

# Ashford Residences

## DISCLOSURE STATEMENT AND DISCLOSURE PLAN Land Sales Act 1984 (LSA)

Buyer:

Complete Buyer's Full  
Name

**Please note;** the Disclosure Statement and Disclosure Plan are also given to any additional party who becomes a Buyer under the Contract for the Proposed Lot (whether or not named above).

Proposed  
Lot No:

\_\_\_\_\_ on SP316690

Insert Lot Number

**Seller** Mirvac Queensland Pty Ltd A.C.N. 060 411 207

1. The Seller or its authorised agent has given the Buyer or its authorised agent a Disclosure Plan for the Proposed Lot under section 10 of the LSA.
2. A development approval:
  - a) has been granted for reconfiguring a lot for the Proposed Lot; and
  - b) has not been granted for any operational work for the Proposed Lot.
3. The Seller must:
  - a) settle the contract for the sale of the Proposed Lot no later than 18 months after the Buyer enters into the contract for the sale of the Proposed Lot; and
  - b) give any other documents required to be given to the Buyer under section 14(3) LSA at least 14 days before the contract is settled.

The **Disclosure Plan** for the Proposed Lot **accompanies** this Disclosure Statement.

### Seller Signing

Date

201\_\_\_\_\_

.....  
By the Seller or for and on behalf of the Seller  
by its duly authorised signatory/agent or duly constituted attorney.

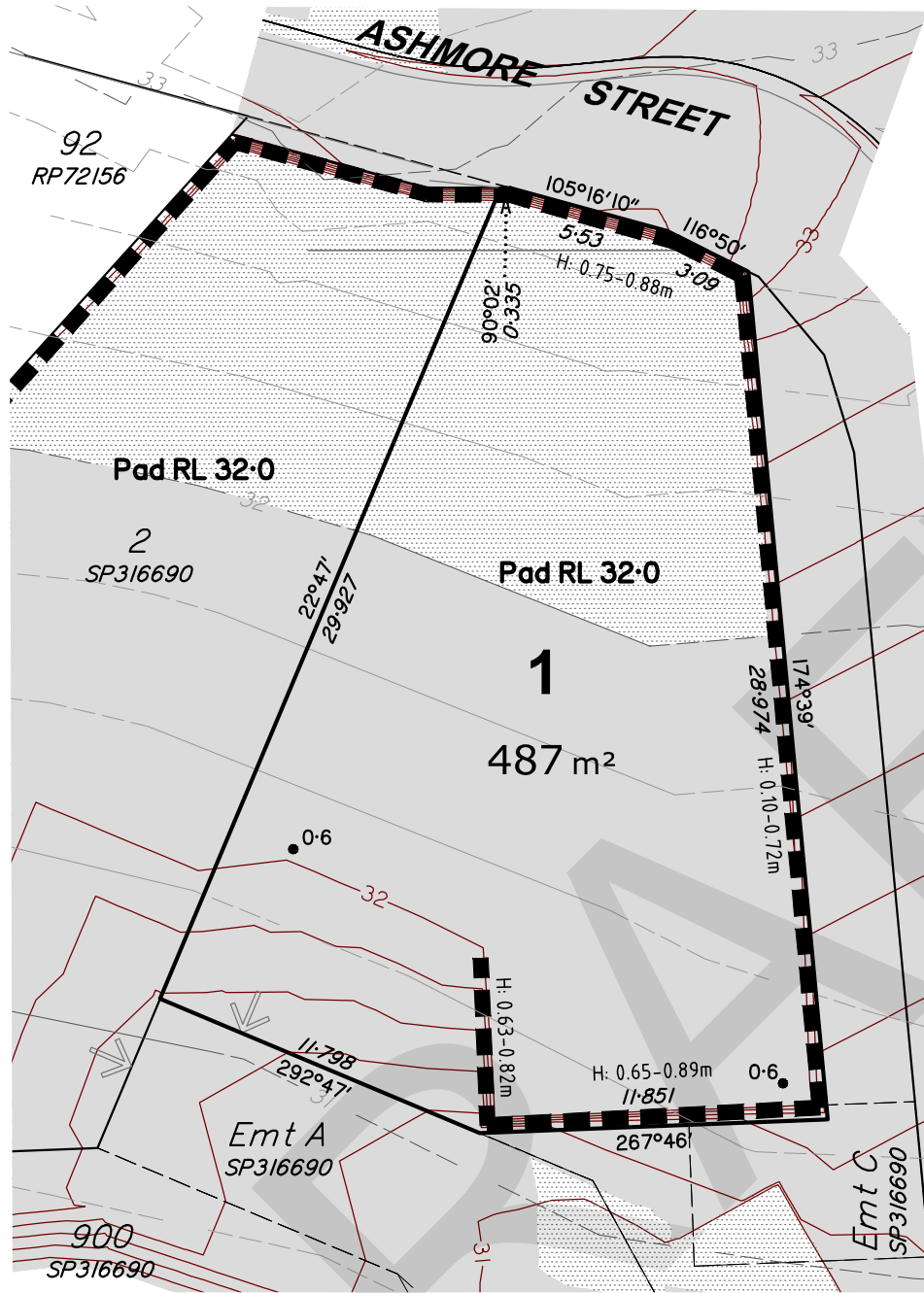
### Buyer Signing

The Buyer acknowledges receiving this Disclosure Statement duly signed by the Seller and the Disclosure Plan before the Buyer entered into the Contract.

.....  
All Buyers shown on the Contract must sign

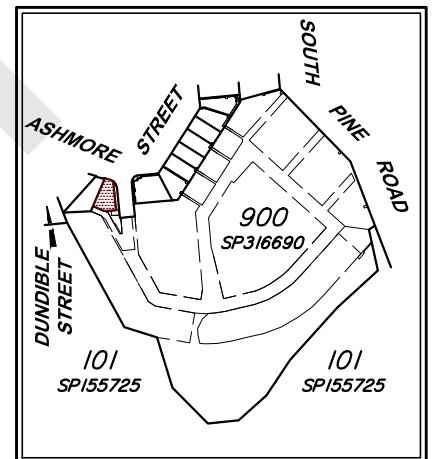
.....  
VERSION 1 - ## October 2019

# Lot 1



## LOCALITY

SCALE 1:7500



## LEGEND

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours    - - 24 - - Existing Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.
- H=0.77m Denotes retaining wall average height
- 1.0 ● Denotes depth of fill

## Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM106537, RL 29.906m AHD.
3. Existing Contour (interval 0.25m) based on Premise civil drawing 17BNE-0071 C200 Rev A.
4. All dimensions and areas are subject to final survey and approval by BCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 1 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council .
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250



Revision B - Survey Issue 24/10/2019 (JEW)

Sheet 1 of 9



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Title: **Disclosure Plan for Lot 1**  
**on SP316690 Ashmore Street,**  
Everton Park - Being Part of Lots 82-91  
on RP72156 & Lot 100 on SP155725

