Seller disclosure statement

Queensland Government

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	**SHELLEY JANE HUTSON PERSONAL REPRESENTATIVE UNDER INSTRUMENT 725186315**
Property address (referred to as the "property" in this statement)	**79 THORNBILL DRIVE, UPPER CABOOLTURE QLD 4510**
Lot on plan description	**2/SP349870**

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

☐ **Yes**
*If **Yes**, refer to Part 6 of this statement for additional information*

☒ **No**
*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

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.	☒ **Yes**
	A copy of the plan of survey registered for the property.	☒ **Yes**

Registered encumbrances	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. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No** **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. **Unregistered lease (if applicable)** If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: **Other unregistered agreement in writing (if applicable)** 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. ☐ **Yes** **Unregistered oral agreement (if applicable)** If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If **Yes**, the details of any statutory encumbrances are as follows:* As shown on the enclosed BYDA mapping, Moreton Bay Regional Council mapping indicates presence of pipeline/ headwall network assets on and in the vicinity of the property; Energex QLD mapping displays electrical assets present in the vicinity of the property; NBN Co QLD mapping displays underground assets such as fibre optic/ telecommunications cable present on and in the vicinity of the property; Unity Water mapping displays water and sewer infrastructure present on and in the vicinity of the property; Telstra QLD mapping shows underground cables, conduits, and other associated infrastructure present on and in the vicinity of the property.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No** 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)* **Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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.

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 *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Rural Residential		
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.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

* *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 *Environmental Protection Act 1994*.	☐ **Yes**	☒ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☒ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☒ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☒ **No**

Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If **Yes**, a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**

Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☒ **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.

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.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☐ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **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.	☐ **Yes**	☒ **No**
	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.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **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.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, 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.

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: $305.06 Date Range: 01/10/2026-31/12/2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates ☐ 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: $88.16 Date Range: 24/06/2026-17/09/2026 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: 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)***	☐ **Yes**	☒ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* 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.	☐ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, 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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* 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)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, 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 *Property Law Regulation 2024* 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.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

Shelley Jane Hutson

Signature of seller

Signature of seller

SHELLEY JANE HUTSON PERSONAL REPRESENTATIVE UNDER INSTRUMENT 725186315

Name of Seller

Name of Seller

23-10-2026

Date

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

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51398044**	**Search Date:**	22/10/2026 10:04
Date Title Created:	28/10/2025	**Request No:**	58050505
Previous Title:	17352193		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 349870
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 725186315 24/09/2026

SHELLEY JANE HUTSON PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 725186315

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10704047 (POR 118)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

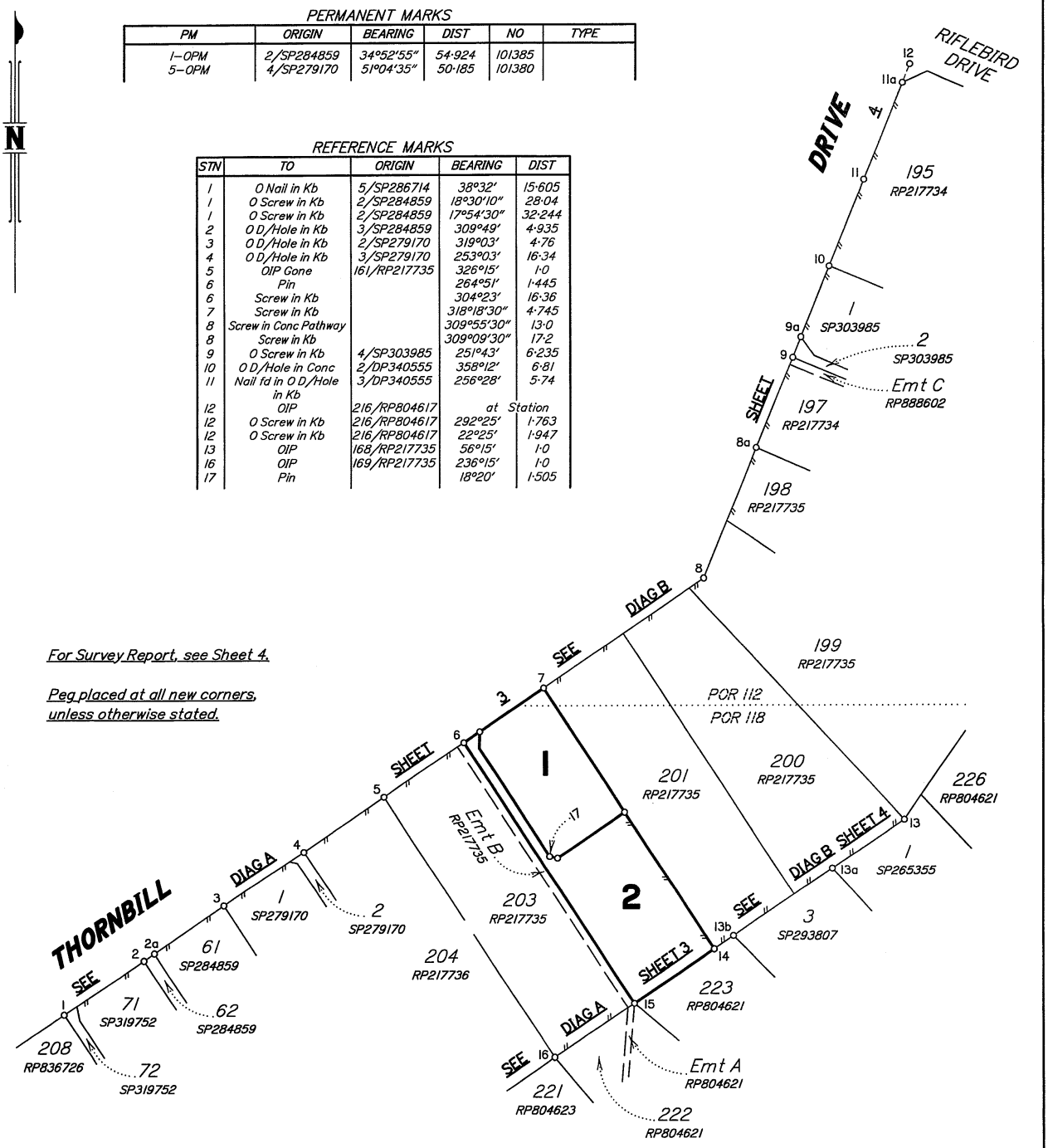
Sheet 1 of 4

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1–OPM	2/SP284859	34°52'55"	54·924	101385	
5–OPM	4/SP279170	51°04'35"	50·185	101380	

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kb	5/SP286714	38°32'	15·605
1	O Screw in Kb	2/SP284859	18°30'10"	28·04
1	O Screw in Kb	2/SP284859	17°54'30"	32·244
2	O D/Hole in Kb	3/SP284859	309°49'	4·935
3	O D/Hole in Kb	2/SP279170	319°03'	4·76
4	O D/Hole in Kb	3/SP279170	253°03'	16·34
5	OIP Gone	161/RP217735	326°15'	1·0
6	Pin		264°51'	1·445
6	Screw in Kb		304°23'	16·36
7	Screw in Kb		318°18'30"	4·745
8	Screw in Conc Pathway		309°55'30"	13·0
8	Screw in Kb		309°09'30"	17·2
9	O Screw in Kb	4/SP303985	251°43'	6·235
10	O D/Hole in Conc	2/DP340555	358°12'	6·81
11	Nail fd in O D/Hole in Kb	3/DP340555	256°28'	5·74
12	OIP	216/RP804617	at Station	
12	O Screw in Kb	216/RP804617	292°25'	1·763
12	O Screw in Kb	216/RP804617	22°25'	1·947
13	OIP	168/RP217735	56°15'	1·0
16	OIP	169/RP217735	236°15'	1·0
17	Pin		18°20'	1·505



For Survey Report, see Sheet 4.

Peg placed at all new corners, unless otherwise stated.

Scale 1:2000 – Lengths are in metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280

0 50mm 100mm 150mm

State copyright reserved.

I, Craig Robert ANDREWS, hereby certify that the land comprised in this plan was surveyed by Nicholas Leslie REEVES, Surveying Graduate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 14/01/2025.

Cadastral Surveyor

Date 13-02-25

Plan of Lots 1 & 2

Cancelling Lot 202 on RP217735

LOCAL GOVERNMENT: MORETON BAY CITY COUNCIL

UPPER LOCALITY: CABOOLTURE

Meridian: RP217735

Survey Records: No

Scale: 1:2000

Format: STANDARD

SP349870

201682_(SP349870)_Hutson.dwg

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

724437509
EL 400 $727.69
23/10/2025 15:36:39
(Dealing No.)

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

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
17352193	Lot 202 on RP217735	1 & 2	—	—

2 1	POR 118 PORS 112 & 118
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt : DA/2024/1419
Surveyor : 201682

