are stored.

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 DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	17214152	Search Date:	27/08/2021 14:01
Date Title Created:	15/11/1988	Request No:	38353198
Previous Title:	13699093, 13699094		

ESTATE AND LAND

Estate in Fee Simple

LOT 219 REGISTERED PLAN 9371
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 718869103 13/07/2018

MAYNE ABBOTT PTY LTD A.C.N. 623 238 540
UNDER INSTRUMENT 718869103

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19551003 (ESA 66)
Deed of Grant No. 19553116 (ESA 67)
2. EASEMENT IN GROSS No 700748914 12/07/1995 at 15:10
burdening the land to
BRISBANE CITY COUNCIL
over
EASEMENT A ON RP 886503
3. LEASE No 716195438 11/12/2014 at 10:25
UFIDAS PTY. LTD. A.C.N. 601 980 063 TRUSTEE
UNDER INSTRUMENT 716195438
OF PART OF THE FIRST FLOOR (UNIT 2)
TERM: 01/11/2014 TO 31/10/2019 OPTION 5 YEARS
4. MORTGAGE No 718869109 13/07/2018 at 12:01
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
5. MORTGAGE No 720136744 03/07/2020 at 10:51
THALLON MOLE GROUP PTY LTD A.C.N. 104 671 801

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	16424068	Search Date:	27/08/2021 14:05
Date Title Created:	02/02/1983	Request No:	38353287
Previous Title:	15572151		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 165998
 Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 718869076 13/07/2018

MAYNE ABBOTT PTY LTD A.C.N. 623 238 540
 UNDER INSTRUMENT 718869076

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 19553116 (ESA 67)
2. MORTGAGE No 718869095 13/07/2018 at 11:58
 WESTPAC BANKING CORPORATION A.C.N. 007 457 141
3. LEASE No 718919355 08/08/2018 at 15:46
 PLEXITY HOLDINGS PTY LTD A.C.N. 604 040 959
 OF LEASE A ON SP299735
 TERM: 07/03/2018 TO 06/03/2021 OPTION 3 YEARS
4. LEASE No 718922228 09/08/2018 at 16:10
 LDC ACQUISITION COMPANY PTY LTD A.C.N. 610 761 978
 OF LEASE A ON SP299735
 CONCURRENT WITH LEASE 718919355
 TERM: 29/06/2018 TO 28/06/2028 OPTION NIL
5. LEASE No 718922244 09/08/2018 at 16:12
 LDC ACQUISITION COMPANY PTY LTD A.C.N. 610 761 978
 OF LEASE A ON SP299735
 TERM: 29/06/2028 TO 28/06/2038 OPTION NIL
6. LEASE No 718922311 09/08/2018 at 16:19
 LDC ACQUISITION COMPANY PTY LTD A.C.N. 610 761 978
 OF LEASE A ON SP299735
 TERM: 29/06/2038 TO 27/06/2048 OPTION NIL
7. LEASE No 718951706 27/08/2018 at 15:11
 EGP DEVELOPMENTS PTY LTD A.C.N. 608 082 631 TRUSTEE
 UNDER INSTRUMENT 718951706
 OF PART OF THE GROUND FLOOR (UNIT 1A & 1B), THE WHOLE OF THE
 FIRST FLOOR (UNIT 2) AND THE WHOLE OF THE SECOND FLOOR (UNIT
 3)
 TERM: 01/10/2016 TO 30/09/2021 OPTION 5 YEARS
8. STATUTORY CHARGE No 720082977 02/06/2020 at 13:44
 UNDER SECTION 53AX OF THE SOUTH-EAST QUEENSLAND WATER
 (DISTRIBUTION AND RETAIL RESTRUCTURING) ACT 2009 by
 CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY
9. MORTGAGE No 720136743 03/07/2020 at 10:51
 THALLON MOLE GROUP PTY LTD A.C.N. 104 671 801

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16424068
------------------	----------

