

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	Baillie Hutchison & Therese Tania Hutchison
Property address (referred to as the “property” in this statement)	210 Spinebill Drive, Greenbank QLD 4124
Lot on plan description	Lot 801 on SP 199677

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	<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; min-height: 100px;"> <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; min-height: 100px;"> <p>Energex – Refer to BYDA Report NBN – Refer to BYDA Report Telstra – Refer to BYDA Report</p> </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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></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>

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	<p>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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 2px;">Precinct – Conservation, Park Residential, Rural Residential</div>
Transport proposals and resumptions	<p>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</p> <p>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</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.	
Contamination and environmental protection	<p>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</p> <p>The following notices are, or have been, given:</p> <p>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</p> <p>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</p> <p>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</p>
Trees	<p>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</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>
Heritage	<p>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</p>
Flooding	<p>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.</p>
Vegetation, habitats and protected plants	<p>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.</p>

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 checked="" type="checkbox"/> Yes	<input 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 checked="" 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.		

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: Date Range:

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: Date Range:

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. <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Community Management Statement	<p>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.</p> <p>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.</p>	<input type="checkbox"/> Yes
Body Corporate Certificate	<p>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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » 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 <input type="checkbox"/> Yes
Statutory Warranties	<p>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.</p>	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » 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. <p>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.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures – SELLER

Signature of seller

Signature of seller

Baillie Hutchison
Name of seller

Therese Tania Hutchison
Name of seller

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50685879	Search Date: 27/02/2026 17:00
Date Title Created: 04/10/2007	Request No: 55230803
Previous Title: 50685859	

ESTATE AND LAND

Estate in Fee Simple

LOT 801 SURVEY PLAN 199677
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 721430138 24/01/2022

THERESE TANIA HUTCHISON
BAILLIE HUTCHISON

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10877027 (POR 49)
2. MORTGAGE No 721430139 24/01/2022 at 13:10
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

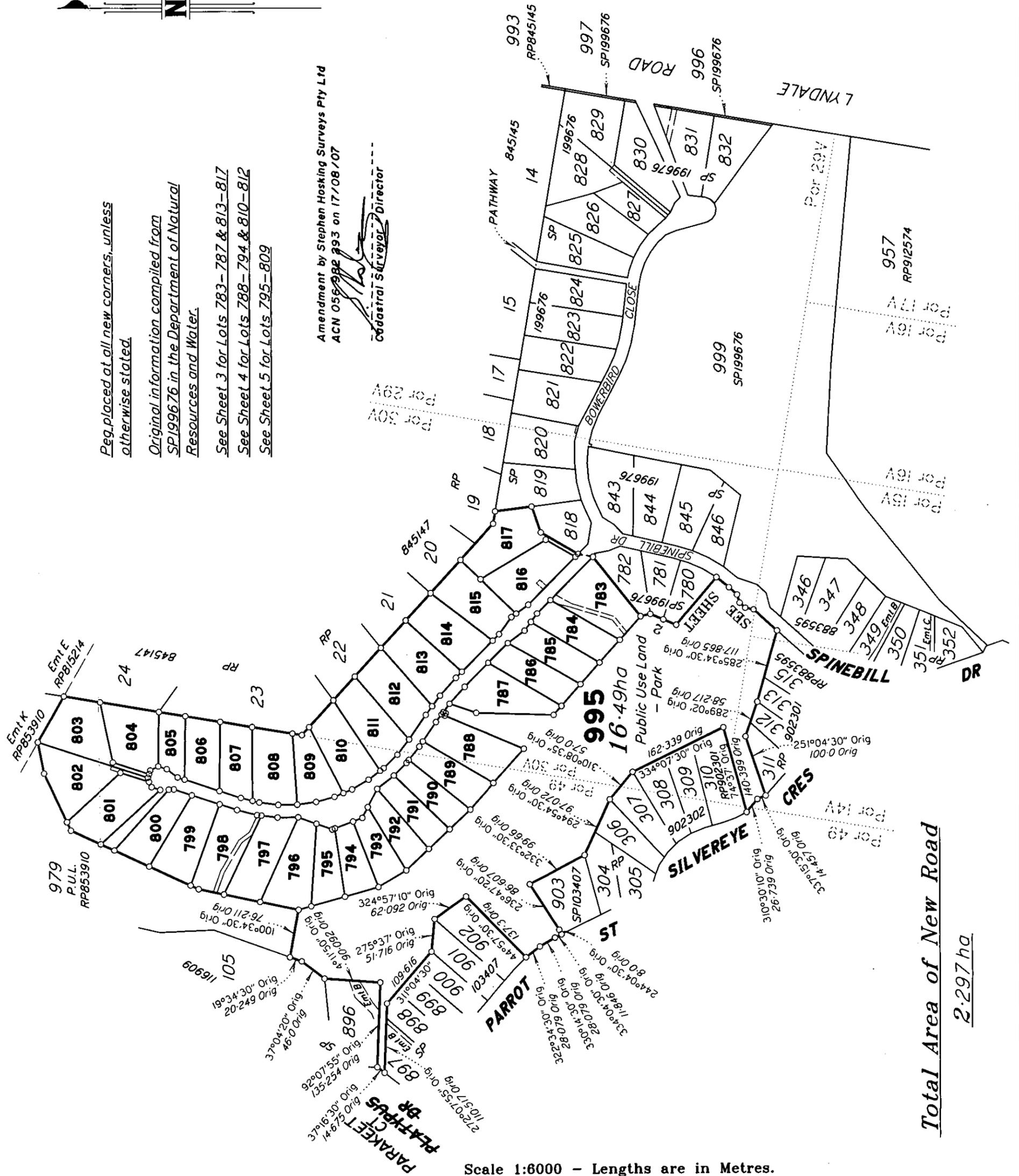
** End of Current Title Search **



Peg placed at all new corners, unless otherwise stated.
Original information compiled from SP199676 in the Department of Natural Resources and Water.
See Sheet 3 for Lots 783-787 & 813-817
See Sheet 4 for Lots 788-794 & 810-812
See Sheet 5 for Lots 795-809

Amendment by Stephen Hosking Surveys Pty Ltd
ACN 056 982 293 on 17/08/07

[Signature]
Cadastral Surveyor Director



Total Area of New Road
2.297 ha

Scale 1:6000 - Lengths are in Metres.



State copyright reserved.

STEPHEN HOSKING SURVEYS PTY LTD (ACN 056 982 293) hereby certify that the land comprised in this plan was surveyed by the corporation, by Stephen Robert HOSKING, Cadastral Surveyor, for whose work the corporation accepts 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 21/06/2007.



Date 22/6/2007

Plan of Lots 783-817, 995 & Emts E-I in Lots 783, 798, 802, 803 & 816 respectively

Cancelling Lot 998 on SP199676

PARISH: **STAPYLTON** COUNTY: **Stanley**

Meridian: *AMG Vide SP116909*

F/N's: *No*

Scale: **1:6000**

Format: **STANDARD**



SP199677

Plan Status:

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

711026822

\$2913.45
25/09/2007 10:15

BE 400 NT

Registered

5. Lodged by
Home Wilkinson Lowry Lawyers
Level 13, 175 Eagle Street Brisbane 4000
GPO Box 2033, Brisbane 4001
DX 152, Brisbane
Ph: (07) 3002 6700 Fax: (07) 3002 6799

JASON WARRAT 84025
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We **MTAA SUPERANNUATION FUND (FLAGSTONE CREEK AND SPRING MOUNTAIN PARK) PROPERTY PTY LIMITED**
ACN 082 445 663

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees



Michael Delaney
DIRECTOR

Donnell
DIRECTOR

* Rule out whichever is inapplicable

2. Local Government Approval.

* Council of the Shire of Beaudesert hereby approves this plan in accordance with the:
% Integrated Planning Act 1997

Dated this 15 day of SEPTEMBER, 2007

[Signature]
DIRECTOR CORPORATE SERVICES
ACTING DIRECTOR INFRASTRUCTURE SERVICES

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :
Name :

4. References :

Dept File :
Local Govt : 020-080-001702
Surveyor : 413 /14B

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
to issue from 50283869	998	SPI99676	783-817 & 995	E-1	New Rd

Pors 14V, 15V, 30V & 49
Pors 30V & 49
Por 49
Por 30V

995
788, 789, 809-811
790-808
783-787 & 812-817

Orig Lots

7. Portion Allocation :

8. Map Reference :
9442-12321

9. Locality :
GREENBANK

10. Local Government :
SHIRE OF BEAUDESERT

11. Passed & Endorsed :
By: **STEPHEN HOSKING SURVEYS PTY LTD ACN 056 982 293**
Date: 24/09/07
Signed: *[Signature]*
Designation : Cadastral Surveyor / Director

12. 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

13. Lodgement Fees :

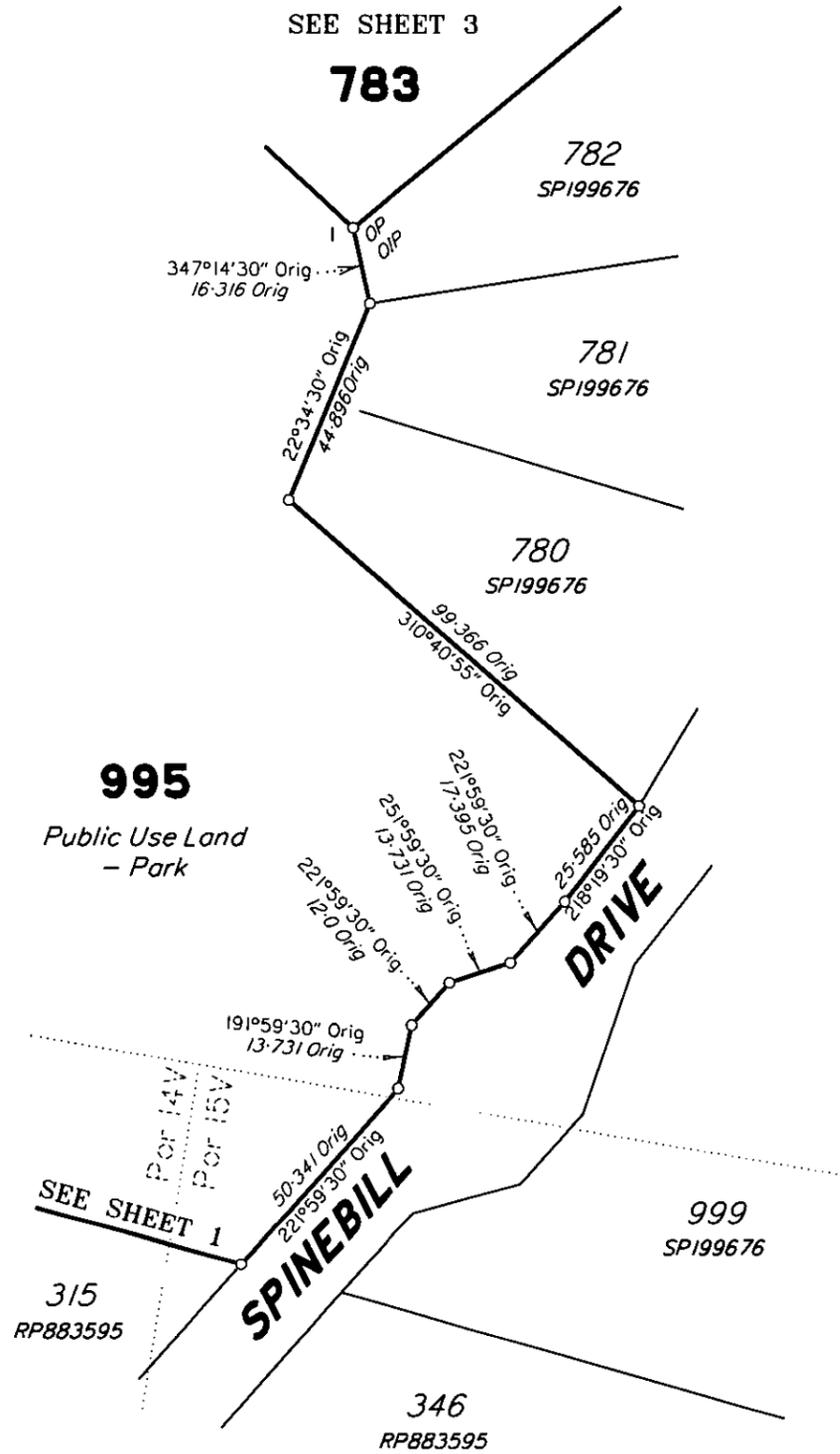
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number
SP199677

