Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**11317236**	**Search Date:**	14/07/2026 16:22
Date Title Created:	26/07/1915	**Request No:**	56871691
Creating Dealing:	601512942		

ESTATE AND LAND

Estate in Fee Simple

LOT 359 CROWN PLAN S3173
Local Government: IPSWICH

LOT 360 CROWN PLAN S3173
Local Government: IPSWICH

REGISTERED OWNER

Dealing No: 708269920 06/12/2004

MUR LAND NO. 1 PTY LTD A.C.N. 010 949 925 TRUSTEE
UNDER INSTRUMENT 708269920

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10073137 (POR 360)
Deed of Grant No. 10278096 (POR 359)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
724402814	NOTC INT RES ACQUISITION OF LAND ACT 1967	09/10/2025 14:17	CURRENT

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
725039332	CAVEAT	14/07/2026 11:07	UNVERIFIED

** End of Current Title Search **

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Requested by: D-ENQ DYE & DURHAM (S)

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)

Dye and Durham Terrain
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51182441 EMR Site Id: 15 July 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 360 Plan: S3173
1 BRYANTS RD
RIPLEY

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

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

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

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)

Dye and Durham Terrain
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51222029 EMR Site Id: 02 October 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 359 Plan: S3173
101 JACKSON CT
RIPLEY

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.

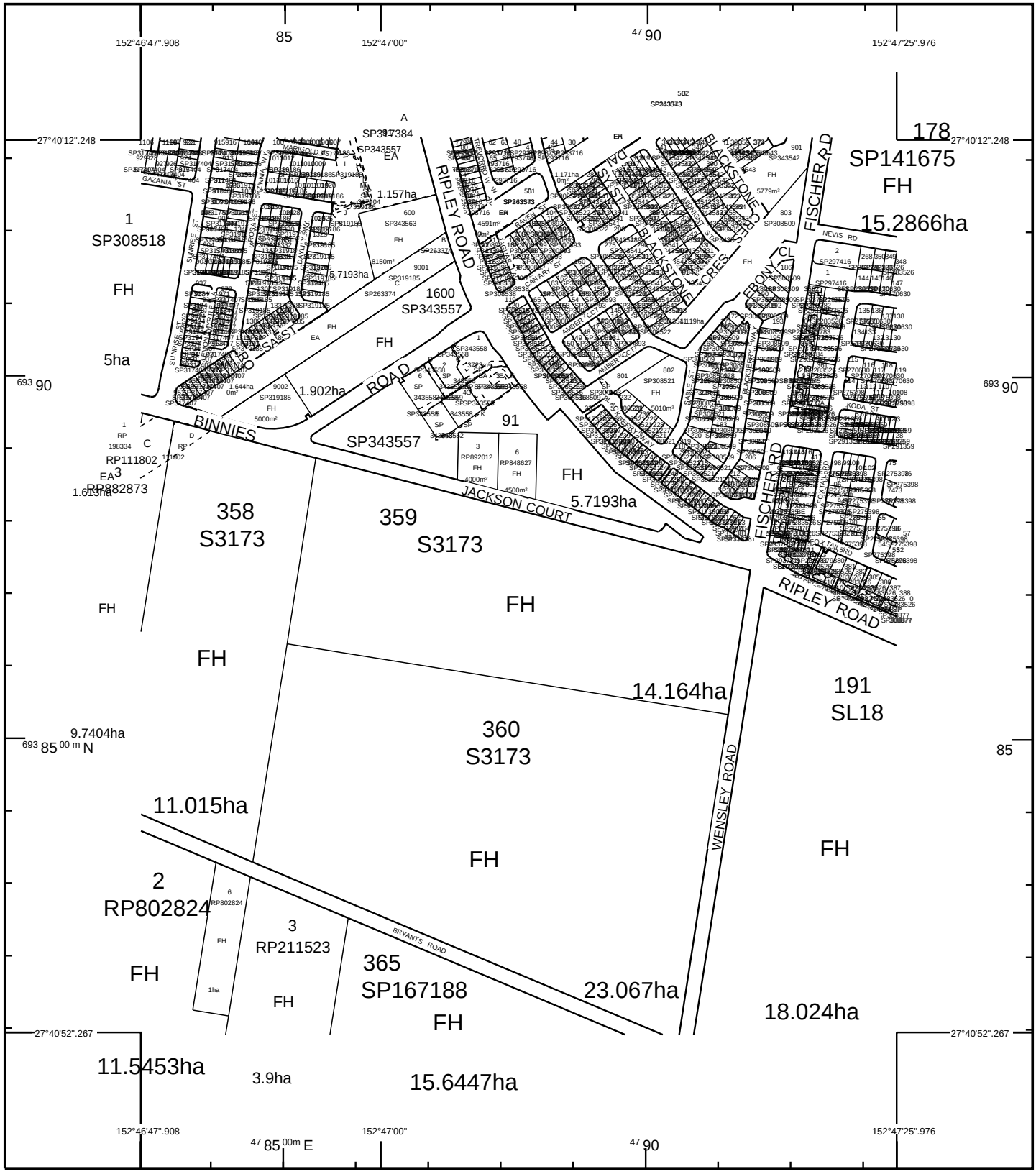
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If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



STANDARD MAP NUMBER
9442-13423

0 150 300 450 600 750 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 7500

MAP WINDOW POSITION & NEAREST LOCATION

152°47'06".942
27°40'32".257
RIPLEY
0.44 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	359/S3173
Area/Volume	14.164ha
Tenure	FREEHOLD
Local Government	IPSWICH CITY
Locality	RIPLEY
Segment/Parcel	63740/11

CLIENT SERVICE STANDARDS

PRINTED 04/03/2026

DCDB 03/03/2026

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For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