ADMINISTRATIVE ADVICES

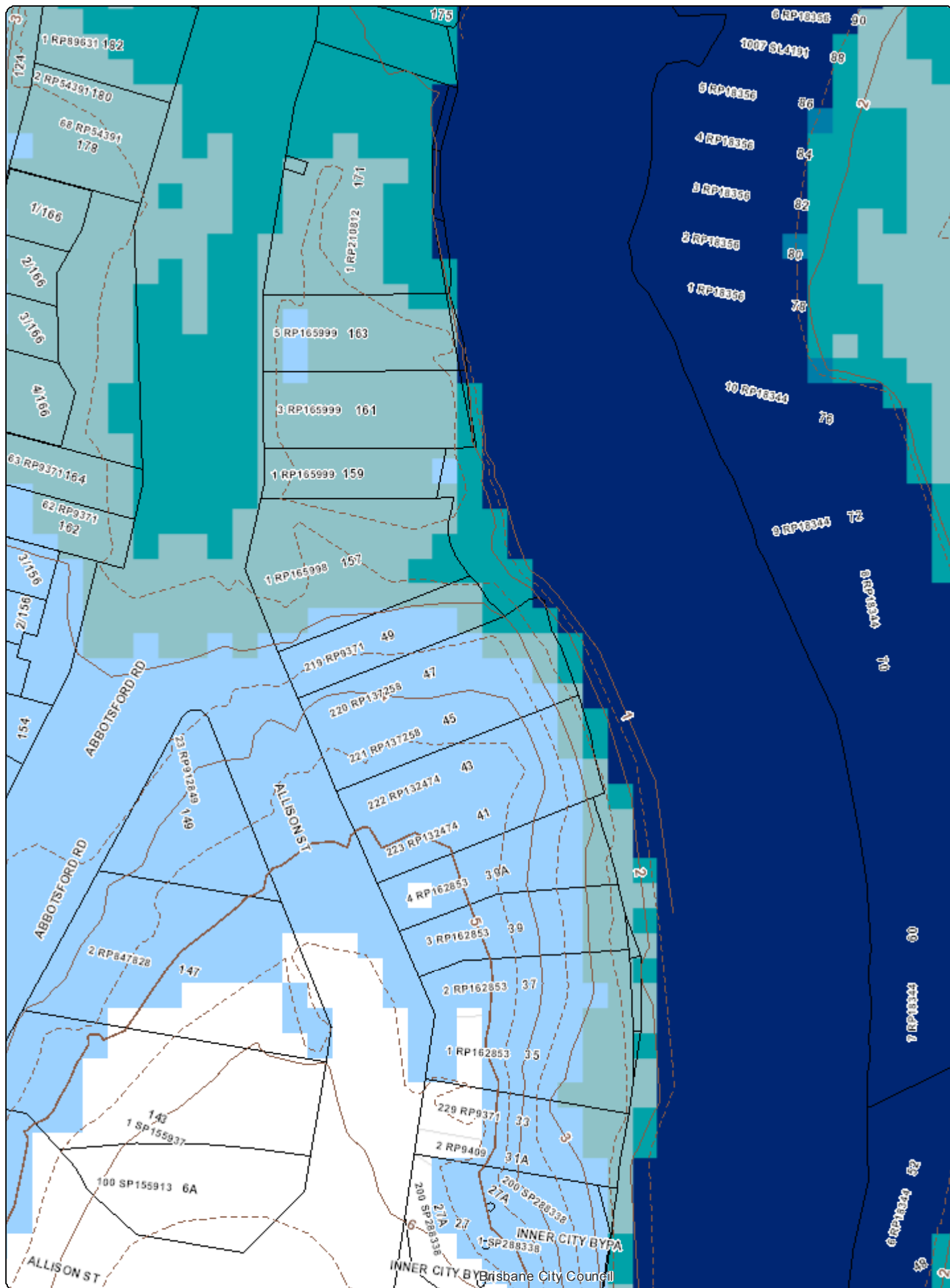
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Brisbane City Plan 2014

© Copyright Brisbane City Council 2015



BRISBANE CITY Planning Scheme

NOTES

This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. The Digital Cadastre Database (supplied by State of Queensland - Department of Natural Resources and Mines) will be updated from time to time.

Mapping adopted by Council, effective 18 September 2015.

Council and the copyright owners permit the use of the data on this map, but the Council and copyright owners give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.

Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 1994

Approximate Scale @ A4 1:1,000

0 30

Metres

Legend

- LGA Name
- LGA Boundary
- Labels -
- Streets_Stree...
- Street Number
- Lot and Plan
- Contours 10m
- Contours 5m
- Contours 1m
- Contours 0.5m
- Brisbane River flood planning area 1
- Brisbane River flood planning area 2a
- Brisbane River flood planning area 2b
- Brisbane River flood planning area 3
- Brisbane River flood planning area 4
- Brisbane River flood planning area 5
- Railway Line
- Airport Roads
- Waterbody
- Brisbane River, Creek
- Drainage Regions
- Drainage Centrelines (BCC Masked)
- Drainageline

Brisbane City Plan 2014

© Copyright Brisbane City Council 2015

NOTES

This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. The Digital Cadastre Database (supplied by State of Queensland - Department of Natural Resources and Mines) will be updated from time to time.

Mapping adopted by Council, effective 18 September 2015.

Council and the copyright owners permit the use of the data on this map, but the Council and copyright owners give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.

Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 1994



BRISBANE CITY
Planning Scheme

Date: 6/06/2019

Legend

- LGA Name
- LGA Boundary
- Labels -
- Streets_Stree...
- Street Number
- Lot and Plan
- Contours 10m
- Contours 5m
- Contours 1m
- Contours 0.5m
- Creek/waterw...
flood planning area 1
- Creek/waterw...
flood planning area 2
- Creek/waterw...
flood planning area 3
- Creek/waterw...
flood planning area 4
- Creek/waterw...
flood planning area 5
- Railway Line
- Airport Roads
- Waterbody
- Brisbane River, Creek
- Drainage Regions
- Drainage Centrelines (BCC Masked)
- Drainageline

Brisbane City Plan 2014

© Copyright Brisbane City Council 2015

NOTES

This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. The Digital Cadastre Database (supplied by State of Queensland - Department of Natural Resources and Mines) will be updated from time to time.

Mapping adopted by Council, effective 18 September 2015.

Council and the copyright owners permit the use of the data on this map, but the Council and copyright owners give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.

Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 1994



BRISBANE CITY
Planning Scheme

Date: 6/06/2019

THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

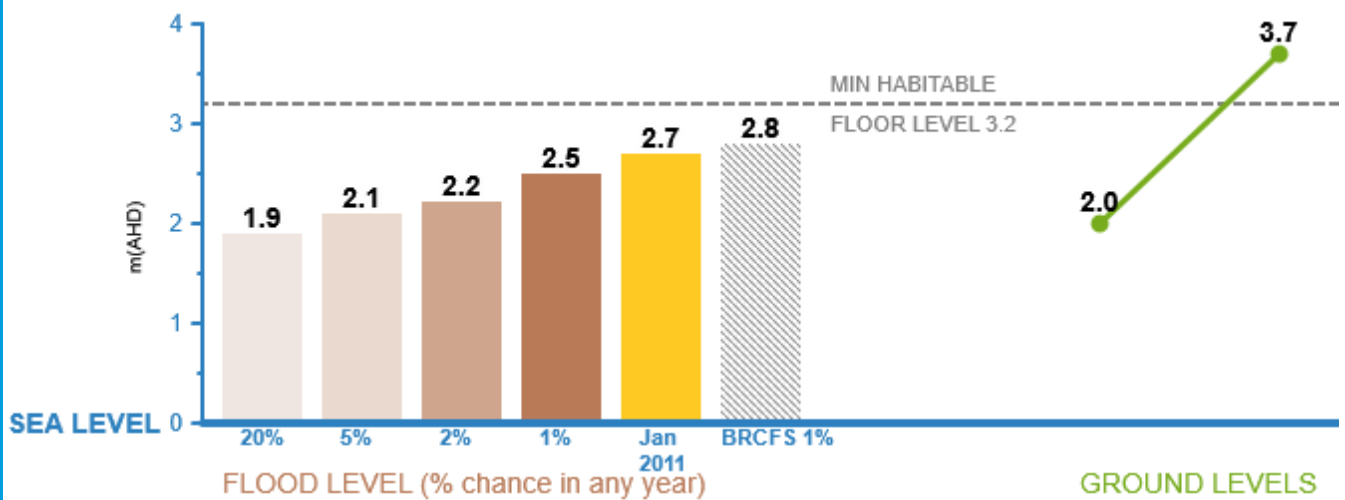
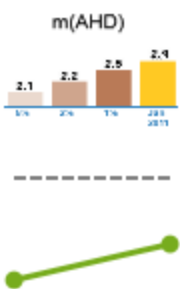
The FloodWise Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit www.brisbane.qld.gov.au/planning-building. For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit www.brisbane.qld.gov.au/beprepared