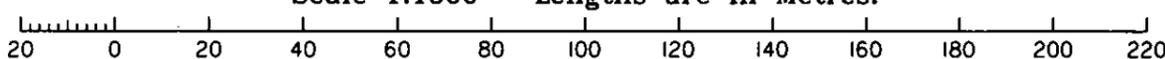
*Original information compiled from
SP199676 in the Department of Natural
Resources and Water.*

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	9/SP199676	231°02'35"	1.0



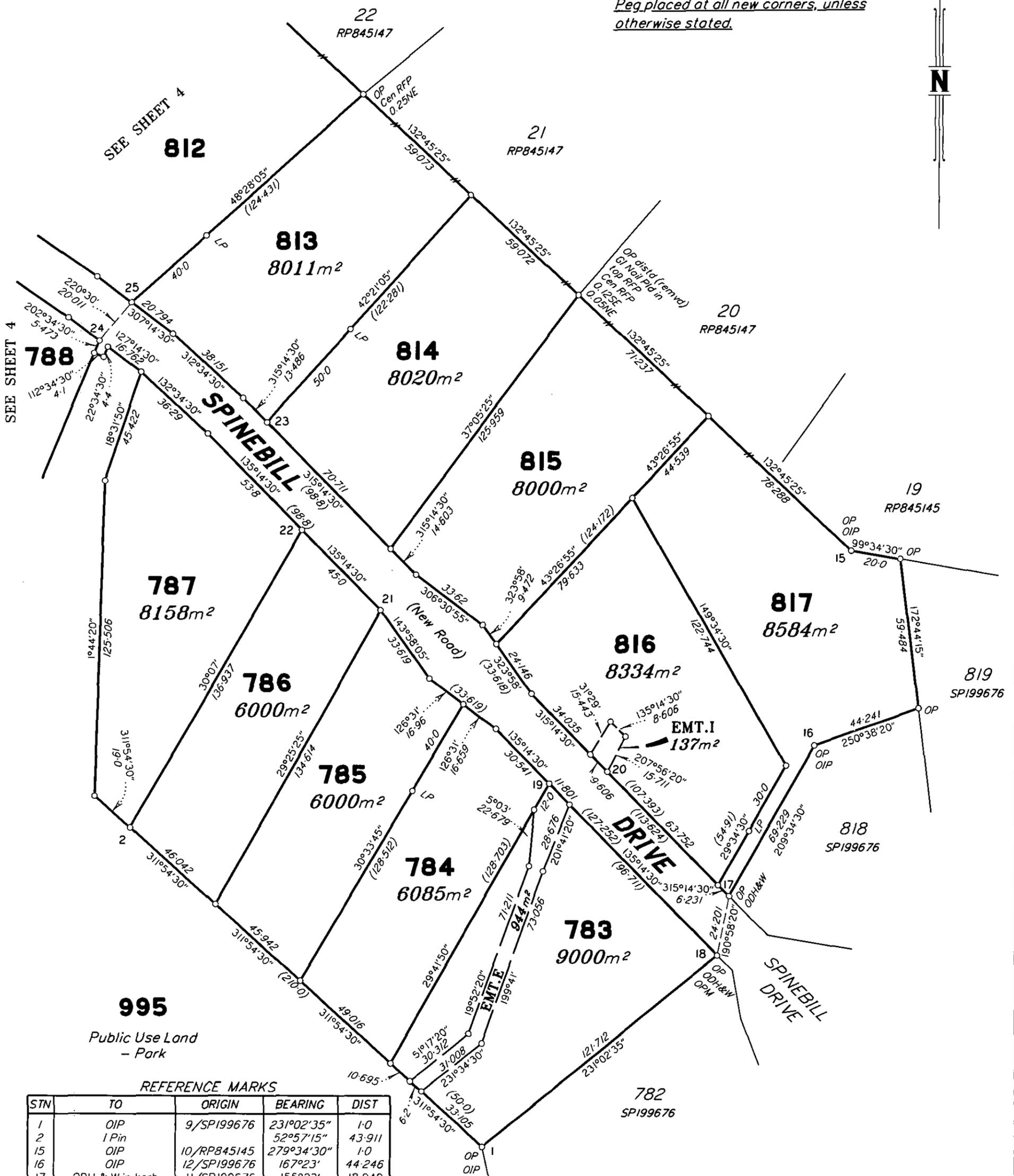
Scale 1:1500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP199677**

Peg placed at all new corners, unless otherwise stated.



REFERENCE MARKS

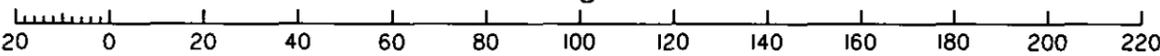
STN	TO	ORIGIN	BEARING	DIST
1	OIP	9/SP199676	231°02'35"	1.0
2	I Pin		52°57'15"	43.911
15	OIP	10/RP845145	279°34'30"	1.0
16	OIP	12/SP199676	167°23'	44.246
17	ODH & W in kerb	11/SP199676	155°23'	18.949
18	ODH & W in kerb	10/SP199676	80°18'40"	8.167
19	DH & W in kerb		109°57'30"	15.697
20	DH & W in kerb		215°17'20"	6.782
21	I Pin		266°31'30"	26.362
22	DH & W in kerb		7°24'35"	8.487
23	DH & W in kerb		145°56'45"	35.938
24	DH & W in kerb		46°41'40"	7.176
25	DH & W in kerb		197°22'25"	6.178
25	I Pin		50°09'30"	34.97

SEE SHEET 2

PERMANENT MARKS

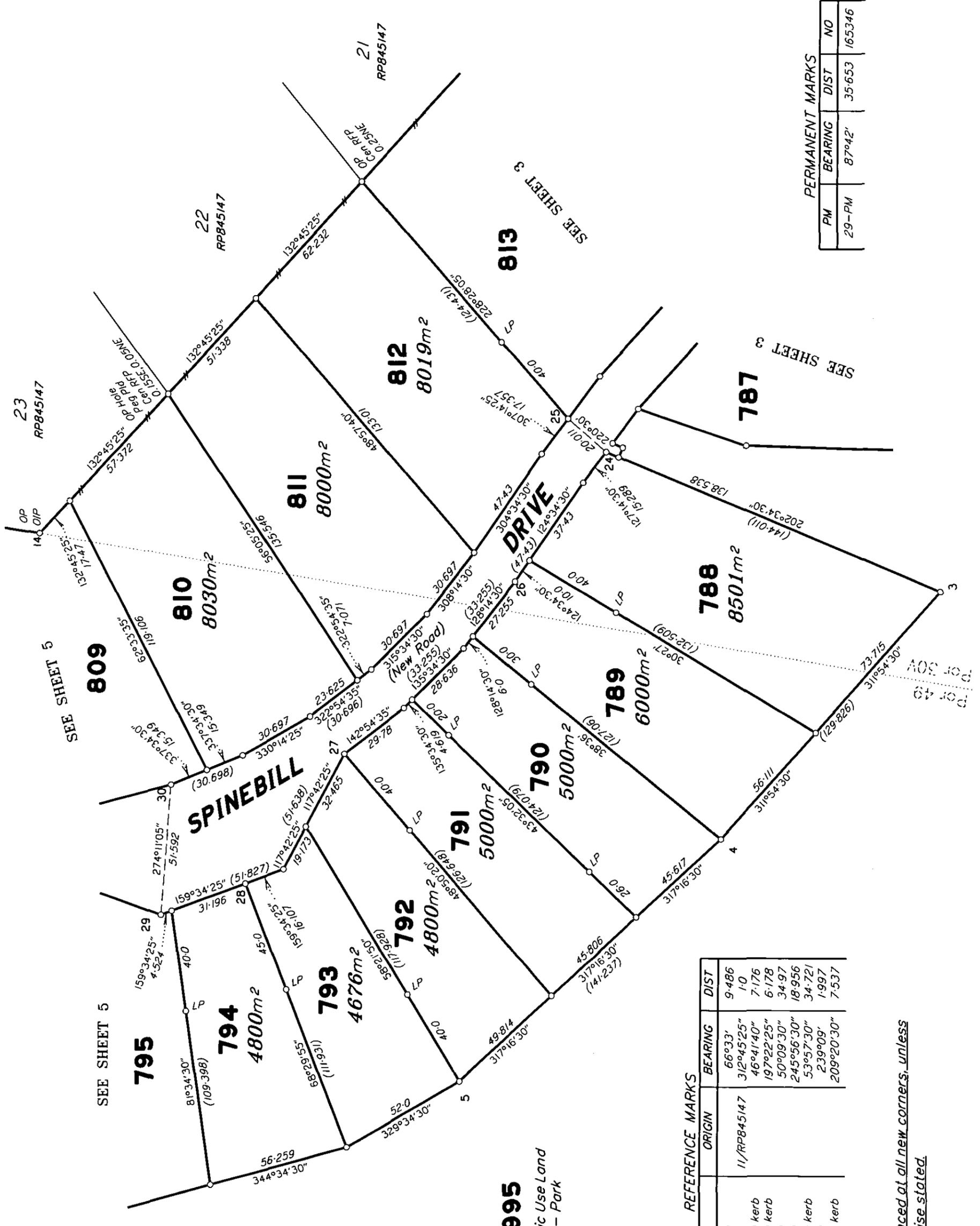
PM	ORIGIN	BEARING	DIST	NO
18-OPM	10/SP199676	134°54'10"	21.689	165348

Scale 1:1500 - Lengths are in Metres.



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Insert Plan Number **SP199677**



PERMANENT MARKS

PM	BEARING	DIST	NO
29-PM	87°42'	35.653	165346

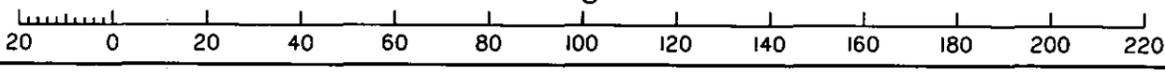
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
5	1 Pin	11/ RP845147	66°33'	9.486
14	OIP		312°45'25"	1.0
24	DH & W in kerb		46°41'40"	7.176
25	DH & W in kerb		197°22'25"	6.178
25	1 Pin		50°09'30"	34.97
26	1 Pin		245°56'30"	18.956
28	DH & W in kerb		53°57'30"	34.721
29	1 Pin		239°09'	1.997
30	DH & W in kerb		209°20'30"	7.537

Peg placed at all new corners, unless otherwise stated.



