

**SEACORP
PROPERTIES**

— 40 HA RURAL HOLDING · SCENIC RIM, QLD

Carneys Creek Road

Lot 25, Carneys Creek Road, Carneys Creek · Queensland 4310

INFORMATION MEMORANDUM

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**An outstanding 40 hectare
(100 acre) rural bush
property, less than two hours
from Brisbane, and 40
minutes from Boonah, in
South East Queensland's
majestic Scenic Rim.**

Elevated, north-facing and remarkably private, Lot 25 backs onto an unbroken network of State Forests and National Parks, and holds one of the primary headwaters of Carney's Creek. A rare landholding of scale, character and genuine ecological value.

01 INTRODUCTION

Seacorp Properties is pleased to offer to the market Lot 25 Carneys Creek Road, Carneys Creek, Scenic Rim, Queensland, 4310, AUS. A 40 hectare rural bush holding within South East Queensland's Scenic Rim.

The property sits in an elevated, north-facing position with expansive views to the west, north and east, and many of the surrounding mountains and ranges clearly visible. It is close to Lake Moogerah and Lake Maroon, and backs onto a network of State Forests and National Parks.

With a granted development approval, an excavated building platform and a full suite of supporting reports already in place, the site presents a genuine 'ready to build' rural lifestyle opportunity of rare scale, privacy and natural value.

EXCLUSIVE AGENT

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02 THE PROPERTY

ADDRESS	Lot 25 Carneys Creek Road, Carneys Creek QLD 4310
PROPERTY ID	41129260
REAL PROPERTY DESCRIPTION	Lot 25 on SP186949
SITE AREA	40 hectares (100 acres) approx.
LOCAL GOVERNMENT	Scenic Rim Regional Council
ASPECT & ELEVATION	Elevated, northerly · high point approx. 620m

WATER

Holds one of the primary headwaters of Carney's Creek, descending north through a valley into Teviot Creek and eventually the Logan River. Spring watercourses feed a central, largely bush-covered valley; the property features waterfalls.

LAND & BOUNDARIES

Flanked by Carneys Creek Road along the eastern and southern boundaries, and Alford State Forest to the west. Partially fenced along the forest boundary. Open space is suitable for grazing with some clearance and tidying.



AERIAL VIEW · ORANGE LINE DENOTES SITE BOUNDARY · ROAD FRONTAGE EAST & SOUTH

03 LOCATION & LANDFORM

The property occupies an elevated, north-facing setting in the Scenic Rim, roughly two hours from Brisbane and 40 minutes from Boonah. A central valley cuts through the site, flanked by Carneys Creek Road to the east and south and Alford State Forest to the west. A flattened, elevated plateau is a feature near the north-western corner, and a protected pocket of native bush sits toward the north-eastern corner.



CONTOUR SURVEY · 25M INTERVALS · NORTH TO THE RIGHT

— Site boundary

04 PRELIMINARY LANDSCAPE ANALYSIS

A preliminary reading of the site identifies five distinct landscape zones, from protected native bush and regenerating gully, to open grazing pasture and the single approved building envelope on the eastern terrace.

NORTH-EASTERN BUSH RESERVE

A small but significant stand of mature native trees, recognised and carrying protection status.

→ DESIGNATE RESERVE

CENTRAL GULLY & REGENERATING BUSH

Naturally regenerating bush establishing on the steeper slopes, following the riparian patterns of the northern and north-western boundaries.

→ COVENANT & FENCE OFF

WESTERN CENTRAL PLATEAU

Some of the flattest land on the property, with small isolated stands of regenerating bush. Well suited to open grazing and pasture.

→ GRAZING & PASTURE

SOUTHERN & SOUTH-WESTERN BACKDROP

Elevated, with expansive views to the north and north-east, the outlook and agricultural heart of the holding.

