



FRASER VALUERS
ABN: 19 614 630 670

Registered Rural & Urban Valuers
Property Consultants & Managers
Director: Robert Fraser A.A.P.I. CPV

Postal: PO Box 760, CHINCHILLA. QLD. 4413
Phone: (07) 4668 9681
E-Mail: fraservaluers@fraservaluers.com
Web: www.fraservaluers.com

SELLER DISCLOSURE STATEMENT

OF RURAL PROPERTY

KNOWN AS

**“12 CONSTANCE
STREET”**

**MILES,
QLD 4415**

30 June 2025

File Reference: SDS 2

**Client: DARREN JAMES & BRADLEY
JAMES YARROW**



1	SELLER DISCLOSURE STATEMENT FORM2:	2
2	KEY ASSUMPTIONS & DISCLAIMERS:	9
3	PROPERTY SEARCH DETAILS:	11
3.1	<i>Title Search:</i>	11
3.2	<i>Plan Search :</i>	12
3.3	<i>Planning Zone and overlays</i>	14
3.4	<i>Contaminated Land Search</i>	15
3.5	<i>Tree & Fencing Register search</i>	16
3.6	<i>Heritage Site & Character</i>	18
3.7	<i>Flooding Map:</i>	19
3.8	<i>Transport & Main Road :</i>	20
3.9	<i>Pool</i>	21
3.10	<i>Rates Notice</i>	22
3.11	<i>Water Notice</i>	23

REF: SDS2

1 SELLER DISCLOSURE STATEMENT FORM2:

Seller disclosure statement



Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller	DARREN JAMES & BRADLEY JAMES YARROW
Property address (referred to as the "property" in this statement)	12 CONSTANCE STREET, MILES QLD 4415
Lot on plan description	Lot 513 RP845484

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme: <input type="checkbox"/> Yes <i>If Yes, refer to Part 6 of this statement for additional information</i> <input checked="" type="checkbox"/> No <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>
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Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details	The seller gives or has given the buyer the following— A title search for the property issued under the Land Title Act 1994 showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes
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REF: SDS2

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> • Electricity Act 1994 – rights for Ergon to access infrastructure • Telecommunications Act 1997 (Cth) – NBN Co rights of access • Water Supply (Safety and Reliability) Act 2008 – rights for water/sewer authorities to access pipelines • Transport Infrastructure Act 1994 – rights for transport authorities (e.g. road corridors) • Local Government Act 2009- Right to access land for inspecting, maintaining, or repairing in </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text" value="As Section in 2"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

REF: SDS2

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :		
	Low Density Residential Zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

REF: SDS2

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

REF: SDS2

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: <input type="text" value="\$4302.40"/> Date Range: <input type="text" value="1/1/2025-30/6/2025"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$383.56"/> Date Range: <input type="text" value="5/12/2024-2/6/2025"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

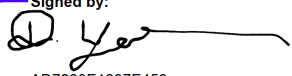
Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

REF: SDS2



Signatures – SELLER

Signed by:

AD7220E1897E453
Signature of seller

DARREN JAMES YARROW

Name of seller

8/7/2025

Date

Signed by:

CB1B8E09590142B...
Signature of seller

BRADLEY JAMES YARROW

Name of seller

8/7/2025

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

REF: SDS2

2

RENTAL INCREASES

- Unit 1 – 11 September 2022
- Unit 2 – 7 April 2025
- Unit 3 – 21 September 2024
- Unit 4 – 8 March 2024
- Unit 5 – 12 November 2024
- Unit 6 – 17 November 2024
- Unit 7 – 16 February 2025

REF: SDS2

3 KEY ASSUMPTIONS & DISCLAIMERS:

Scope Disclaimer

Fraser Valuers has prepared this disclosure based on publicly available information and documents obtained through property searches. We do not undertake legal due diligence or provide legal advice.

Reliance Disclaimer

This disclosure statement has been prepared exclusively for the client to whom it is addressed and is intended solely for the purpose of assisting with compliance under the *Property Law Act 2023 (Qld)*. It is not to be relied upon by any other party without the prior written consent of Fraser Valuers. No responsibility is accepted for any third party who may use or rely upon this document, whether in whole or in part.