Scale 1:1500 - Lengths are in Metres.



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Insert Plan Number **SP199677**

REFERENCE MARKS

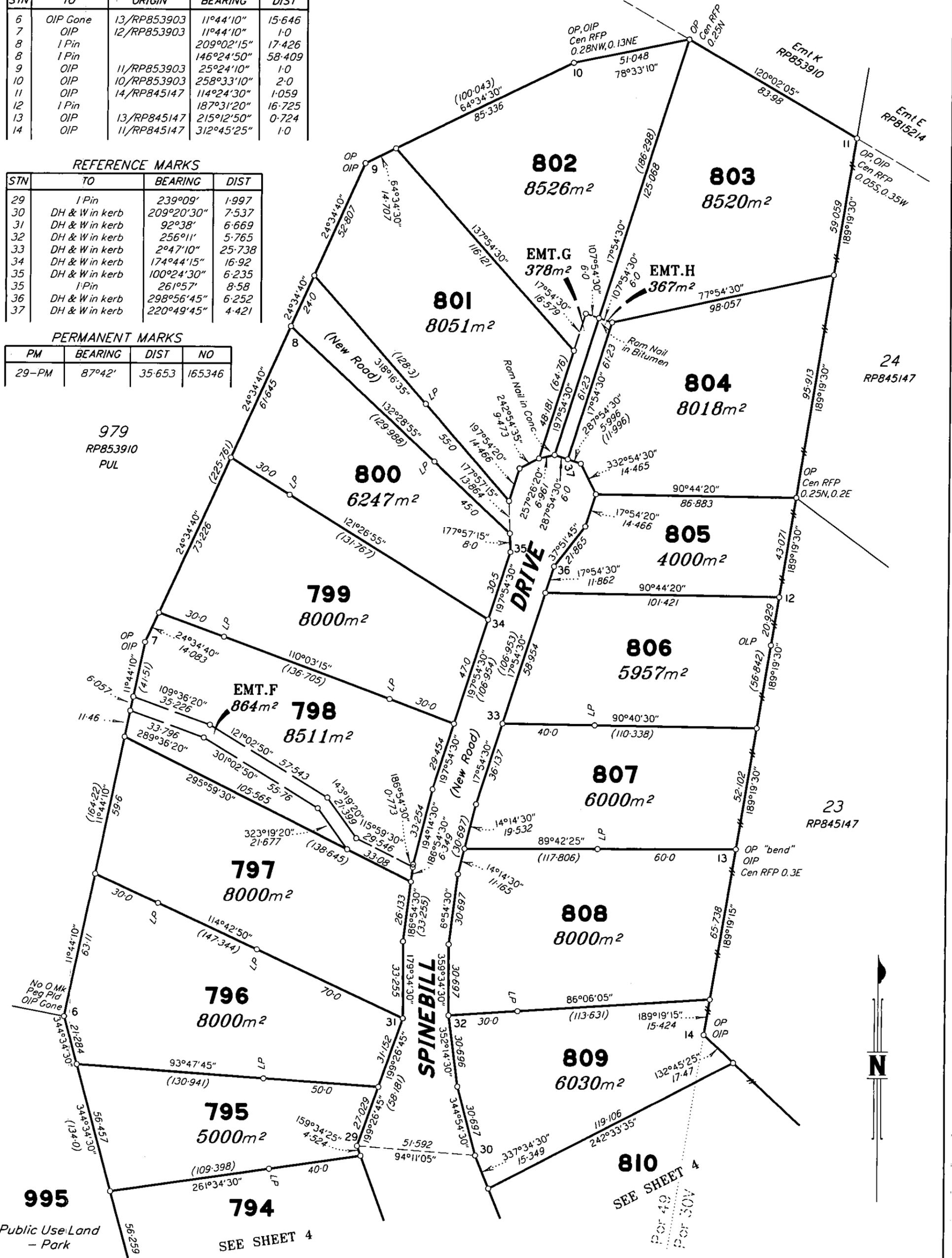
STN	TO	ORIGIN	BEARING	DIST
6	OIP Gone	13/RP853903	11°44'10"	15.646
7	OIP	12/RP853903	11°44'10"	1.0
8	I Pin		209°02'15"	17.426
8	I Pin		146°24'50"	58.409
9	OIP	11/RP853903	25°24'10"	1.0
10	OIP	10/RP853903	258°33'10"	2.0
11	OIP	14/RP845147	114°24'30"	1.059
12	I Pin		187°31'20"	16.725
13	OIP	13/RP845147	215°12'50"	0.724
14	OIP	11/RP845147	312°45'25"	1.0

REFERENCE MARKS

STN	TO	BEARING	DIST
29	I Pin	239°09'	1.997
30	DH & W in kerb	209°20'30"	7.537
31	DH & W in kerb	92°38'	6.669
32	DH & W in kerb	256°11'	5.765
33	DH & W in kerb	2°47'10"	25.738
34	DH & W in kerb	174°44'15"	16.92
35	DH & W in kerb	100°24'30"	6.235
35	I Pin	261°57'	8.58
36	DH & W in kerb	298°56'45"	6.252
37	DH & W in kerb	220°49'45"	4.421

PERMANENT MARKS

PM	BEARING	DIST	NO
29-PM	87°42'	35.653	165346



979
RP853910
PUL

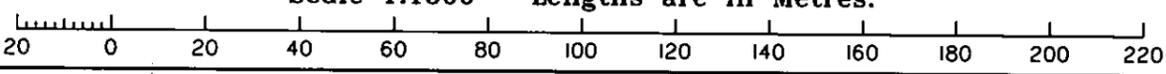
23
RP845147



SEE SHEET 4
for 40
for 30V

Peg placed at all new corners, unless otherwise stated.

Scale 1:1500 - Lengths are in Metres.

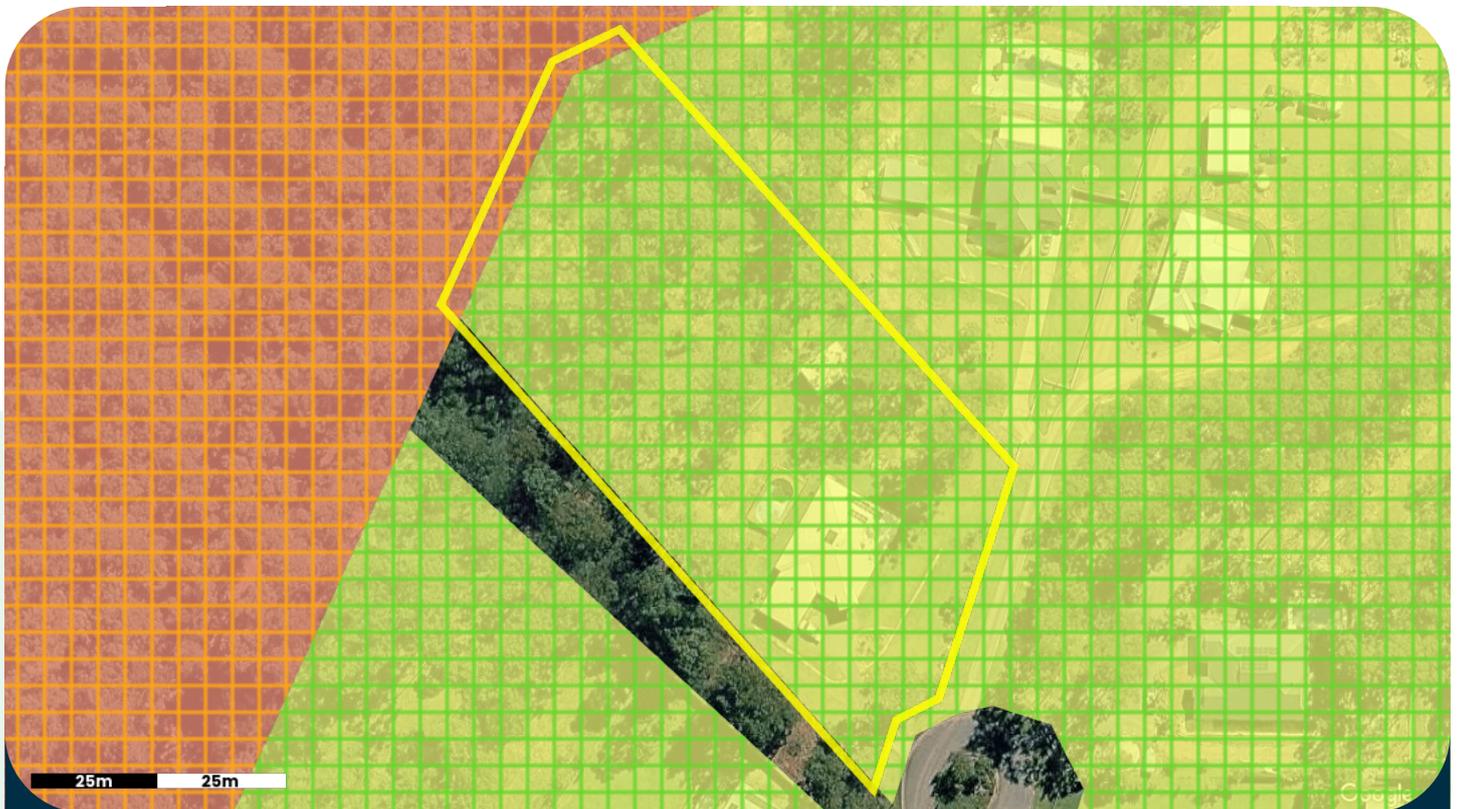


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Insert Plan Number
SP199677

Zoning

What zone is my property?