5. Passed & Endorsed :
By : C.R.Andrews
Date : 13-02-25
Signed : C.R.Andrews
Designation : Cadastral Surveyor

6. 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

7. Lodgement Fees :

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

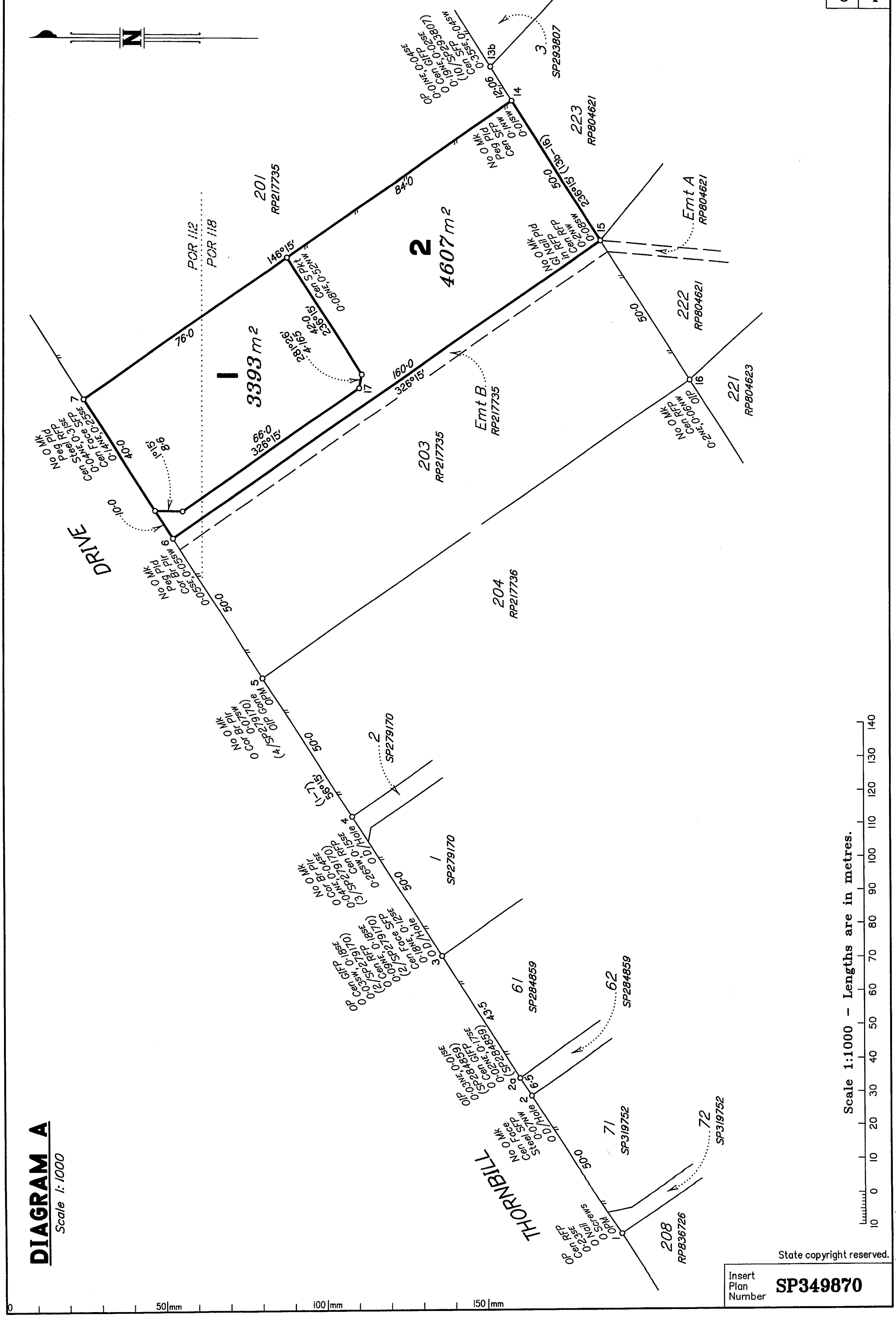
8. Insert Plan Number **SP349870**

201682_(SP349870)_Hutson.dwg

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet	of
3	4



State copyright reserved.

Insert Plan Number **SP349870**

201682_(SP349870)_Hutson.dwg

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 4

Scale 1:1250 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190

Survey Report

- Datum – Lines 1–12 along Thornbill Drive.
- Main Plans Used – RP217735, SP279170, SP284859, SP293807, SP319752, SP303985 and DP340555.
- Lines 1–8 and 8 – 12. Line 1–8 was reinstated from original reference marks measured at Stations 1, 2, 3, 4, 9, 10, 11 and 12. Deed dimensions were measured from Stations 1–8. Reference marks measured at Stations 2, 3, 4 and 5, corner marks measured at Stations 1 and 3, and occupation measured at Stations 2a, 4, 5 and 8 agreed with this reinstatement. Line 8–12 was reinstated from fixed Stations 8 and 12. This agreed with Deed dimensions. Reference marks measured at Stations 9, 10 and 11, corner marks measured at Stations 9a, 10, 11 and 11a and occupation measured at Stations 9, 10, 11 and 11a agreed with this reinstatement.
- Line 13–16 was reinstated from original reference marks measured at Stations 13 and 16. This agreed with Deed dimensions. Occupation measured at Stations 13a and 13b agreed with this reinstatement.
- Line 7–14 was reinstated from fixed Stations 7 and 14 agreeing with Deed dimensions.
- Line 6–15 was reinstated from fixed Stations 6 and 15 agreeing with Deed dimensions.

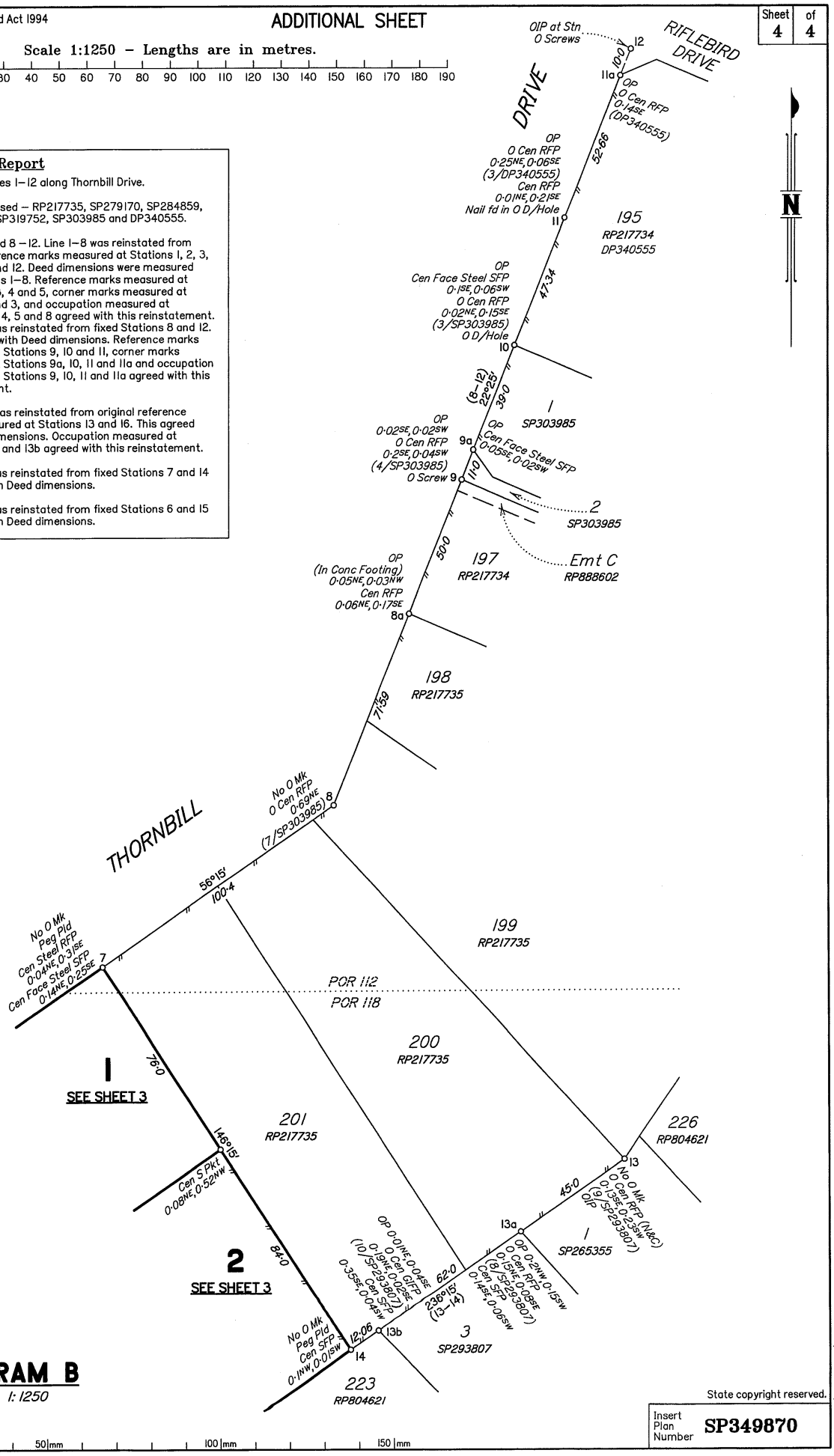


DIAGRAM B

Scale 1: 1250

State copyright reserved.

Insert Plan Number **SP349870**

0 50|mm 100|mm 150|mm

201682_(SP349870)_Hutson.dwg

QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 1056746 Date: 22/10/2026

Search Request reference: 211565268

Applicant details

Applicant: Angelica Francisco

admin@legalilaw.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 2 on Plan SP349870 at 79 THORNBILL DRIVE, UPPER CABOOLTURE QLD 4510 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 State Assessment and Referral Agency for assessment of the impact 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 and Infrastructure interests under the SARA layers to identify what interests TMR has in your locality. https://sppims-dams.dsdilgp.qld.gov.au/dams/
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://sppims-dams.dsdilgp.qld.gov.au/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 undertaking 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.

