

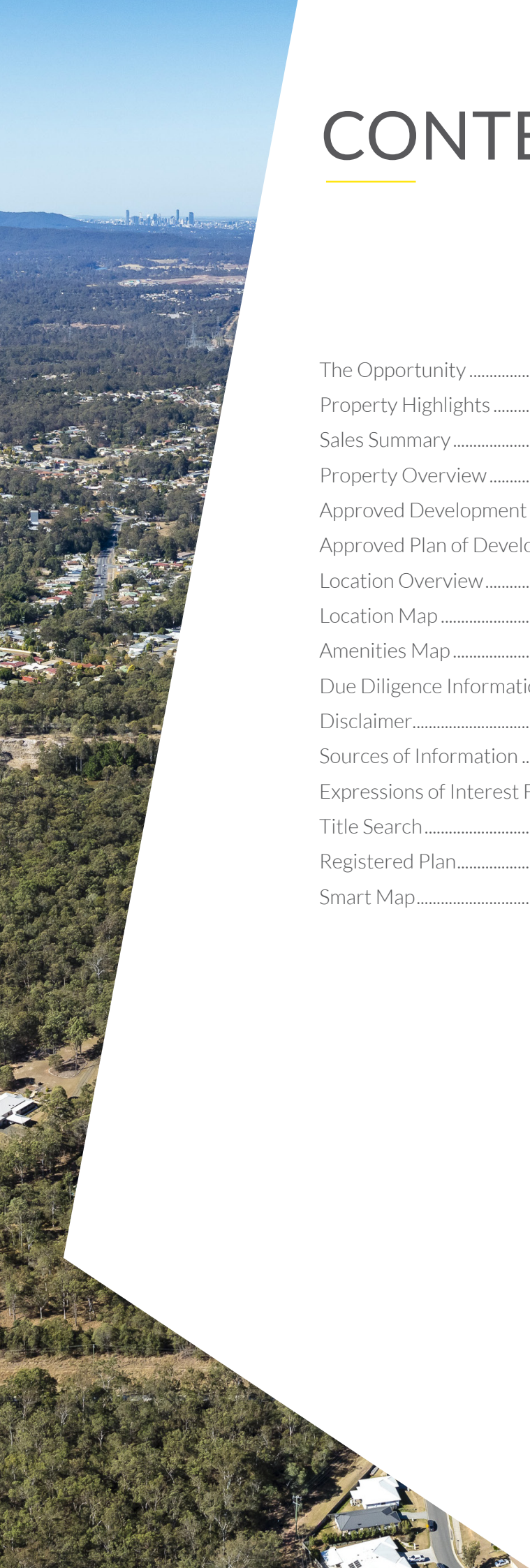


2 HENRY STREET,
BRASSALL QLD 4305

INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD
SEPTEMBER 2018

RayWhite



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THE OPPORTUNITY

Ray White Special Projects (Queensland) are pleased to exclusively offer to the market, for Sale by Expressions of Interest closing Wednesday 10 October 2018 at 4pm, the approved residential subdivision site located at 2 Henry Street, Brassall QLD 4305.

Highlights include:

- Shovel Ready - Approved 27 x lot residential subdivision (capitalise on strong house & land market conditions)
- Sale ready - Draft Survey and Disclosure Plans in place
- Generous frontage lots with sizes ranging between 450m²* to 1,060m²* (avg. 568m²*)
- 3 x Dual occupancy (Duplex) lots with individual MCU approvals
- Site adjoining the Brassall Bikeway - 14km* fully paved bike path highlighting the region's history
- Land area: 1.74ha*
- Zoned Low Density Residential
- In close proximity to shopping centres, schools, train station, hospitals and parklands
- 5km* to the Ipswich CBD and well located to the Warrego Highway providing connectivity to the Brisbane CBD

As the exclusive marketing agent, I encourage your strong consideration of this outstanding asset and look forward to assisting you with your enquiries.



Matthew Fritzsche
Ray White Special Projects (QLD)

M 0410 435 891

E matthew.fritzsche@raywhite.com

*All areas are approximate

Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

PROPERTY HIGHLIGHTS

1

DEVELOPMENT CERTAINTY & SPEED TO MARKET

The site has existing Development Approval and Operational Works Approvals for a 27 lot x residential subdivision, providing a genuine shovel ready opportunity. The site is also sale ready with draft survey and disclosure plans in place. The recent approvals provide the ability to immediately capitalise and deliver the project into today's strong market conditions.

2

PRODUCT TYPLOGY

The approved subdivision comprises a mixture of lot sizes (ranging between 450m²* and 1,060m²*) and lot frontages which cater to both the owner occupier and investment markets. The approved scheme also incorporates approvals for 3 x dual occupancy (duplex) lots, being a particularly popular product in the retail market. The lot typology provides competitive advantage in the general locality and is also a risk mitigation factor should the market fluctuate.

3

VEGETATION CLEARING

Whilst presently heavily treed with regrowth vegetation, the development permits allow for site clearing in line with the approved plan of subdivision, with nil net loss or additional offset payments.

4

HIGH DEMAND FOR HOUSE & LAND STOCK

The 27 x lot residential subdivision provides a key opportunity to capitalise on strong house and land market conditions within South East Queensland. Demand from investment sales channels, builders and retail owner occupier/investment buyers in the western growth corridor is fueling strong activity in this sector. Key property economic indicators signal continued growth in this market.

5

STRONG LOCATION ATTRIBUTES

The site is strategically located situated only 5* kilometres from the Ipswich CBD, within close proximity to local schools, shopping centres, hospitals, major road networks and public transport. The area benefits from strong economics drivers and major employment generators including the nearby RAAF Base.

The Brassall Bikeway is a 14km bike path that highlights the region's history, as it's aligned with the first railway line built in Queensland. It's fully paved and is a very safe environment for all, wayfinding signs around the length are impressive.



SALES SUMMARY

Address

2 Henry Street, Brassall QLD 4305

Method of Sale

The property is being offered for sale by Expressions of Interest closing Wednesday, 10 October 2018 at 4pm.