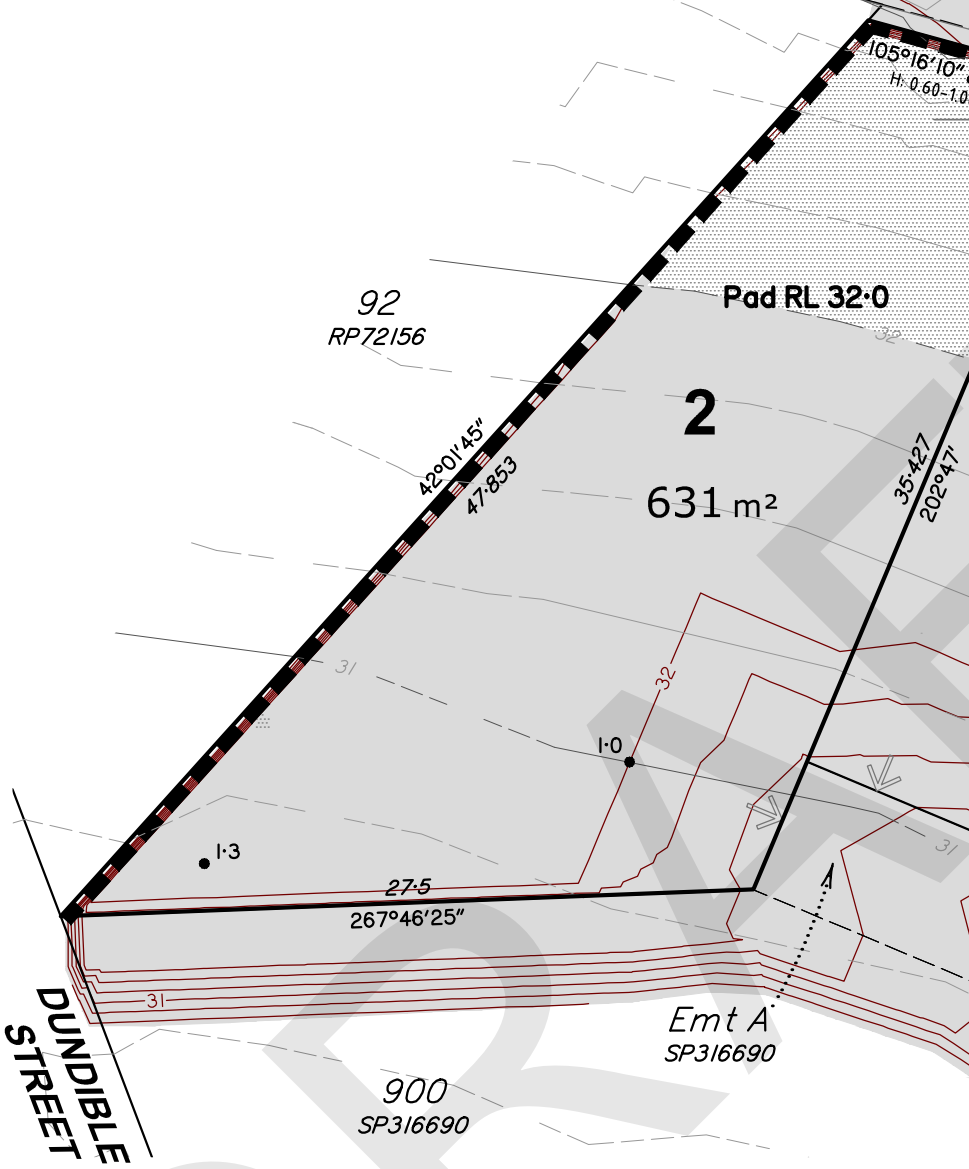
This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client: **MIRVAC**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	BWM
Date Created:	10/10/2019	Scale:	1:250
Comp File:	191518.project		
Plan No:	<b>191518_003_DIS</b>		

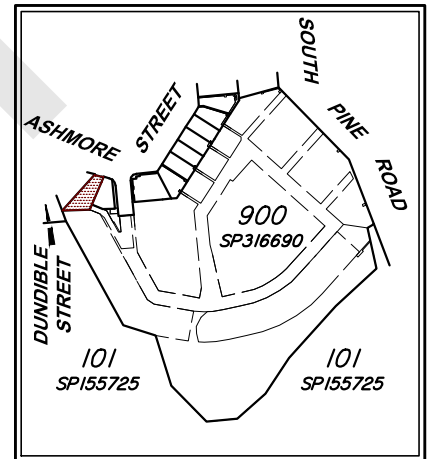
# Lot 2

ASHMORE STREET



## LOCALITY

SCALE 1:7500



### LEGEND

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours    - - 24 - - Existing Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.
- Denotes retaining wall average height
- 1.0 ● Denotes depth of fill

### Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM106537, RL 29.906m AHD.
3. Existing Contour (interval 0.25m) based on Premise civil drawing 17BNE-0071 C200 Rev A.
4. All dimensions and areas are subject to final survey and approval by BCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 2 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council.
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

Revision B - Survey Issue 24/10/2019 (JEW)



Sheet 2 of 9



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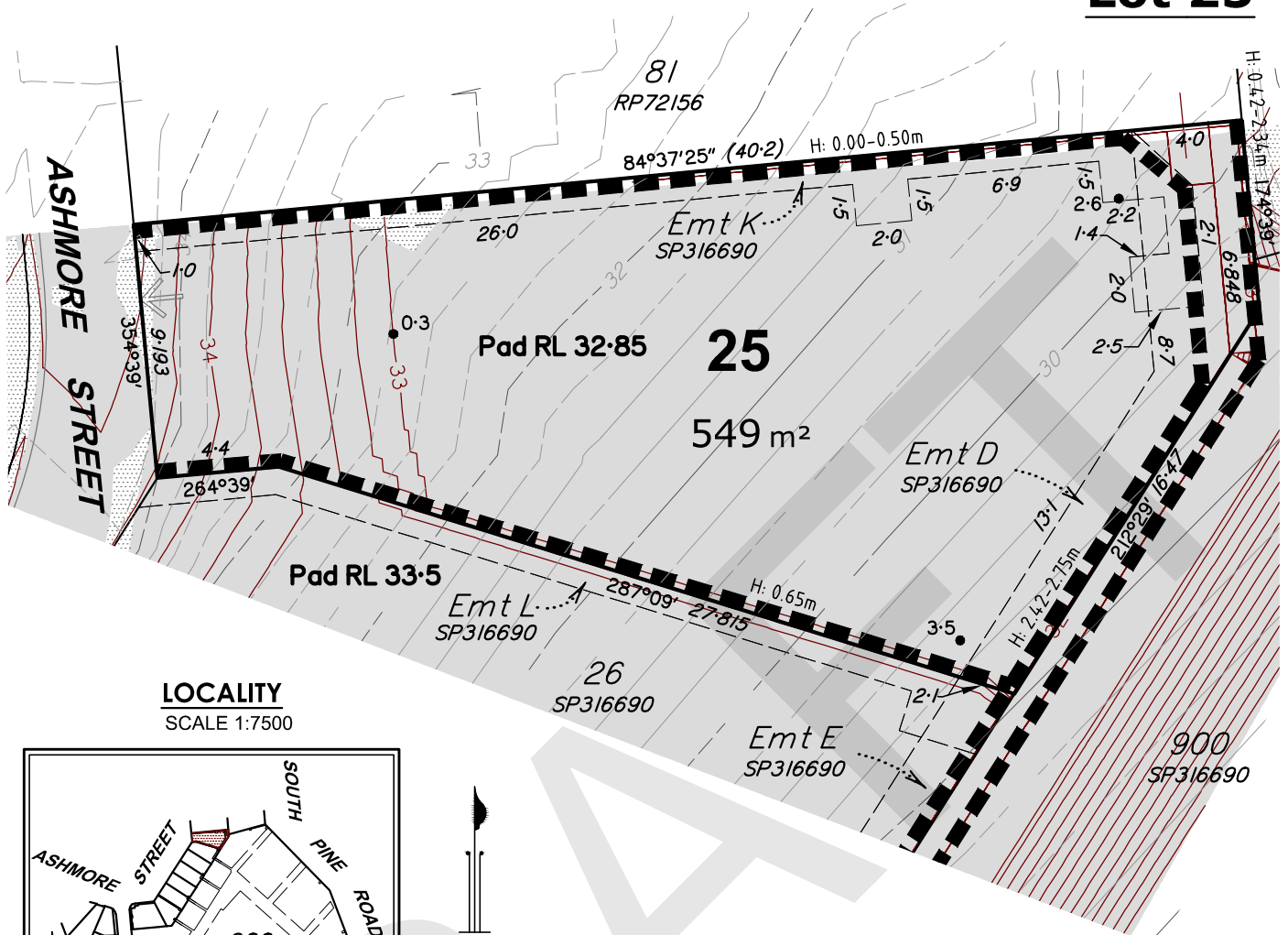
Title: **Disclosure Plan for Lot 2**  
**on SP316690 Ashmore Street,**  
Everton Park - Being Part of Lots 82-91  
on RP72156 & Lot 100 on SP155725

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.B. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

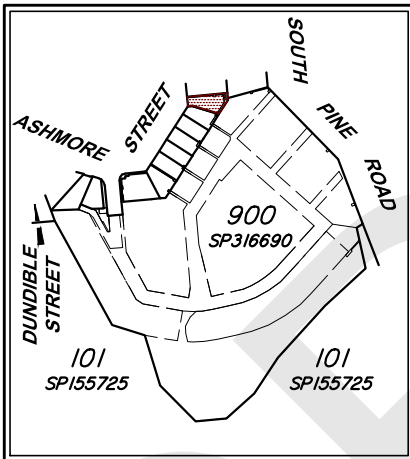
Client: **MIRVAC**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	BWM
Date Created:	10/10/2019	Scale:	1:300
Comp File:	191518.project		
Plan No:	191518_003_DIS		

# Lot 25



**LOCALITY**  
SCALE 1:7500



## LEGEND

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours
- 24 --- Existing Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.
- H=0.77m
- Denotes retaining wall average height
- 1.0 ●
- Denotes depth of fill

## Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM106537, RL 29.906m AHD.
3. Existing Contour (interval 0.25m) based on Premise civil drawing 17BNE-0071 C200 Rev A.
4. All dimensions and areas are subject to final survey and approval by BCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 25 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council.
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