Fraser Valuers accepts no responsibility for documents that have been photocopied, altered, or electronically reproduced without our knowledge. Any amendments or updates to the content of this disclosure will only be communicated to the original instructing party.

Reproduction or publication of this disclosure statement—whether in full, in part, or by reference—is not permitted without the prior written consent of Fraser Valuers, including reference to the firm, its personnel, or any assessments contained herein.

Accuracy of Third-Party Data

Information contained in this disclosure is based on third-party records (e.g., titles, zoning, planning, flood, and environmental databases etc). Fraser Valuers is not responsible for errors or omissions in the source data.

Time Sensitivity Disclaimer

Property data is subject to change. This disclosure is accurate as of the date of the searches and should not be relied upon if the contract of sale is executed after a significant delay. It is the responsibility of the seller or their legal representative to ensure the disclosure is current at the time of contract.

Legal Responsibility Disclaimer

The responsibility for ensuring that the disclosure meets all legal requirements under the Property Law Act 2023 rests with the seller and their legal advisors. Fraser Valuers assists in the preparation of documentation but does not provide legal sign-off or warranty compliance.

No Warranty of Completeness

While reasonable care has been taken in the preparation of this disclosure, no warranty is given as to its completeness or fitness for purpose. Buyers should make their own enquiries.

Community Title Specific Disclaimer (if applicable)

For Community Title properties, the disclosure includes information provided by the body corporate and/or their manager. Fraser Valuers does not audit or verify the accuracy of this information.

Accuracy of Information Provided

It is assumed that all information provided to Fraser Valuers by the client, agents, solicitors, and third-party search providers is accurate, complete, and current as at the date of preparation.

No Physical Inspection

The disclosure statement is based solely on desktop data and publicly available information. No physical inspection of the property has been undertaken unless explicitly agreed in writing.

Search Authority

It is assumed that Fraser Valuers has appropriate authority from the seller or their agent to obtain property searches and relevant data on their behalf.

Unchanged Conditions

It is assumed that no material changes to the property or its legal status (e.g. new easements, planning changes, encumbrances) have occurred since the date of the most recent searches used in this disclosure.

No Legal Interpretation

Fraser Valuers has not interpreted legislation, planning instruments, or legal documents. Any conclusions drawn from source documents (e.g. zoning maps, infrastructure designations) are factual only and should not be considered legal advice.

Document Completeness

It is assumed that all relevant search results and records required to meet the disclosure obligations have been obtained and included. Where searches are incomplete or delayed, the client is notified and takes responsibility for final review and submission.

REF: SDS2

4 PROPERTY SEARCH DETAILS:

4.1 Title Search:



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18353152	Search Date:	30/07/2025 08:55
Date Title Created:	04/08/1992	Request No:	52779108
Previous Title:	11887158, 16100227		

ESTATE AND LAND

Estate in Fee Simple
LOT 513 REGISTERED PLAN 845484
Local Government: WESTERN DOWNS

REGISTERED OWNER	INTEREST
------------------	----------

Dealing No: 712727417 14/09/2009	
DARREN JAMES YARROW	1/2
BRADLEY JAMES YARROW	1/2
AS TENANTS IN COMMON	

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10840106 (ALLOT 13 SEC 5)
Deed of Grant No. 10840107 (ALLOT 14 SEC 5)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