Sources: Logan City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

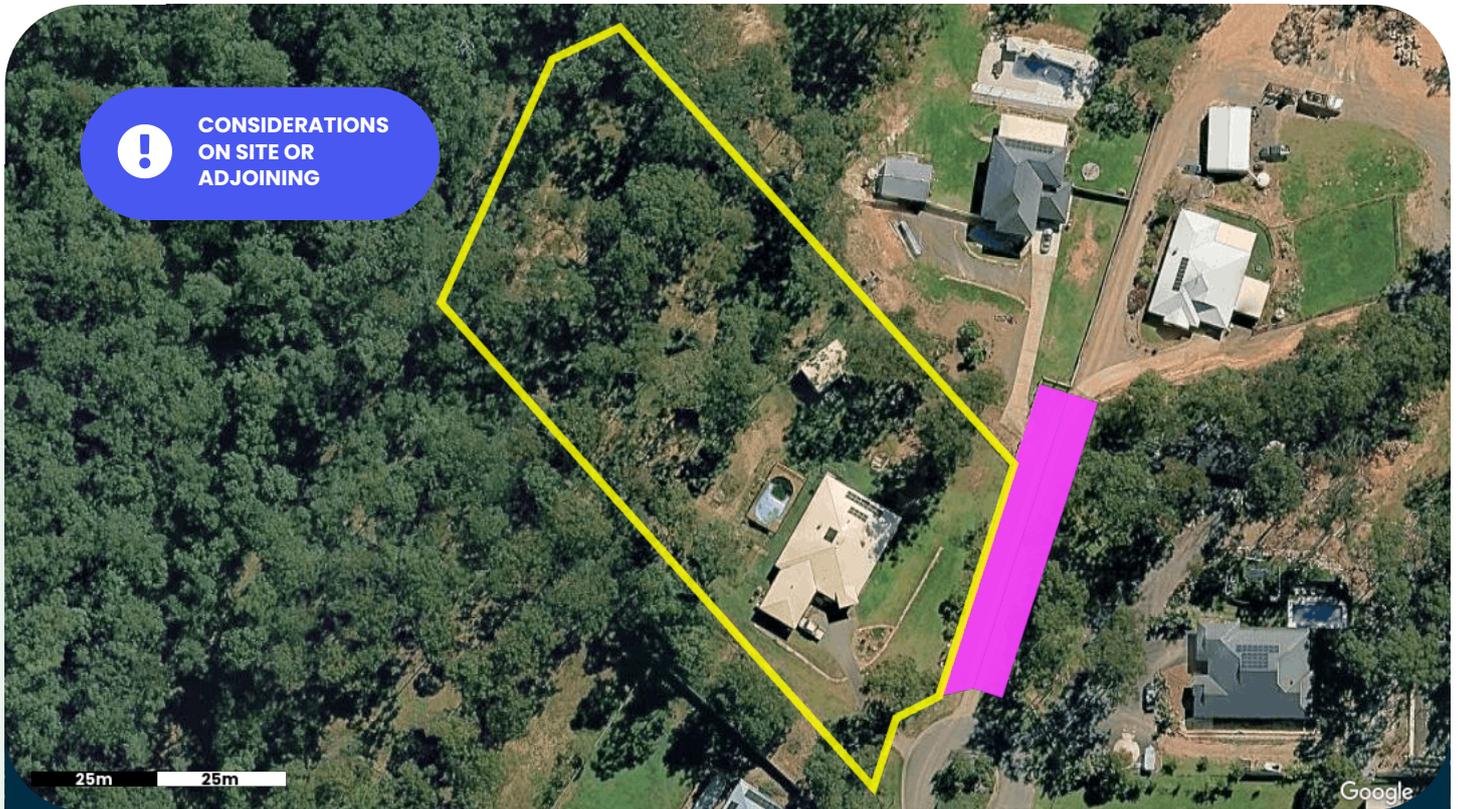
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Environmental Management And Conservation
-  Precinct - Conservation
-  Precinct - Park Residential
-  Rural Residential

Easements

What access rights exist over the property?



Sources: Qldspatial, Queensland Government

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

-  Selected Property
-  Easement Or Covenant
-  Easements

Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

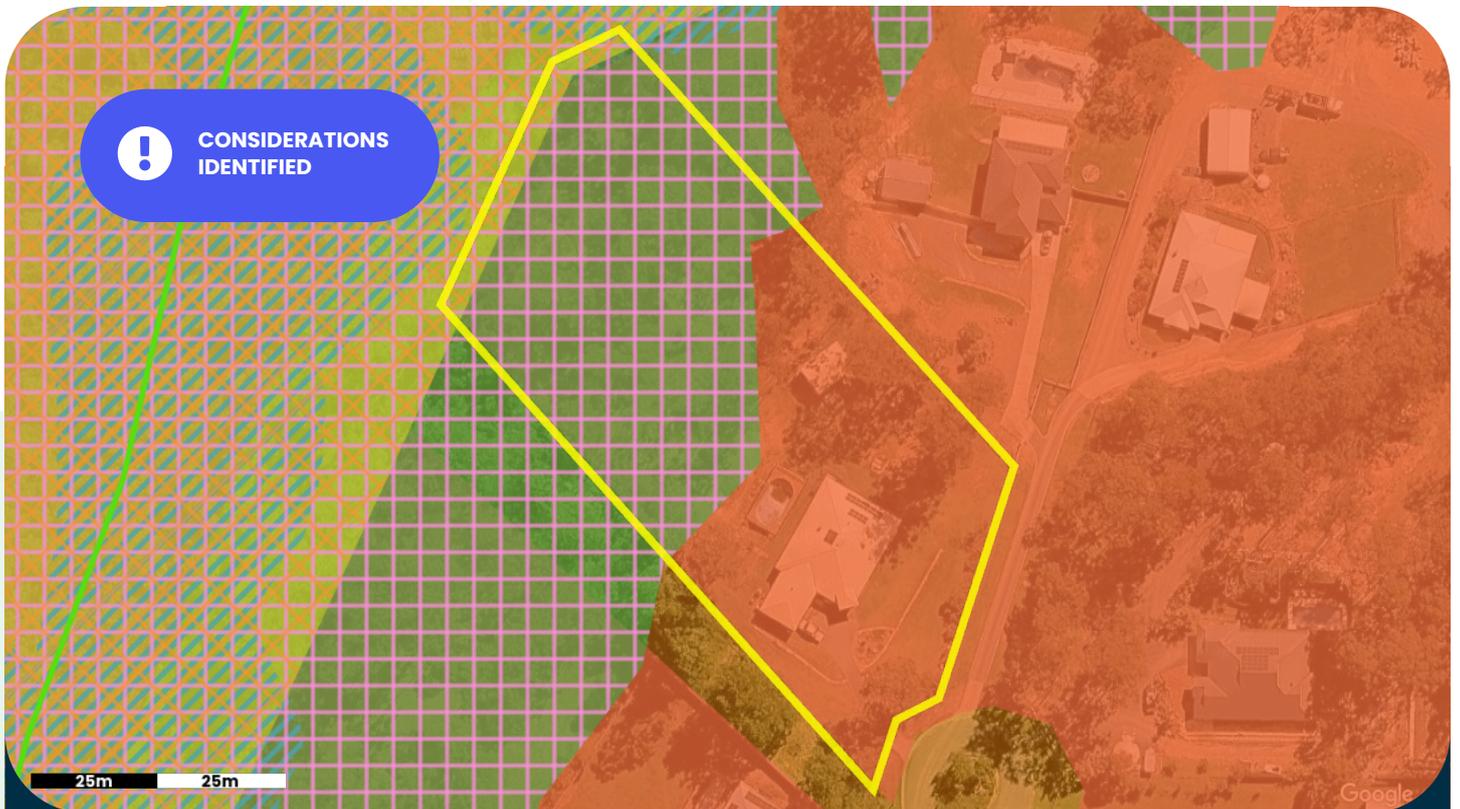
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Queensland Government, Scenic Rim Regional Council, Logan City Council

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

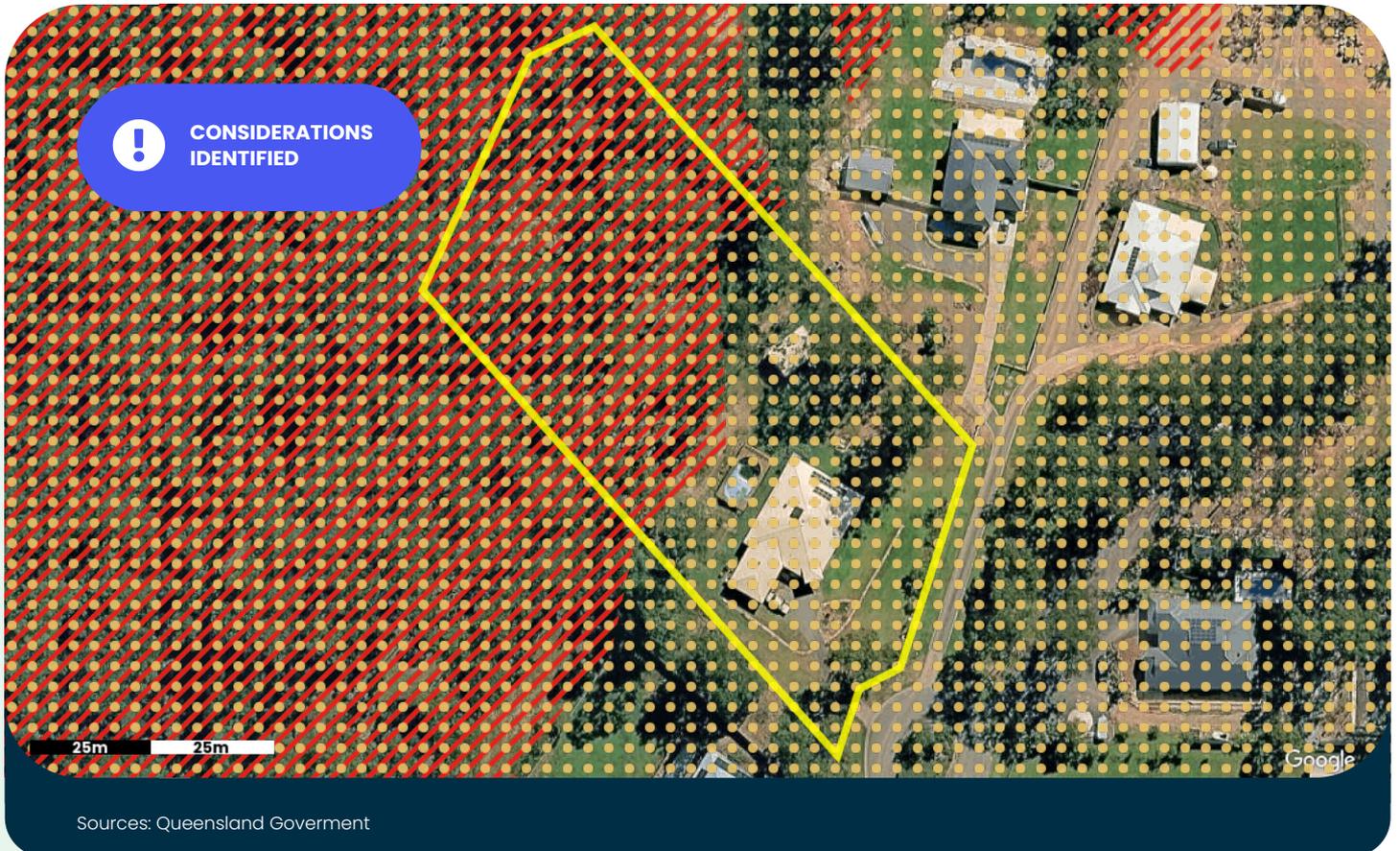
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- Protected Vegetation - Rvm Cat B (Remnant Vegetation)
- Protected Vegetation - Rvm Cat C (High-Value Regrowth)
- Regulated Vegetation Watercourse - Mses
- Biodiversity Corridor - Regional
- Environmental Management And Conservation Area
- Essential Habitat
- Local Environmental Significance Vegetation Area (Council)
- Minor Waterway
- Vegetation Management Area

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.