Revision B - Survey Issue 24/10/2019 (JEW)



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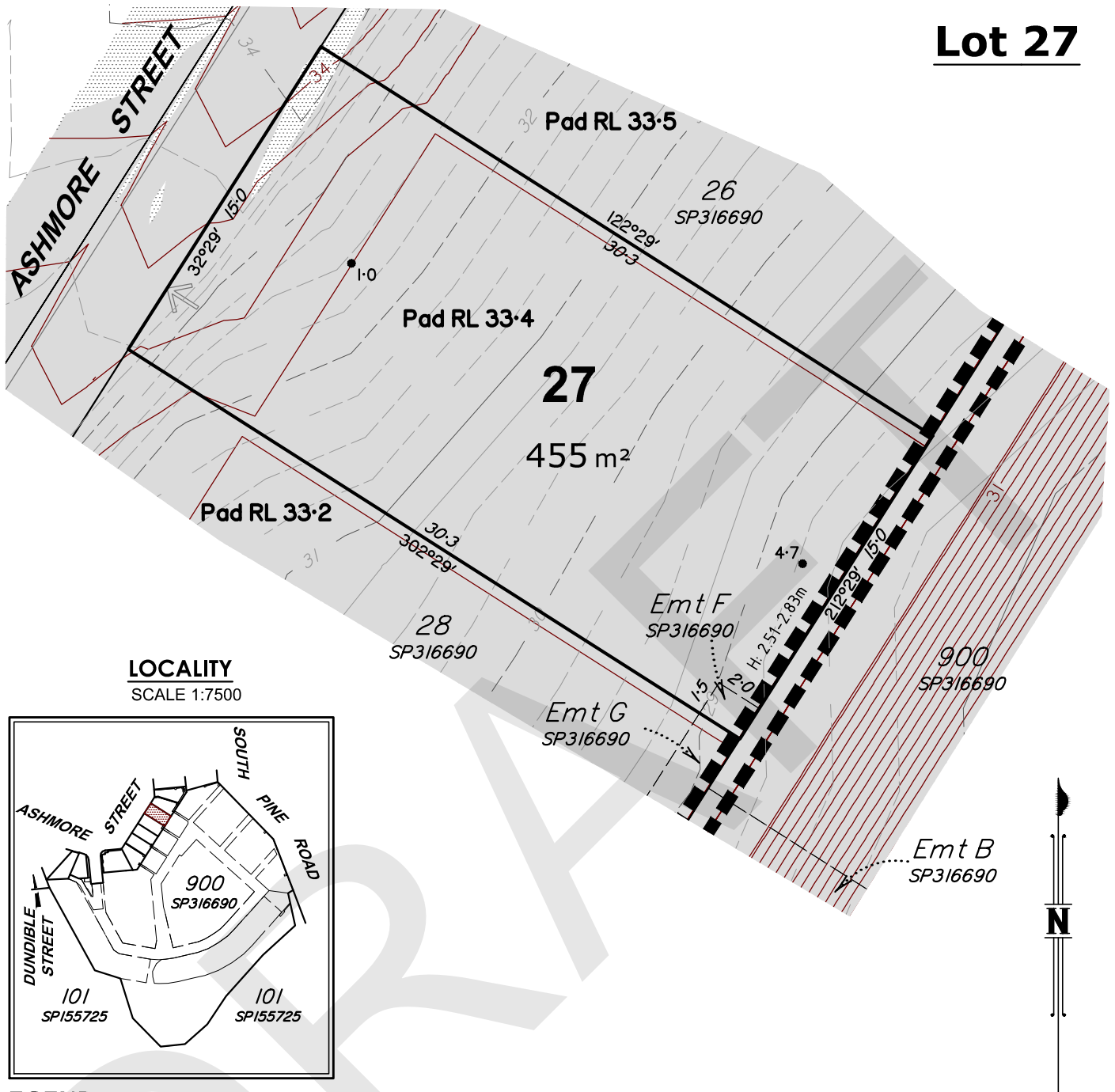
Title: **Disclosure Plan for Lot 25**  
**on SP316690 Ashmore Street,**  
Everton Park - Being Part of Lots 82-91  
on RP72156 & Lot 100 on SP155725

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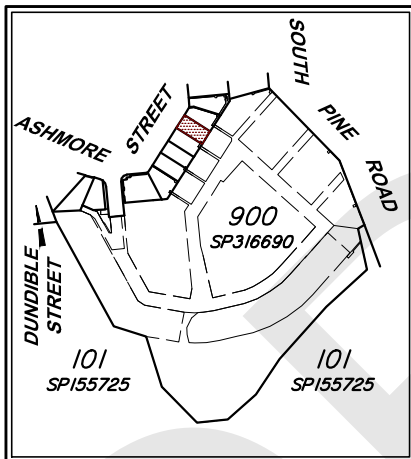
Client: **MIRVAC**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	BWM
Date Created:	10/10/2019	Scale:	1:250
Comp File:	191518.project		
Plan No:	191518_003_DIS		





**LOCALITY**  
SCALE 1:7500



**LEGEND**

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours
- - 24 - - Existing Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.
- H=0.77m
- Denotes retaining wall average height
- 1.0 ●
- Denotes depth of fill

**Notes:**

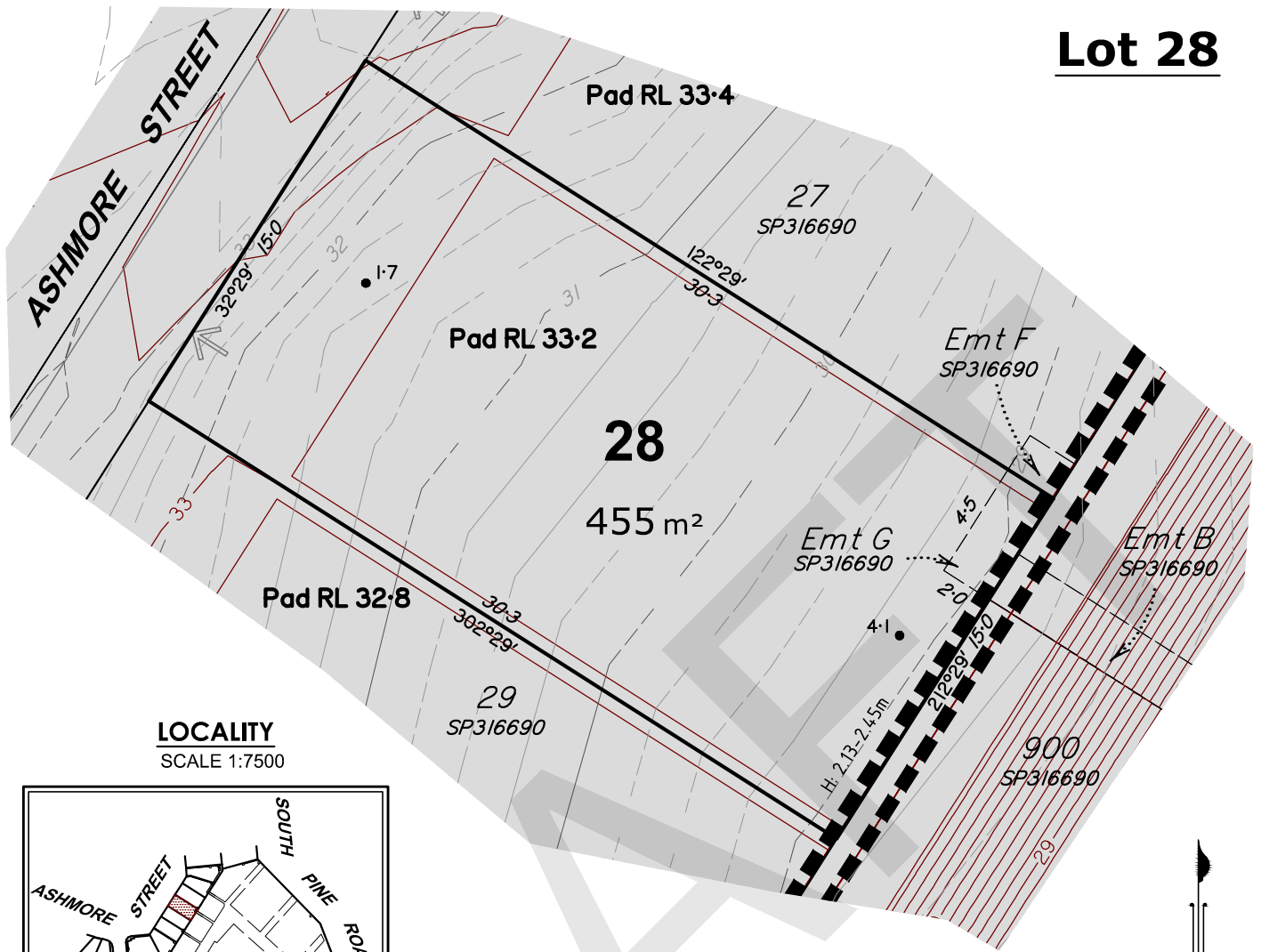
1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM106537, RL 29.906m AHD.
3. Existing Contour (interval 0.25m) based on Premise civil drawing 17BNE-0071 C200 Rev A.
4. All dimensions and areas are subject to final survey and approval by BCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 27 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council .
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