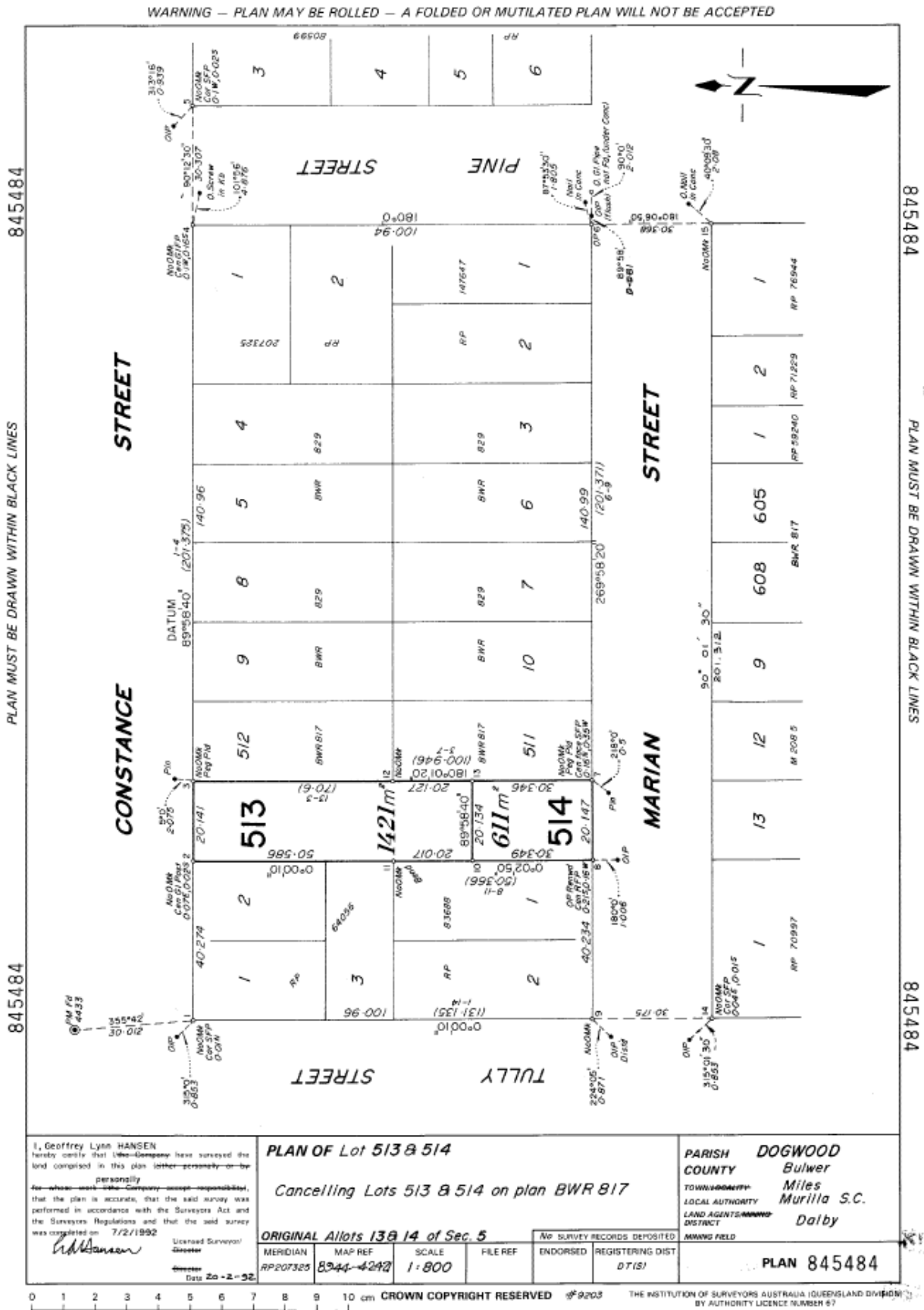
NIL

** End of Current Title Search **

REF: SDS2

4.2 Plan Search :

RP845484 V0 Page 1 of 2 Not To Scale



REF: SDS2

WARNING — PLAN MAY BE ROLLED — A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

No.

Council of the Shire of Nurilla certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision without condition.

Dated this ninth day of March 19 92
Mayor or Chairman
Town or Shire Clerk

S/Ws IAN FRANCIS JOHNSON
VIOLET RAE JOHNSON
(Names in full)

• as Proprietor/s of this land.
• as Lessee/s of Minor's Homestead.
agree to this plan and dedicate the new road as shown hereon to public use.

Signature of Proprietor/s • Lessee/s
Rule out which is inapplicable.