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)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51228676 EMR Site Id: 22 October 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 2 Plan: SP349870
79 THORNBILL DR
UPPER CABOOLTURE

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

Queensland Heritage Act 1992

Section 33(1)(b) Certificate of Affect

Certificate number:	COA-018010	**Result number**	1 of 1
Date of issue:	22-Oct-2026	Receipt No:	7260659
Client Reference	26-10634		
Requested by:	InfoTrack PTY LTD PO Box 10314, Adelaide Street Brisbane QLD 4001 qldsearching@infotrack.com.au 30404010		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 2 Plan: SP349870

Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

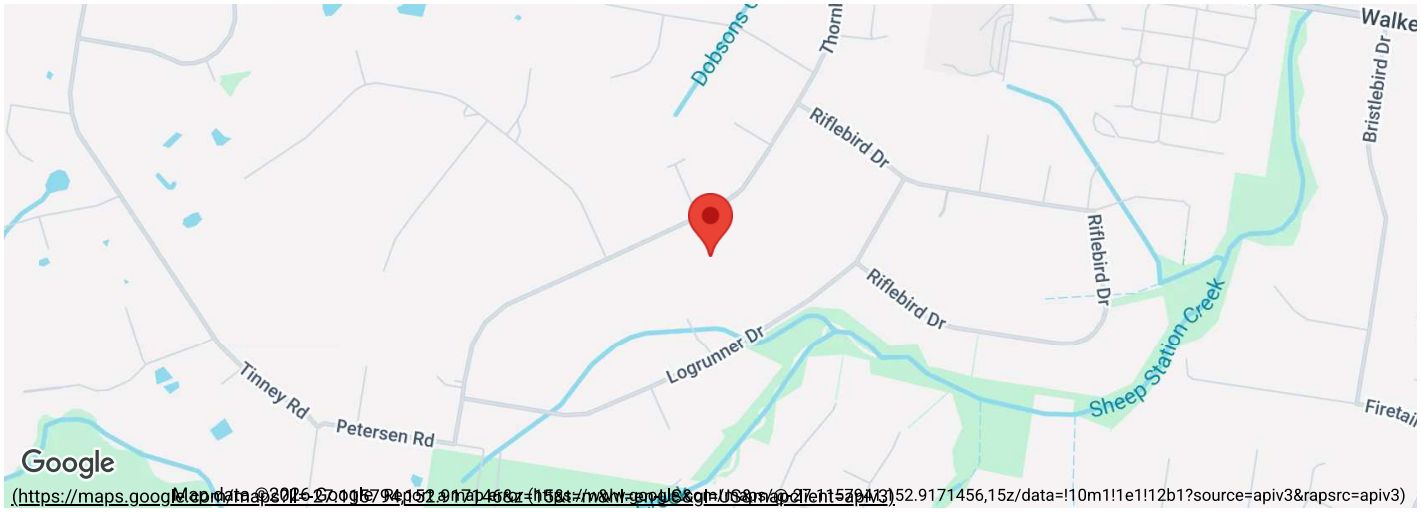
If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or heritage@detsi.qld.gov.au.

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*

City of Moreton Bay - Logo

My property look up - 79 Thornbill Drive UPPER CABOOLTURE

> Note: This information relates to the current version of the Planning Scheme, and does not include any proposed amendments. Learn more about planning scheme amendments (/Services/Building-Development/Planning-Schemes/MBRC/Amendments). You can also view information on superseded and historic planning schemes (/Services/Building-Development/Planning-Schemes/MBRC/Superseded-and-Historic-Planning-Schemes).



Zones, precincts and local plans

Zones and precincts define broad land use allocations in the planning scheme and the associated requirements for different types of development.

The city is divided into 12 zones, and some zones are further divided into precincts. Some land may also be in a local plan.

View the zoning map for this property.

Zone	Precinct	Additional information
Rural residential	-	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Rural-Residential-Zone)

Overlays and constraints

Overlay maps identify areas potentially affected by particular features or physical constraints. Overlay maps are only applicable if development is proposed. Development can include building and extension works, changing land use, subdividing, filling, excavating and clearing native vegetation.

Land may be subject to more than one overlay.

Not all overlay maps have associated development requirements.

Inclusion in an overlay map does not automatically mean development approval is needed.

For more details on how this property is affected by overlays, refer to the interactive map (https://moretonbay.maps.arcgis.com/apps/webappviewer/index.html?id=86604cba0e1b43fa8871b0361674b7d5&query=MBRC_Property_Boundaries_7253,Property_Key,1714153) or PDF maps (/Services/Building-Development/Planning-Schemes/MBRC/Maps#PrintablePDFs).

Overlay	Map	Additional information
Acid sulfate soils	Overlay map	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)
Active transport	Overlay map	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)
Building heights	Overlay map	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)
Road hierarchy	Overlay map	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)
Rural residential lot sizes	Overlay map	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)
Stormwater catchments	Overlay map	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)

Note: The road heirarchy and active transport overlay maps may also be relevant to this property.

Advisories and constraints

No advisories or constraints were found.

Strategic framework place type

The strategic framework divides City of Moreton Bay into 13 place types. These place types explain the 20-year vision for growth and development in the city.

Place type	Additional information
Rural residential	More information (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Rural-Residential-Place-Type)

Development applications

DA number	Lodged	Description
DA/2025/1549 (/Services/Building-Development/DA-Tracker/11014701)	08 Apr 2025	Request to Change (Minor) - Reconfiguring a Lot - Development Permit for Subdivision (1 into 2 Lots)
DA/2024/1419 (/Services/Building-Development/DA-Tracker/10514230)	04 Apr 2024	Reconfiguring a Lot - Development Permit for Subdivision (1 into 2 Lots)

Superseded and historic planning schemes

View information on the superseded and historic planning schemes (/Services/Building-Development/Planning-Schemes/MBRC/Superseded-MBRC-Planning-Scheme).

« View another property (/Services/Building-Development/Planning-Schemes/MPLU)

Property details

Description

Lot 2 SP 349870

Property size

4,607m^2

Address

79 Thornbill Drive UPPER CABOOLTURE QLD 4510

MBRC Planning Scheme information

Zones and precincts

- Rural residential

Overlay maps

- Acid sulfate soils
- Active transport
- Building heights
- Road hierarchy
- Rural residential lot sizes
- Stormwater catchments

Place types

- Rural residential

« View another property (https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MPLU)

Disclaimer:

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Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a search of the register of proceedings.

No results found.

Search for

79 Thornbill Drive

Submit

Date of order	Order	Address
23/10/2026	NDR110-26 (PDF, 160.3 KB)	21-23 Penelope Drive CORNUBIA QLD 4130
15/10/2026	NDR045-24 (PDF, 1.2 MB)	76 Plateau Crescent CARRARA QLD 4211
13/10/2026	NDR212-24 (PDF, 154.1 KB)	16 Donna Avenue ROCHEDALE SOUTH QLD 4123
12/10/2026	NDR272-25 (PDF, 310.0 KB)	53 Hewitt Street COOLUM BEACH QLD 4573
08/10/2026	NDR037-26 (PDF, 286.0 KB)	169 Brisbane Road BOOVAL QLD 4304
30/09/2026	NDR006-26 (PDF, 106.5 KB)	13 Ann Street INGHAM QLD 4850
30/09/2026	NDR107-25 (PDF, 76.7 KB)	30 Domain Road CURRUMBIN QLD 4223
30/09/2026	NDR063-25 (PDF, 195.8 KB)	1-5 Sharpe Court BURPENGARY EAST QLD 4505
30/09/2026	NDR161-26 (PDF, 1.4 MB)	16 Ridgecrest Street KENMORE QLD 4069
28/09/2026	NDR162-24 (PDF, 765.5 KB)	7 Pisa Court SURFERS PARADISE QLD 4217
28/09/2026	NDR176-24 (PDF, 74.6 KB)	44 Markham Street DARRA QLD 4076
22/09/2026	NDR086-23 (PDF, 150.3 KB)	Unit 40/ 12 Helensvale Road HELENSVALE QLD 4212
18/09/2026	NDR284-25 (PDF, 80.0 KB)	7 School Road STAFFORD QLD 4053
16/09/2026	NDR180-22 (PDF, 161.0 KB)	4 Hibernia Court MORNINGSIDE QLD 4170

Rate notice

CITY OF MORETON BAY

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - 1 Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
CABOOLTURE QLD 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au

MBRC_1714153/E-1/S-1/I-1/000
Estate of Benjamin R Hutson
75 Thornbill Drive
UPPER CABOOLTURE QLD 4510

Rate notice summary
Issue date: 12 October 2026

Your last bill	$16.31
Payments / adjustments	$0.13
=	
Opening balance See back page A section for more info	$16.44
+	
New rates and charges	$305.06
=	
Total due	**$321.50**
Due date	**11 November 2026**

This information was prepared on **30 September 2026** for the period **01 October 2026 to 31 December 2026**

Property number: 1714153

Property location:
79 Thornbill Drive
UPPER CABOOLTURE QLD 4510

Property description: Lot 2 SP 349870

Valuation: $490,000

Rating category: General Rate - Category VL1S (Vacant Land)

Payble allows you to set up regular payments that can be direct debited on a schedule that works for you. If you are already using a Payble payment option, your scheduled amount will continue to be debited as arranged.

To view or change an existing Payble payment option or to establish a new one, please visit payble.moretonbay.qld.gov.au

Go paperless!
Receive your rates and reminders via email

Easy | Convenient | Sustainable

A $2.50 paper notice fee will apply to all quarterly rate notices* received by post.

To register now scan the QR code or visit **moretonbay.qld.gov.au/eRates**.

*Ratepayers who receive a Council pensioner rebate or self-funded retiree rebate will be exempt from the fee for the rate notice issued for their principle place of residence.