→ OUTLOOK & AGRICULTURE

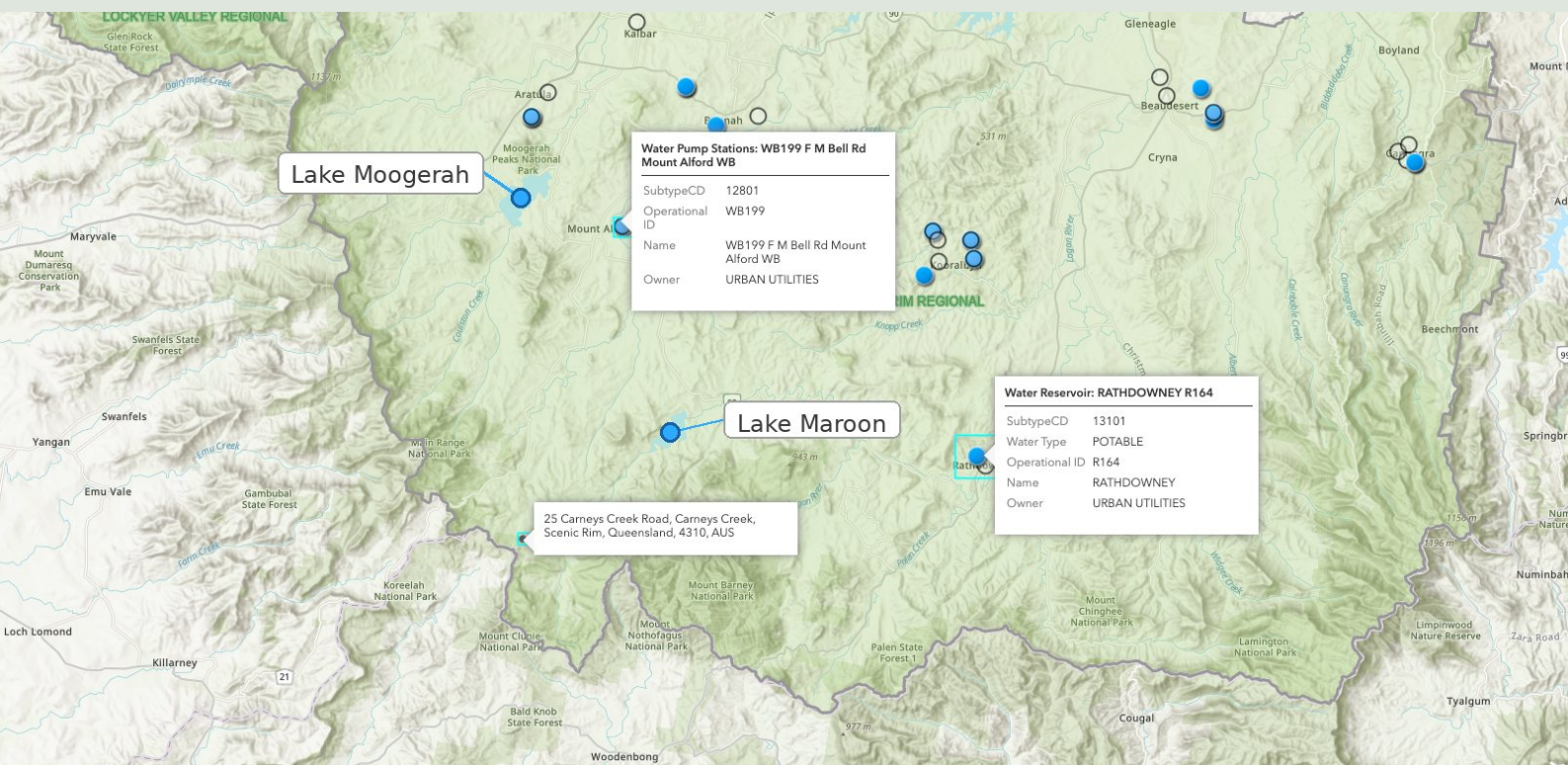
EASTERN SLOPES

Flanks the public road along the eastern boundary. Dramatic views over the central gully west towards Mt Roberts, Mt Superbus and the National Park network. Good access.

→ APPROVED BUILDING ENVELOPE

05 WATER & CATCHMENT

Lot 25 holds one of the primary headwaters of Carney's Creek, descending north through a valley into Teviot Creek and eventually the Logan River. The property sits within a well-watered pocket of the Scenic Rim, close to major lakes and the regional potable-water network.