THIS IS A REPORT FOR:

Rateable Address: 49 ALLISON ST, BOWEN HILLS QLD 4006

Lot Details: L.219 RP.9371

FLOOD LEVEL INFORMATION**EXPLANATION**

m(AHD) - Metres Australia Height Datum. The level of 0.0m AHD is approximately mean sea level.

Flood Levels - The Flood level bar chart above shows the possible flooding level and percentage chance of that level being reached or exceeded in any year. If an orange bar shows, it is the calculated January 2011 flood level at this address or lot. If a hatched bar shows, it is the 1% AEP flood level from the 2017 Brisbane River Catchment Flood Study (BRCFS). Refer to 'Useful Definitions' for further information.

Minimum Habitable Floor Level - Applies to residential development only. Please refer to Council's planning scheme to learn how this may affect you. If a property is in an overland flow path, or a large allotment, a minimum habitable floor level cannot be provided. Refer flood and planning development flags below.

Ground Levels - The green line above shows this property's approximate lowest and highest ground levels based on latest available information (2014 airborne laser survey) to Council. If you are building, please confirm with a surveyor.

For further information and definitions please refer to the Useful Definitions page

FLOOD AND PLANNING DEVELOPMENT FLAGS

DEVELOPMENT
FLAG(S)

This property may also be affected by one or more flood or property development overlays or flags. These include: WATERWAY CORRIDOR

Please review the technical summary over page and refer to Council's planning scheme for further information.

TECHNICAL SUMMARY

This section of the FloodWise Property Report contains more detailed flood information for this property so surveyors, builders, certifiers, architects and engineers can plan and build in accordance with Council's planning scheme. For more information about building and development in Brisbane please visit www.brisbane.qld.gov.au/planning-building or talk to a Development Assessment Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

THIS IS A REPORT FOR:

Rateable Address: 49 ALLISON ST, BOWEN HILLS QLD 4006

Lot Details: L.219 RP.9371

PROPERTY INFORMATION (Summary)

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

PROPERTY SUMMARY	LEVEL (mAHD)
Minimum Ground Level	2.0
Maximum Ground Level	3.7
Min Habitable Floor Level	3.2
Residential Flood Level (RFL)	2.7
Residential Flood Level Source	RIVER
Source of Highest Flooding	RIVER
Flooding may also occur from	STORMTIDE,RIVER,CREEK/WATERWAY

ESTIMATED PEAK FLOODING LEVELS

The table below displays the peak estimated flood levels by probability for this property. Estimated flood level data should be used in conjunction with applicable planning scheme requirements - Refer to Flood Planning Development Information.

Note that the overland flow flooding level maybe higher than the levels below from other sources.

DESCRIPTION	LEVEL (mAHD)	SOURCE
20% AEP	1.9	STORMTIDE
5% AEP	2.1	STORMTIDE
2% AEP	2.2	STORMTIDE
1% AEP	2.5	CREEK/WATERWAY
January 2011	2.7	RIVER
DFL	2.5	CREEK/WATERWAY
RFL	2.7	RIVER
2017 BRCFS 1% AEP**	2.8	RIVER

** This is the 1% AEP flood level from the 2017 Brisbane River Catchment Flood Study (BRCFS). The new flood study data is yet to be adopted for application in planning schemes and is for information purposes only.

FLOOD PLANNING DEVELOPMENT INFORMATION

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

FLOOD OVERLAY CODE

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the Flood Planning Areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in Council's planning scheme, which is available from www.brisbane.qld.gov.au/planning-building.

FLOOD PLANNING AREAS (FPA)		OVERLAND FLOW Not Applicable
RIVER	CREEK/WATERWAY	
FPA3		
FPA4	FPA4	
FPA5	FPA5	

COASTAL HAZARD OVERLAY CODE

The coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new development. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following coastal hazard overlay sub-categories are explained in the planning scheme, which is available from www.brisbane.qld.gov.au/planning-building.