Easy ways to pay

BPAY
Biller code: 339457
Reference number: 50 0453 8520 1714 1537

PHONE
Call (07) 3480 6349 (Mastercard and Visa only)
Reference number: 50 0453 8520 1714 1537

ONLINE
Scan the QR code or visit
www.moretonbay.qld.gov.au/pay-your-rates
Reference number: 50 0453 8520 1714 1537

Pay in-store at Australia Post
*2471 500453852017141537

IN PERSON
Pay at any of Council's Customer Service Centres
Mon to Fri 8.30am – 5pm

MAIL
Send your payment and remittance slip to:
Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit **www.moretonbay.qld.gov.au/rates**

Activity since last bill

Last bill		$16.31
Payment / adjustments		
15-Sep-2026	Interest	$0.13
Account balance **Please note interest may apply to any overdue amounts**		**$16.44** A

New charges

Council rates and charges

Description	Amount
General Rate - Category VL1S (Vacant Land) (490,000 [Property Valuation] * 0.002038 [Unit Rate]) / 4 [Bills per year]	$249.66
City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year]	$6.50
City Infrastructure Charge (125.00 [Fixed Amount]) / 4 [Bills per year]	$31.25
Total Council rates and charges	**$287.41**

State Government charges

Description	Amount
Emergency Management Levy - Group 1A	$17.65
Total State Government charges	**$17.65**
Total new charges	**$305.06** B

A + B = Total due

State Government Waste Levy

- Council will pay an estimated $25,400,000 in waste levy payments to the Queensland Government during 2026/27 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to $135 per tonne.
- The Queensland Government has paid an amount of $13,710,111 in the 2026/27 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2026/27.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

Important information

Interest

From 1 July 2026 to 30 June 2027 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Valuations

The valuation used for rating purposes is provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. For further information about the valuation that has been applied to your property visit: **www.resources.qld.gov.au/land-property**

Rebates

Rebates may be available to eligible pensioners and self funded retirees. Please visit **www.moretonbay.qld.gov.au** or contact Council for more information.

MBRC_1714153/E-1/S-2/I-2

Translating and Interpreting Services

If you require an interpreter, please call TIS National on **13 14 50**. For people with hearing or speech difficulties please contact Moreton Bay City Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on **1800 555 660** or text **0416 001 350** for assistance.

TIS Translating and Interpreting Service

National Relay Service

Payment remittance slip

Please send this remittance slip with your cheque/money order payable to:

Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

Property Number: 1714153
Property Location: 79 Thornbill Drive UPPER CABOOLTURE QLD 4510

Barcode: *2471 500453852017141537

Payment Amount: $321.50

Unitywater
Serving you today, investing in tomorrow.

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
unitywater.com
ABN 89 791 717 472

⊢ 000858 000
Mr Benjamin R Hutson
75-79 Thornbill Dr
UPPER CABOOLTURE QLD 4510

Account number	100154728
Payment reference	1001 5472 88
Property	79 Thornbill Dr, UPPER CABOOLTURE, QLD

Bill number	7129278750
Billing period 86 days	24 Jun 2026 to 17 Sep 2026
Issue date	18 Sep 2026
Approximate date of next meter reading	15 Dec 2026

Your account activity

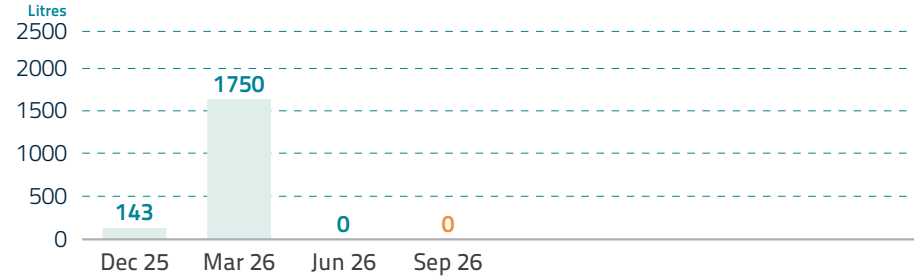
Your last bill	−	Payments/ adjustments	=	Balance	+	New charges	=
$93.48		-$0.97		$94.45		$88.16	

Overdue	**$93.48**
Total due#	**$182.61**
New charges due	**19 Oct 2026**

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Includes overdue amount

Compare your average daily usage over time



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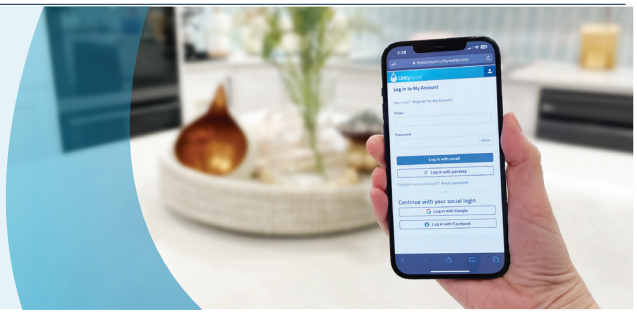
My Account

With new features, managing your account online has never been easier.
Everything you need, right at your fingertips.
To find out more visit **unitywater.com/myaccount**



Easy ways to pay

For other payment options - see over

BPAY®
Biller Code: 130393
Ref: 1001 5472 88
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at **bpay.com.au**
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
Login to My Account at **unitywater.com** to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at **unitywater.com/smoothpay**

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT2008116W	23 Jun 26	703	17 Sep 26	703	0	86	0.0
			Total water usage		0	86	0.0

Activity since last bill

Last bill		$93.48
Payments / adjustments		
18 Sep 2026	Interest Charges 8% 47 days	$0.97
Account balance		**$94.45** ❶

Water and Sewerage Charges

Lot 2 Plan SP349870 Installation ID 223164376367

Unitywater (local government distributor-retailer price)

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	24 Jun 26 to 30 Jun 26	1	7	$1.025	$7.18
Water Access 20mm	01 Jul 26 to 17 Sep 26	1	79	$1.025	$80.98
				Water subtotal	$88.16
New water and sewerage charges					**$88.16** ❷

Total Due#= ❶ + ❷	**$182.61**
#Includes Overdue Amount - please pay immediately (8% interest per annum, compounding daily, is being charged on this amount)	$93.48

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at **unitywater.com** for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오
Cuando necesite un intérprete llame al 13 14 50

Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit **unitywater.com/privacy**

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call **1300 047 763** or go to **unitywater.com**. A credit card surcharge may apply.
Ref: 1001 5472 88

Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

POST billpay

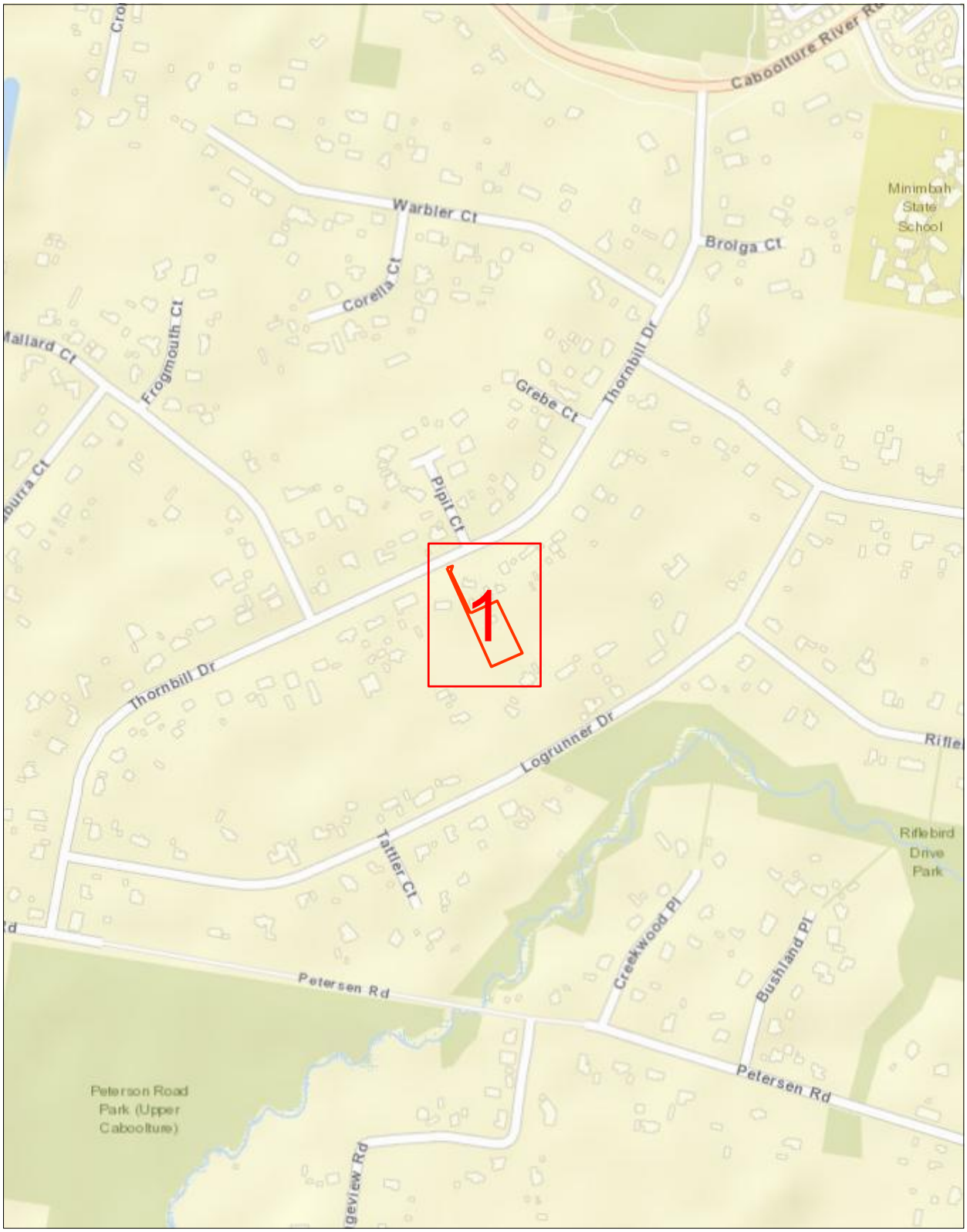
In person, by phone or online
Billpay Code: 4028
Ref: 1001 5472 88
Pay in person at any post office, call **13 18 16**, or go to **postbillpay.com.au**