REGIONAL WATER INFRASTRUCTURE · DISTANCES MEASURED AS THE CROW FLIES

~10km

LAKE MAROON

Nearest major lake

~21km

LAKE MOOGERAH

Lake & dam

~23km

MT ALFORD

Reservoir R143 · potable

~32km

RATHDOWNEY

Reservoir R164 · potable



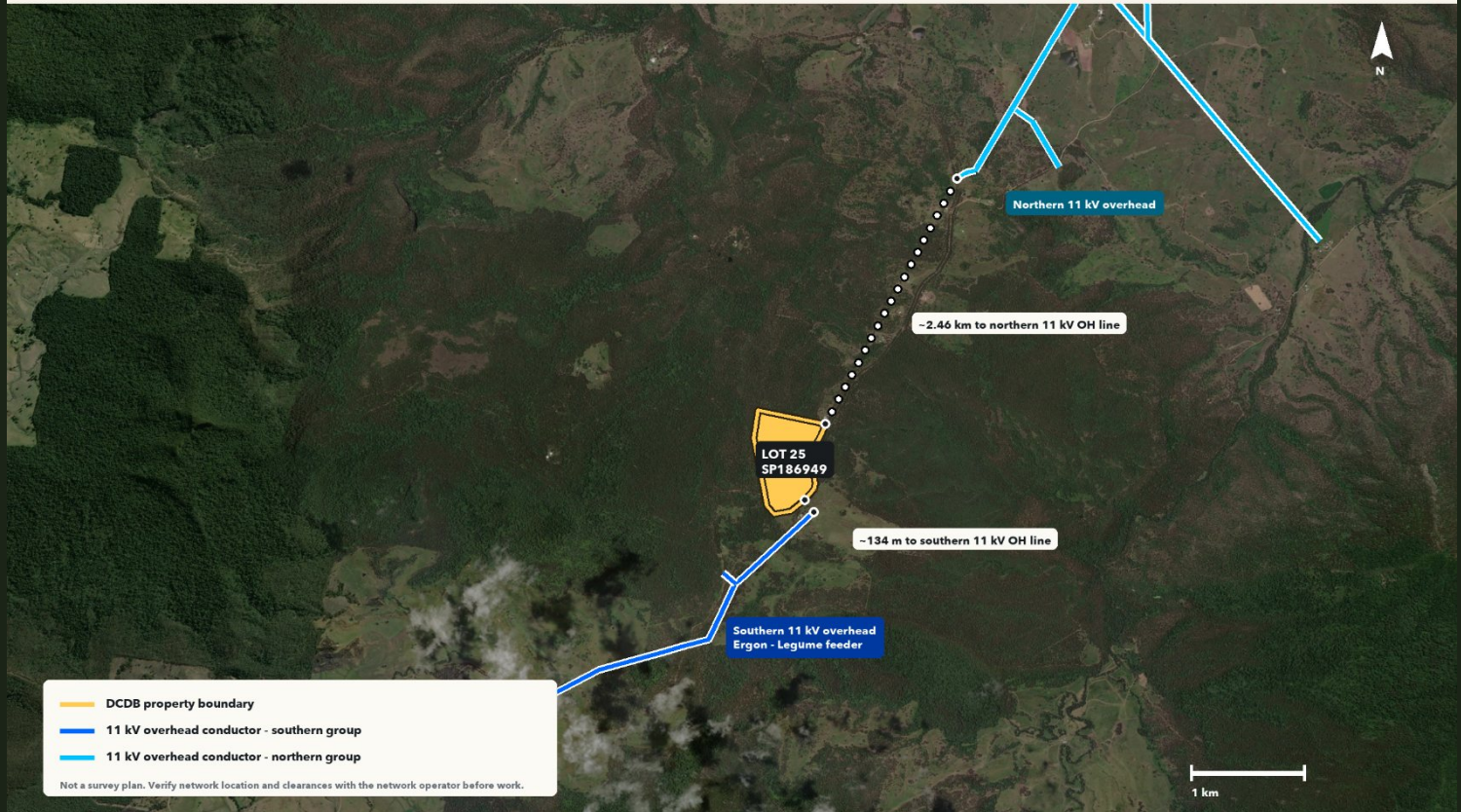
Spring watercourses rising from the southern backdrop feed the central valley through much of the year, and the site features seasonal **waterfalls**, a rare natural water asset at the very head of the Carney's Creek system.