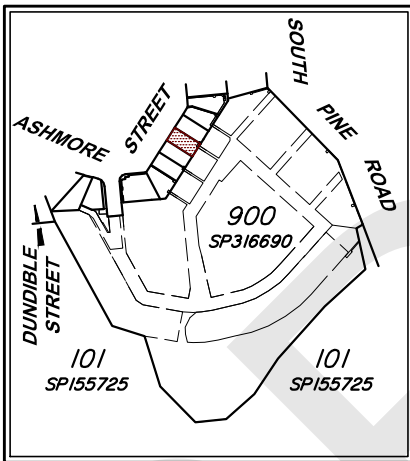
Revision B - Survey Issue 24/10/2019 (JEW)



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**LOCALITY**  
SCALE 1:7500



## LEGEND

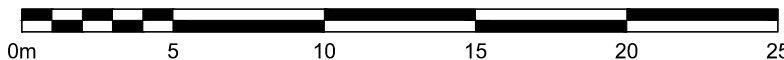
- Approximate Cut Area
  - Approximate Fill Area
  - 24 — Design Contours
  - - 24 - - Existing Contours
  - H=0.77m
  - Denotes retaining wall average height
  - 1.0 •
  - Denotes depth of fill
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.

## Notes:

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4. All dimensions and areas are subject to final survey and approval by BCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 28 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council.
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

Revision B - Survey Issue 24/10/2019 (JEW)



Sheet 6 of 9



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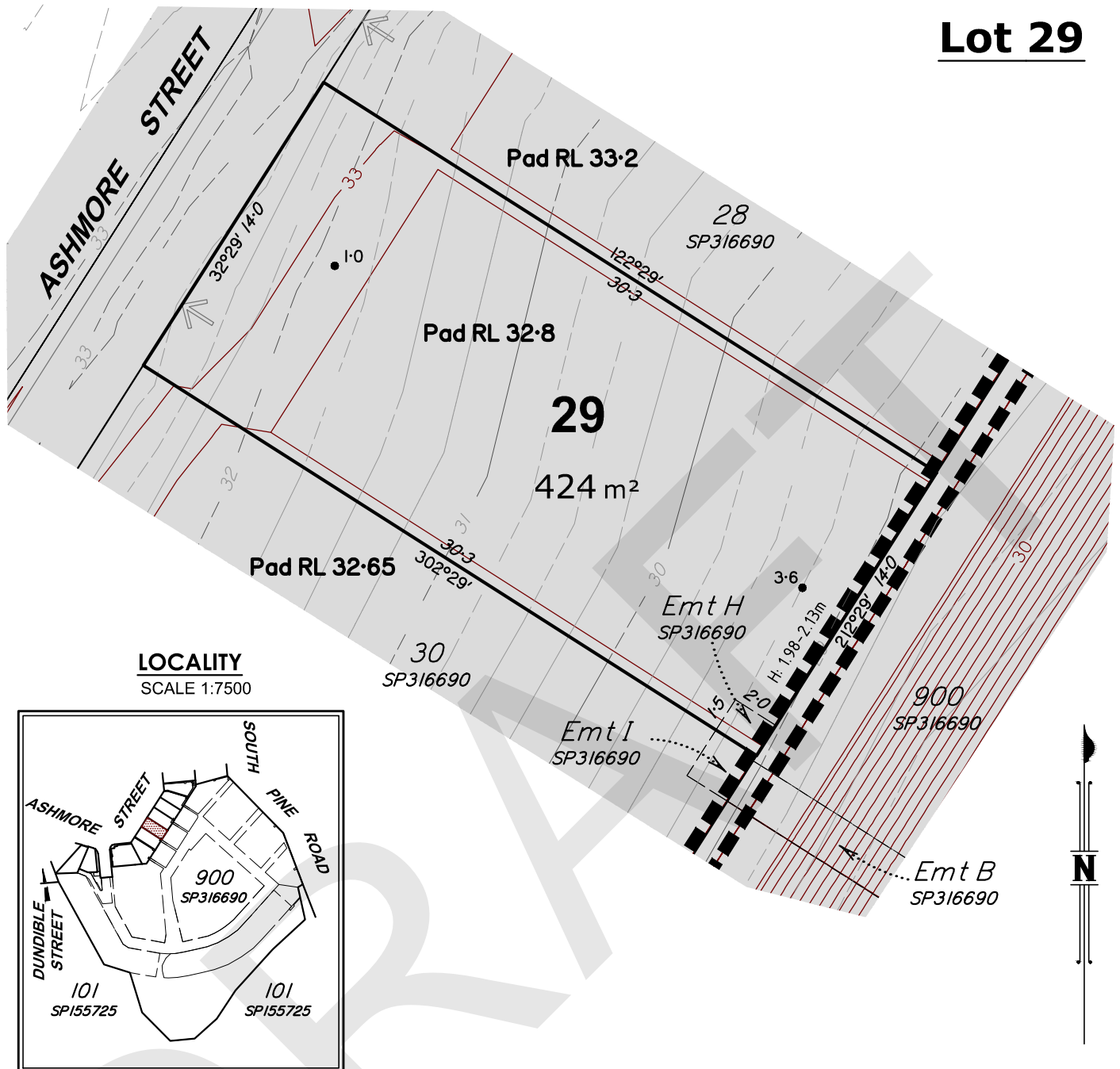
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Title: **Disclosure Plan for Lot 28**  
**on SP316690 Ashmore Street,**  
Everton Park - Being Part of Lots 82-91  
on RP72156 & Lot 100 on SP155725

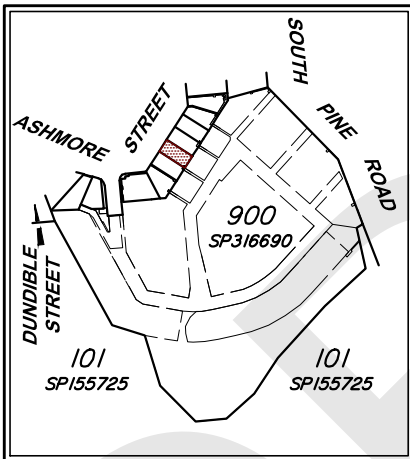
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Client: **MIRVAC**

Locality:	EVERTON PARK	
Local Gov:	BCC	Prepared By: DJL
Surveyed By:	Approved: BWM	
Date Created:	10/10/2019	Scale: 1:250
Comp File:	191518.project	
Plan No:	191518_003_DIS	



**LOCALITY**  
SCALE 1:7500



**LEGEND**

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours    - - 24 - - Existing Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.
- H=0.77m
- Denotes retaining wall average height
- I·0 ●
- Denotes depth of fill

**Notes:**

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5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 29 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council.
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

Revision B - Survey Issue 24/10/2019 (JEW)