To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

-  Selected Property
-  Wildlife Habitat - Mses
-  Core Koala Habitat Area
-  Koala Priority Area

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

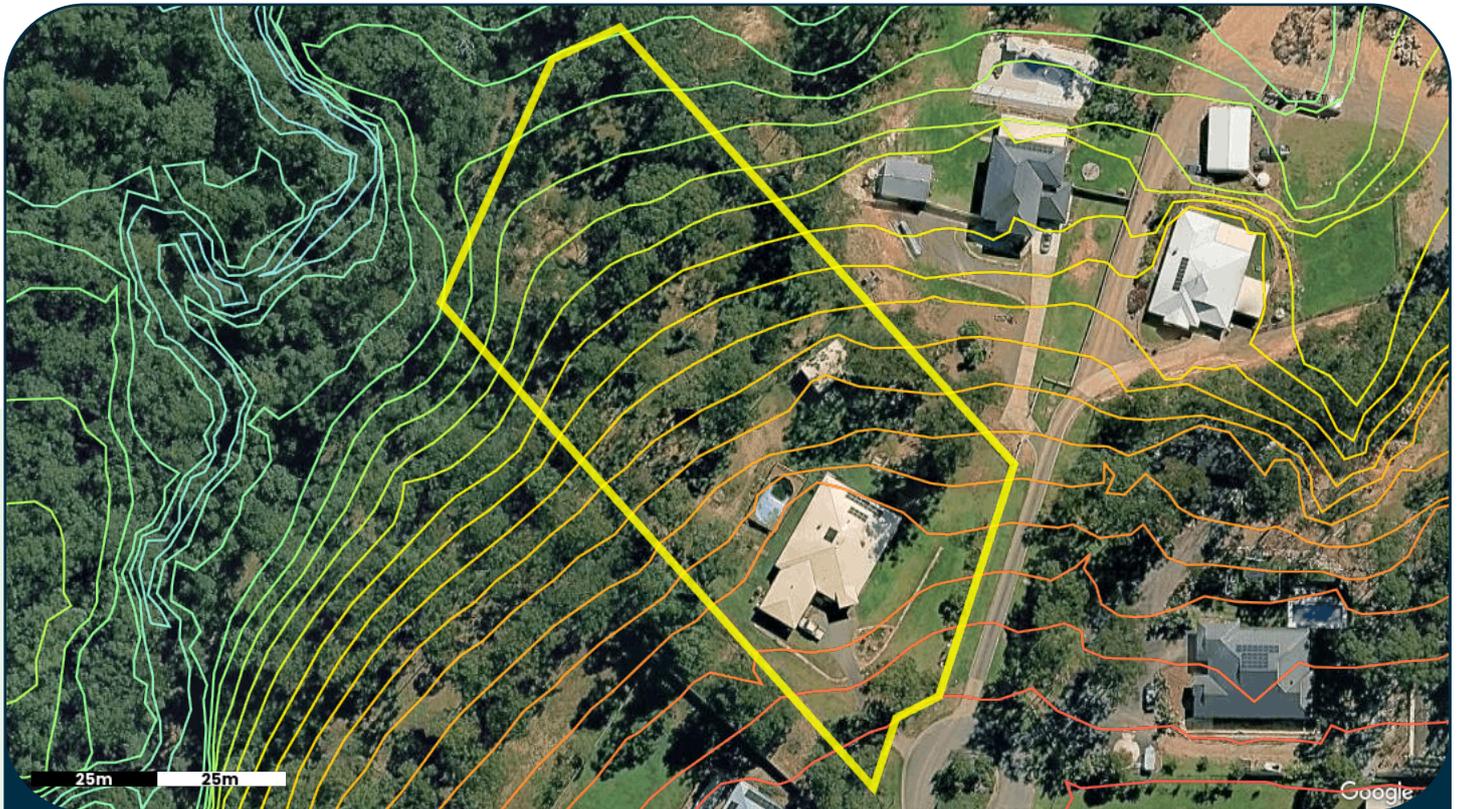
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

- Selected Property
- High Potential Bushfire Area
- High Potential Bushfire Area (Council)
- Medium Potential Bushfire Area
- Medium Potential Bushfire Area (Council)
- Potential Bushfire Area - Impact Buffer (Council)
- Potential Impact Bushfire Buffer Area

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

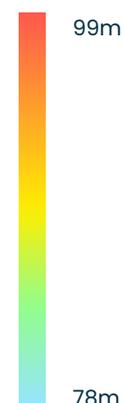
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

-  Selected Property
-  Property High: ~98m
-  Property Low: ~83m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

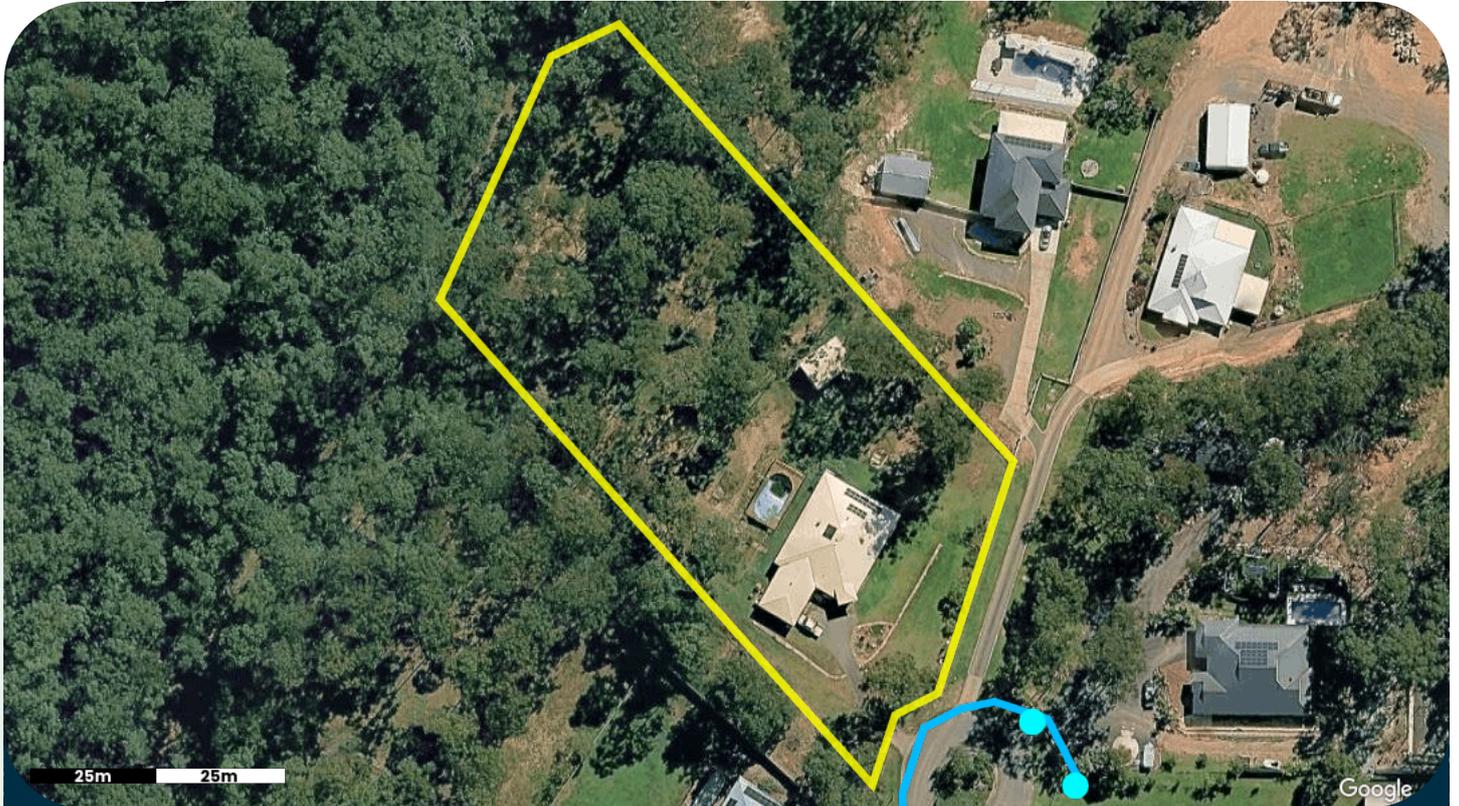
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Logan Water, Logan City Council

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Asset Point
- Water Pipe

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

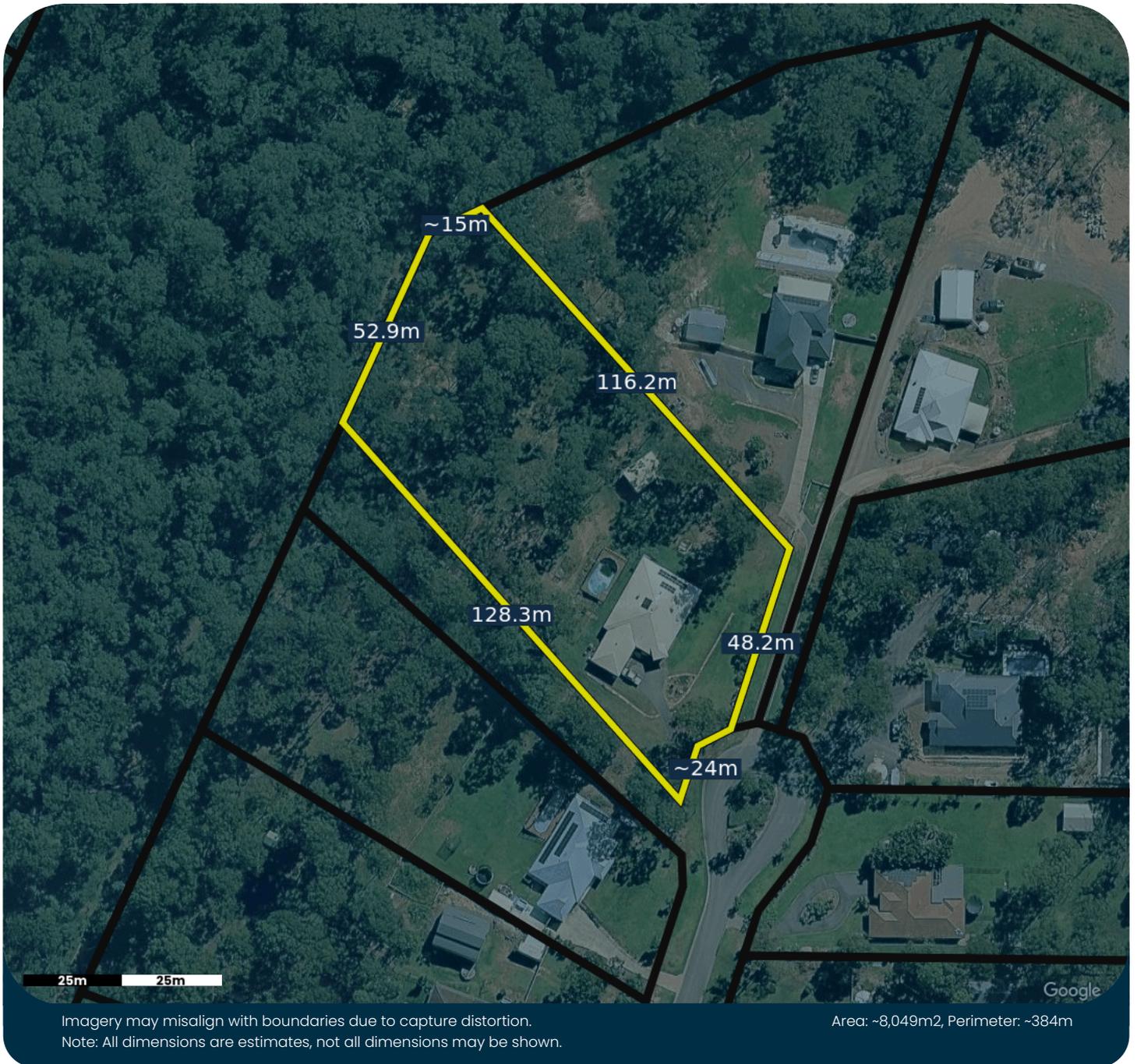
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Underground Power Cable (LV)

Boundary

View your property boundaries



LEGEND

 Selected Property



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 995214
Search Request Reference: 147846767

Date: 27-Feb-2026 05:03:10 PM

Applicant Details:

Applicant: Wei Jin
office@swllaw.com.au
Buyer: SWL Office

Search Response:

Your request for a property search on Lot 801 on Plan SP199677 at 210 Spinebill Drive Greenbank 4124 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 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)

WEI JIN
PO Box 1082
Carindale QLD 4152

Transaction ID: 51122832 EMR Site Id: 27 February 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 801 Plan: SP199677
210 SPINEBILL DR
GREENBANK

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



Search the register

- > List all places
- > Show all places on a map
- > Heritage explorer

Heritage register search results

 Print

Filtered by: 210 Spinebill Drive 

No results found. Please [search again](#).