The seller retains the right (in their absolute discretion) to:

- Decline to consider and/or accept any expression of interest lodged in response to this invitation;
- Negotiate directly with any party who has lodged an expression of interest at any stage;
- Accept or decline a non-conforming expression of interest at any stage of the sale process;
- Enter into any agreement for sale of the property on such terms as are acceptable to the sellers discretion;
- Change this invitation;
- Require additional information from a party who has lodged an expression of interest;
- Reject all or any offers at any time for any reason; and
- Withdraw the property from sale

If an EOI is to be submitted by hard copy it is to be enclosed within a sealed envelope marked clearly with:

EOI for 2 Henry Street, Brassall QLD 4305

c/- Matthew Fritzsche
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane Qld 4000

If the EOI is to be submitted electronically, details are as follows:

c/- Ray White Special Projects (QLD)
Facsimile: (07) 3832 4777
E-mail: matthew.f@raywhite.com

Marketing Agent

Matthew Fritzsche
Ray White Special Projects (Qld)
M: 0410 435 891
E: matthew.f@raywhite.com

PROPERTY OVERVIEW

Address	2 Henry Street, Brassall QLD 4305
Real Property Description	Lot 565 on CC783
Land Area	17,400m ² *
Title Reference	15128063
Town Planning	The property is zoned “Low Density (sub Area 2)” under the current Town Planning Scheme for the Ipswich City Council.
Local Authority	Ipswich City Council
Site Description	The subject site comprises a slightly irregular shaped, corner allotment with dual road frontage to Workshops Street to the southern alignment and Henry Street to the eastern alignment. Additionally the site has frontage to Kyoto Street to the east, which is currently an unformed road. The site is currently vegetated throughout, however site clearing is permitted in line with the recent Development Approval. The site provides a gently sloping topography, from the north east down to the south west of the site.
Roads and Access	The site has circa 101 metres of road frontage to Henry Street along the eastern boundary, which comprises a local, bitumen sealed cul-de-sac. The site has 140 metres of frontage to Workshops Road along the southern boundary, which is a dual way, bitumen sealed single lane local thoroughfare for the surrounding area, running from east to west in orientation. Furthermore, the site has frontage to Kyoto Street along the site’s Western boundary, comprising a proposed road reserve which is to be formalised in line with the development of the subject.
Services and Amenities	All normal utilities including electricity, telephone, reticulated town water and sewerage services are available and are within close proximity to connect to the site. An Engineering Services Report and Conceptual Stormwater Management Plan has been prepared in support of the proposed development. It has been determined that the site is fully serviced by reticulated utility services, including sewerage, water, electrical and telecommunications networks which are able to be extended/upgraded where necessary to service the proposed development.

PROPERTY OVERVIEW

Surrounding Development

Surrounding development comprises of a number of modern, recently constructed housing estates.

The site is in close proximity to major transport corridors being Fernvale Road and the Warrego Highway, which provide connections to the surrounding suburbs and Brisbane City. It is identified that the development on the adjoining site at 16 Henry Street has made provision for a bus stop which will service the locality in the future.

The Brassall area is well serviced by schools (Ipswich State High School, Brassall State High School, West Moreton Anglican College and Ipswich Grammar), local shopping (Brassall Shopping Centre and Riverlink Shopping Centre), local recreation (Haig Street Quarry Bush Reserve and Sutton Park) and other community services and facilities within close proximity to the subject site



APPROVED DEVELOPMENT

RECONFIGURATION OF A LOT

The subject site received Development Approval on the 6th December 2017 for a twenty-seven lot residential subdivision. The Development Approval is summarised as follows:

Application No.	Description	Decision Date	Timeframe
2481/2017/RAL	Reconfiguration of a Lot - One (1) lot into twenty seven (27) lots	6 December 2017	4 years

DUAL OCCUPANCY (DUPLEX) LOTS

The scheme incorporates three Dual Occupancy Lots, with Lots 6 and 18 having received Development Approval and Lot 6 being in the final stages of the Approval process with Ipswich City Council. These have been detailed in the following table:

Application No.	Description	Decision Date	Timeframe
4251/2018/MCU	Material change of use - dual occupancy - Lot 13	10 August 2018	6 years
4291/2018/MCU	Material change of use - dual occupancy - Lot 18	19 July 2018	6 years
4255/2018/MCU	Material change of use - dual occupancy - Lot 6	In final decision stage	-

OPERATIONAL WORKS

Furthermore the site has received multiple Operational Works Approvals, with the final Approval for Landscaping imminent. These have been detailed in the following table:

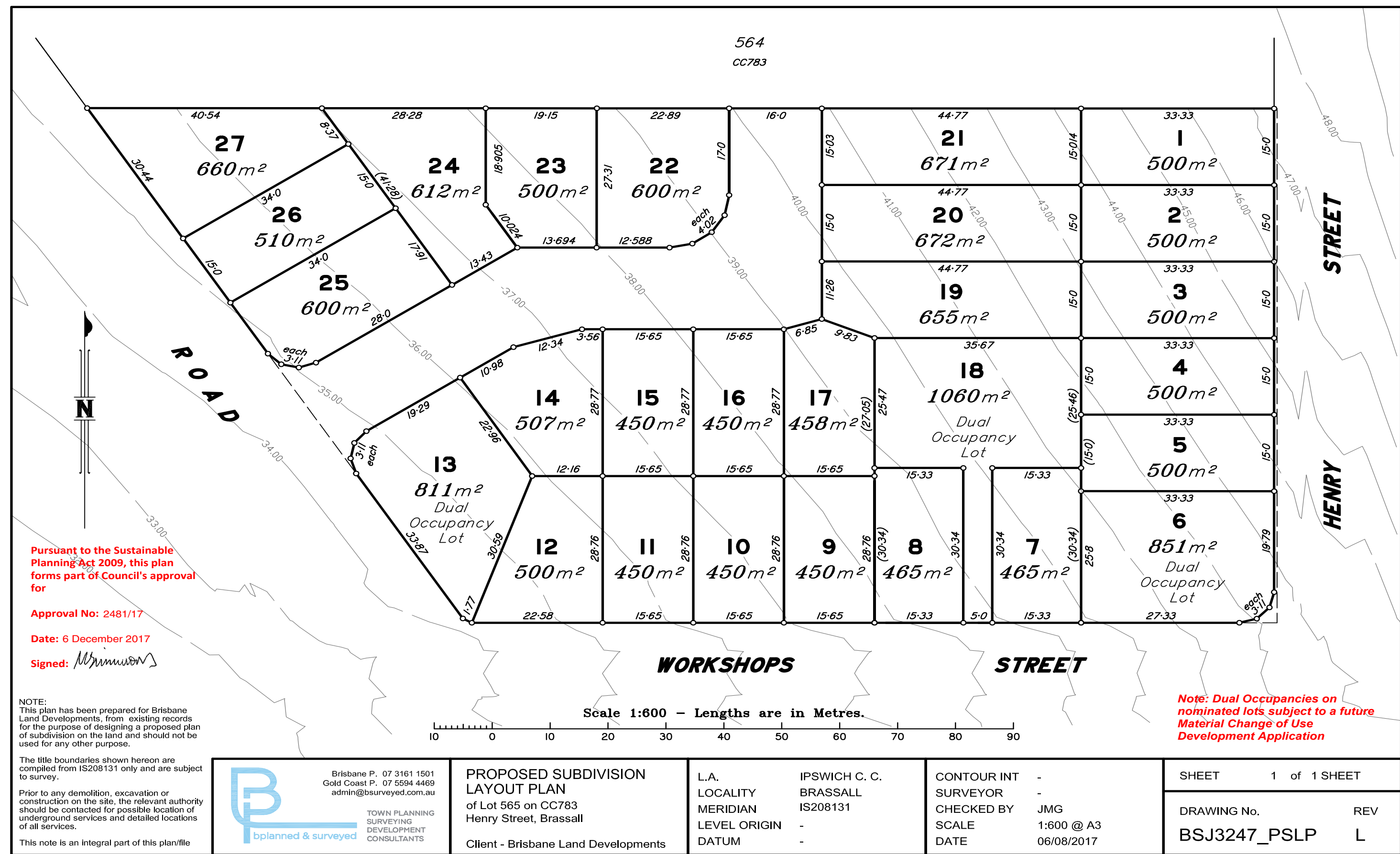
Application No.	Description	Decision Date	Timeframe
1721/2018/OW	Road Work, Stormwater, Drainage Work and Earthworks	22 May 2018	2 years
4582/2018/OW	Rate 3 Streetlighting	20 August 2018	2 years
6110/2018/OW	Landscaping	In final decision stage	-