SmartMap

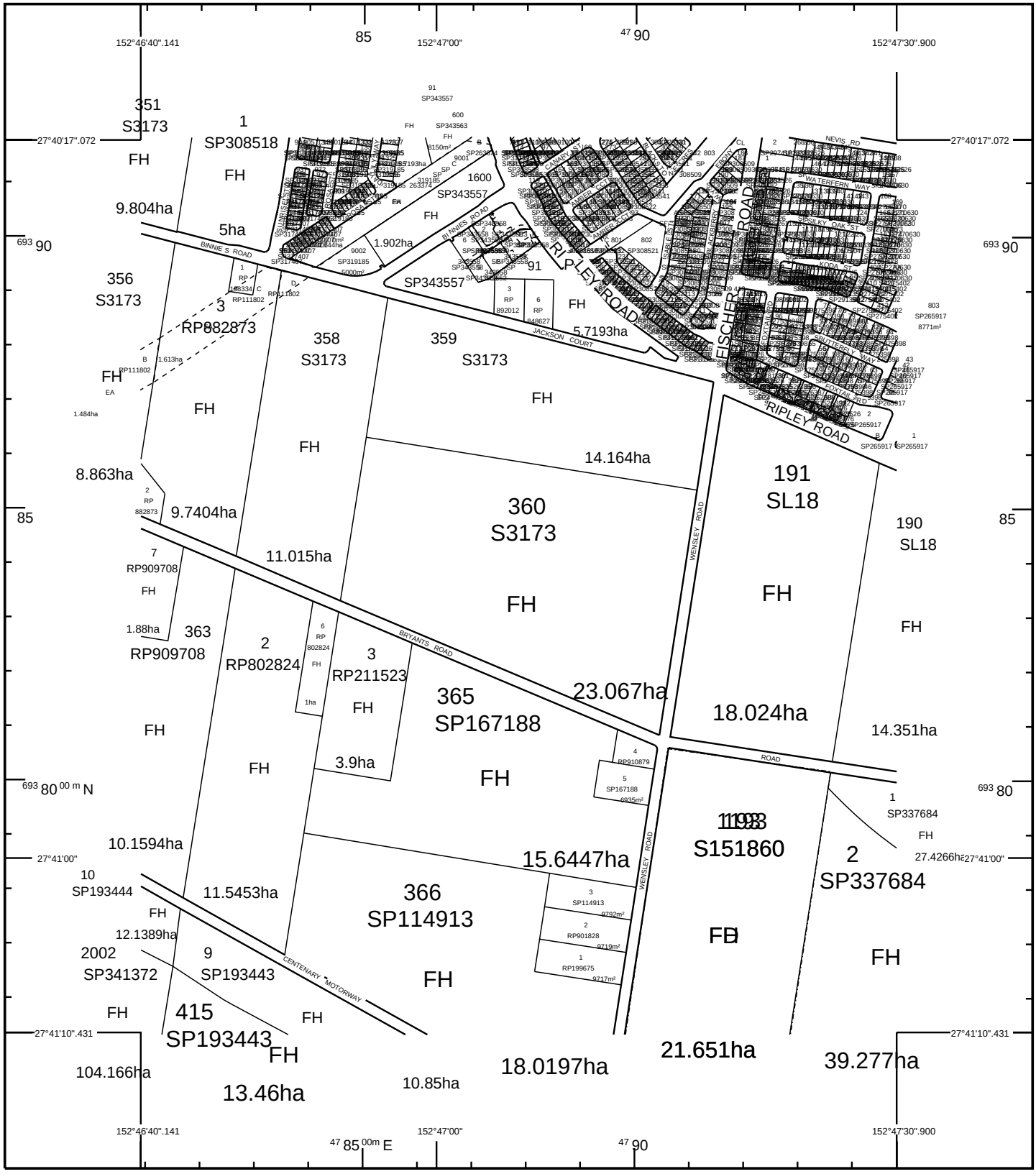
An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

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GDA



STANDARD MAP NUMBER
9442-13423

0 200 400 600 800 1000 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 10000

MAP WINDOW POSITION & NEAREST LOCATION

152°47'05".520
27°40'43".751
RIPLEY
0.73 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	360/S3173
Area/Volume	23.067ha
Tenure	FREEHOLD
Local Government	IPSWICH CITY
Locality	RIPLEY
Segment/Parcel	63740/12

CLIENT SERVICE STANDARDS

PRINTED 04/03/2026

DCDB 03/03/2026

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SmartMap

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Based upon an extraction from the Digital Cadastral Data Base

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GDA

Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Water resource planning area boundaries
Core koala habitat area
Future railway corridor
Queensland waterways for waterway barrier works

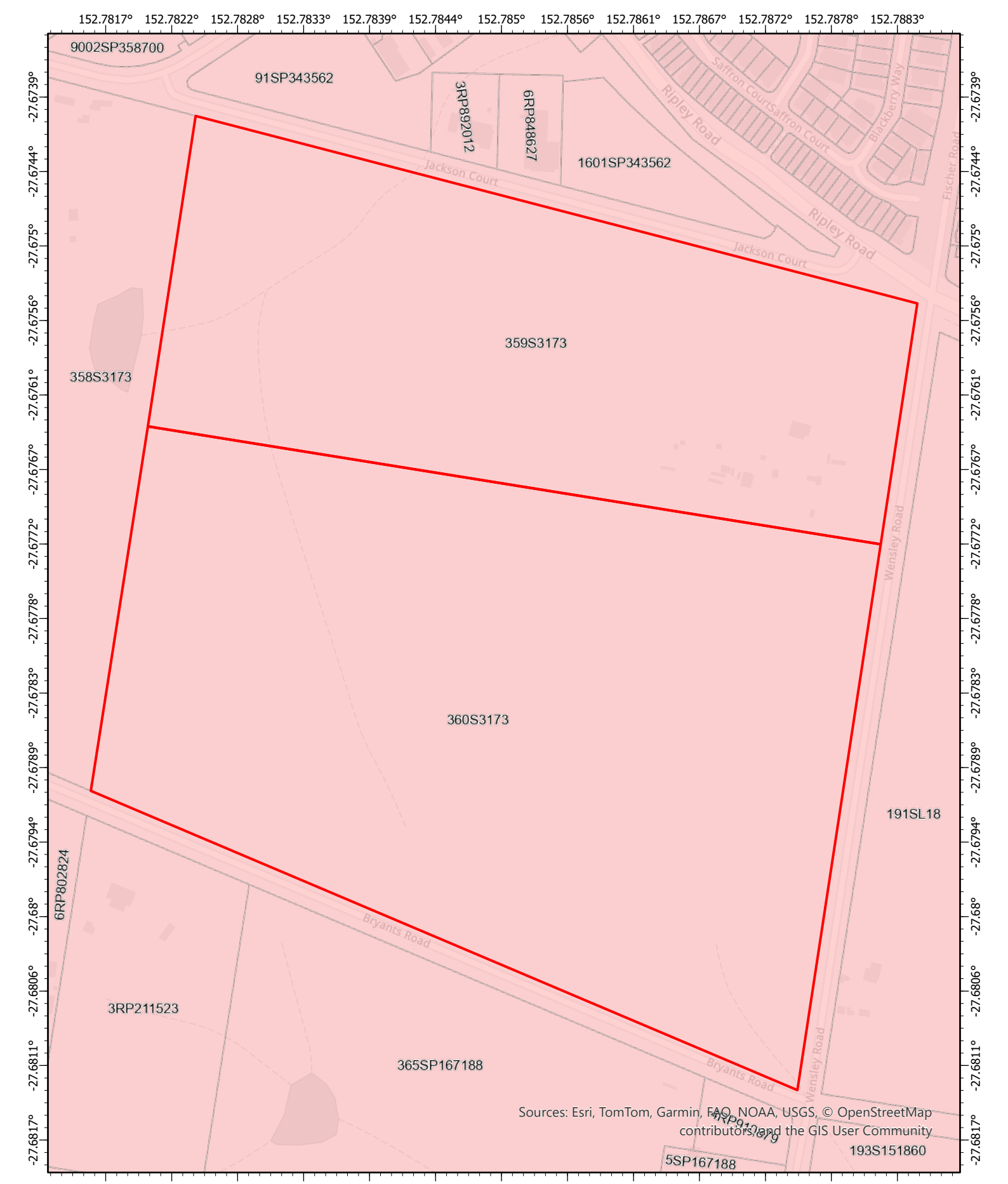
Matters of Interest by Lot Plan

Lot Plan: 360S3173 (Area: 230670 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries
Core koala habitat area
Future railway corridor

Lot Plan: 359S3173 (Area: 141640 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Core koala habitat area
Future railway corridor



SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint

Date: 02/10/2026

N

Scale: 1:4,500

0 40 80 120 160

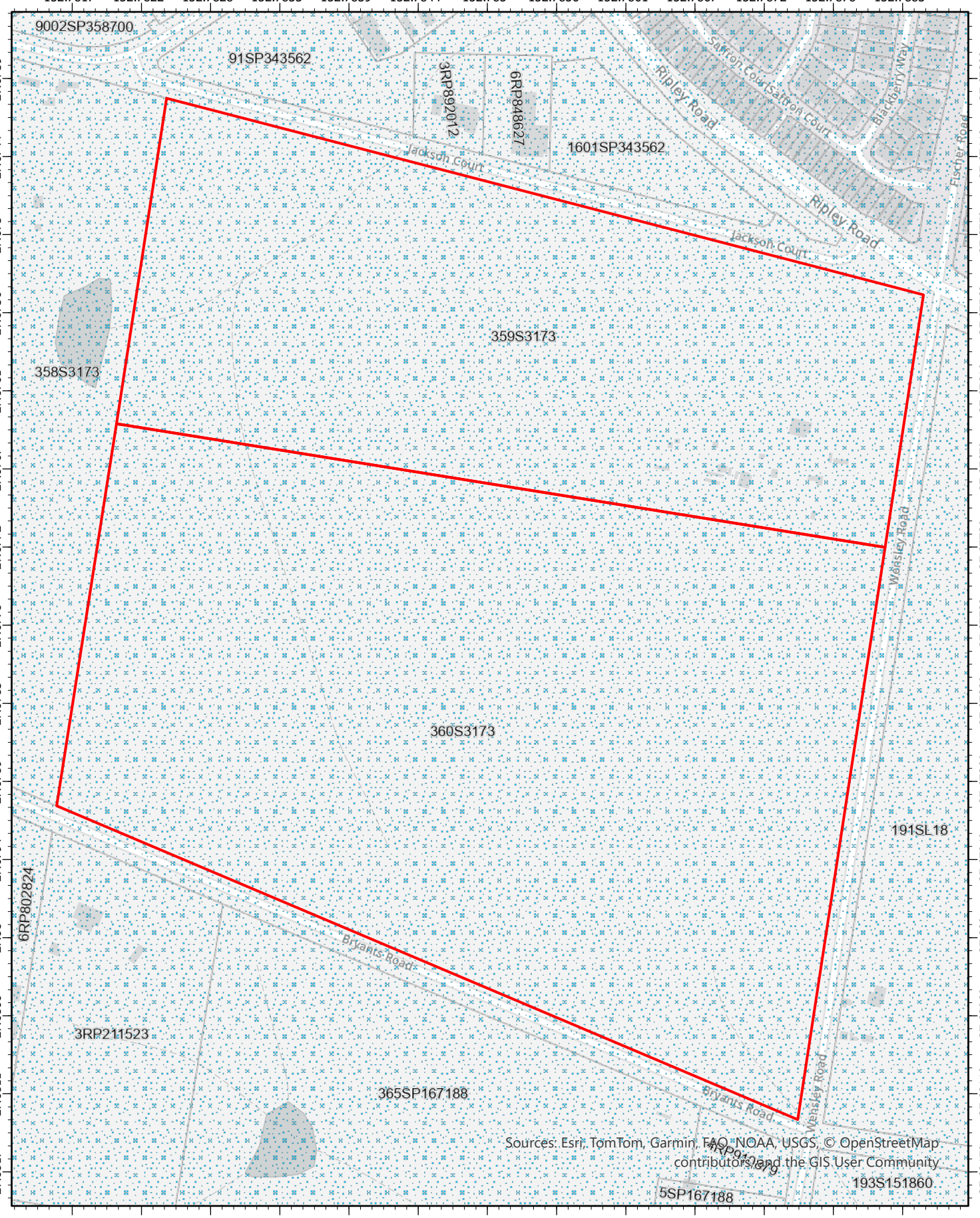
Metres

Queensland Government

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Water resource planning area boundaries

Date: 02/10/2026

N

Scale: 1:4,500

0 40 80 120 160

Metres

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Future railway corridor

Date: 02/10/2026

N

Scale: 1:4,500

0 40 80 120 160

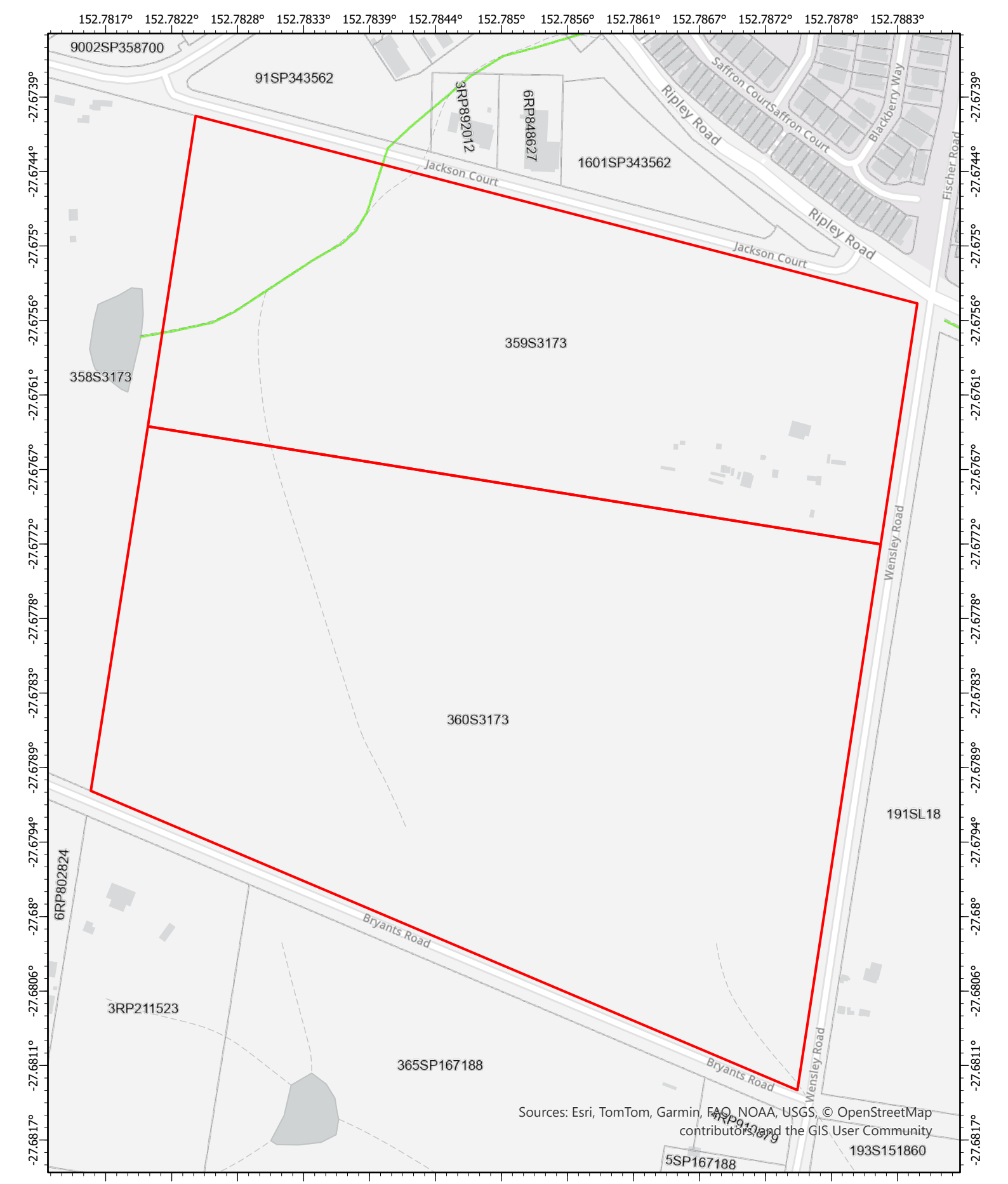
Metres

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Queensland waterways for waterway barrier works