06 POWER & ELECTRICITY

Lot 25 sits close to Ergon Energy's 11 kV overhead network. The southern 'Legume' feeder runs within roughly 134 metres of the boundary, offering a short connection path, with a second 11 kV line around 2.46 km to the north.

Lot 25 SP186949 - overhead 11 kV line context

Carneys Creek, Scenic Rim Regional - distances are approximate from DCDB parcel boundary to BYDA/Look Up and Live overhead conductor features



Sources: Queensland DCDB cadastral parcels; BYDA Look Up and Live / QLDUAL overhead network data; Esri World Imagery basemap. Network refresh date in feature attributes: 15 Jun 2026. Measurements rounded from downloaded web GIS geometry.

OVERHEAD 11 KV LINE CONTEXT · INDICATIVE BYDA / LOOK UP AND LIVE DATA · CONFIRM WITH ERGON ENERGY BEFORE WORKS

~134_m

SOUTHERN 11 KV OVERHEAD

Ergon 'Legume' feeder · nearest connection

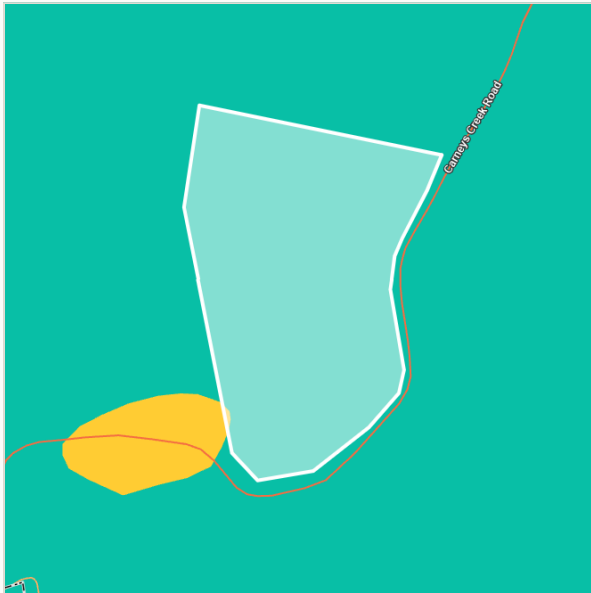
~2.46_{km}

NORTHERN 11 KV OVERHEAD

Nearest northern conductor group

07 GEOLOGY & ROCK

Preliminary desktop geology maps the parcel almost entirely as Walloon Coal Measures (Jw), with a small contact of Main Range Volcanics (Tm) basalt clipping the south-western edge.



-  Jw · Walloon Coal Measures (most of lot)
-  Tm · Main Range Volcanics (SW edge)

Jw WALLOON COAL MEASURES

Lithology shale, siltstone, sandstone, coal seams

Dominant arenite-mudrock · **Age** Middle Jurassic

Sedimentary and variable. Sandstone may suit lower-grade rock, fill, road base or landscaping; shale and clay may suit fill or capping. Coal seams are a regulated mining matter, not ordinary quarry material.

Tm MAIN RANGE VOLCANICS

Lithology olivine basalt

Dominant basalt · **Age** Eocene to Miocene

A cleaner hard-rock quarry target. Durable igneous rock is favoured for crushed rock, concrete and asphalt aggregate and road base, though here it only clips the south-western edge.

PRELIMINARY QUARRY READ

The main mapped unit is Walloon Coal Measures, which may contain quarryable sandstone, shale or clay-type material, but the stronger hard-rock aggregate signal is the small Main Range Volcanics basalt contact on the south-west edge. In planning terms, rock, stone, sand, clay and earth can fall under Queensland 'quarry material' / extractive-industry approvals, mostly via local government, with an environmental authority for larger operations.

Commercially, this is desktop mapping only. Field evidence (outcrops, cuttings, test pits or drilling) and lab testing for strength, durability and weathering would be needed to confirm any saleable resource.

Source: Queensland Government geological mapping (Detailed Surface Geology). Indicative desktop mapping only, not a site geotechnical or resource assessment.