The Approved twenty-seven lot residential subdivision proposes lots ranging in size between 450 sqm and 1,060 sqm, with an average lot size (incl three dual occupancy lots) of 568 sqm, to be developed over a single stage.

The lots areas for the Approved Scheme are outlined below, note the shaded lots reflect the Dual Occupancy lots.

Lot No.	Lot Size (m)	Lot No.	Lot Size (m)
1	500	15	450
2	500	16	450
3	500	17	458
4	500	18	1,060
5	500	19	655
6	851	20	672
7	465	21	671
8	465	22	600
9	450	23	500
10	450	24	612
11	450	25	600
12	500	26	510
13	811	27	660
14	507	Average	568

APPROVED PLAN OF DEVELOPMENT



LOCATION OVERVIEW

BRASSALL OVERVIEW

Brassall is a sought after residential locality of Ipswich, located approximately 5 kilometres north west of the Ipswich CBD & 45 kilometres west of the Brisbane CBD.

Brassall forms part of South East Queensland's western growth corridor, which is one of the largest employment and industry growth areas in Australia, and is strategically located for access to existing and planned major employment generators of:

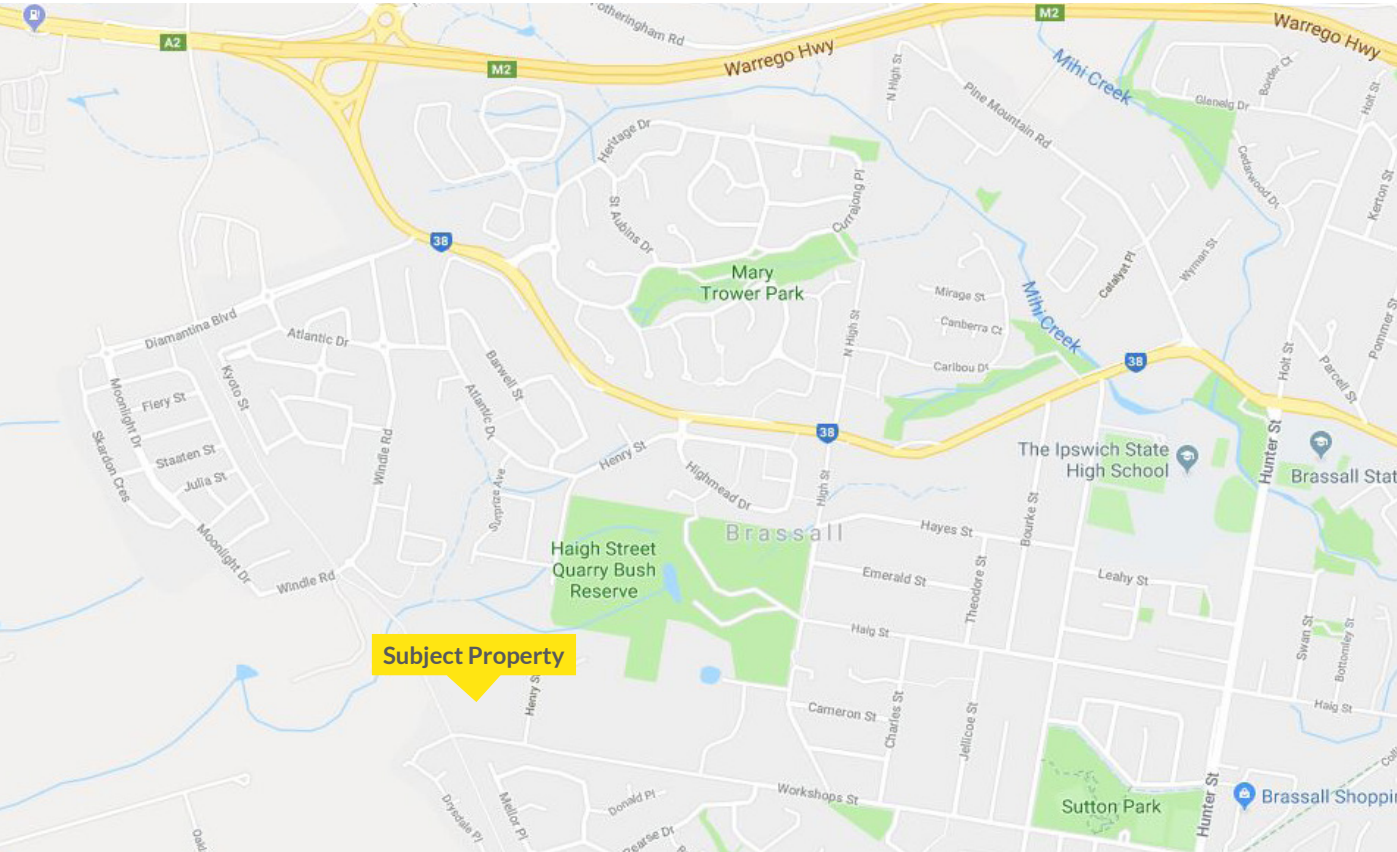
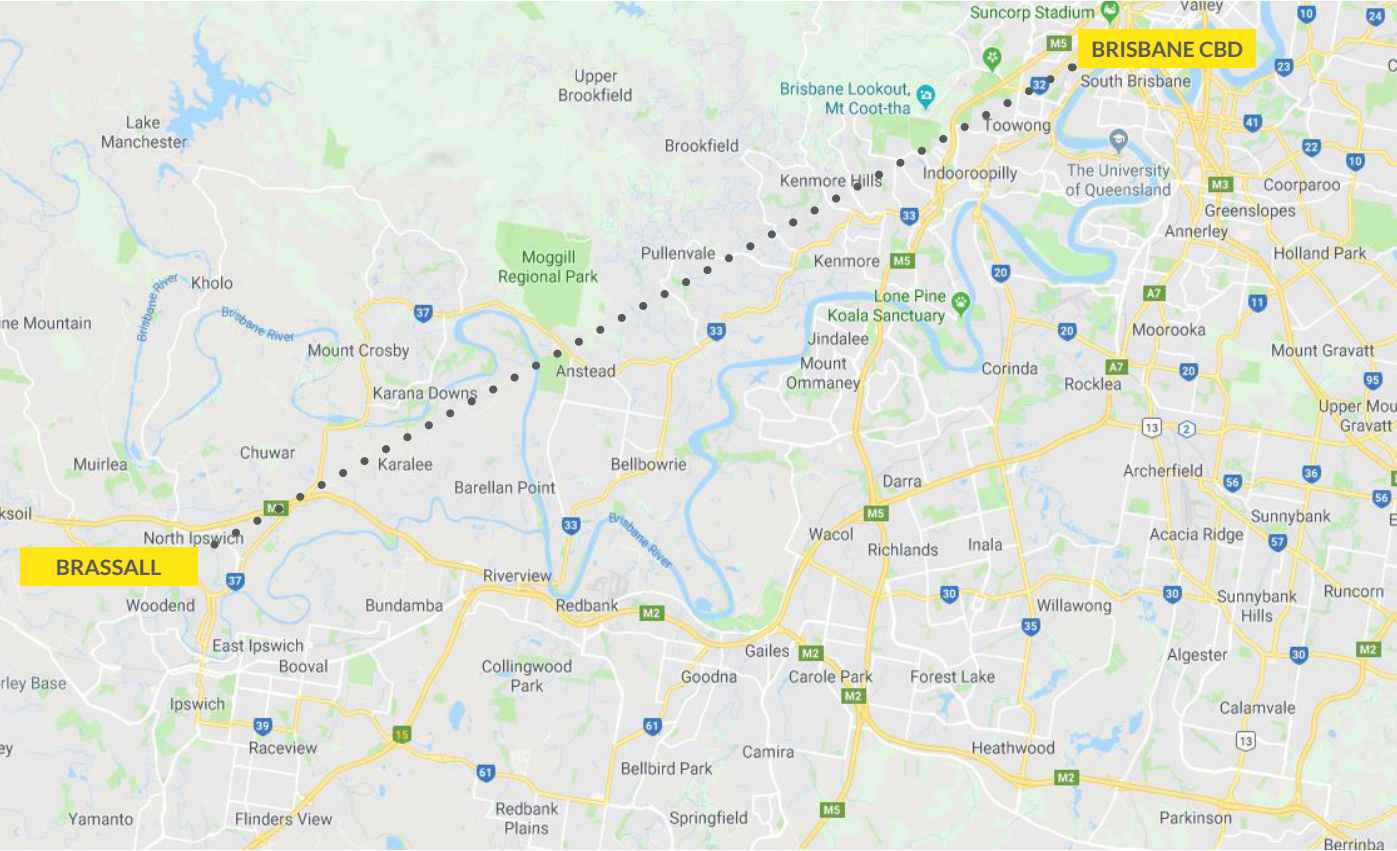
- Amberley RAAF Base;
- Aerospace & Defence Support Centre;
- Ipswich CBD;
- Springfield;
- Swanbank Enterprise Park; &
- Citiswitch Business Park.

Surrounding development within the immediate locality predominantly comprises modern good quality detached residential dwellings, with some light industrial uses on western boundary.