COASTAL HAZARD OVERLAY SUB-CATEGORIES
High Storm Tide Inundation Area
Medium Storm Tide Inundation Area
Erosion Prone Area - permanent inundation by 2100
Erosion Prone - Coastal Erosion
Coastal Management District

NOTE: Where land is identified within one or more flood planning area on the Flood Overlay, or is identified within a Storm Tide Inundation area on the Coastal Hazard Overlay, the assessment criteria that provide the highest level of protection from any source of flooding applies.

PROPERTY DEVELOPMENT FLAGS

Waterway Corridor - This property may also be located within a mapped waterway corridor as identified in the waterway corridors overlay map of Council's planning scheme. Please consider this in conjunction with Council's planning scheme requirements.

Useful Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) – The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

Defined Flood Level (DFL) - The DFL for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m³/s.

Maximum and Minimum Ground Level – Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum Habitable Floor Level – The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

Council's Planning Scheme - The City Plan (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Residential Flood Level (RFL) – Residential flood level (RFL) for Brisbane River flooding equates to the flood level applicable to the extent of January 2011 floods as depicted by mapping on the Queensland Reconstruction Authority website or the Council's defined flood level (DFL) for the Brisbane River, whichever is higher.

Rateable Address - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

Property - A property will contain 1 or more lots. The **Multiple Lot Warning** is shown if you have selected a property that contains multiple lots.

2017 Brisbane River Catchment Flood Study (BRCFS) – The BRCFS is a project led by the Queensland Government. The flood study was released in 2017. The 1% AEP flood levels from the flood study is yet to be adopted for application in planning schemes and is for information only. Other % AEPs will be updated with new information from the flood study as part of any relevant changes to City Plan 2014 as soon as is practicable.

Brisbane City Council's Online Flood Tools

Council provides a number of online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Planning and Development Online Flood Tools

Council's online flood tools for planning and development purposes include:

- FloodWise Property Report
- Flood Overlay Code

For more information on Council's planning scheme and online flood tools for planning and development:

- phone 07 3403 8888 to talk to a Development Assessment Customer Liaison Officer
- visit www.brisbane.qld.gov.au/planning-building
- visit a Regional Business Centre.

Helping residents and businesses be prepared for flooding

Council has a range of free tools and information to help residents and businesses understand potential flood risks and how to be prepared. This includes:

- Flood Awareness Map
- Flooding in Brisbane – A Guide for Residents
- Flooding in Brisbane – A Guide for Businesses
- Early Warning Alert Service. Visit www.brisbane.qld.gov.au/earlywarning to register for email, home phone or SMS severe weather alert updates.

Note: The Flood Awareness Map shows four levels of flood likelihood from high likelihood (flooding is very likely to occur) through to very low likelihood (very rare and extreme flood events).

For more information on Council's online flood tools for residents and business:

- Visit www.brisbane.qld.gov.au/beprepared
- Phone (07) 3403 8888.