*4028 1001547288 00018261

Account number	100154728
Payment reference	1001 5472 88
Overdue	**$93.48**
Total due#	**$182.61**
New charges due	**19 Oct 2026**

Includes overdue amount

Site Address:	79 Thornbill Dr Upper Caboolture QLD 4510	**Sequence Number:**	281267280



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

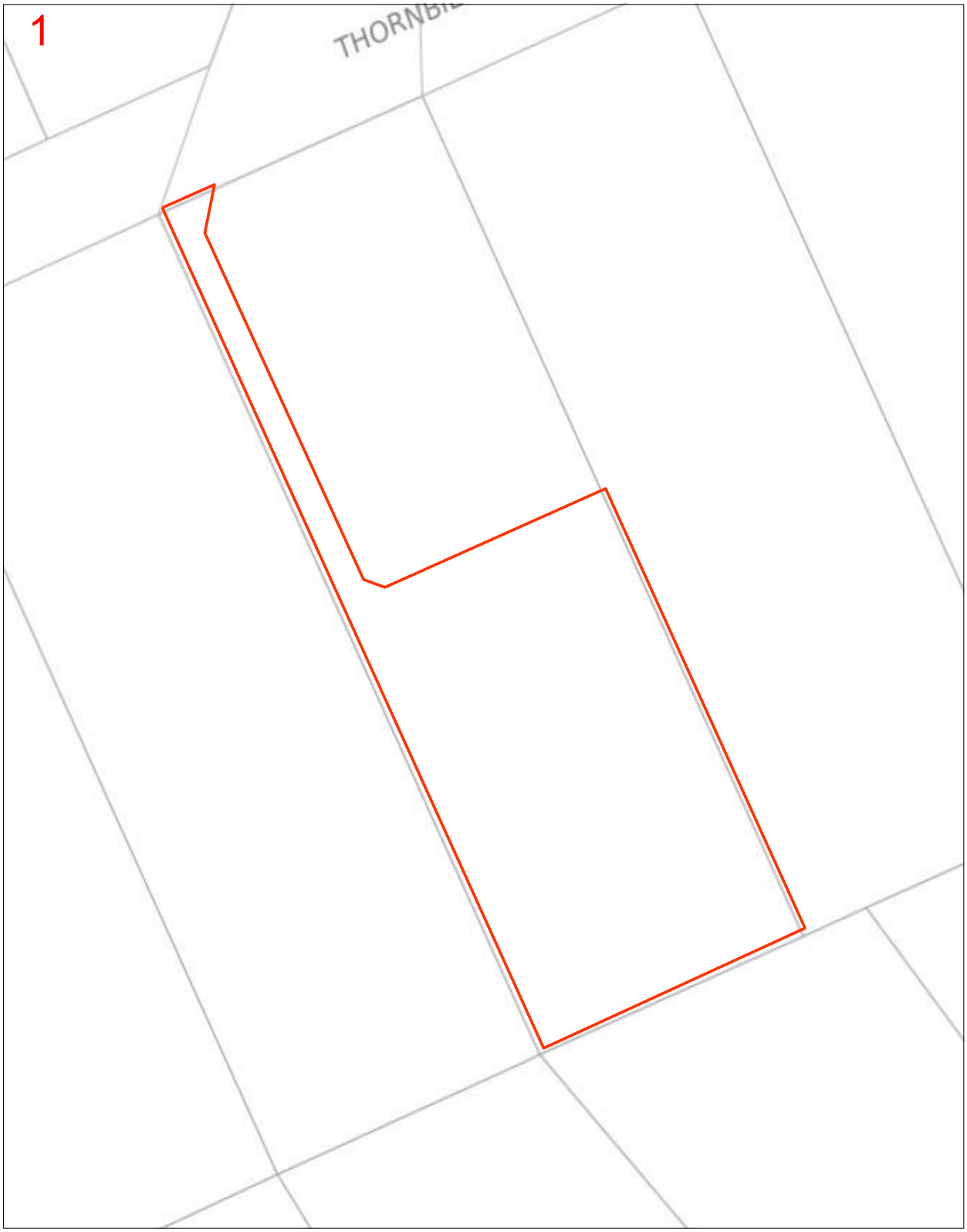
N W E S

Enquiry Area

Map Key Area

Site Address: 79 Thornbill Dr
Upper Caboolture
QLD 4510

Sequence Number: 281267280



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

N W E S

Enquiry Area

Map Key Area

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station	T	Syphon	S
Buried valve		CP anode	A	Marker	
Regulator station	R	CP bond wire		Part service^	
Gas connected property		CP rectifier terminal	RC		

^A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

40P6 in 80C2	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
63S8	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

underground cables shall be treated as being energised. Where a cable is located that is represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62

energex

BYDA

Sequence: 281267275
Date: 21/10/2026

Scale: 1:987
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
S

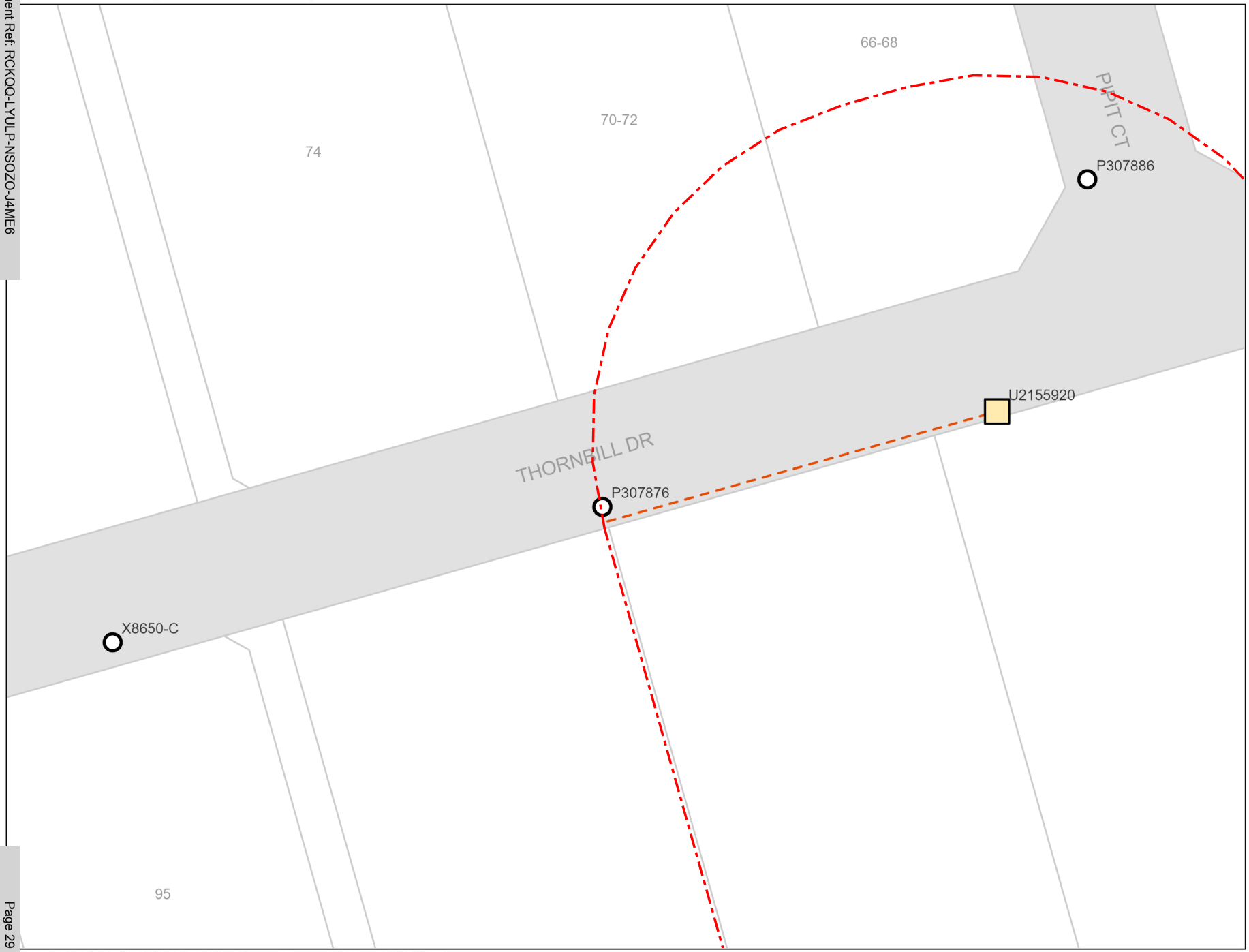
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

s output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the curacy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 21 Oct 2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com

underground cables shall be treated as being energised. Where a cable is located that is represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 281267275
Date: 21/10/2026