Risk of impact

Low

Date: 02/10/2026

N

Scale: 1:4,500

0 40 80 120 160

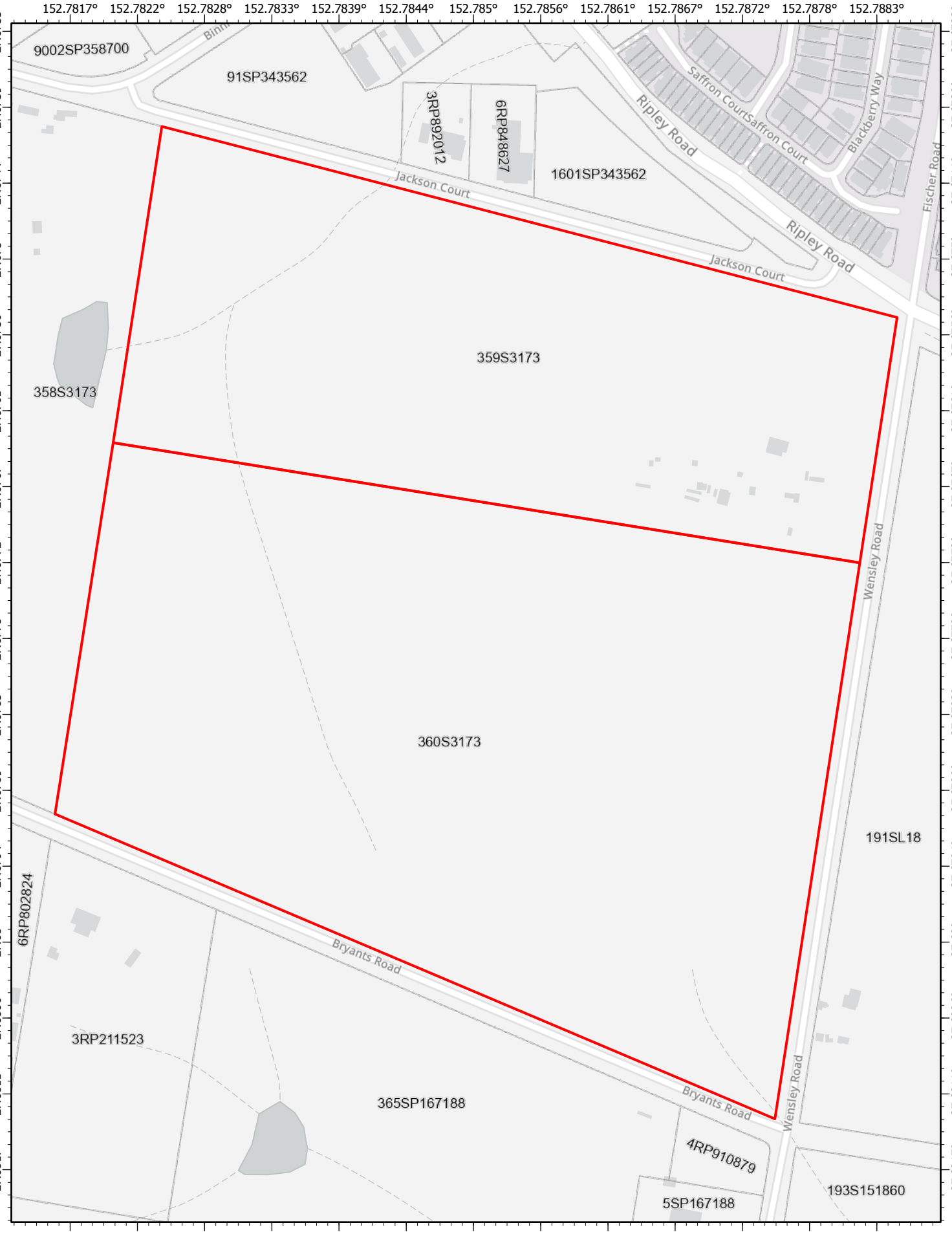
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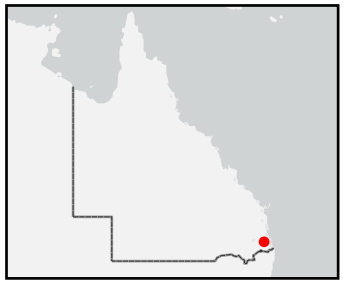
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N

Scale: 1:4,500

0 40 80 120 160

Metres

Date: 02/10/2026

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Wildlife hazard buffer zone
- Aviation facility
- Height restriction zone 45m
- Height restriction zone 90m

BIODIVERSITY
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (category C)
- MSES - Regulated vegetation (essential habitat)

DEVELOPMENT AND CONSTRUCTION
- Priority development area

TRANSPORT INFRASTRUCTURE
- Future railway corridor

NATURAL HAZARDS RISK AND RESILIENCE
- Flood hazard area - local government flood mapping area
- Bushfire prone area