Sheet 7 of 9



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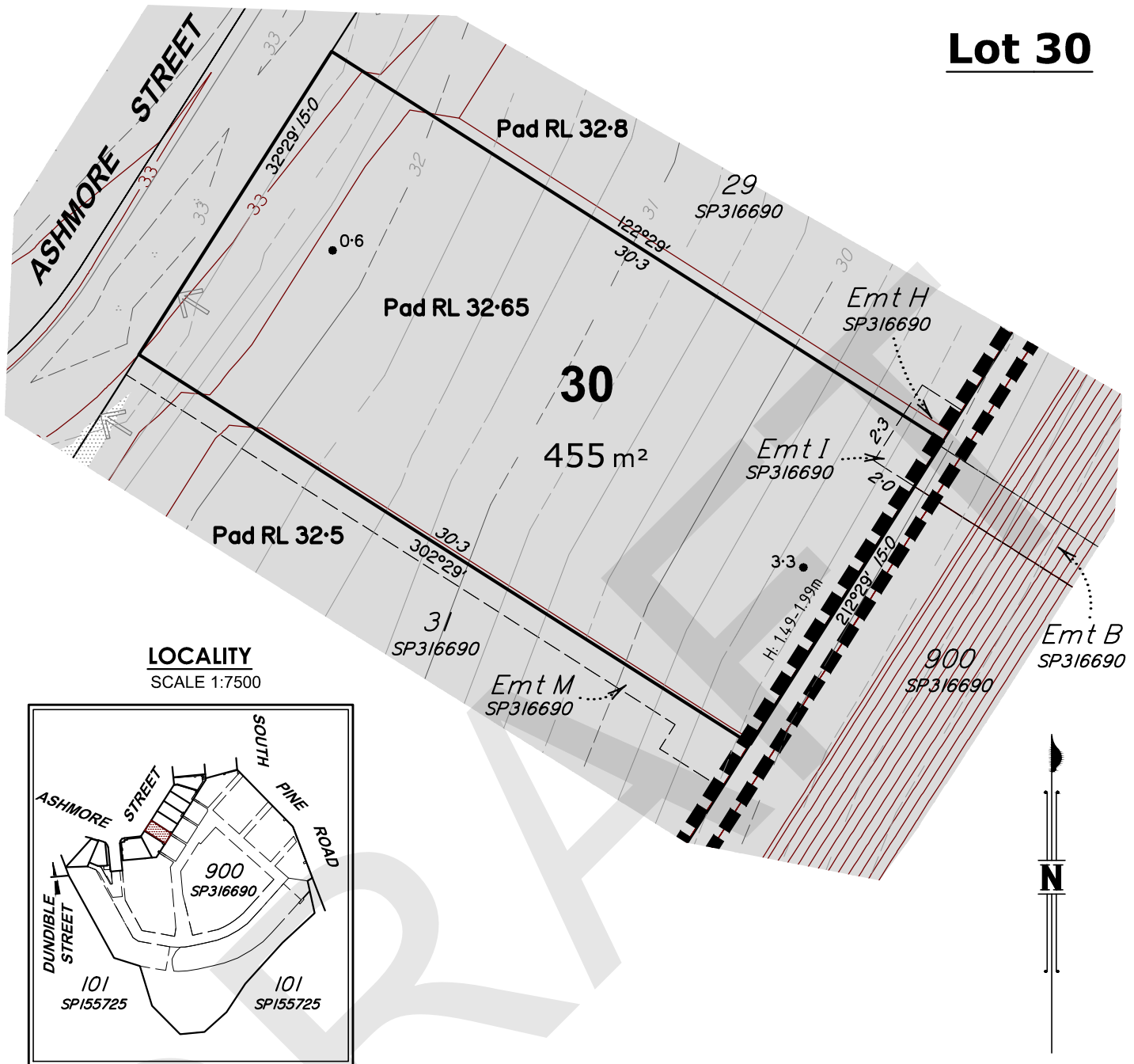
Title: **Disclosure Plan for Lot 29**  
**on SP316690 Ashmore Street,**  
Everton Park - Being Part of Lots 82-91  
on RP72156 & Lot 100 on SP155725

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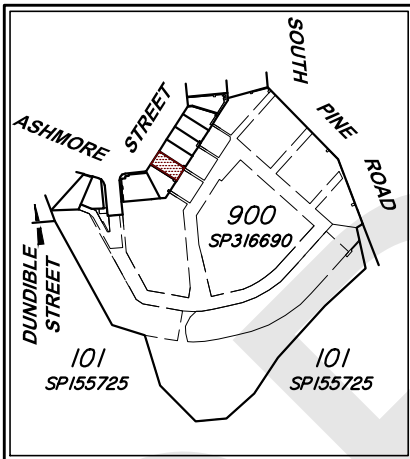
Client: **MIRVAC**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	BWM
Date Created:	10/10/2019	Scale:	1:250
Comp File:	191518.project		
Plan No:	191518_003_DIS		





**LOCALITY**  
SCALE 1:7500



## LEGEND

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours
- - 24 - - Existing Contours
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6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 30 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council.
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

Revision B - Survey Issue 24/10/2019 (JEW)



Sheet 8 of 9



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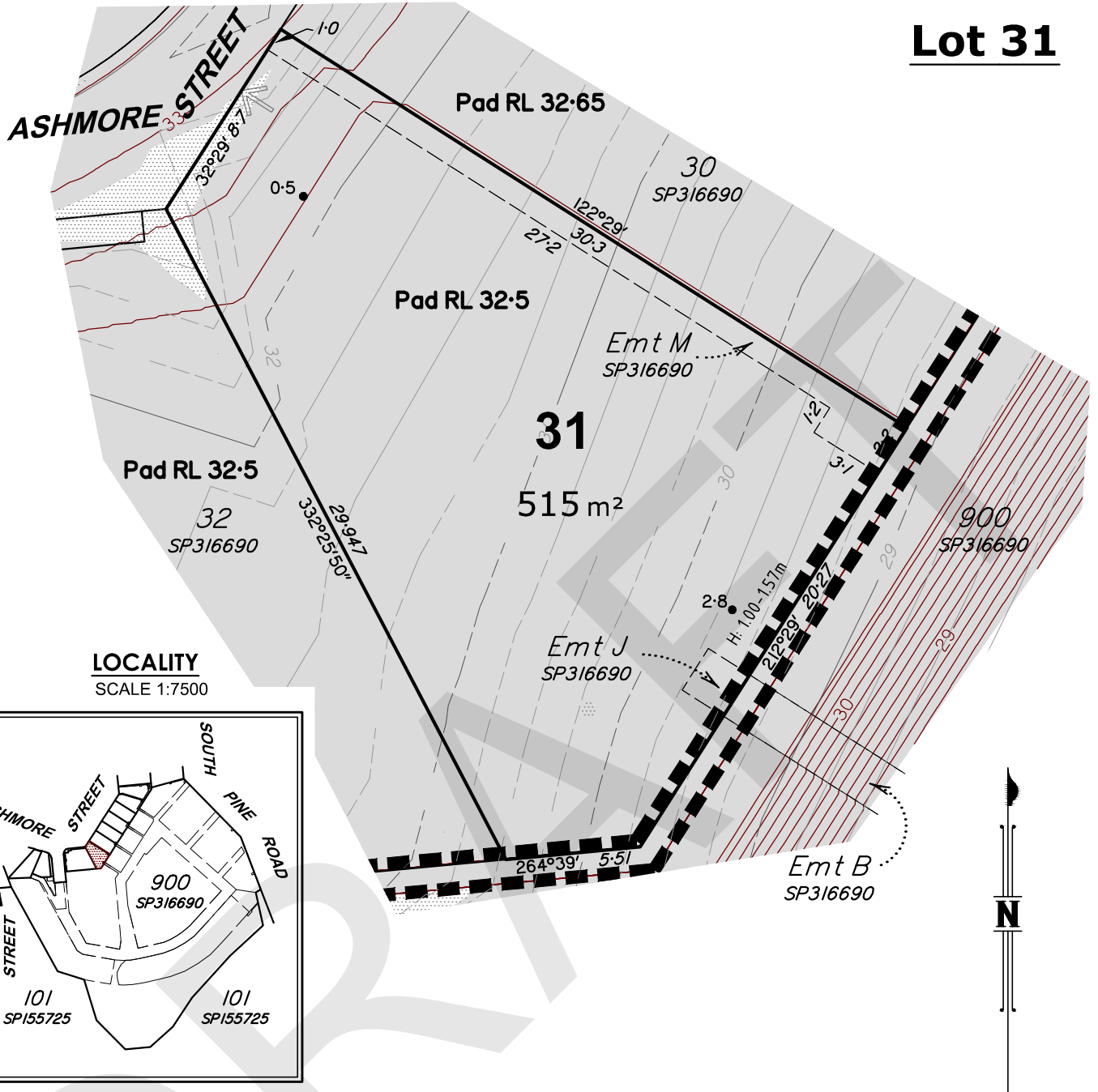
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Title: **Disclosure Plan for Lot 30**  
**on SP316690 Ashmore Street,**  
Everton Park - Being Part of Lots 82-91  
on RP72156 & Lot 100 on SP155725

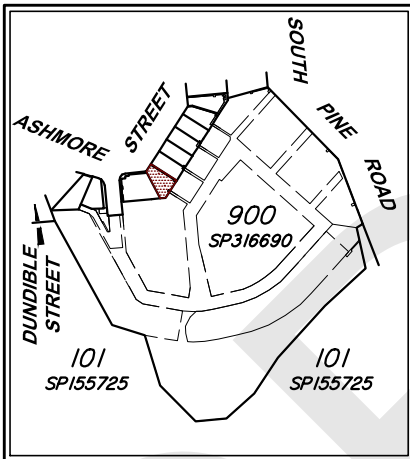
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Client: **MIRVAC**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	BWM
Date Created:	10/10/2019	Scale:	1:250
Comp File:	191518.project		
Plan No:	191518_003_DIS		