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](#).

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

 Identification number:
2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:

Local government area:

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or performance solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /
6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Pool safety inspector licence number:

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.



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

Date of order	Order	Address
23/02/2026	NDR055-22 (PDF, 97.0 KB)	67 McConnel Street Bulimba QLD 4171
13/02/2026	NDR092-24 (PDF, 80.1 KB)	180 Shoal Point Road Shoal Point QLD 4750
02/02/2026	NDR161-25 (PDF, 1004.9 KB)	11 Battersby street ONE MILE QLD 4305
02/02/2026	NDR183-25 (PDF, 47.0 KB)	37 Panorama Circuit BENARABY QLD 4680
28/01/2026	NDR237-22 (PDF, 150.8 KB)	51 Elandra Street Sunshine Beach QLD 4567
16/01/2026	NDR091-24 (PDF, 106.2 KB)	63 Kareela Drive Highvale QLD 4520
12/01/2026	NDR205-22 (PDF, 57.5 KB)	46 Cook Street NORTH WARD QLD 4810

Rate Notice

October - December 2025

Logan City Council ABN 21 627 796 435



167309/A070136

D-040

T T Hutchison and B Hutchison
210 Spinebill Dr
GREENBANK QLD 4124

Assessment number 99007069

Billing period 01 Oct 2025 - 31 Dec 2025

Issue date 15 Oct 2025

Due date **14 Nov 2025**

Amount due **\$719.48**

Amount if paid after 14 Nov 2025 \$749.48

Interest of 12.12% pa compounding daily is charged on overdue rates and charges.

Paid 10/11/25

Property location	Lot on plan	Rating category	Rateable value
210 Spinebill Drive, GREENBANK QLD 4124	Lot 801 SP 199677	Residential (Owner-Occupied)	\$503,333

Go paperless

Register at logan.qld.gov.au/erates to receive your rate notice by email.

Having trouble paying your rates?

If you are experiencing financial hardship, please visit the link or scan the QR code below.



logan.qld.gov.au/paymenthelp

Summary of charges

Payments received after 2 October 2025 may not be included below.

Balance as of 2 October 2025	\$	0.00
Council rates and charges	\$	632.02
State government charges	\$	30.75
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$	86.71
Total amount	\$	749.48
Less council discount for prompt payment	\$	30.00 CR
Amount payable if paid by 14 Nov 2025	\$	719.48

See over the page for a breakdown and more payment options

- Payment online
- Payment by Bpay
- Payment by phone
- Payment at Australia Post

Use your credit or debit card to pay 24 hours, 7 days per week
Ref No: 9900 7069
logan.qld.gov.au/online-payment

B PAY
Biller Code: 17392
Ref: 5 9900 7069
Telephone & Internet Banking - Bpay®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Biller Code: 17392
Ref: 5 9900 7069
Phone **1300 276 468** or from overseas **+61 1300 276 468**

POST billpay™
*0459 99007069
Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

* Credit Card payments may incur a 0.34% surcharge.

167309/A070136 1/2 517

Assessment number: 99007069

Period: 1 Oct 2025 to 31 Dec 2025 Issue date: 15 October 2025

Breakdown of October to December 2025 rates and charges	Amount	Total
Council rates and charges		
General Rate - Residential (Owner-Occupied)	\$ 493.01	
Garbage Charge – Residential Waste & Recycling	\$ 111.50	
Environmental Charge	\$ 27.10	
Volunteer Fire Brigade Separate Charge	\$ 0.41	\$ 632.02
State government charges		
State Emergency Levy 2-E	\$ 30.75	\$ 30.75
Water and wastewater (sewerage) charges		
Water Service Charge - Restricted Demand	\$ 82.13	\$ 86.71
Water Usage	\$ 4.58	\$ 749.48
Total rates and charges for October to December 2025		

The Queensland Government waste levy for general waste has increased from \$115 per tonne in 2024/25 to \$125 per tonne for 2025/26. The Queensland Government has reduced the rebate provided to Council from \$12,381,830 in 2024/25 to \$11,083,480 in 2025/26 to mitigate impacts from the waste levy on households. Council's Waste Utility Charge covers costs associated with providing bin collection services and managing waste in the City of Logan, including the gap between the Queensland Government waste levy charged to Council and the rebate received by Council which is approximately 70% for the 2025/26 financial year.

Council contact details

Logan City Council Administration Centre and Customer Service Centres

150 Wembley Rd, Logan Central

Postal Address:

PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)

Website: logan.qld.gov.au

Email: council@logan.qld.gov.au

Rates enquiries: 07 3412 5230

General enquiries: 07 3412 3412

Beenleigh Customer Service

105 George St, Beenleigh

(Cnr of George St and City Rd)

Open: 8am–4.45pm Monday to Friday (AEST)

Jimboomba Customer Service

18–22 Honora St, Jimboomba

Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

Other ways to pay your rates

AusPost app

Download the Australia Post app available on the App Store or Google Play. Use the app to pay your rates.

Direct debit

To arrange automatic payment from your bank account, visit logan.qld.gov.au/rates/payment-options. Your application must be received at least seven days before the next due date. NOTE: Direct Debit can not be set up on a credit card account.



In person

Logan City Council Administration Centre or Customer Service Centres

cash; cheque; money order; debit card; credit card



By mail

Make your cheque or money order payable to Logan City Council and post it with details of your property address and rates assessment number to the postal address on this page.

Water and Wastewater Account Information



Distribution and retail charges for the period 01/10/2025 to 31/12/2025 have been totalled and are detailed below

Property location	Lot on plan
210 Spinebill Drive, GREENBANK QLD 4124	Lot 801 SP 199677

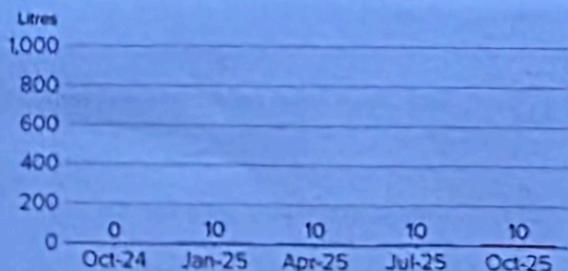
Local Government Distribution and Retail Charges

Water Service Charge - Restricted Demand - amount charged to maintain the water network	\$	82.13
Water Usage	\$	4.58
	\$	86.71

Meter No.	Previous read date	Previous meter reading	Current read date	Current meter reading	Usage	No. of days	Avg. daily usage (kL)
23V015376	17 Jun 2025	3	17 Sep 2025	4	1	92	0.011
Council Water Usage Charge			0.14 @ 1.0428 per kl		\$	0.14	
State Govt Bulk Water Charge			0.14 @ 3.4440 per kl		\$	0.49	
Council Water Usage Charge			0.86 @ 1.0793 per kl		\$	0.92	
State Govt Bulk Water Charge			0.86 @ 3.5170 per kl		\$	3.03	
						\$	4.58

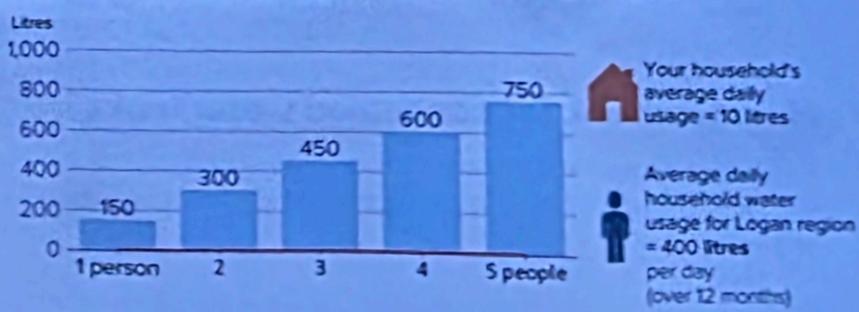
Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



Please refer to the RTA for advice on the charges that can be passed on to tenants. Visit rta.qld.gov.au and search for 'Water charging fact sheet'

You are using less water than the average Logan household, give yourself a pat on the back you're doing a great job! Check out our water saving tips on the next page to see how small changes can make a big difference.

167308/A070136 2/2 519

How you can save water

If you're using more than the average household, try these waterwise tips.

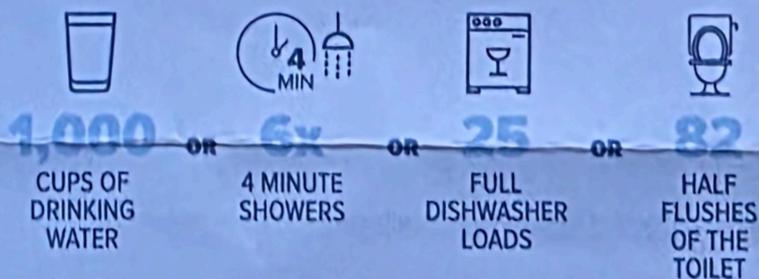
With small changes in your habits, you'll save money and we'll all save water.

 Have shorter showers. Save 9 litres a min.	 Run the dishwasher only when full. Save 1,000s of litres a year.
 Fix a dripping tap. Save 50 litres a day.	 Turn off the tap when brushing your teeth. Save 5 litres a min.
 Use the half flush button on the toilet. Save 30 litres a day.	 Run the washing machine only with full loads. Save 1,000s of litres a year.
 Sweep your driveway rather than hose it down. Save 11 litres a min.	 Use a pressure cleaner to clean your car instead of a hose. Save 8 litres a min.
 Use a pool cover. Save 36,000 litres a year.	 Install a rainwater tank. Save 1000s of litres a year.

For more information visit:
logan.qld.gov.au/waterwise

Do you know what \$1 of water usage charges buys you?

Because we use water for so many things in our households, it can be hard sometimes to see exactly what our water bill buys us. You might be surprised to learn just how much water you get for around \$1, here are a few examples:



How to check for concealed water leaks

It's easy to check for concealed water leaks, and if your pipes are leaking you may be eligible for a reimbursement on your water usage costs.

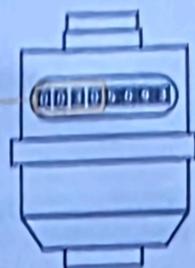
We repair water leaks from the water supply system to (and including) your water meter. You are responsible for repairs from your water meter to your property.