Queensland Government

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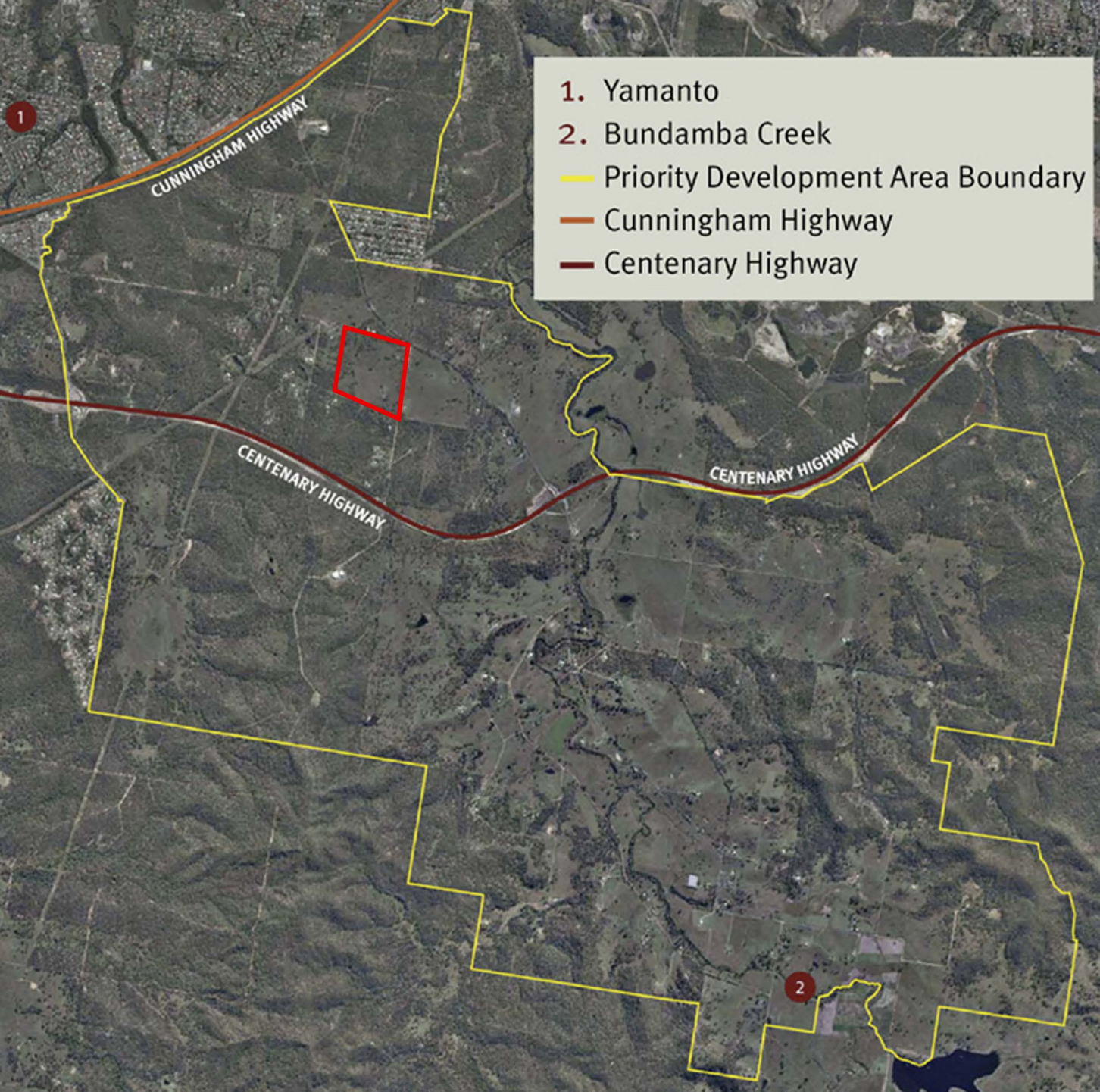
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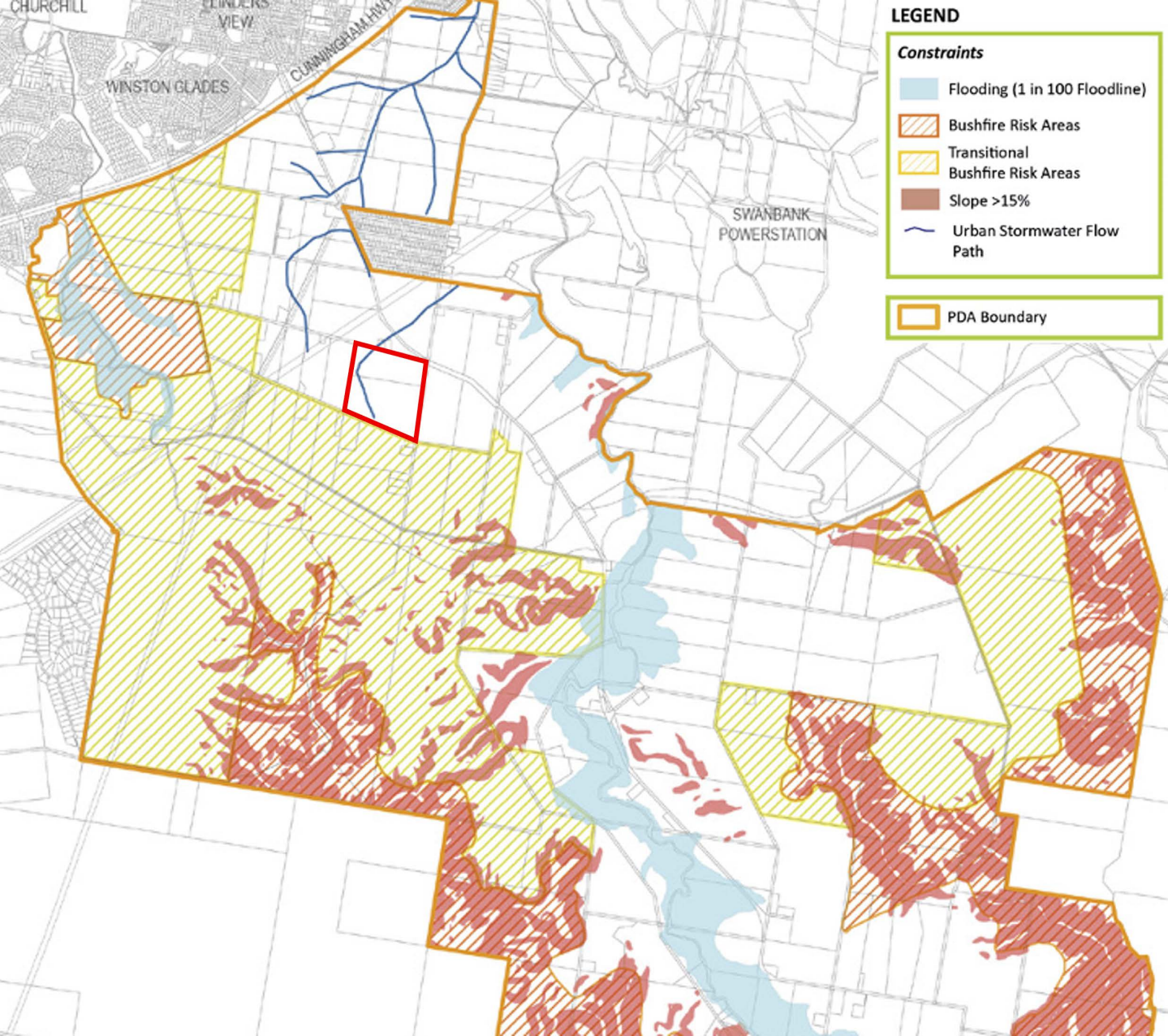
State Planning Policy mapping layers for selected