**LOCALITY**  
SCALE 1:7500



## LEGEND

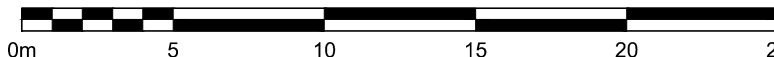
- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours
- - 24 - - Existing Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 17BNE-0071 C200 Rev A provided by Premise.
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- 1.0 ●
- Denotes depth of fill

## Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM106537, RL 29.906m AHD.
3. Existing Contour (interval 0.25m) based on Premise civil drawing 17BNE-0071 C200 Rev A.
4. All dimensions and areas are subject to final survey and approval by BCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Mirvac Queensland Pty Ltd for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 31 on proposal plan 135143-5 Rev N which accompanied the Subdivision Application to the Brisbane City Council.
8. The compaction of earth fill will be undertaken as advised by Premise and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:250

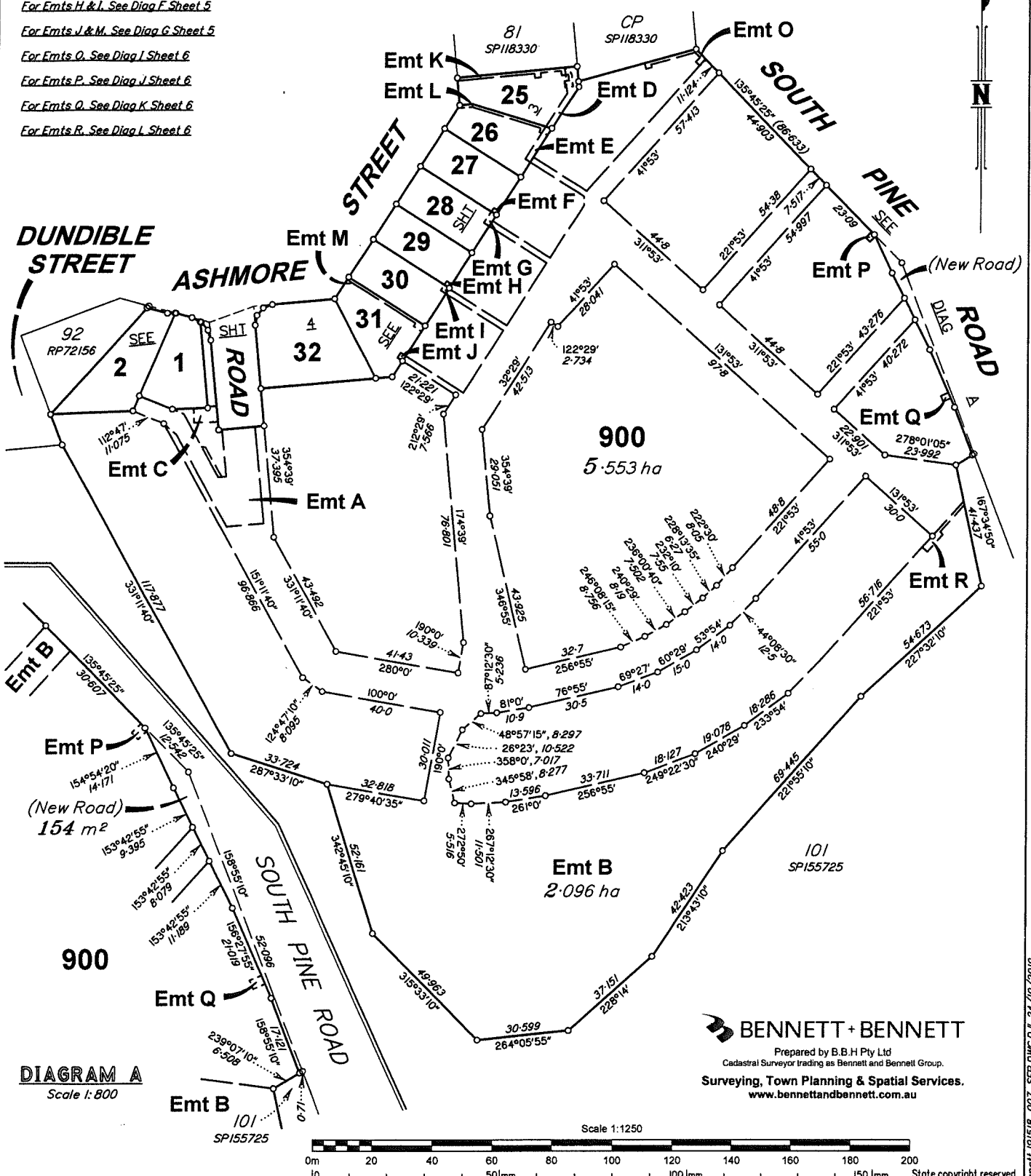
Revision B - Survey Issue 24/10/2019 (JEW)



Sheet 9 of 9

**PROPERTY DESCRIPTION**  
Lots 82-91 on RP72156 & Lot 100 on SP155725  
36-62 Ashmore Street & 420 South Pine Road, Everton Park

- For Emts D, E, K & M. See Diag C Sheet 5*
- For Emts F & G. See Diag E Sheet 5*
- For Emts H & I. See Diag F Sheet 5*
- For Emts J & M. See Diag G Sheet 5*
- For Emts O. See Diag I Sheet 6*
- For Emts P. See Diag J Sheet 6*
- For Emts Q. See Diag K Sheet 6*
- For Emts R. See Diag L Sheet 6*



**BENNETT + BENNETT**  
Prepared by B.B.H Pty Ltd  
Cadastral Surveyor trading as Bennett and Bennett Group.  
Surveying, Town Planning & Spatial Services.  
www.bennettandbennett.com.au

**NOTE!**  
Final areas are subject to design changes, Council approval and field survey and may differ from those shown on this Identification Plan.  
Final presentation of areas will comply with requirements of the Registrar of Titles and may vary from the format shown on this Identification Plan.  
The Seller, under the Contract Terms, is entitled to make Variations to the Lot, including to its location, area, size, dimensions and elevation. Without limitation, if the area of the Lot on the Plan is not more than 5% different to the total area of the Lot as shown on this Identification Plan, the Variation is deemed to be a Permitted Variation and the Buyer cannot Object.

**Disclosure Plan of Lots 1, 2, 25-32 & 900 and Emts A-C & O-R in Lot 900, Emts D & K in Lot 25, Emts E & L in Lot 26, Emt F in Lot 27, Emt G in Lot 28, Emt H in Lot 29, Emt I in Lot 30 & Emts J & M in Lot 31**  
Cancelling Lots 82-91 on RP72156 & Lot 100 on SP155725  
LOCAL GOVERNMENT: **BRISBANE CITY COUNCIL**  
LOCALITY: **EVERTON PARK**  
Meridion: **IS220713**

Scale:	<b>1:1250</b>
Format:	<b>STANDARD</b>
<b>DRAFT</b> SP316690	
Survey Records:	<i>No</i>

Bennett + Bennett 191518\_007\_SP.PLNG.D.L. 24/10/2019

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

(Dealing No.)

5. Lodged by

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

**1. Certificate of Registered Owners or Lessees.**

I/We .....

.....

.....

.....

(Names in full)

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

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

Signature of \*Registered Owners \*~~Lessees~~

SHEET 2 IS  
INTENTIONALLY  
BLANK

\* Rule out whichever is inapplicable

**2. Planning Body Approval.**

\*  
hereby approves this plan in accordance with the :  
%

Dated this ..... day of .....

..... #

..... #

\* Insert the name of the Planning Body.  
# Insert designation of signatory or delegation

% Insert applicable approving legislation.