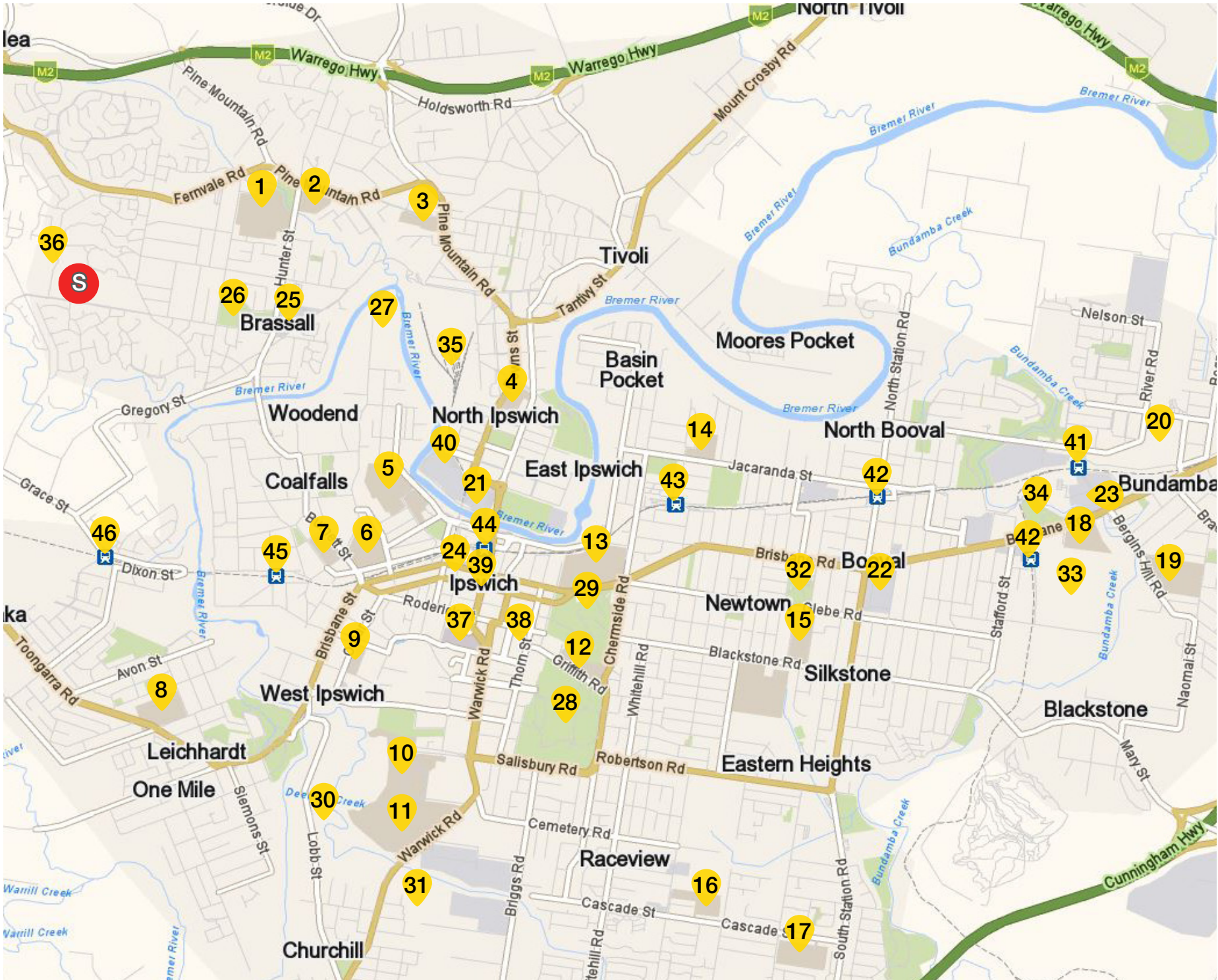
*All areas are approximate

LOCATION MAP



*Locations are indicative only

AMENITIES MAP



*Locations are indicative only

Schools:

- 1 Ipswich State High School
- 2 Brassall Primary School
- 3 St Josephs Catholic School
- 4 Ipswich North Primary School
- 5 St Edmund's College
- 6 Ipswich Grammar School
- 7 Blair State School
- 8 Leichhardt State School
- 9 Ipswich West Primary
- 10 University of Queensland - Ipswich
- 11 Bremer State High School
- 12 Ipswich Central Primary School
- 13 Ipswich Grammar School
- 14 Ipswich East Primary School
- 15 Silkstone State School
- 16 Bethany Lutheran Primary School
- 17 Raceview Primary School
- 18 Bundamba State School
- 19 Bundamba Secondary College
- 20 TAFE Queensland South West

Shopping:

- 21 Riverlink Shopping Centre
- 22 Booval Fair
- 23 Bunnings Warehouse
- 24 Ipswich City Square
- 25 Brassall Shopping Centre

Recreational:

- 26 Sutton Park
- 27 Ipswich Rangers Rugby Union Club
- 28 Limestone Park
- 29 Queens Park
- 30 Sandy Gallop Golf Club
- 31 Ipswich Golf Day & Night Driving Range
- 32 Cameron Park
- 33 Ipswich Racecourse
- 34 Rotary Park
- 35 The Workshops Rail Museum
- 36 Brassall Bikeway

Medical & Aged Care:

- 37 Ipswich Hospital
- 38 St Andrew's Ipswich Private Hospital
- 39 Ipswich Medical Centre
- 40 Riverlink Medical and Dental

Transport:

- 41 Bundamba Railway Station
- 42 Booval Railway Station
- 43 East Ipswich Railway Station
- 44 Ipswich Railway Station
- 45 Sadliers Crossing Railway Station
- 46 Wulkuraka Railway Station

S Subject Property

DUE DILIGENCE INFORMATION

The following additional data is available via a dropbox link:

- DA Approved Plan
- Disclosure Plans
- Estate Detailed Design Approved
- Negotiated Decision Notice
- Infrastructure Charges Notice
- QLeave Payment Confirmation
- Electrical Fee Proposal
- Road Naming Plan
- Road Naming Advice Notice

OPERATIONAL WORKS APPROVALS

Road Work, Stormwater, Drainage Work and Earthworks

- Decision Notice
- DA Approved Plans
- Site Soil Investigations

Landscaping

- Landscape Works Plan
- Application Supporting Information

Streetlighting

- Decision Notice
- DA Approved Plans

MATERIAL CHANGE OF USE APPROVALS (DUPLEX LOTS)

Lot 18

- MCU Decision Notice
- DA Approved Plans

Lot 13

- MCU Decision Notice
- DA Approved Plans

Lot 6

- MCU Proposed Plans (Reponse to IR)
- MCU Response to IR Traffic

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 5	Property Overview	RP Data, Ipswich City Council
Page 7	Approved Development	Ipswich City Council
Page 8	Approved Plan of Development	Bplanned and Surveyed
Page 10	Location Overview	Wikipedia, Google Maps, & Ipswich City Council
Page 11	Location Map	Google
Page 12	Amenities Map	Google, Whereis.com.au
Annexure A	Aerial Photography	Skyepics
Annexure B	Expressions of Interest Form	Ray White
Annexure C	Title Search	Department of Natural Resources and Mines
Annexure D	Registered Plan	Department of Natural Resources and Mines
Annexure E	Smart Map	Department of Natural Resources and Mines

ANNEXURE A

AERIAL PHOTOGRAPHY

SOURCE: SKYEPICS







ANNEXURE B

EOI FORM

SOURCE: RAY WHITE

EXPRESSIONS OF INTEREST FORM

Expressions of Interest (EOI) Form / Particulars

I / We register our Expression of Interest to enter into negotiations to purchase the property located at 2 Henry Street, Brassall QLD 4305.