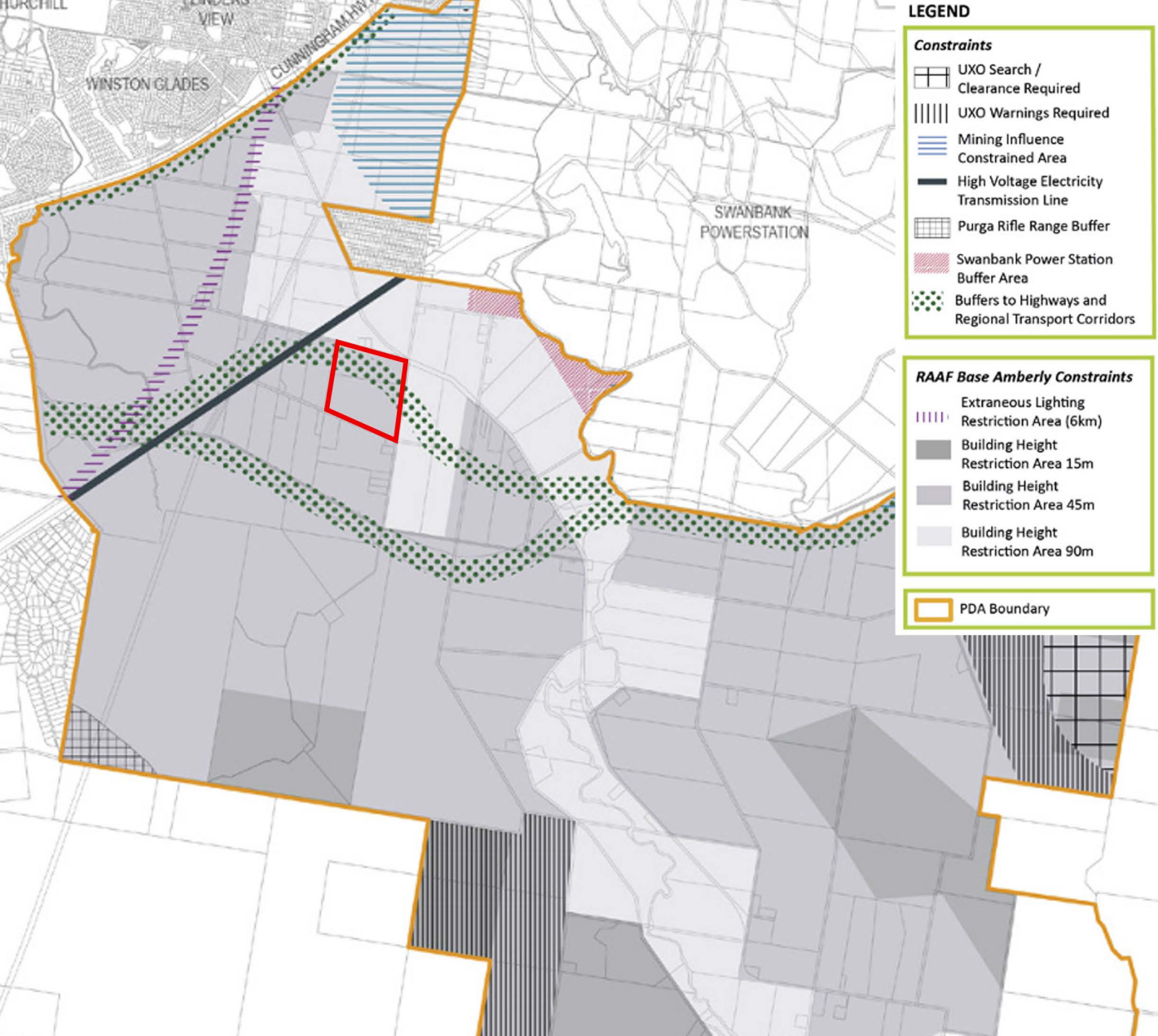
Lot Plan: 360S3173 (Area: 230670 m²)
DEVELOPMENT AND CONSTRUCTION
- Priority development area
BIODIVERSITY
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (category C)
- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Wildlife habitat (special least concern animal)
NATURAL HAZARDS RISK AND RESILIENCE
- Flood hazard area - local government flood mapping area
- Bushfire prone area
TRANSPORT INFRASTRUCTURE
- Future railway corridor
STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Wildlife hazard buffer zone
- Height restriction zone 45m
- Aviation facility

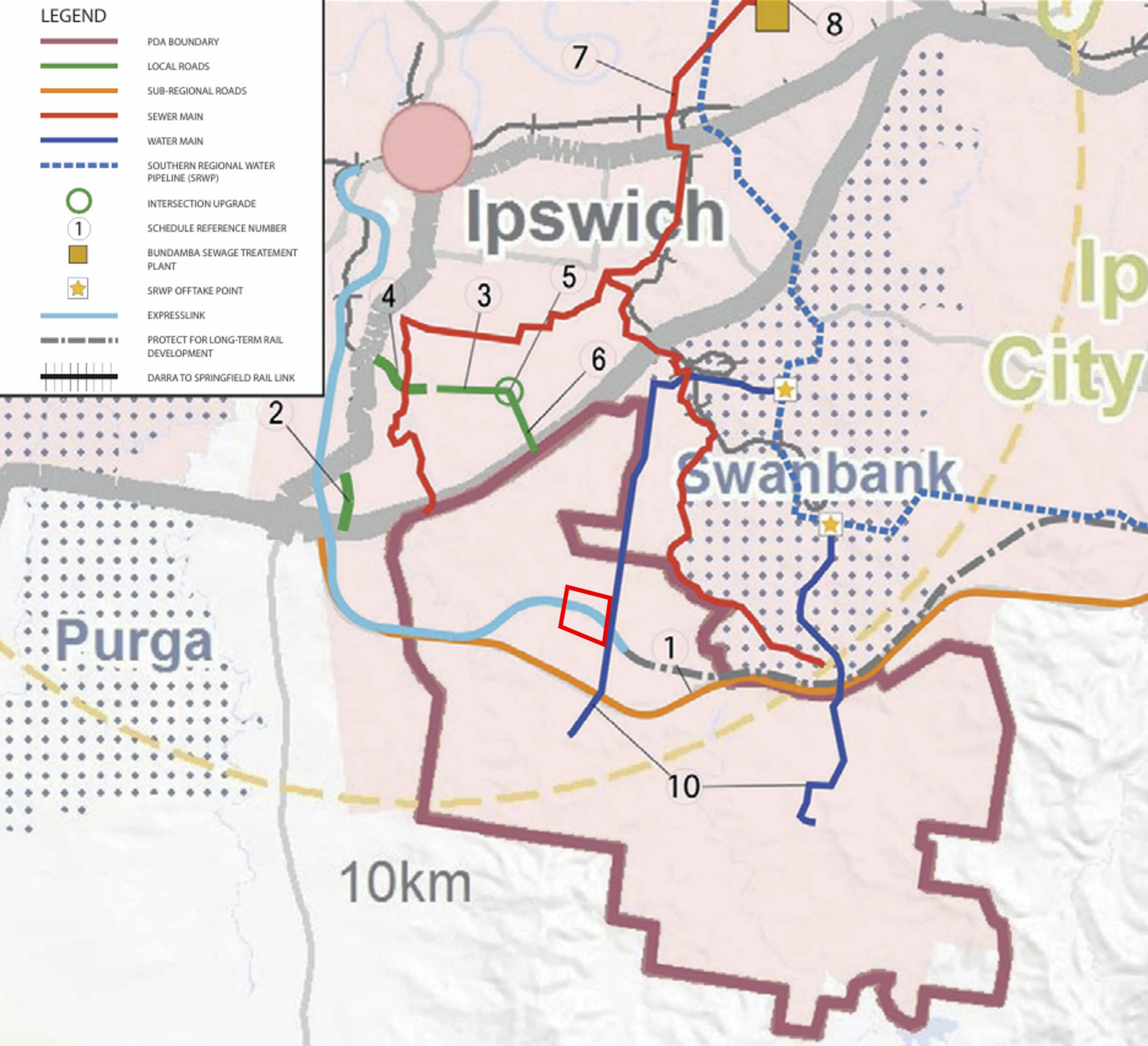
Lot Plan: 359S3173 (Area: 141640 m²)
DEVELOPMENT AND CONSTRUCTION
- Priority development area
BIODIVERSITY
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (category C)
- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Wildlife habitat (special least concern animal)
NATURAL HAZARDS RISK AND RESILIENCE
- Flood hazard area - local government flood mapping area
- Bushfire prone area
TRANSPORT INFRASTRUCTURE
- Future railway corridor
STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Wildlife hazard buffer zone
- Height restriction zone 45m
- Height restriction zone 90m
- Aviation facility