Disclaimer

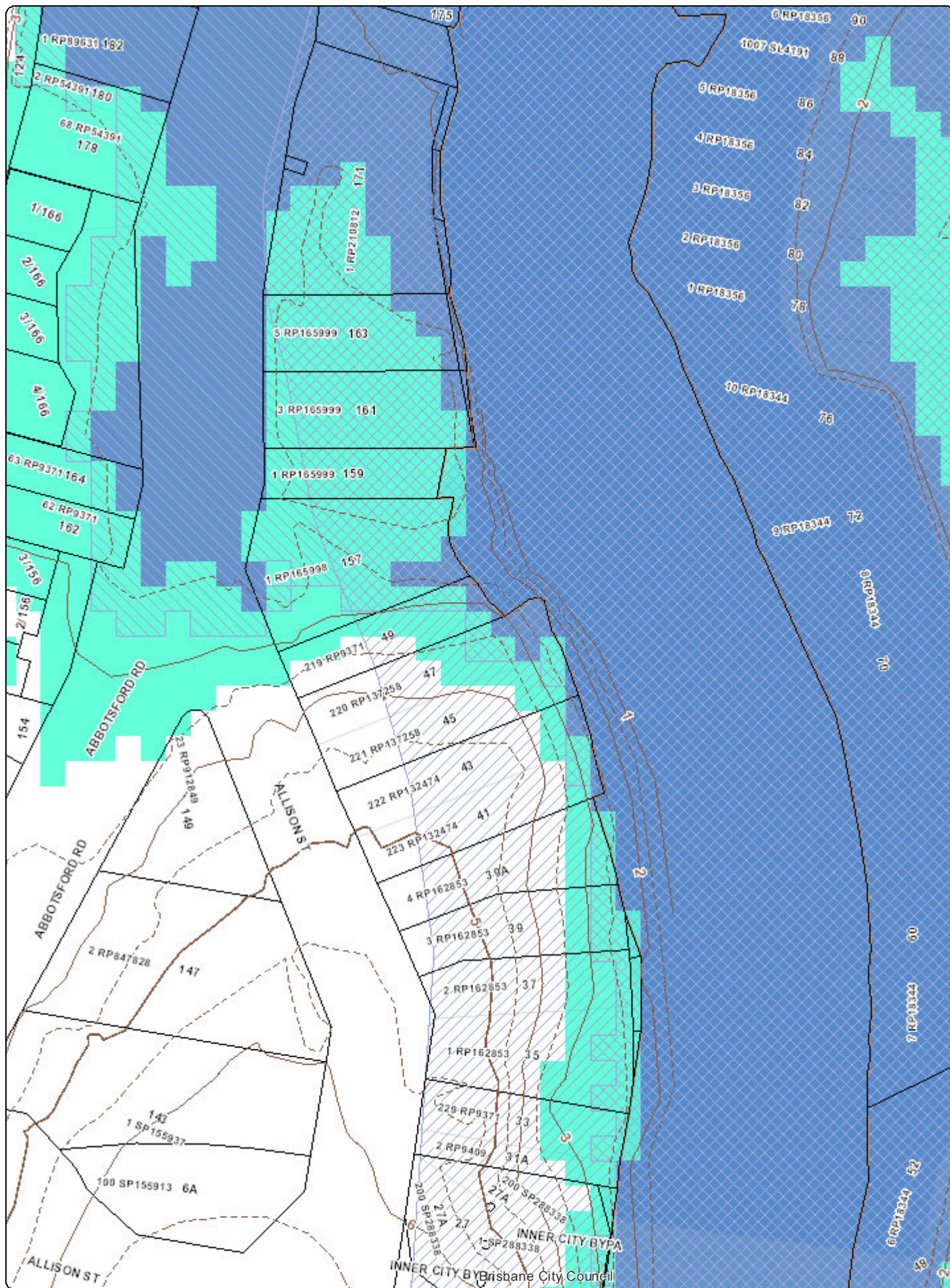
1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit www.brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help with your building and development plans.



Brisbane City Plan 2014

© Copyright Brisbane City Council 2015

NOTES

This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. The Digital Cadastre Database (supplied by State of Queensland - Department of Natural Resources and Mines) will be updated from time to time.

Mapping adopted by Council, effective 18 September 2015.

Council and the copyright owners permit the use of the data on this map, but the Council and copyright owners give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.

Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 1994

Approximate Scale @ A4 1:1,000

0 30

Metres



BRISBANE CITY
Planning Scheme

Legend

- LGA Name
- LGA Boundary
- Labels - Streets_Stree...
- Street Number
- Lot and Plan
- Contours 10m
- Contours 5m
- Contours 1m
- Contours 0.5m
-  Coastal management district
-  Erosion prone area - coastal erosion
-  Erosion prone area - permanent inundation due to sea level rise at 2100
-  High storm-tide inundation area
-  Medium storm-tide inundation area
- Railway Line
- Airport Roads
-  Waterbody
-  Brisbane River, Creek
-  Drainage Regions
- Drainage Centrelines (BCC Masked)
- Drainageline

Brisbane City Plan 2014

© Copyright Brisbane City Council 2015

NOTES

This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. The Digital Cadastre Database (supplied by State of Queensland - Department of Natural Resources and Mines) will be updated from time to time.

Mapping adopted by Council, effective 18 September 2015.

Council and the copyright owners permit the use of the data on this map, but the Council and copyright owners give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.

Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 1994



BRISBANE CITY
Planning Scheme

Date: 6/06/2019