Property Details

Address 2 Henry Street, Brassall QLD 4305

Real Property Description Lot 565 on CC783

Title Search 15128063

Land Area 17,400m²*

Expression of Interest

Proposed Price: \$ Margin Scheme to apply

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date:

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company Name:
ABN:
Registered for GST: Yes or No (please circle one)

Contact Details Address:
Mobile:
Email:

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts: Telephone:
Email:

Proposed Buyer Acknowledgment

In submitting an Expression of Interest to buy the subject property ("EOI"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this EOI form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular EOI.
5. The Vendors may sell the subject property to any person they choose, as a result of the EOI process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - the Vendors will accept the highest purchase price offered;
 - the Vendors will consider any particular feature of an EOI or other proposal to buy the subject property as determinative; or
 - the submission of the Proposed Buyer's EOI will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an EOI.
7. This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution

Signed by the Proposed Buyer:

Signature

Full Name:

ANNEXURE C

TITLE SEARCH

SOURCE: DEPARTMENT OF NATURAL RESOURCES AND MINES

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 29465282

Search Date: 03/09/2018 18:36

Title Reference: 15128063

Date Created: 08/04/1974

Previous Title: 12131238

REGISTERED OWNER

Dealing No: 718462176 13/12/2017

NORMAN GEORGE SHARPLES
STANLEY THOMAS THRUSH
GRAEME PETER THOMAS
STEPHEN WILLIAM KIRKPATRICK
STUART JOHN PRINGLE
WILLIAM JOHN KIRKPATRICK
STEPHEN MARK TAYLOR TRUSTEE
UNDER INSTRUMENT 707011920

ESTATE AND LAND

Estate in Fee Simple

LOT 565 CROWN PLAN CC783
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12131238 (POR 565)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 19/02/2018 718580067 Certificate No. 2

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2018]
Requested By: D-ENQ GLOBAL X

ANNEXURE D

REGISTERED PLAN

SOURCE: DEPARTMENT OF NATURAL RESOURCES AND MINES

Reference to Traverse and Road Secants.

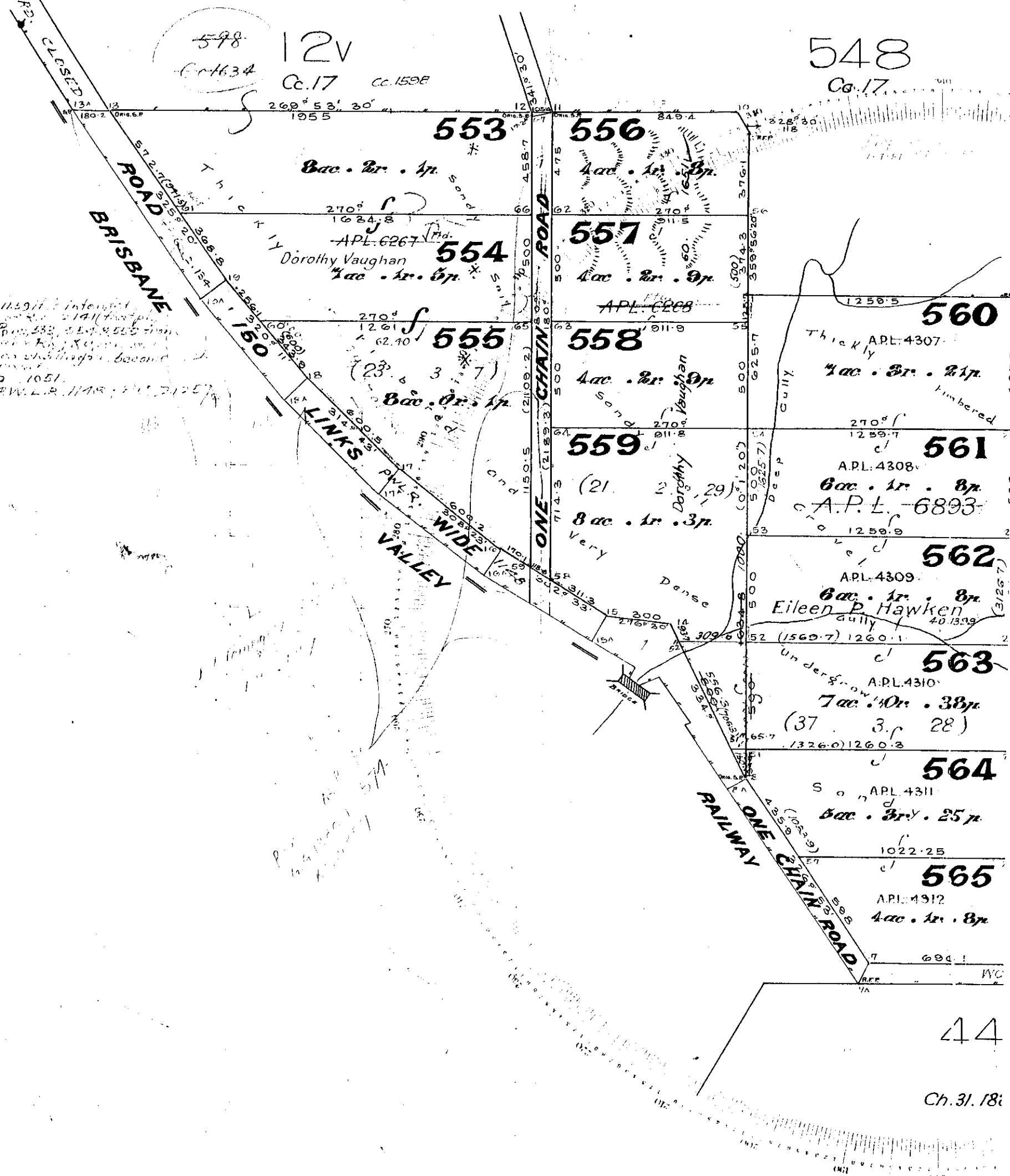
Line	Bearing	Dist.
2-3	90°	107.8
2-3A	2.81°	101.9
5-5A		104.8
6-6A		122
6-6B		106.5
7-7A		116
8-8A		100.5
11-12		105.4
11-67	260°45'	101.3
12-13A		180.2
15-15A	210°30'	150
16-16A		150
17-17A		150
18-18A		151.5
19-19A		150
25-26		100
58-59		118.6

SURVEY OFFICE
20925 & 188001815
L.S.H.
QUEENSLAND.

Particulars

Port No.	Date of Sale	Farm No.	Selector.
676/7			Quarry Res.
Ports 553 to 555	A.P.L. 18753	S.L. 25	
556 to 559	A.P.L. 18754		
Port 568	S.L. 20734	William H. Humphreys	
Ports 566 & 567	S.L. 20733	William H. Humphreys	
Ports 574 & 575	A.P.L. 18754	F. 78 931	(5.102 ha)
570	F. 80.2710	(2.023 ha)	

On 30.11.59 I intended to cancel Port 554 (first plan) separating Port 553, 554 & 555 from the Brisbane Valley. As the road was not yet opened the area was still closed. On 30.11.59 I intended to cancel Port 554 (first plan) separating Port 553, 554 & 555 from the Brisbane Valley. As the road was not yet opened the area was still closed.