**3. Plans with Community Management Statement :**

CMS Number :

Name :

**4. References :**

Dept File :

Local Govt :

Surveyor : 191518

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests

Lots	Orig

**7. Orig Grant Allocation :**

**8. Passed & Endorsed :**

By: B.B.H. PTY LTD ACN 010 427 531

Date :

Signed :

Designation : Liaison Officer

**9. Building Format Plans only.**

I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

.....  
Cadastral Surveyor/Director \* Date  
\*delete words not required

**10. Lodgement Fees :**

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

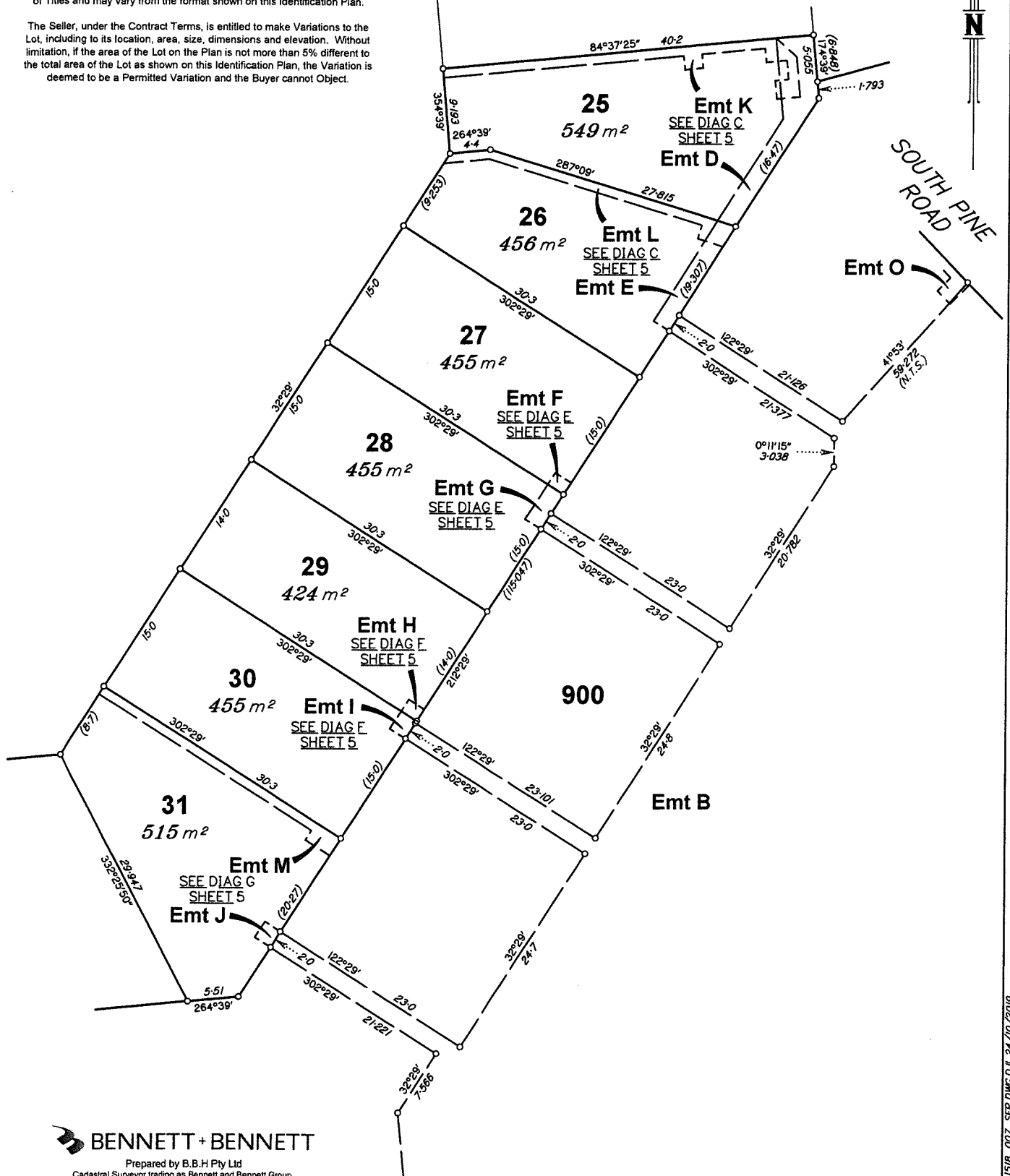
11. Insert Plan Number **DRAFT SP316690**

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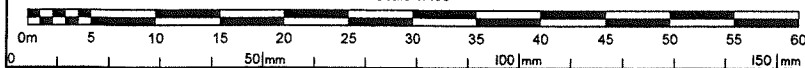
SOUTH PINE ROAD

**BENNETT + BENNETT**

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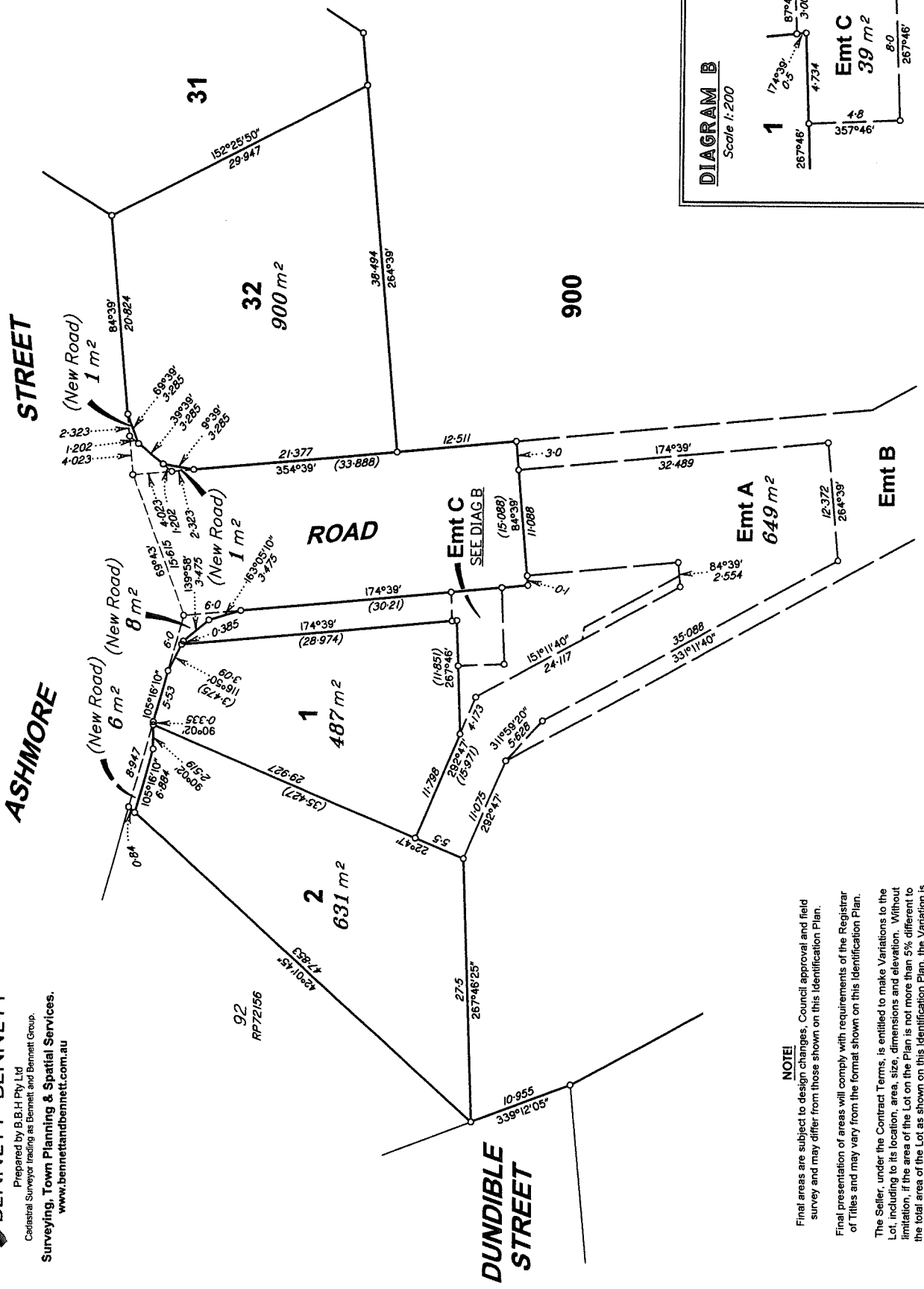
Scale 1:400



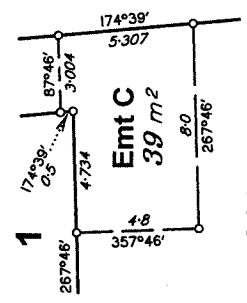
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Insert Plan Number **DRAFT SP316690**