Scale: 1:500
Tile No: **1**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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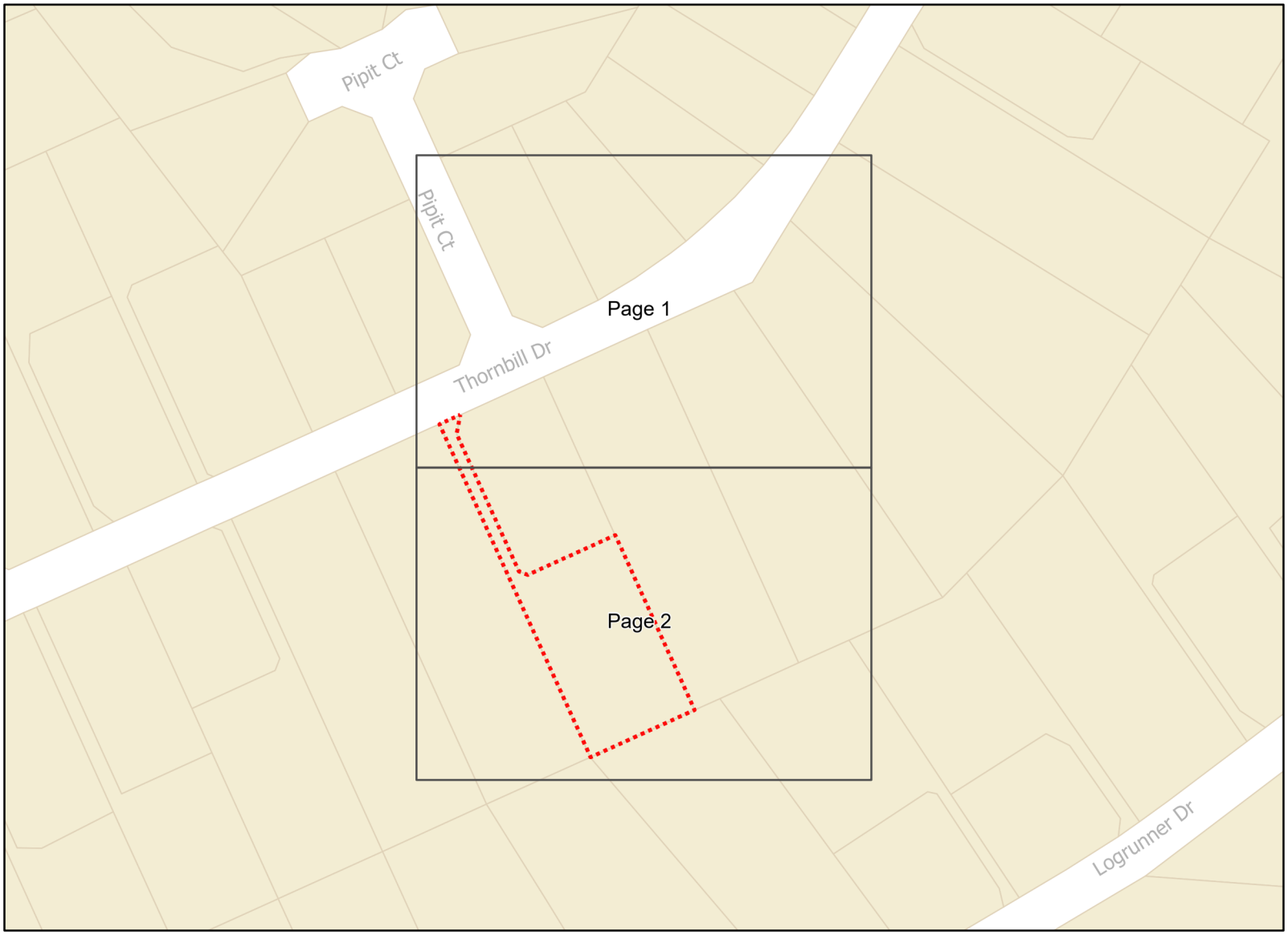
Plans generated 21/10/2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com

CITY OF MORETON BAY

Job # 54548933
Seq # 281267277

Provided by City Of Moreton Bay

BEFORE YOU DIG
www.byda.com.au



Legend

- BYDA Enquiry
- Detailed map page

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City Of Moreton Bay on 1300 477 161

Index Sheet

Plans generated by SmarterWX™ Automate

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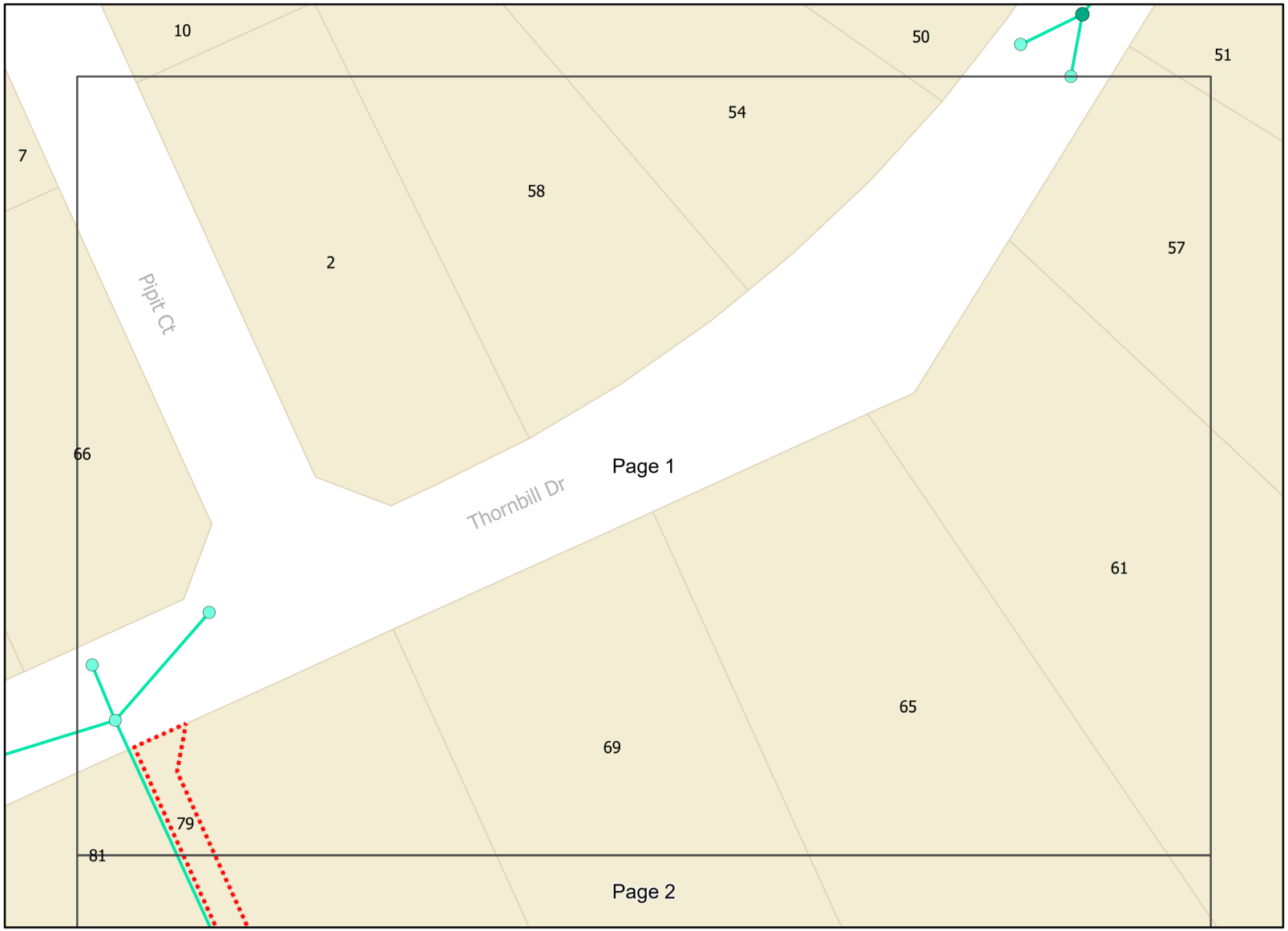
Scale 1:2,500

CITY OF MORETON BAY

Job # 54548933
Seq # 281267277
Provided by City Of Moreton Bay

BEFORE YOU DIG
www.byda.com.au



Legend

- BYDA Enquiry
- Kerb Inlet
- Manhole
- Pipes

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

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In an emergency contact City Of Moreton Bay on 1300 477 161