08 REGIONAL GEOLOGY

Beyond the lot, Queensland mapping shows a varied geological district built from four broad material families. The lot (outlined, centre) sits in the sedimentary basin, ringed by the harder volcanic and intrusive rock of the Mount Barney field. Distances below are measured from the property boundary to the nearest mapped occurrence of each family.



FELSIC VOLCANICS & INTRUSIVES

Rhyolite & trachyte · Oligocene to Miocene

■ Tir 1.1 km ■ Tbv/2 1.2 km ■ Tit 2.1 km ■ Tbc/r 3.2 km
■ Tm/t 4.9 km ■ Tbv/3 7.0 km ■ Tbc/cv 8.8 km

The closest hard rock to the lot, forming the Mount Barney peaks. Sound, fresh felsic rock can make crushed rock and road base, and sometimes decorative or dimension stone where jointing and weathering are favourable. Quality varies strongly with alteration.

BASALT, DOLERITE & GABBRO

Mafic hard rock · Eocene to Miocene

■ Tm on-lot ■ Tm/o 5.3 km ■ Tv 5.8 km ■ Tbc/ga 8.3 km

Dots: sage = basalt, deep teal = dolerite & gabbro

The cleanest aggregate targets in the district. Durable mafic rock is favoured for crushed-rock and sealing aggregate, road base, drainage rock and riprap, and engineering fill. These are the same qualities that make the small on-lot basalt contact of interest.

SANDSTONE & SEDIMENTARY

Sandstone, siltstone, conglomerate · Jurassic to Cretaceous

■ JKw 3.3 km ■ JKk 3.4 km ■ Jbm 5.5 km ■ Cy 9.5 km

Dots: cream = sandstone, teal = arenite-mudrock (Jbm), tan = mixed (Cy)

The same family as the lot's Walloon measures. Massive, durable sandstone can yield block or dimension stone and crushed rock or fill; clay-rich zones may suit brick or ceramic feedstock. Variable, so grading and durability testing are needed.

ALLUVIUM: SAND & GRAVEL

Clay, silt, sand & gravel · Quaternary

■ Qa 4.2 km flood-plain, valley & creek floors

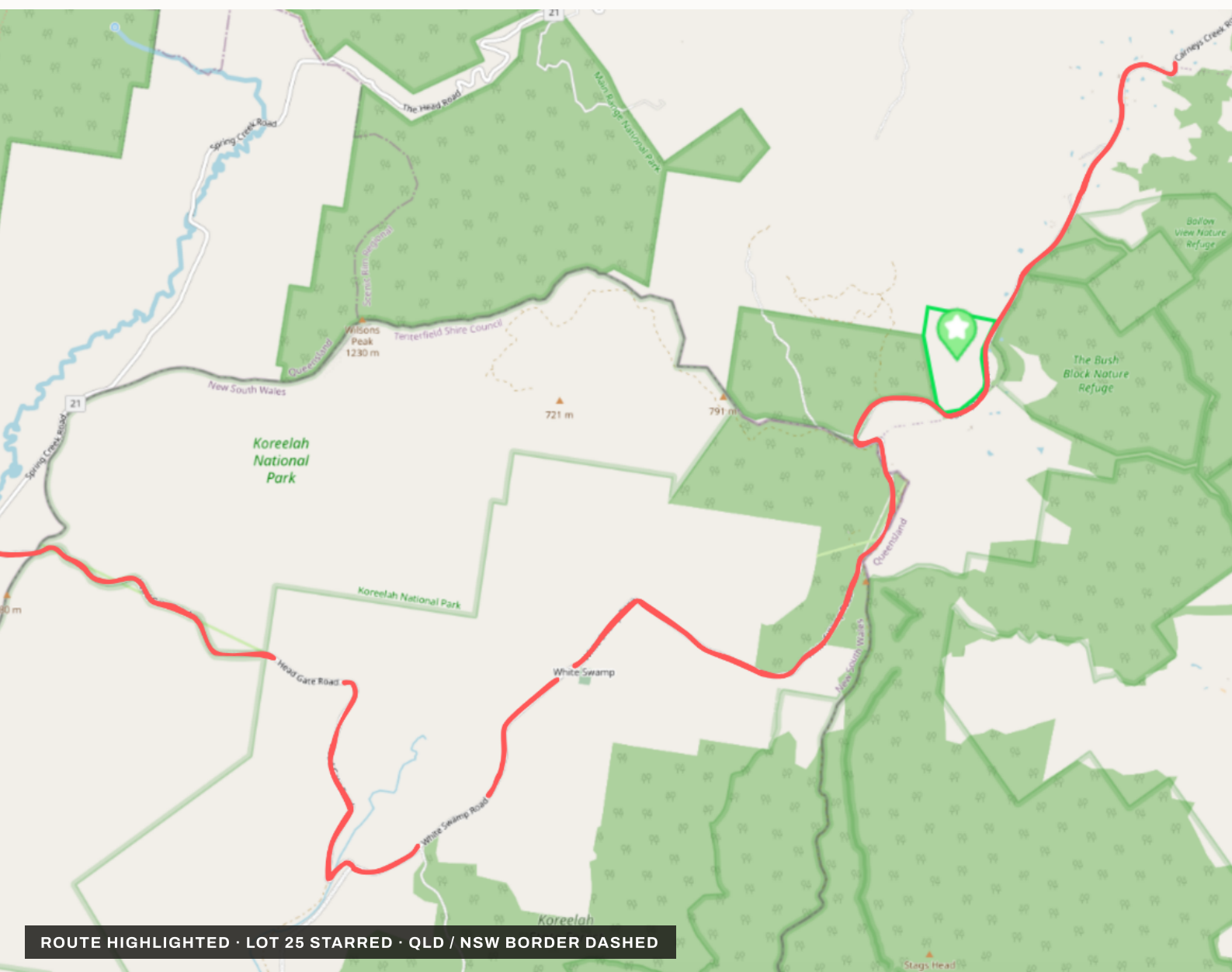
Flood-plain alluvium can hold clean, well-graded sand and gravel and clay or fill material, though foundation conditions are variable in unconsolidated sediment. Typically worked where close to demand and above the water table.