Previous Title
GT 1887 - 158 Lot 514 plan BWR 817
G100 - 227 Lot 513 plan BWR 817

Title Allocations

Vol	Folio	Lots
1887	158	513, 514
G100	227	513

Al10513, Sec 5	513
Al10514, Sec 5	513, 514

For Additional Plan & Document Notings Refer to CISP

This survey has been examined and may be used for land dealings.

Surveyor General

Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
513 514	8353	152 153						

Lodged by
The Public Trustee of Queensland

Received
Registrar of Titles

Fees Payable

200 Postal fee and postage
57 Logt. Exam. & Ass.
71 New Title
12 Encl. on Deeds
12 Photo Fee
140 Total
Short Fees Paid
Reg. Fee 136.55
CIP 136.00
15.04-92

File Ref.
Deposited 15/4/92
Audited 22/5/92 BJS
Passed 26/5/92 BJS
Survey Records: File/Field Notes
Charted / /
Original Grant
78596 Al10513
78597 Al10514

Particulars entered in Register Book
Vol. 1887 Folio 158
6100 227

at 2 55 PM


REGISTRAR OF TITLES

4844 PLAN
L1097780
14 JUL 1992
10:28 AM
\$140.00

PLAN 845484

REF: SDS2

4.3 Planning Zone and overlays



WDRC Property Report

513RP845484

7/30/25, 9:11 A

Planning Zones

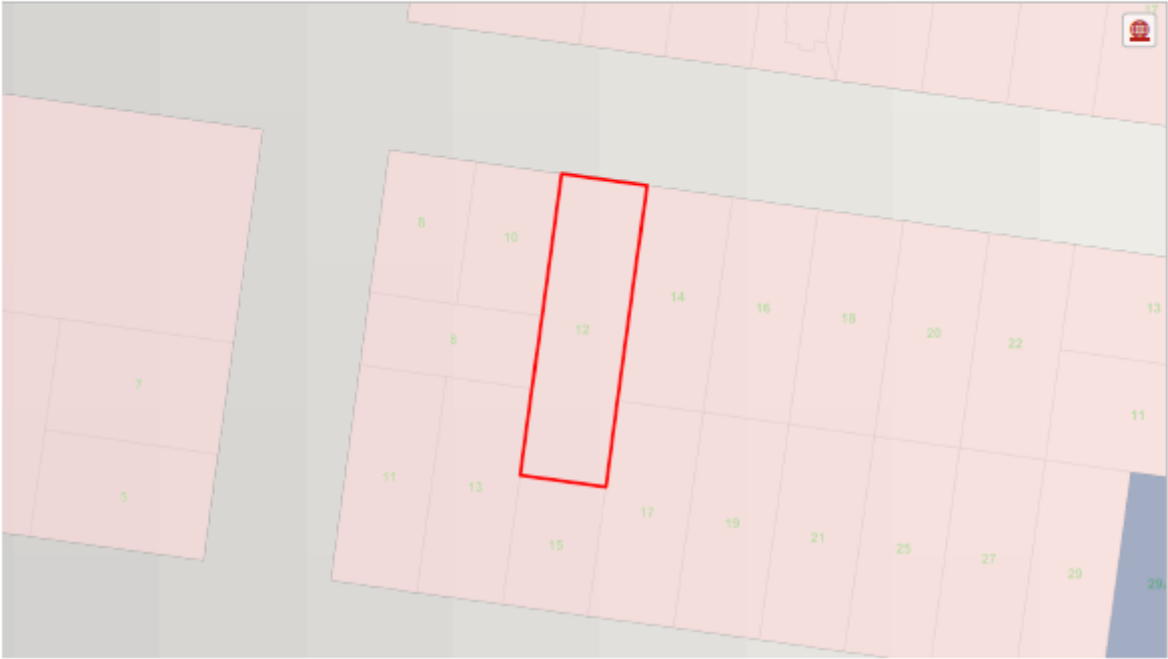
Applicable Zone

Low Density Residential Zone

More Information

[Part 5: Tables of assessment](#)

[Part 6: Zone Code](#)