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1. Yamanto
2. Bundamba Creek
Priority Development Area Boundary
Cunningham Highway
Centenary Highway
CUNNINGHAM HIGHWAY
CENTENARY HIGHWAY
CENTENARY HIGHWAY
1
2


CHURCHILL
WINSTON GLADES
CUNNINGHAM HWY
SWANBANK
POWERSTATION
LEGEND
Constraints
Flooding (1 in 100 Floodline)
Bushfire Risk Areas
Transitional
Bushfire Risk Areas
Slope >15%
Urban Stormwater Flow
Path
PDA Boundary


WINSTON GLADES
SWANBANK POWERSTATION
LEGEND
Constraints
UXO Search / Clearance Required
UXO Warnings Required
Mining Influence Constrained Area
High Voltage Electricity Transmission Line
Purga Rifle Range Buffer
Swanbank Power Station Buffer Area
Buffers to Highways and Regional Transport Corridors
RAAF Base Amberly Constraints
Extraneous Lighting Restriction Area (6km)
Building Height Restriction Area 15m
Building Height Restriction Area 45m
Building Height Restriction Area 90m
PDA Boundary


LEGEND
PDA BOUNDARY
LOCAL ROADS
SUB-REGIONAL ROADS
SEWER MAIN
WATER MAIN
SOUTHERN REGIONAL WATER PIPELINE (SRWP)
INTERSECTION UPGRADE
SCHEDULE REFERENCE NUMBER
BUNDAMBA SEWAGE TREATEMENT PLANT
SRWP OFFTAKE POINT
EXPRESSLINK
PROTECT FOR LONG-TERM RAIL DEVELOPMENT
DARRA TO SPRINGFIELD RAIL LINK
Ipswich
Swanbank
Purga
10km
1
2
3
4
5
6
7
8
10

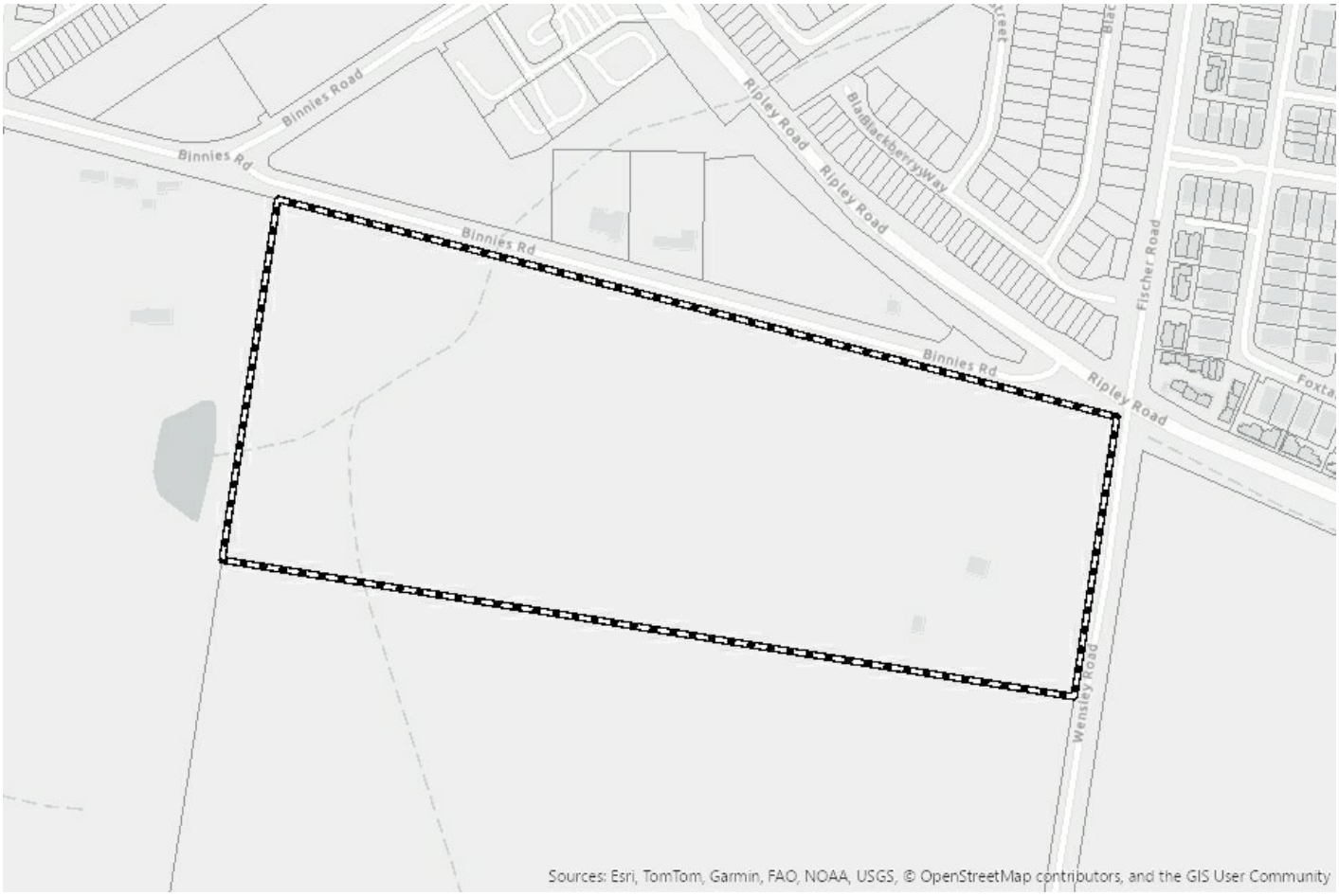
IPSWICH CITY PLAN 2025

Effective Date: 01/07/2026

Status: Current

Property Details

Address	101 JACKSON COURT RIPLEY QLD 4306
Plan Area	141,640 m^2
Lot / Plan	359S3173



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Zones and Precincts

Zone - Note: Refer to Ripley Valley Urban Development Area Development Scheme

Local Area Framework - 18; Ripley Valley

Overlays,OV1 Biodiversity

OV1 MSES Vegetation

OV1 MSES Regulated Vegetation Intersecting a Watercourse

Overlays,OV2 Waterway Corridors and Wetlands

OV2 Minor Waterway

OV2 Minor Waterway Buffer

Overlays,OV7A Operational Airspace Height Restriction Zone and Obstruction Clearance Surface

OV7A RAAF Height Restriction Zone 45m

OV7A RAAF Height Restriction Zone 90m

OV7A RAAF Obstruction Clearance Surface - Obstruction Clearance Surface - Outer Horizontal Surface RL 176.5