Source: Queensland Detailed Geology (surface geology). Off-site units are shown for regional context only and are not present on Lot 25. Rock uses are indicative and subject to site inspection, sampling, geotechnical and material testing, access and approvals.

09 ESTABLISHED ROAD NETWORKS

The property benefits from access to established public road infrastructure connecting the Scenic Rim region with key freight and logistics destinations, including Brisbane and the Port of Brisbane. On the Queensland side, access is provided via Carneys Creek Road, which functions as a secondary road network before reaching the junction where the route connects through the Carneys Creek Road connector and Head Road. This provides an established road corridor from the property toward the broader Queensland transport network.

The route also connects with White Swamp Road on the New South Wales side, providing an established local road connection through the surrounding rural and resource areas. Together, these road networks may support the movement of hard-rock quarry materials from the source area toward downstream markets and export infrastructure, subject to relevant transport approvals, load limits, haulage conditions and authority requirements.

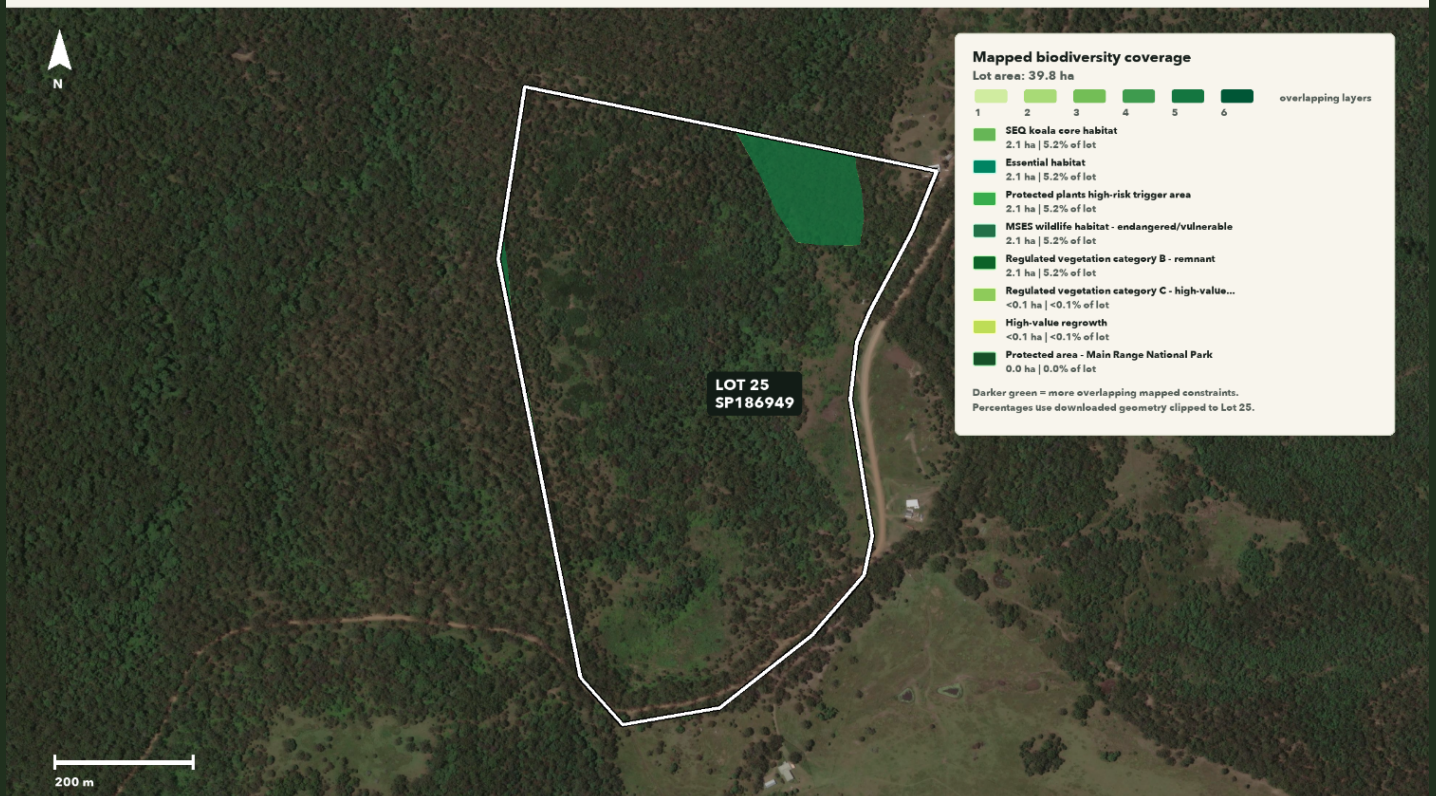


10 BIODIVERSITY

Queensland Government biodiversity, vegetation, protected-plants and MSES mapping, clipped to the parcel. Mapped constraints are concentrated in a single patch of about 2.1 ha (roughly 5% of the lot) where several layers overlap; the remaining ~95% carries no biodiversity constraint beyond base regional-ecosystem mapping.