☐ Selected Property

☒ Mixed Use

☐ Refer to Schedule 4

☐ Western Downs Health Precinct

☐ Precinct Boundary

Planning Zones

Community Facilities Zone

Low Density Residential Zone

High Impact Industry Zone

Rural Residential Zone Rural Residential 8000 Precinct

Township Zone

Local Centre Zone

Medium Density Residential Zone

Recreation and Open Space Zone

Rural Zone

Township Zone Mowbullan - Bunya Mountains Tourist Precinct

District Centre Zone

Low Impact Industry Zone

Rural Residential Zone Rural Residential 20000 Precinct

Rural Zone Rural 10 Precinct

Major Centre Zone

Medium Impact Industry Zone

Rural Residential Zone Rural Residential 4000 Precinct

Rural Zone Rural 100 Precinct

☒ Easements

☐ Property Boundary

WESTERN DOWNS 2022

4 of 11

VALUATIONS | RURAL INVESTMENT | STAKEHOLDER | PROPERTY MANAGEMENT

14

REF: SDS2

4.4 Contaminated Land Search

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)

Kevin Jackson
 Suite 18, 81 Heeney Street
 Chinchilla QLD 4413

Transaction ID: 51028959 EMR Site Id: 30 July 2025

Cheque Number:

Client Reference:

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

Lot: 513 Plan: RP845484
 12 CONSTANCE ST
 MILES

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

REF: SDS2

4.5 Tree & Fencing Register search

Queensland Civil and Administrative Tribunal

Register of Proceedings

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

BRADLEY JAMES YARROW

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

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

This information is current as at 17/7/2025.

Queensland Civil and Administrative Tribunal

REF: SDS2

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

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

DARREN JAMES YARROW

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


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

This information is current as at 17/7/2025.

Queensland Civil and Administrative Tribunal

REF: SDS2

4.6 Heritage Site & Character




Australian Government

Department of Climate Change, Energy, the Environment and Water

Heritage

Australian Heritage Database



You are here: [Environment home](#) » [Heritage](#) » [Australian Heritage Database](#)

Search Results

[new search](#)

[edit search](#)

1 result found.

[Barakula State Forest Area](#)

Miles, QLD, Australia


(Indicative place before RNE closed. Record for reference only, no statutory basis)

Register of the National Estate

(Non-statutory archive)