21/10/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m

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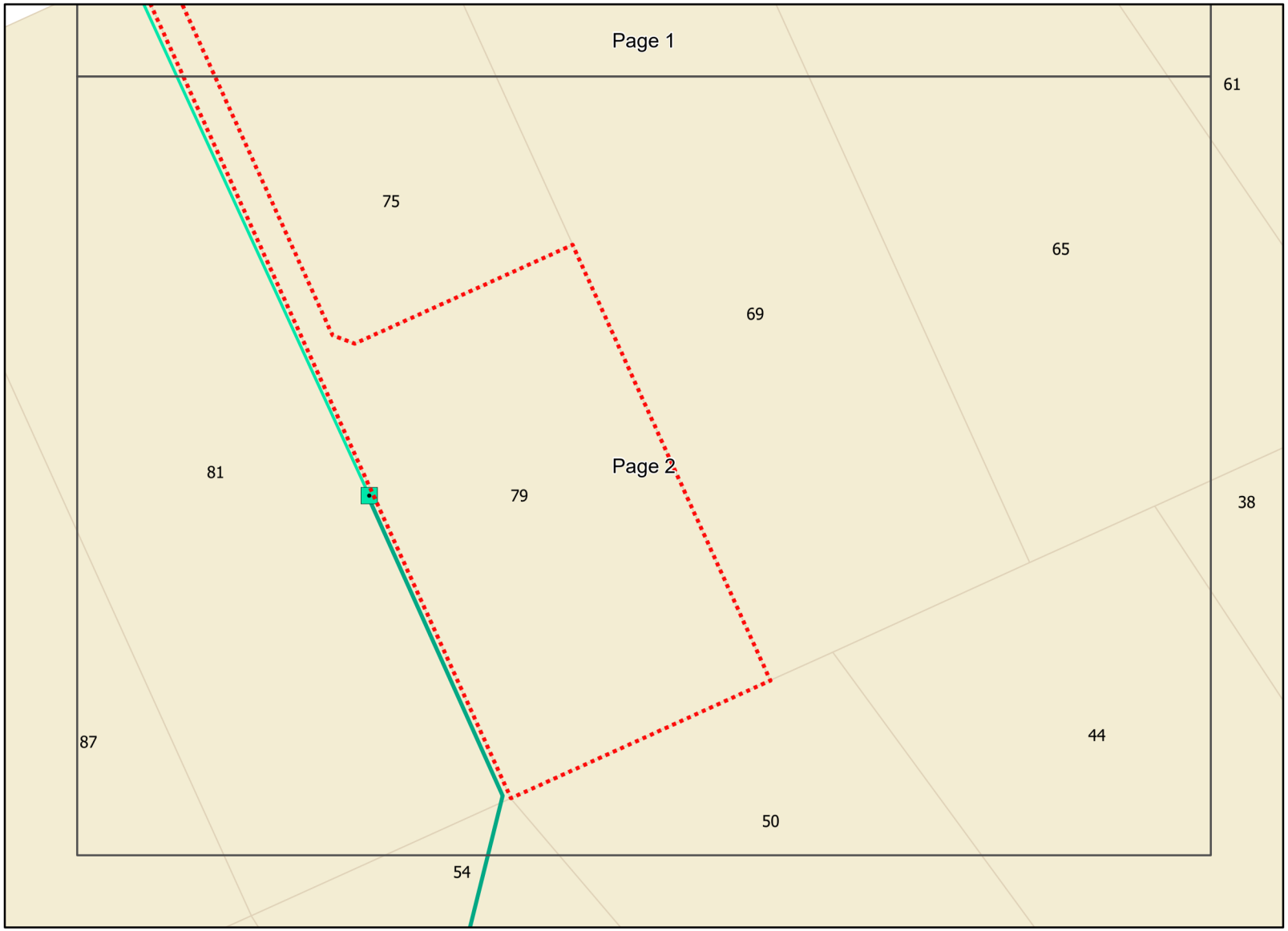
Scale 1:1,000

CITY OF MORETON BAY

Job # 54548933
Seq # 281267277
Provided by City Of Moreton Bay

BEFORE YOU DIG
www.byda.com.au



Legend

- BYDA Enquiry
- Headwall
- Channels
- Pipes

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

© Moreton Bay Regional Council 2021

In an emergency contact City Of Moreton Bay on 1300 477 161

21/10/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

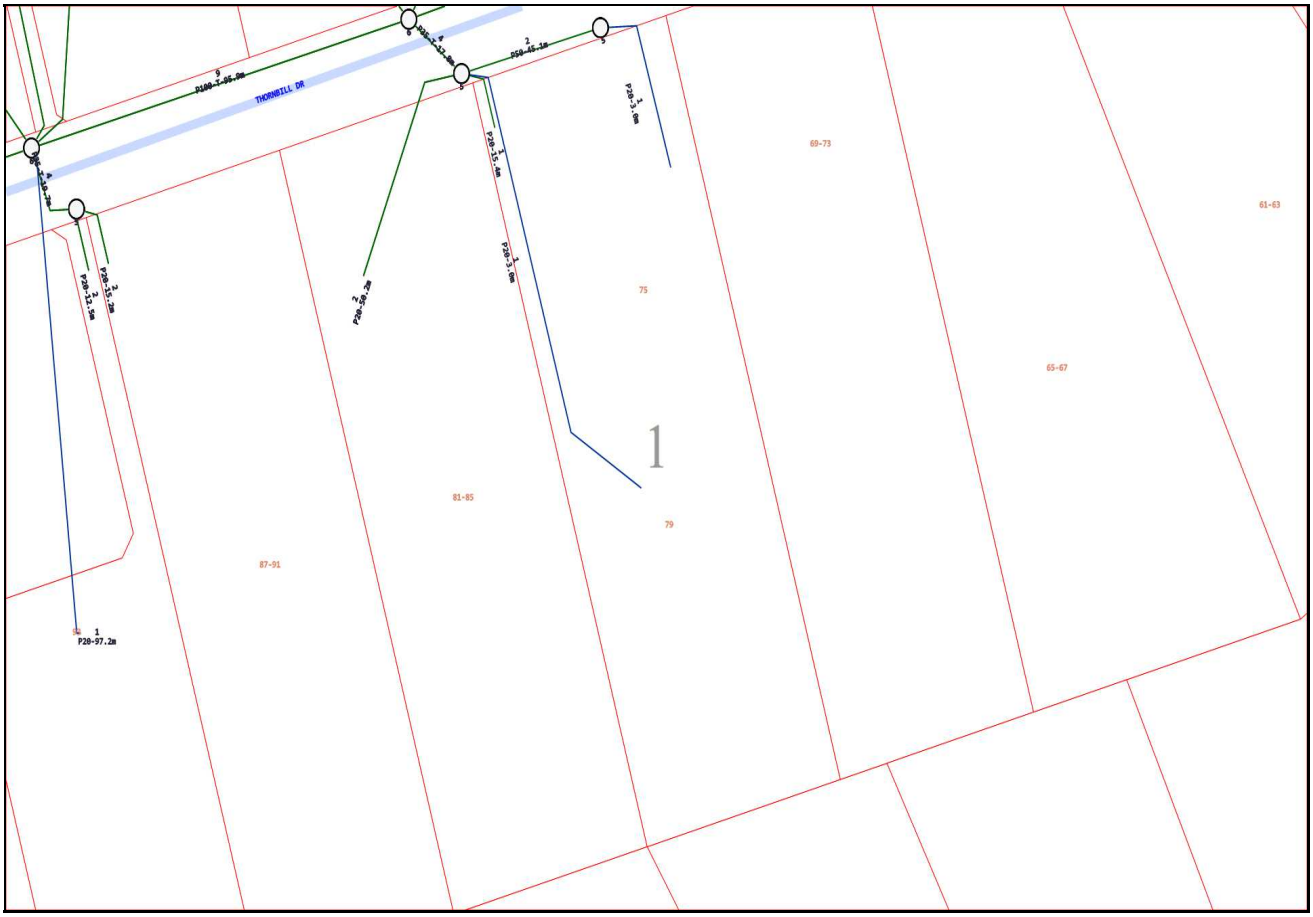
0 10 20 40 m

N

Scale 1:1,000

LEGEND

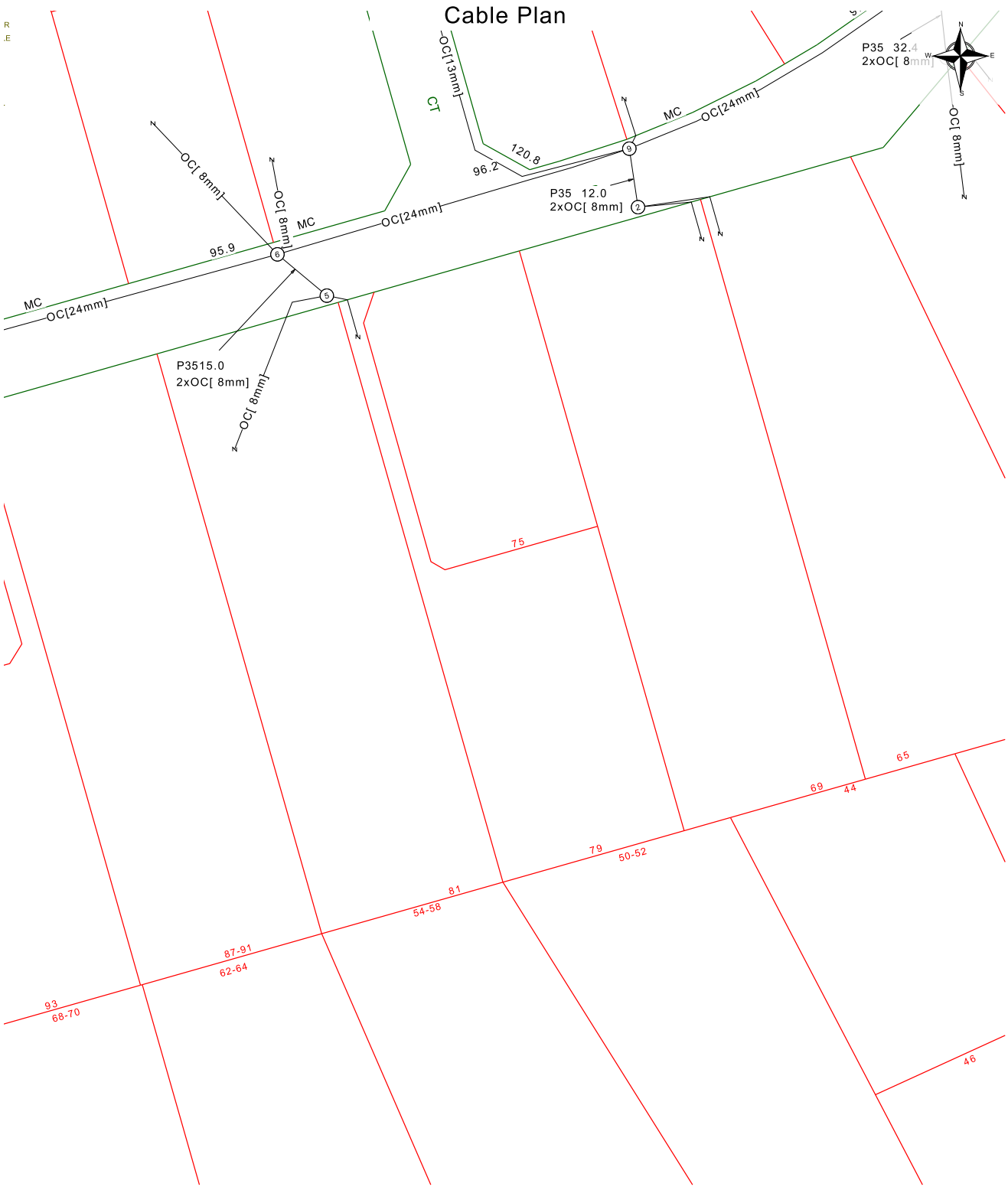
34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 21/10/2026 13:18:58