For more information visit:
logan.qld.gov.au/waterleaks

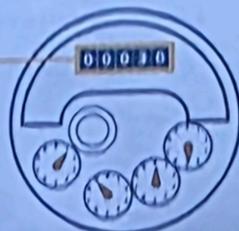
How to read your water meter

Locate your meter and read the **BLACK NUMBERS ONLY** as per the images shown.

If your meter is this type, the reading would be **0030** kilolitres



If your meter is this type, the reading would be **0030** kilolitres



If your meter is this type, the reading would be **0030** kilolitres



Please make sure your water meter can be easily accessed by meter readers at all times.



Struggling to take a 4 minute shower?

Drop into your local library or nearest customer service centre to pick up a 4 minute shower timer. It's our gift to you to say thanks for working with us to better manage our precious water resources.

Don't rush to flush

Disposing the wrong items down toilets, sinks and wastewater pipes can result in homeowners incurring expensive plumbing bills to unblock wastewater pipes on their property.

Correct disposal also reduces unnecessary damage to our wastewater network and the environment.



Only flush toilet paper, pee and poo. (No wet wipes, tissues or paper towels).



Only water should go down the sink. (No cooking oil, grease or food scraps).



Take paint, fuel, engine oil and chemicals to Council's Waste and Recycling facility. (Don't tip onto your grass).

For more information visit:
logan.qld.gov.au/dontrushtoflush

Look up and Live - 52499765



Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

-  Overhead
-  Underground

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

LUAL_NoData_Public



Exclusion_Zone_All_Public



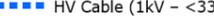
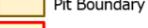
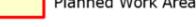


BYDA

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Date: 27/02/2026

Scale: 1:1025
Tile No: **OVERVIEW**

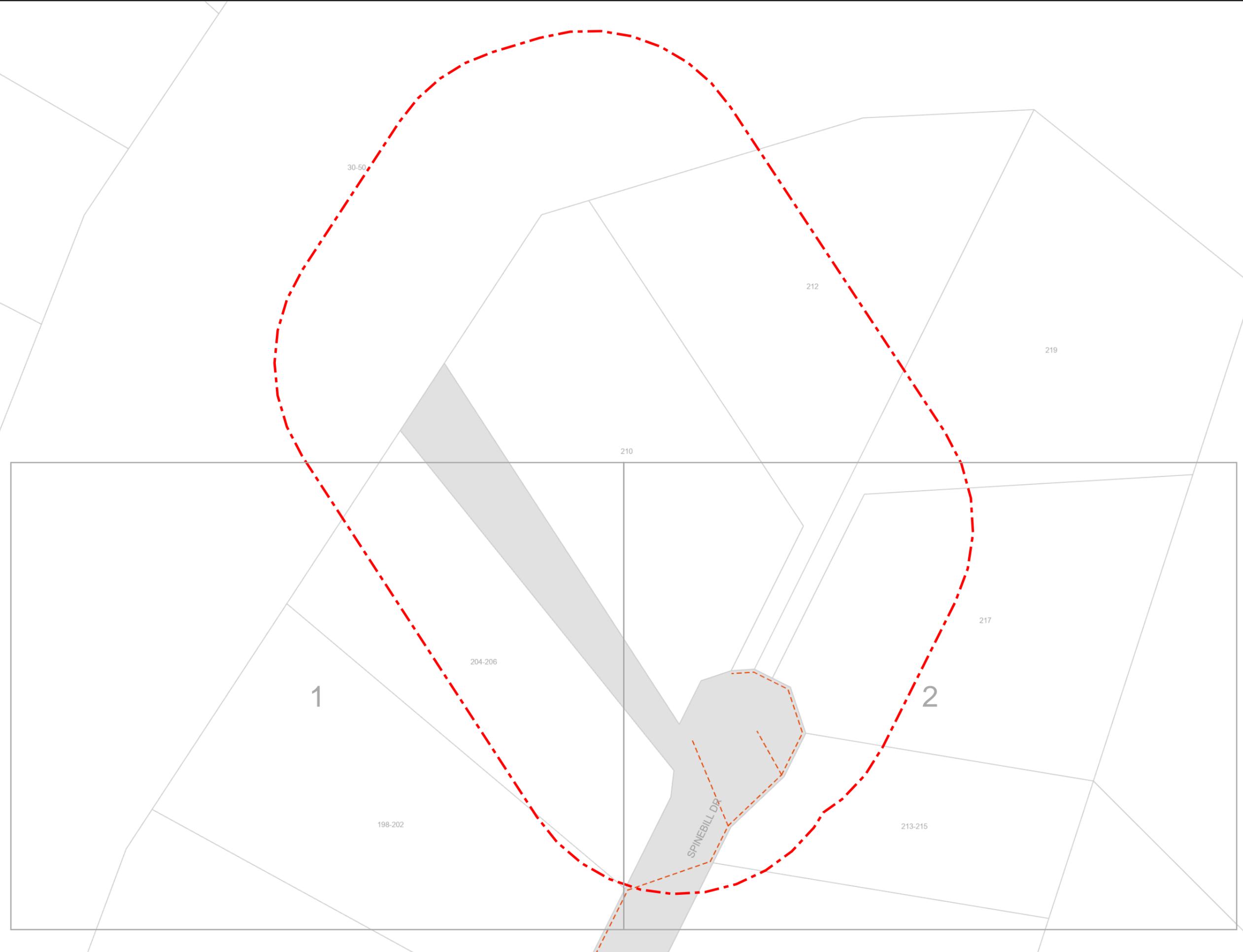
LEGEND

-  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



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.



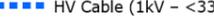
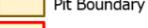
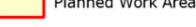


BYDA

Sequence: 268990887
Date: 27/02/2026

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



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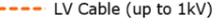
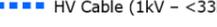
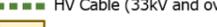
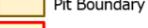
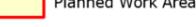