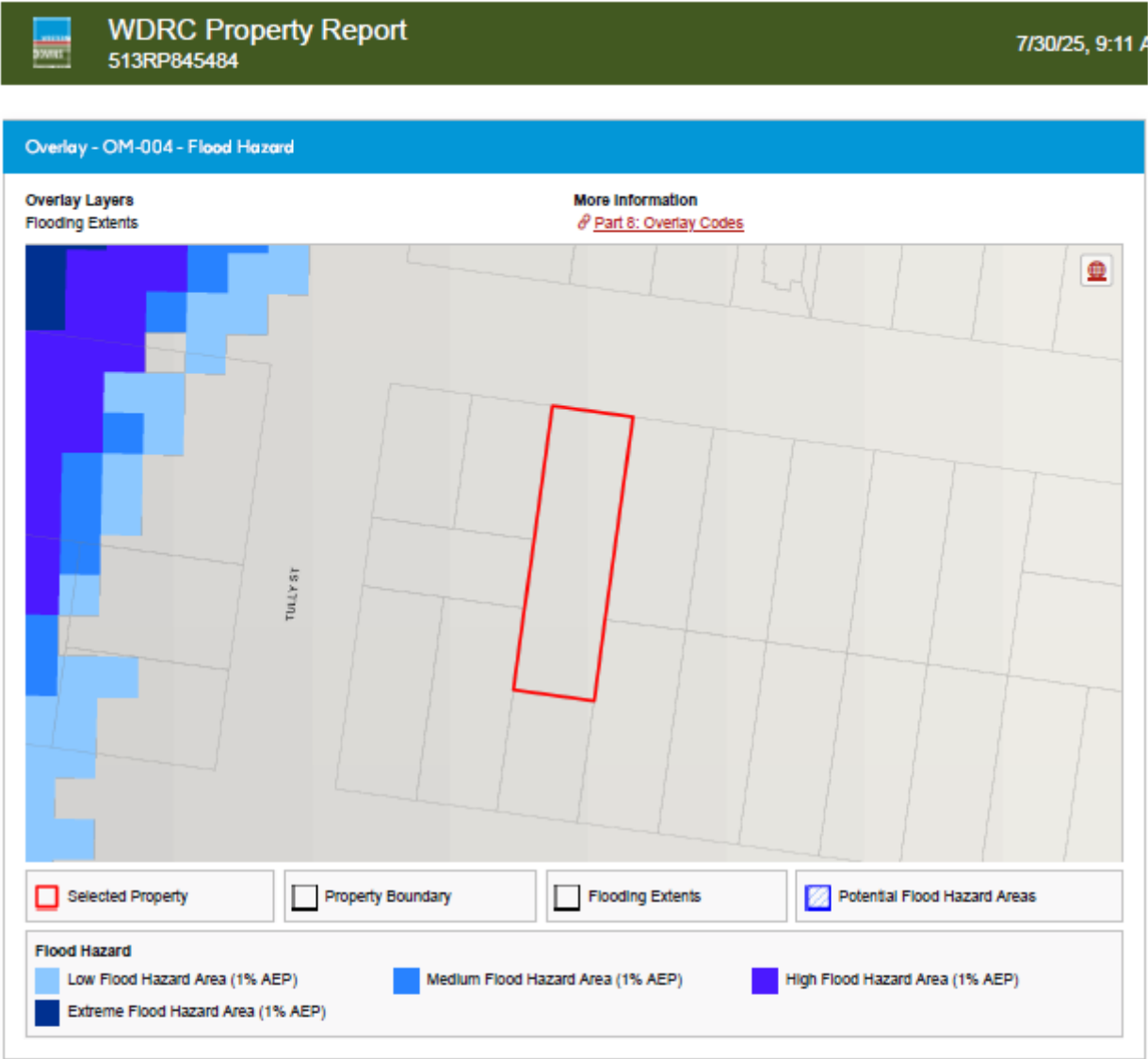
Report Produced: Wed Jul 30 10:47:07 2025

Accessibility | Disclaimer | Privacy | © Commonwealth of Australia



REF: SDS2

4.7 Flooding Map:



REF: SDS2

4.8 Transport & Main Road :**Department of Transport and Main Roads****Property Search - Advice to Applicant**

Property Search Reference: 903860
 Search Request Reference: 145548890

Date: 30-Jul-2025 09:07:51 AM

Applicant Details:

Applicant: Mr Kevin Jackson
 kevin.jackson@fraservaluers.com
 Buyer: Fraser Valuers

Search Response:

Your request for a property search on Lot 513 on Plan RP845484 at 12 Constance Street MILES 4415 has been processed.

At this point in time, the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
<https://planning.dsdmip.qld.gov.au/maps/sara-da>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
<https://planning.dsdmip.qld.gov.au/maps/spp>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertakings in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

REF: SDS2

4.9 Pool



Pool Register

Property location

Show Map

Address

12 CONSTANCE ST, MILES QLD 4415

Lot on plan (RPD)

513/RP/845484

Council

WESTERN DOWNS REGIONAL

Details

No pools are registered for this property.

Back

Register pool

REF: SDS2

4.10 Rates Notice

Customer Service 1300 COUNCIL
(1300 278 624)
07 4679 4000

info@wdrc.qld.gov.au
www.wdrc.qld.gov.au
PO Box 551, DALBY QLD 4405

WESTERN DOWNS REGIONAL COUNCIL

RATES NOTICE

Messrs D J & B J Yarrow
7 Le Prix Court
YAMANTO QLD 4305

ISSUE DATE 15/03/2025
ASSESSMENT NO 20486
NET AMOUNT DUE \$4094.60
CURRENT LEVY DUE DATE 01/05/2025

PROPERTY DETAILS
12 Constance Street MILES QLD 4415
LOT 513 RP 845484
Land Area: 1421.0000 SQUARE METRES