Overlays,OV7B Wildlife Attraction and Lighting Issues

OV7B RAAF Wildlife Hazard Buffer Zone - Wildlife Hazard Buffer Zone 8km

Overlays,OV7D Explosive Storage Public Safety Restricted Areas Purga Rifle Range

OV7D RAAF BRA AOI 90m AHD

Overlays,OV10 Bushfire Prone Areas

OV10 Bushfire Prone Areas - Medium Potential Bushfire Intensity

OV10 Bushfire Prone Areas - Potential Impact Buffer

Overlays,OV11 Difficult Topography and Landslide

OV11 Slope 15% to 25%

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Overlays,OV12 Flood Risk and Overland Flow

OV12 Overland Flow Path

OV12 Flood Risk Category Very Low Risk

OV12 Flood Risk Category Low Risk

OV12 Flood Risk Category Medium Risk

OV12 Flood Risk Category High Risk

OV12 Flood Risk Category Extreme Risk

Overlays,OV13 Regional Infrastructure

OV13 Future Railway Corridor

Overlays,OV15 Water Resource Catchments

OV15 Minor Waterway

OV15 Minor Waterway Buffer

Local Government Infrastructure Plan (LGIP)

LGIP AICR Charge Area References

LGIP Districts

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Further information on these layers can be found in the FACTSHEETS on
shapeyouripswich.com.au/new-ipswich-planning-scheme

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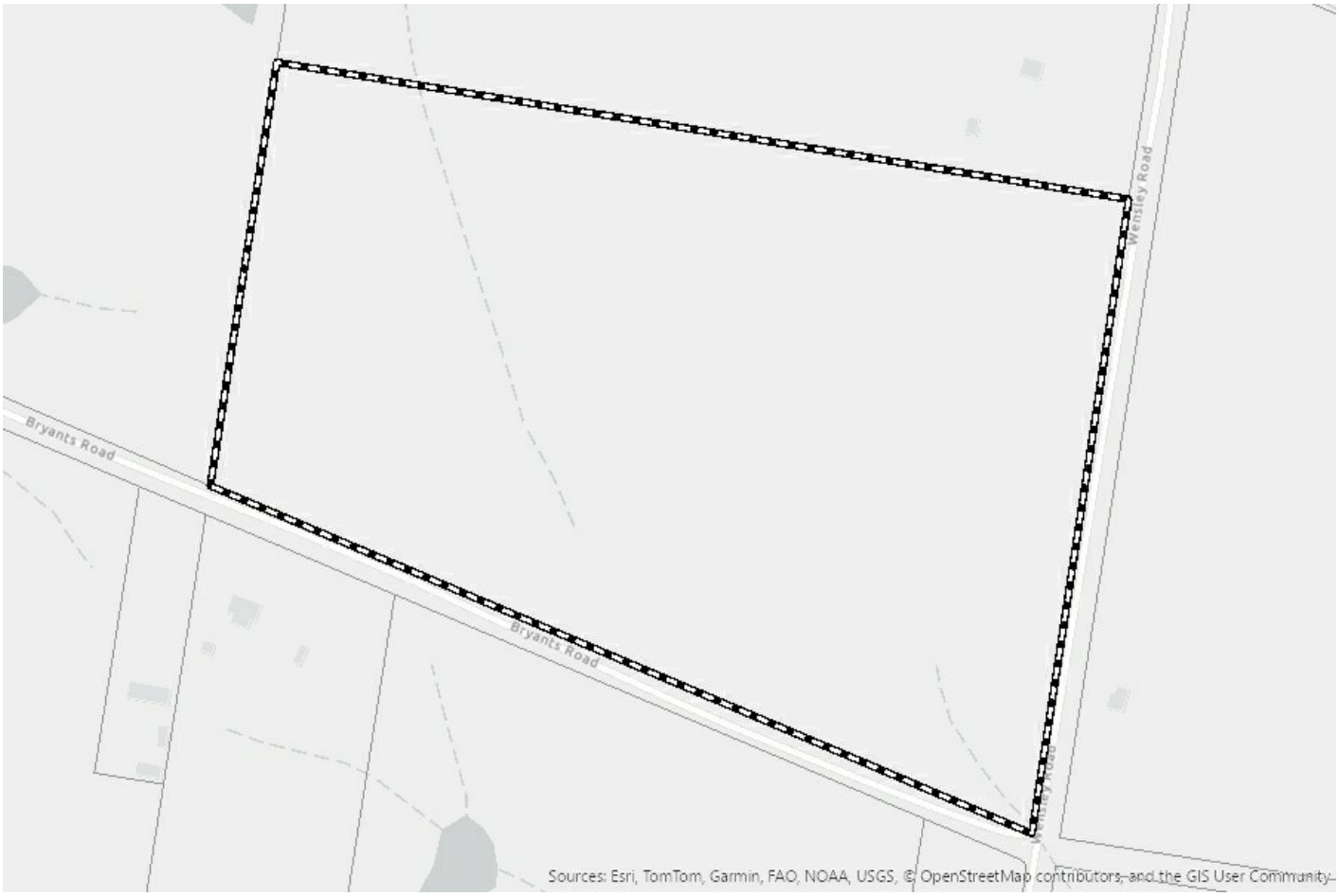
IPSWICH CITY PLAN 2025

Effective Date: 01/07/2026

Status: Current

Property Details

Address	1-63 BRYANTS ROAD RIPLEY QLD 4306
Plan Area	230,670 m^2
Lot / Plan	360S3173



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Zones and Precincts

Zone - Note: Refer to Ripley Valley Urban Development Area Development Scheme

Local Area Framework - 18; Ripley Valley

Overlays,OV1 Biodiversity

OV1 MSES Vegetation

Overlays,OV2 Waterway Corridors and Wetlands

OV2 Minor Waterway

OV2 Minor Waterway Buffer

Overlays,OV7A Operational Airspace Height Restriction Zone and Obstruction Clearance Surface

OV7A RAAF Height Restriction Zone 45m

OV7A RAAF Obstruction Clearance Surface - Obstruction Clearance Surface - Outer Horizontal Surface RL 176.5

Overlays,OV7B Wildlife Attraction and Lighting Issues

OV7B RAAF Wildlife Hazard Buffer Zone - Wildlife Hazard Buffer Zone 8km

Overlays,OV7D Explosive Storage Public Safety Restricted Areas Purga Rifle Range

OV7D RAAF BRA AOI 90m AHD

Overlays,OV10 Bushfire Prone Areas

OV10 Bushfire Prone Areas - High Potential Bushfire Intensity

OV10 Bushfire Prone Areas - Medium Potential Bushfire Intensity

OV10 Bushfire Prone Areas - Potential Impact Buffer

Overlays,OV11 Difficult Topography and Landslide

OV11 Slope 15% to 25%

OV11 Slope GT25%

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Overlays,OV12 Flood Risk and Overland Flow

OV12 Overland Flow Path

OV12 Flood Risk Category Very Low Risk

OV12 Flood Risk Category Low Risk

Overlays,OV13 Regional Infrastructure

OV13 Future Railway Corridor

Overlays,OV15 Water Resource Catchments

OV15 Minor Waterway

OV15 Minor Waterway Buffer

Local Government Infrastructure Plan (LGIP)

LGIP AICR Charge Area References

LGIP Districts

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Further information on these layers can be found in the FACTSHEETS on
shapeyouripswich.com.au/new-ipswich-planning-scheme

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