Lot 25 SP186949 biodiversity constraints overlay

Queensland Government biodiversity, vegetation, protected plants and MSES mapping clipped to the parcel



Sources: Queensland DCDB cadastral parcels; Queensland MSES; Vegetation Management; Regional Ecosystem Mapping; Protected Plants Trigger Map; Eri World Imagery. Indicative mapping only, not a field ecological survey.

INDICATIVE QUEENSLAND GOVERNMENT MAPPING · NOT A FIELD ECOLOGICAL SURVEY

94.7%

37.6 ha

No biodiversity constraint beyond base RE mapping

5.2%

2.1 ha · 5 layers

Koala core & essential habitat, MSES, protected plants, category B remnant

<0.1%

0.03 ha

Category C high-value regrowth (tiny sliver)

Clearing or development within the mapped constraint patch may trigger vegetation-management, protected-plant, koala-habitat or MSES assessment. Verify with a qualified ecologist before any clearing.

11 APPROVED DWELLING

HOUSE CONCEPT & APPROVAL

Site analysis identified the eastern terrace, adjacent to Carney's Creek Road, as the preferred building location for its topography, aspect and ease of access. A house design was developed and presented to Scenic Rim Regional Council for development approval.

The proposal was approved, and a building platform has been excavated.



A GENUINE HEAD-START

The approved dwelling and completed earthworks remove much of the time, cost and uncertainty typically associated with building in a remote rural setting, allowing an incoming owner to move toward construction with confidence, while the balance of the holding remains free to enjoy as private bushland and grazing.