VALUATION \$32,000

PARTICULARS OF RATES AND CHARGES

001/01 Residential - Chinchilla, Dalby, Miles	32000	Minimum	\$546.50						
007/01 Waste & Recycling (Regional) Domestic	7		\$214.40						
100/05 Connected Sewerage - Miles	7		\$319.40						
200/01 Standard Water Access	2		\$258.05						
532/01 State Emergency Management Levy Cat 3D	1		\$146.40						
Current Levy									\$4302.40
GROSS TOTAL									\$4302.40
Discount applies if paid by 01/05/2025									-\$207.80
NET AMOUNT DUE									\$4094.60

Please pay this amount by Thursday 01/05/2025 to receive the discount ➔ **\$4094.60**

Handwritten: Pmt 26-4-25
N 242 751 1805 397

Council has received an annual payment of \$328,354 from the State Government to mitigate any direct impacts of the State Waste Levy on households in Council's area.

Payment Slip Rates Notice
See over for methods of payment
I REQUIRE A RECEIPT ☐

BPAY Biller Code: 696872
Ref: 294867

POST billpay Billpay Code: 2492
Ref: 2048 67

*PLEASE ALLOW AT LEAST THREE (3) BUSINESS DAYS FOR COUNCIL TO RECEIVE YOUR ELECTRONIC PAYMENTS


Western Downs Regional Council ABN 91 232 587 851

Please visit www.wdrc.qld.gov.au and follow the prompts
Assessment No: 20486
Valuation number: 3109811
Receive your notice via email - please call 1300 COUNCIL

REF: SDS2

4.11 Water Notice

Water Notice




Messrs D J & B J Yarrow
7 Le Prix Court
YAMANTO QLD 4305

Customer Service **1300 COUNCIL**
(1300 268 624)
07 4679 4000 (Interstate)

info@wdrc.qld.gov.au
www.wdrc.qld.gov.au

PO Box 551, DALBY QLD 4405



040.6832.6351

ISSUE DATE	28/06/2025
ASSESSMENT NO.	20486
DISCOUNTED AMOUNT	\$364.38
CURRENT LEVY DUE DATE	07/08/2025

PROPERTY DETAILS

12 Constance Street MILES QLD

Water Supply Potable

METER	PREVIOUS READING	CURRENT READING	CONSUMPTION
13W056457	05/12/2024 785	02/06/2025 866	81KI
ABG2102579	05/12/2024 210	02/06/2025 301	91KI
		Total Consumption	172KI

Consumption 172	@	Rate 2.23	Charge \$383.56
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26/7/25 N 272 658 531 271

Billed Amount	\$383.56
Discount applies if paid by 07/08/2025	- \$19.18
NET AMOUNT DUE AND PAYABLE ON OR BEFORE 07/08/2025	\$364.38

DAYS OF SUPPLY	179
AVERAGE DAILY CONSUMPTION	960 Litres

PAYMENT OF ALL RATES AND CHARGES MUST BE MADE IN FULL BY THE DUE DATE TO RECEIVE DISCOUNT.

Payment Slip Water Notice

See over for methods of payment

I REQUIRE A RECEIPT ☐

BPAY Biller Code: 696880
Ref: 204867

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No **204867**
*Registered to BPAY Pty Ltd. ABN 69 079 137 518

* PLEASE ALLOW AT LEAST THREE (3) BUSINESS DAYS FOR COUNCIL TO RECEIVE YOUR ELECTRONIC PAYMENTS

Western Downs Regional Council ABN 91 232 587 651

Account Name: Messrs D J & B J Yarrow
Assessment No: 20486
Due Amount: \$364.38
Current Levy Due Date: 07/08/2025

POST
billpay



*2493 204867

Present this notice at any Post Office to make a payment.

eServices
Please visit www.wdrc.qld.gov.au
and follow the prompts
Assessment No: 20486
Valuation number: 3109911

OUR COMMUNITIES | OUR FUTURE