Bennett + Bennett 191518\_007\_SFP.DWG.D.L. 24/10/2019



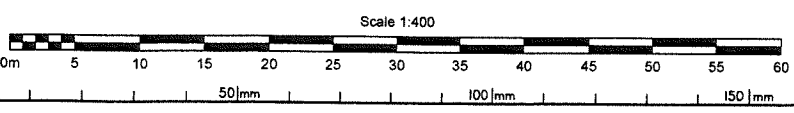
**DIAGRAM B**  
Scale 1:200



**900**

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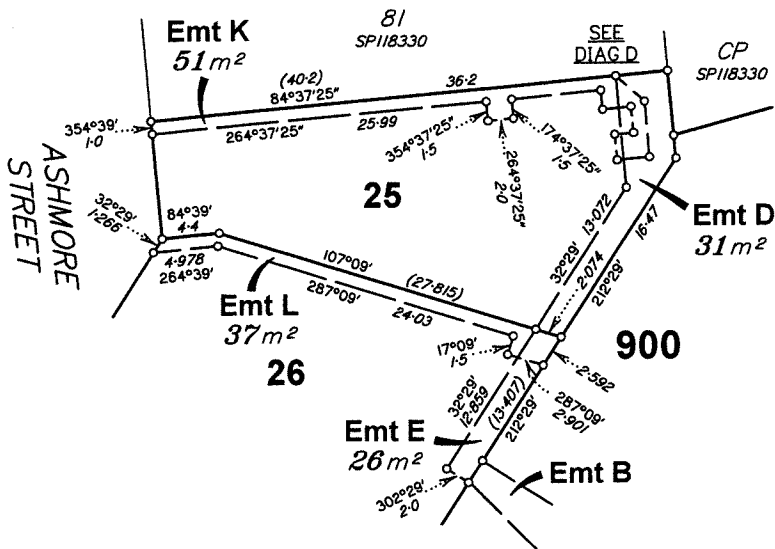


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Insert Plan Number **SP316690**

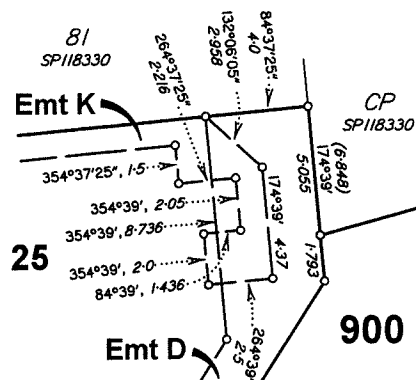
**DIAGRAM C**

Scale 1:400



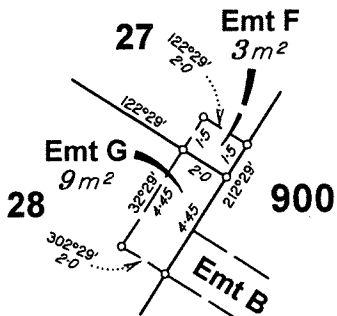
**DIAGRAM D**

Scale 1:400



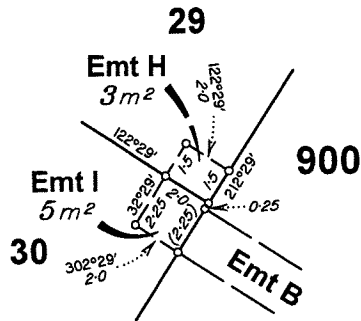
**DIAGRAM E**

Scale 1:200



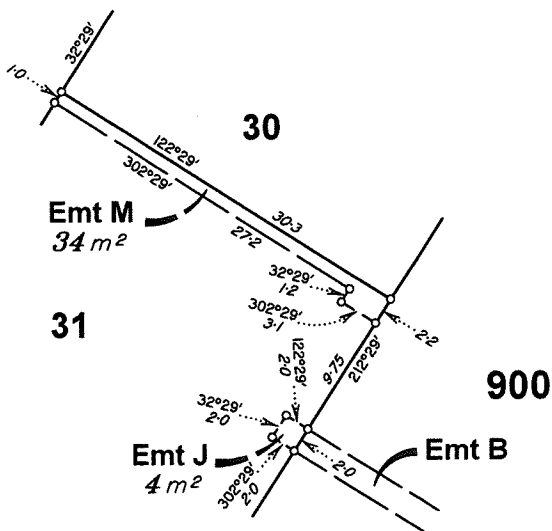
**DIAGRAM F**

Scale 1:200



**DIAGRAM G**

Scale 1:400



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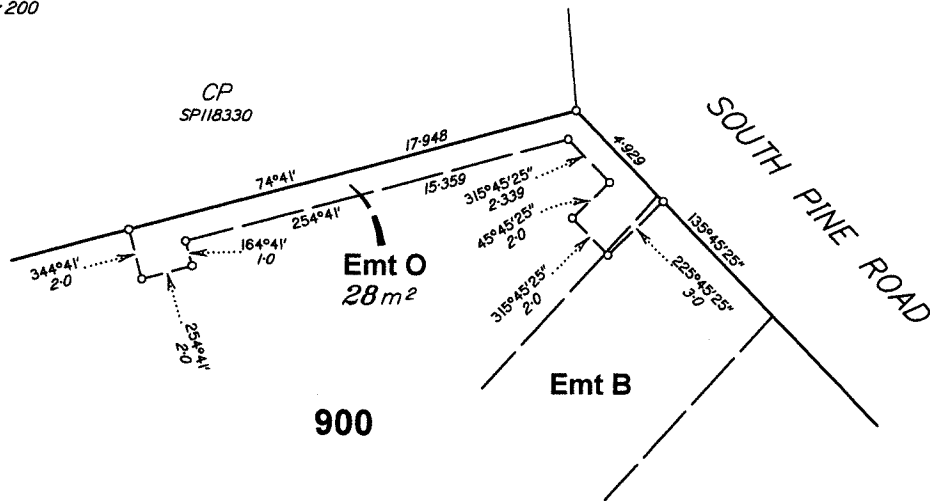
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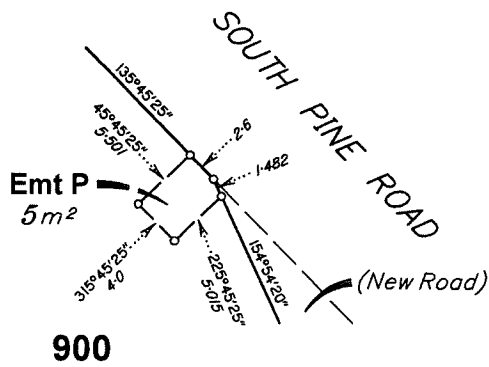
**DIAGRAM I**

Scale 1:200



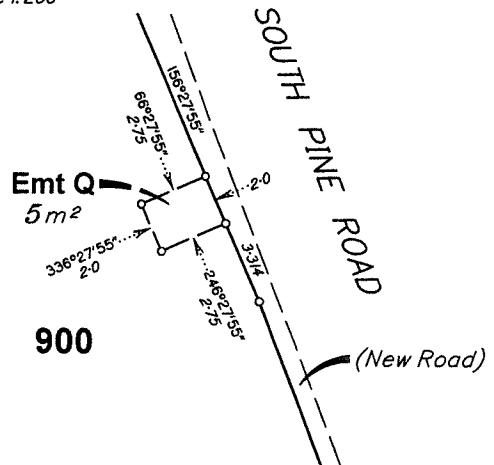
**DIAGRAM J**

Scale 1:200



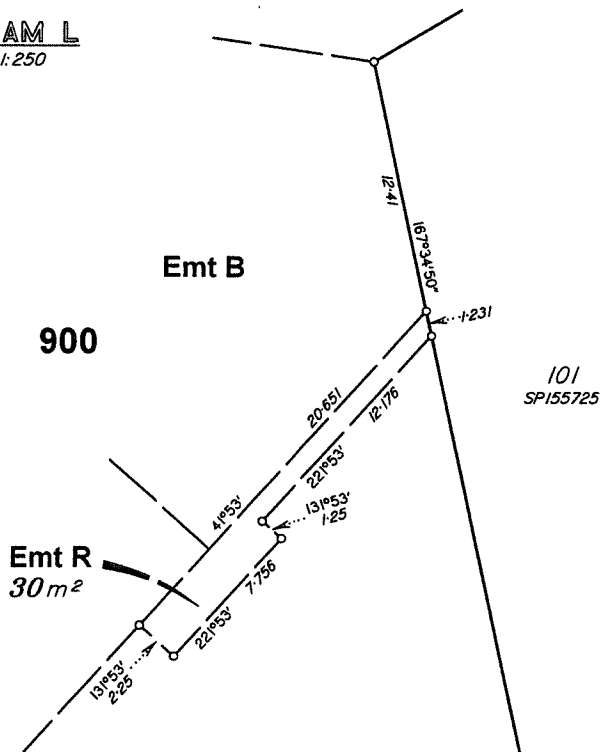
**DIAGRAM K**

Scale 1:200



**DIAGRAM L**

Scale 1:250



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