For Topography See Cc. 1460

For Amendment to Ports 559, 563 & 564, see 16.50 L.S.H.
Cancels M. 33.1673.

on the whole

I hereby certify that I, in person, made, and on the 26/11/55, completed the survey represented by this plan, on which are written the bearings and lengths of the lines surveyed by me, and that the survey has been executed in accordance with the existing regulations of the Surveyor-General's Department.

H. J. Humphreys
Surveyor.

Meridian Observations

(This form can also be adapted to stellar observations.)

Station No.	Date	Lat.	Long.	Bearing of R.C.	Apparent Position	Reading on R.C.	Time	H. Con. Surv.	Observed Altitude	Observed Azimuth	Variation

NOTE: Observing stations are shown by a triangle in red.

(Brassall)

CC 783

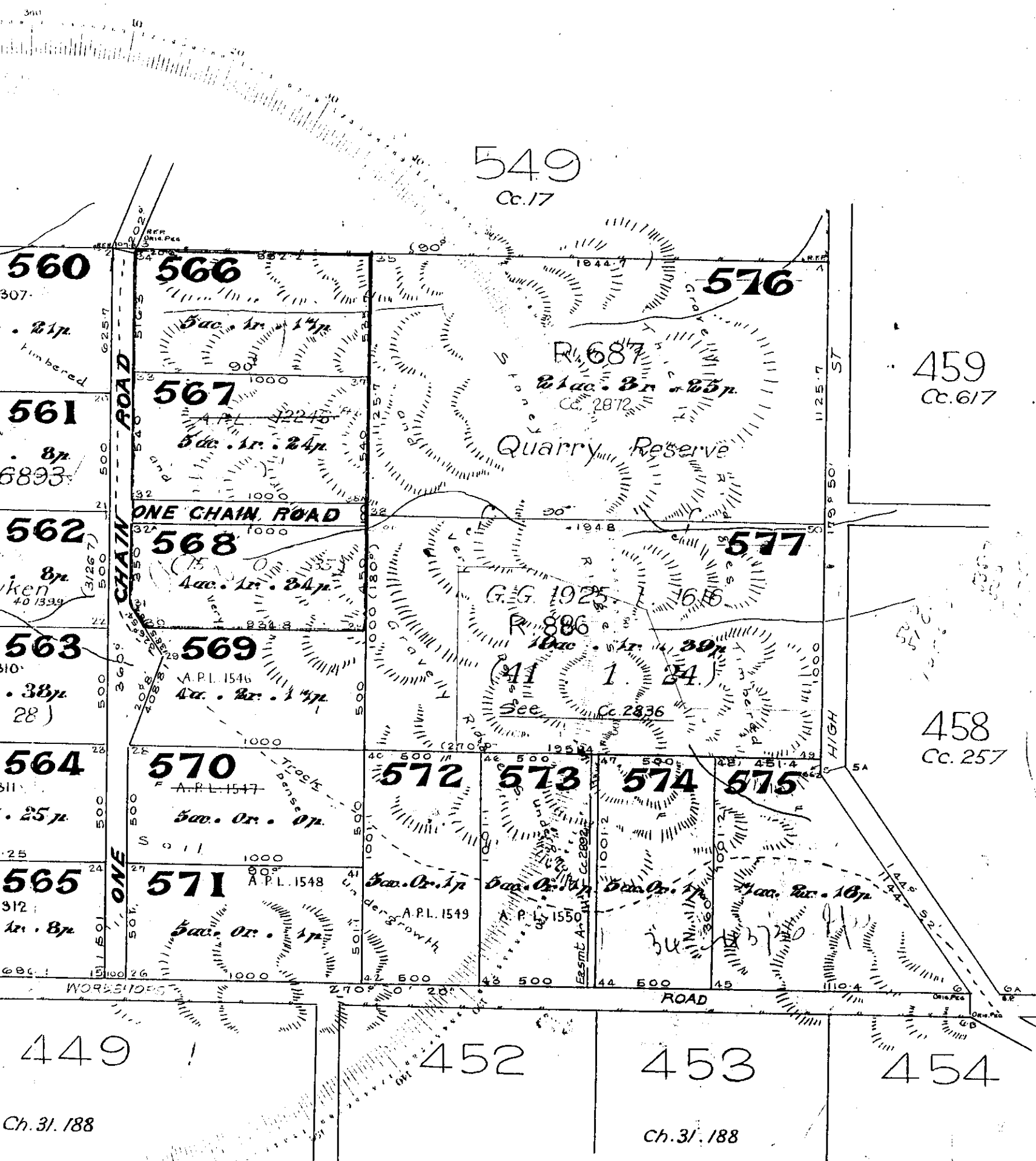
Particulars

Selector	Drawn & passed on	Remarks
----------	-------------------	---------

Warry 188.
 753 + 54.25782 Dorothy Vaughan
 754
 Humphreys 188.
 Humphreys 188.
 102 h3

Reference to Corners

Corn. Bearing	From	Links	Mark
1	255°	Box	23/4
2	66° 30'	STGBARK	72.5
3	385° 25'	BLOWOOD	86.2
4	32°	IRONBARK	73.5
5	3°	GUM	48.7
6	180°	DO	4.3
7	111° 30'	STGBARK	25.7
8	173°	MAHOG.	6.8
9	200° 15'	BLOWOOD	56
10	46° 45'	MAHOG.	58.3
11	62° 45'	BLOWOOD	61.2
12	23°	DO	81.7
13	125° 40'	STGBARK	32.4
14	203° 25'	MAHOG.	4.0
15	182° 30'	GUM	118
16	210° 45'	BLOWOOD	76.3
17	222°	GUM	7.1
18	222°	DO	104.8
19	240° 30'	DO	37
20	145° 30'	BLOWOOD	50.1
21	165° 30'	STGBARK	46.3
22	55°	GUM	40.5
23	103°	DO	100
24	15° 15'	DO	44.2
25	78°	DO	122.0
26	103° 15'	Box	95.7
27	18°	WHITE CEDAR	4.5
28	34°	GUM	88.8
29	262°	MAHOG.	87
30	227° 30'	GUM	67.4
31	318° 30'	STGBARK	77.7
32	292°	GUM	106
33	321° 30'	DO	42.5
34	341° 30'	DO	85.8
35	45°	IRONBARK	44.8
36	30°	BLOWOOD	80.7
37	354° 30'	OSAD BLOWOOD	6.8
38	31° 15'	STGBARK	142.5
39	210° 30'	GUM	77.0
40	22° 45'	STGBARK	77.2
41	35° 45'	GUM	30.7
42	60°	DO	34.3
43	206°	DO	4.0
44	203° 30'	MAHOG.	57.2
45	252°	GUM	57.0
46	254°	DO	112.6
47	241° 30'	DO	72.1
48	246° 45'	STGBARK	31.2
49	348° 30'	Box	42.2
50	20° 45'	STGBARK	41.7
51	87° 30'	BLOWOOD	4.7
52	105° 30'	GUM	81.3
53	298°	DO	54.3
54	241° 30'	STGBARK	89.6
55	68° 45'	GUM	10.7
56	349°	DO	119.3
57	332° 30'	DO	105.1
58	277° 30'	BLOWOOD	6.5
59	65°	GUM	28.1
60	255° 30'	WHITE CEDAR	23.4
61	272° 30'	GUM	87.3
62	46°	DO	2.5
63	175° 45'	BLOWOOD	61
64	150° 15'	DO	35.4
65	284° 15'	GUM	47.2
66	55° 20'	DO	81.3
67	85° 45'	BLOWOOD	130.6
68	123° 45'	APPLE	44.0
69	101°	GUM	52.5
70	67° 15'	STGBARK	51.8