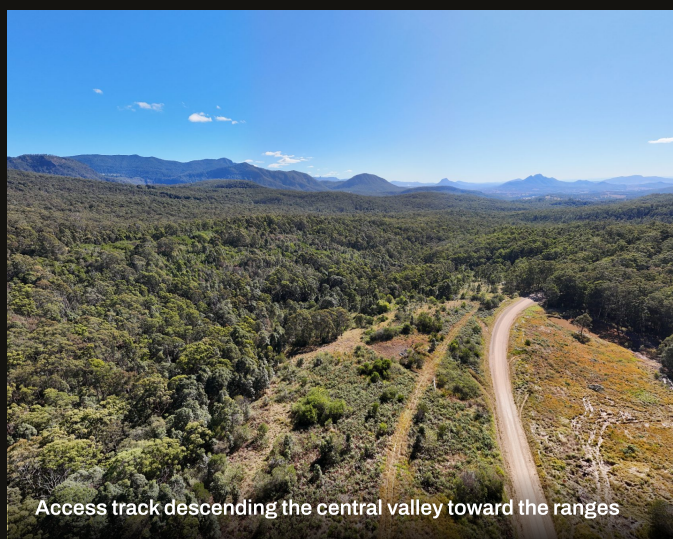
DOCUMENTATION AVAILABLE TO A PURCHASER

- ◆ House Design Concept
- ◆ Construction Drawings
- ◆ Bush Fire Risk Management Plan
- ◆ Site Landscape Analysis Plan
- ◆ Site Access Approval Plan
- ◆ Effluent Disposal Site Evaluation
- ◆ Geotechnical Report
- ◆ Scenic Rim Development Approvals

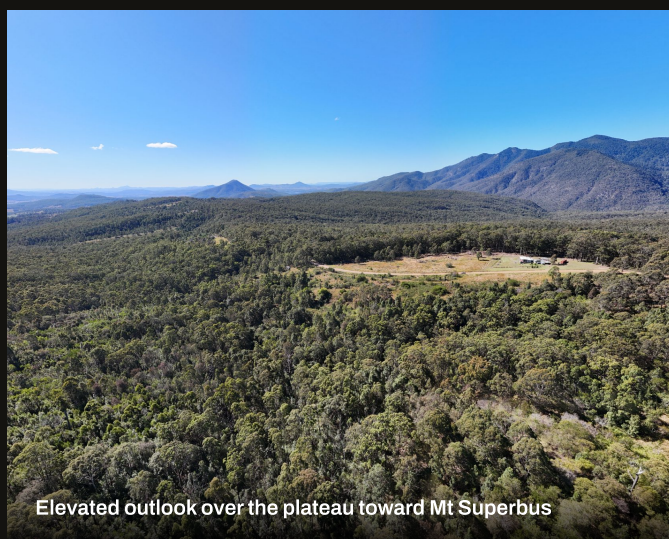
12 SITE GALLERY



Carneys Creek Road winding past the homestead and open pasture, ranges beyond



Access track descending the central valley toward the ranges



Elevated outlook over the plateau toward Mt Superbus



Aerial boundary · road frontage to east & south

13 EXPRESSION OF INTEREST

METHOD OF SALE

Lot 25 Carneys Creek Road is offered for sale by Expressions of Interest. Interested parties are invited to register their interest with the exclusive agent to arrange inspection and access to due diligence material.

DUE DILIGENCE

A full suite of supporting reports and approvals is available to genuine buyers, including the granted Scenic Rim development approval, construction drawings, and site management plans.

YOUR OFFER

Offers should be submitted to the exclusive agent and address, at a minimum:

- Nominated purchaser or entity
- Purchase price & deposit amount
- Timing of deposit and settlement
- Any funding or due-diligence conditions

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This Information Memorandum has been prepared on behalf of the Vendor. It provides general information regarding the subject property and the opportunity available, and is produced solely as a general guide for interested parties. It does not constitute valuation advice or an offer. Areas and figures are approximate. Any development potential is subject to council and statutory approval (STCA). The Vendor reserves the right to modify, postpone or withdraw the proposed sale at its sole discretion. Interested parties should make their own enquiries and rely on their own investigations.



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