Sequence Number: 281267279

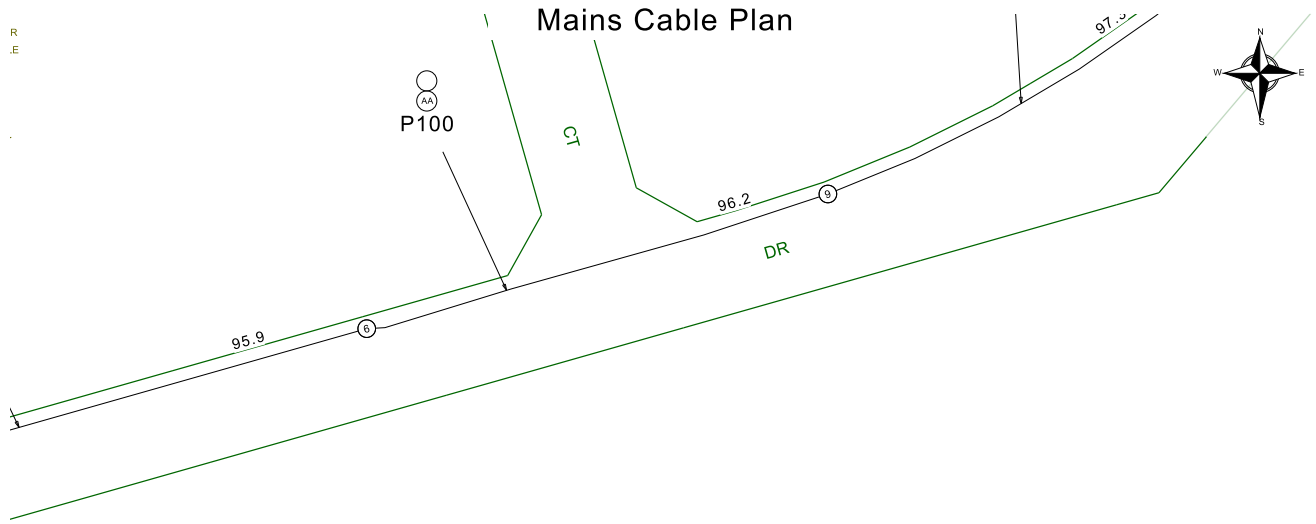
Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 281267279
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 21/10/2026 13:19:00	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
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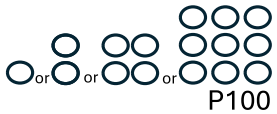
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

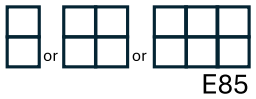
LEGEND

	Leadin terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid
	NBN Pillar
	Third Party Owned Network Non-Telstra
6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
EJ	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
M	Marker Post Installed
T or TR	Buried Transponder
MT	Marker Post & Transponder
SMOF	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



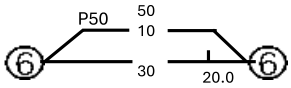
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

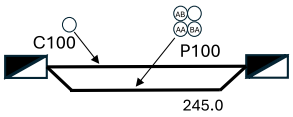
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

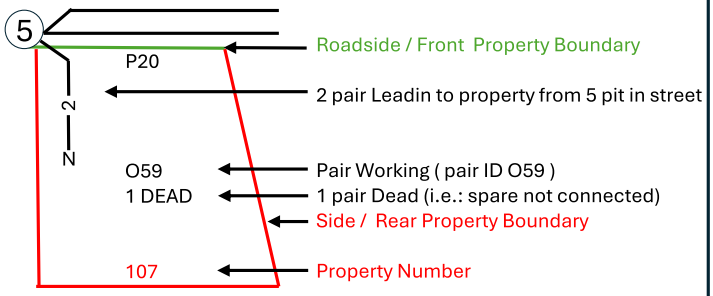
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig/best-practice-guides/

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

UNITYWATER BYDA MAP

Sequence Number: **281267278**
Job Number: **54548933**
Printed On: 21 Oct 2026

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Scale: 1:1000
(If printed at 100%
on A3 size paper)

Unitywater

N

Before You Dig Australia
PO Box 953
Caboulture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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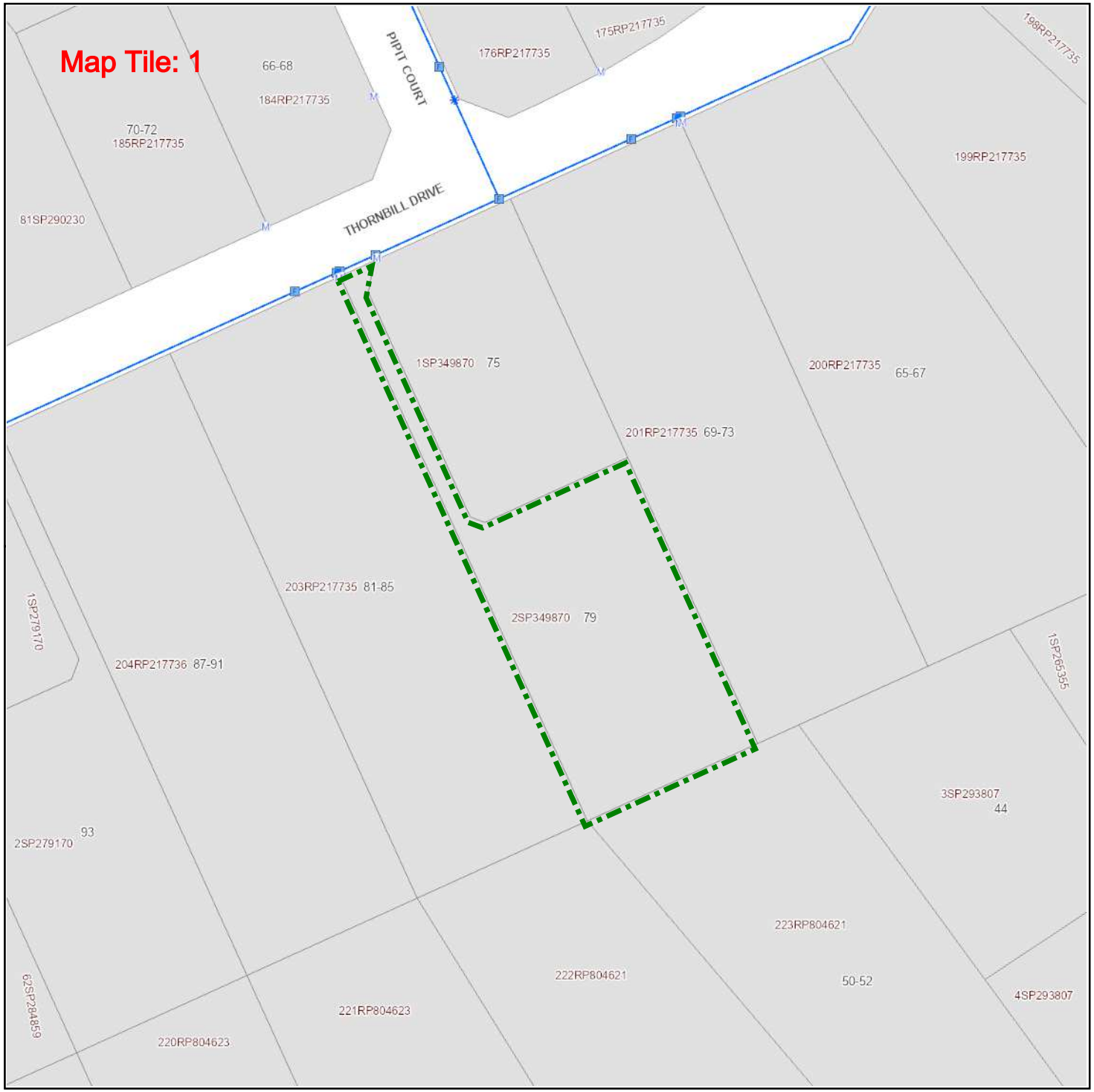

CERTIFICATE *of* SIGNATURE

REF. NUMBER
RCKQQ-LYULP-NSOZO-J4ME6

DOCUMENT COMPLETED BY ALL PARTIES ON
23 OCT 2026 06:32:44
UTC

SIGNER	TIMESTAMP	SIGNATURE
SHELLEY JANE HUTSON EMAIL SUNNYSHELS@GMAIL.COM	SENT 23 OCT 2026 06:16:45 VIEWED 23 OCT 2026 06:31:59 SIGNED 23 OCT 2026 06:32:44	Shelley Jane Hutson IP ADDRESS 193.116.201.30 LOCATION BRISBANE, AUSTRALIA

RECIPIENT VERIFICATION

EMAIL VERIFIED
23 OCT 2026 06:31:59