For Additional Plan & Document Notings Refer to CISP



PLAN OF
 PORTION N^o 553-577
 PARISH OF Brassall
 County of Churchill
 Land Agent's Ipswich
 District of
 Cat. N^o CC. 783

Date of Instructions 4th October 1915
 Date of transmission of plans &c. 13th December 1915
 Examined by Wm. H. & 2. 16 Chartered by 20th 15 2. 16
 Voucher N^o 20925 Passed for payment 16. 12. 15 16. 12. 16
 Sales Register Vol. 10 Fol. 214

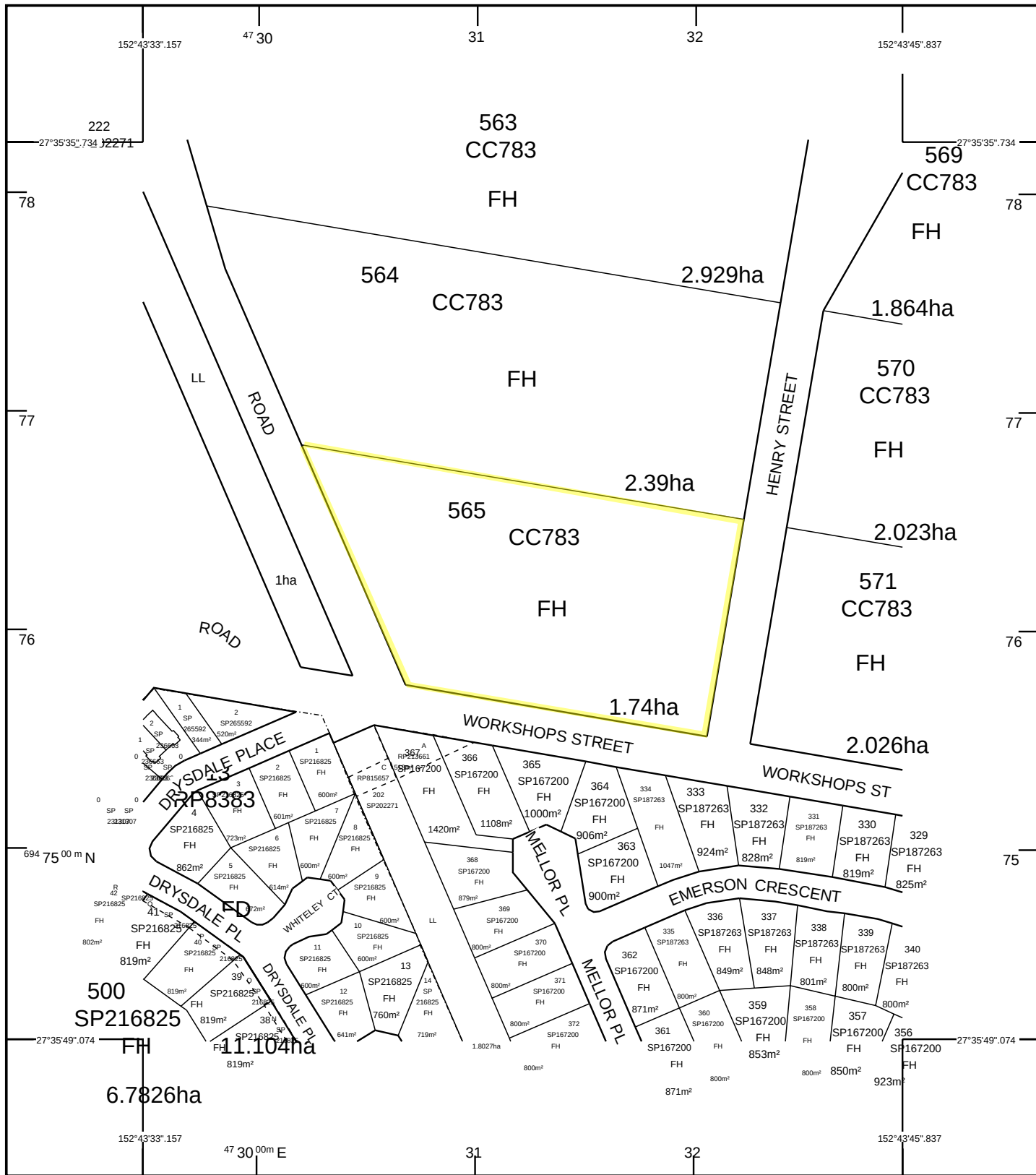
Scale 4 Chains to an Inch.

CC 783

ANNEXURE E

SMART MAP

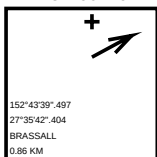
SOURCE: DEPARTMENT OF NATURAL RESOURCES AND MINES



STANDARD MAP NUMBER
9442-41224

0 50 100 150 200 250 m
HORIZONTAL DATUM: GDA94 ZONE: 56 SCALE 1 : 2500

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 565/CC783
Area/Volume 1.74ha
Tenure FREEHOLD
Local Government IPSWICH CITY
Locality BRASSALL
Segment/Parcel 63050/15

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 03/09/2018

DCDB 01/09/2018

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SmartMap

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Queensland
Government

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