BYDA

Sequence: 268990887
Date: 27/02/2026

Scale: 1:500
Tile No: 2

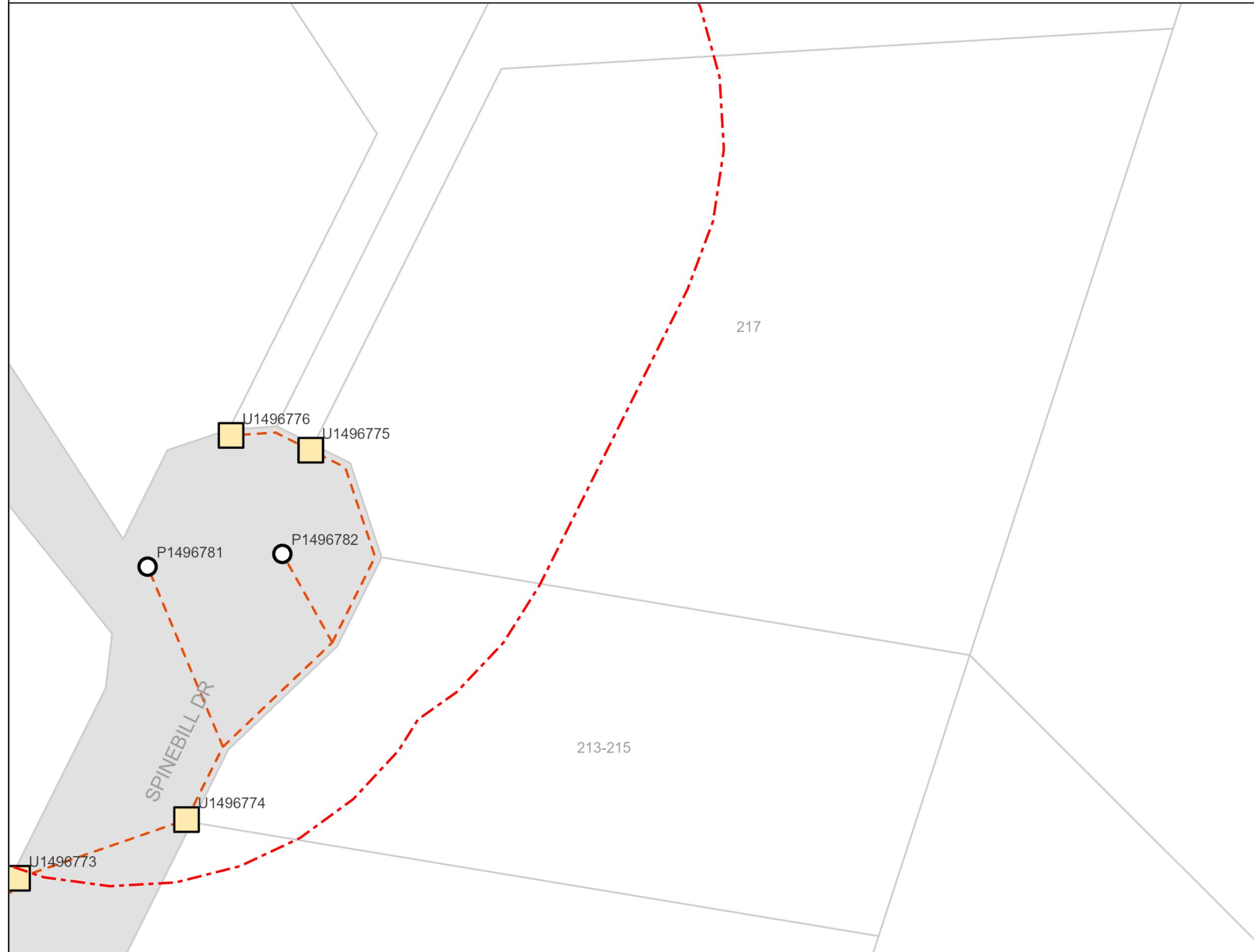
LEGEND

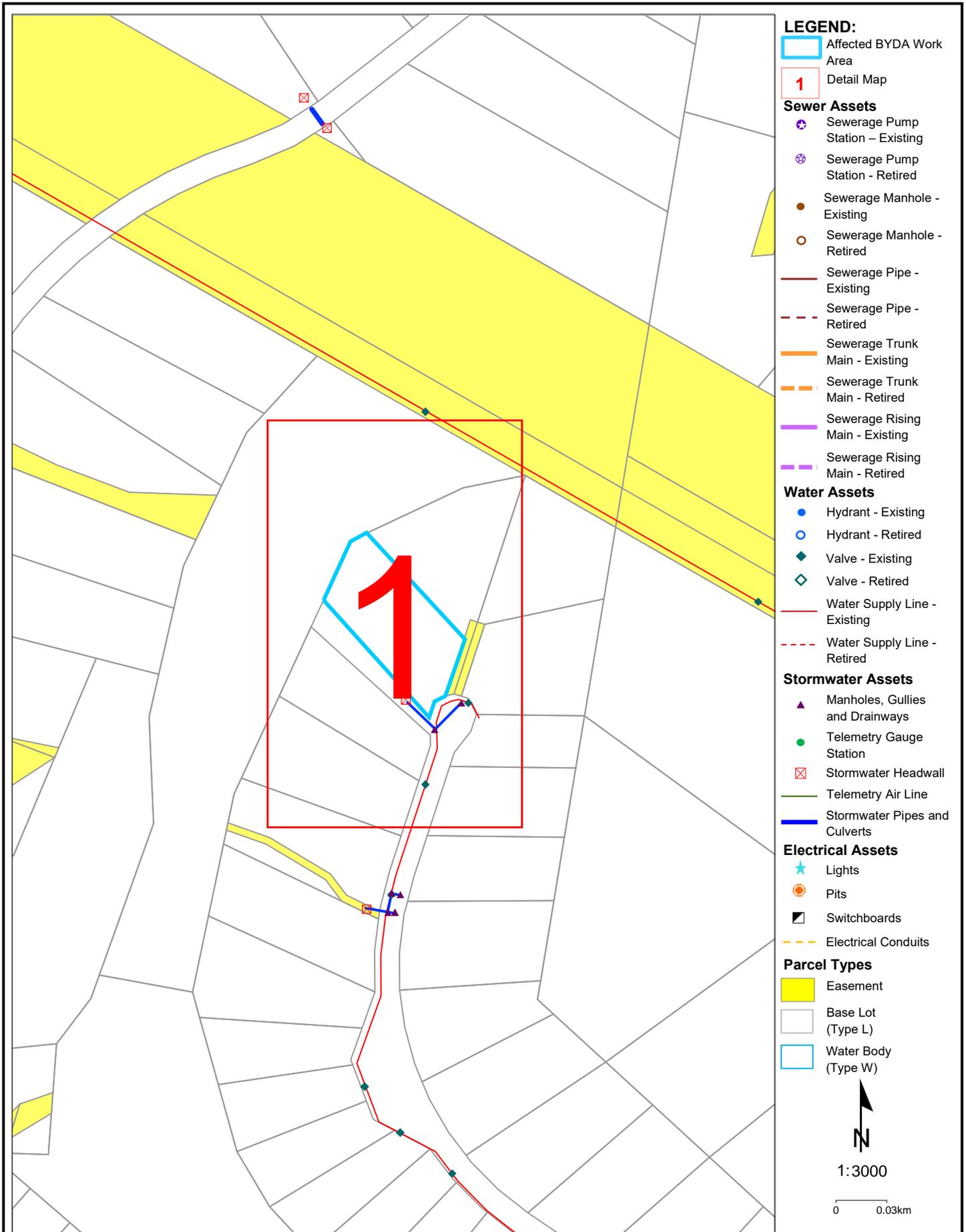
-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan

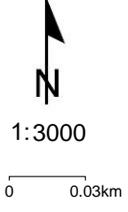


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- LEGEND:**
- Affected BYDA Work Area
 - 1 Detail Map
- Sewer Assets**
- ✱ Sewerage Pump Station – Existing
 - ✱ Sewerage Pump Station - Retired
 - Sewerage Manhole - Existing
 - Sewerage Manhole - Retired
 - Sewerage Pipe - Existing
 - - - Sewerage Pipe - Retired
 - Sewerage Trunk Main - Existing
 - - - Sewerage Trunk Main - Retired
 - Sewerage Rising Main - Existing
 - - - Sewerage Rising Main - Retired
- Water Assets**
- Hydrant - Existing
 - Hydrant - Retired
 - ◆ Valve - Existing
 - ◇ Valve - Retired
 - Water Supply Line - Existing
 - - - Water Supply Line - Retired
- Stormwater Assets**
- ▲ Manholes, Gullies and Drainways
 - Telemetry Gauge Station
 - ⊠ Stormwater Headwall
 - Telemetry Air Line
 - Stormwater Pipes and Culverts
- Electrical Assets**
- ★ Lights
 - Pits
 - ▣ Switchboards
 - - - Electrical Conduits
- Parcel Types**
- Easement
 - Base Lot (Type L)
 - Water Body (Type W)



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

1

LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

- ⊗ Sewerage Pump Station - Existing
- ⊗ Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
- Sewerage Pipe - Existing
- - - Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- - - Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- - - Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- ◆ Valve - Existing
- ◇ Valve - Retired
- Water Supply Line - Existing
- - - Water Supply Line - Retired

Stormwater Assets

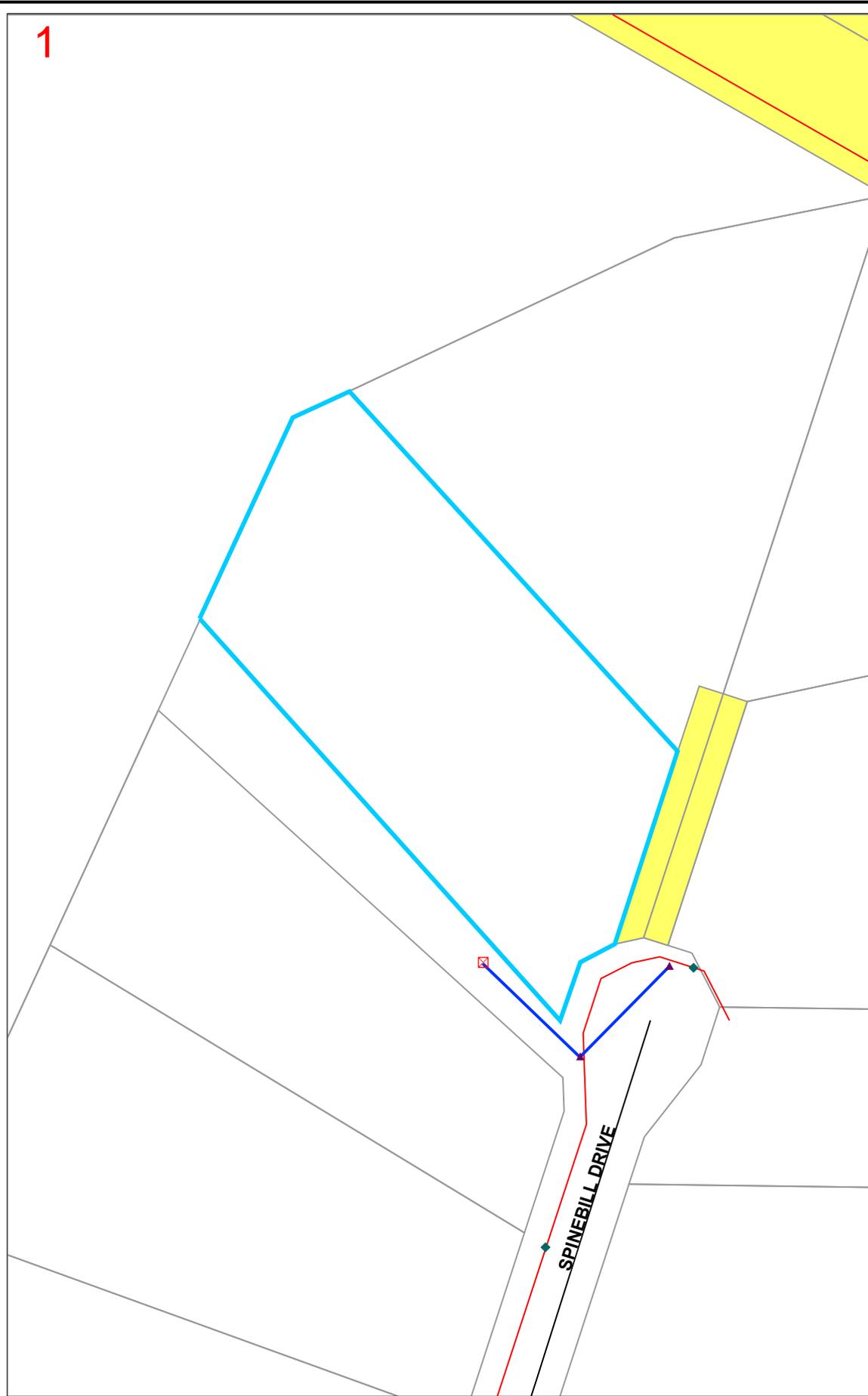
- ▲ Manholes, Gullies and Drainways
- Telemetry Gauge Station
- ⊠ Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Electrical Assets

- ★ Lights
- ⊙ Pits
- ⊠ Switchboards
- - - Electrical Conduits

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)



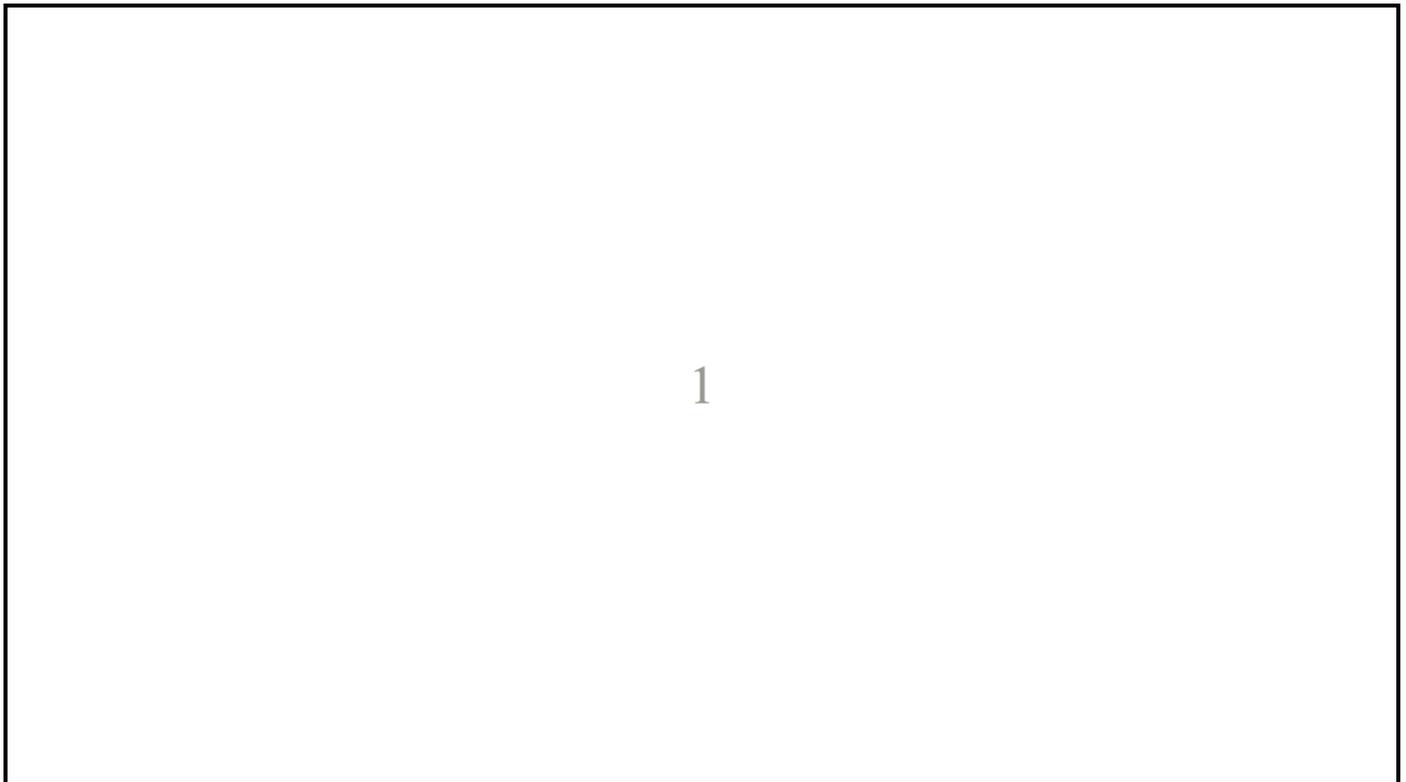
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To: Wei Jin
Phone: Not Supplied
Fax: Not Supplied
Email: office@swllaw.com.au

Dial before you dig Job #:	52499765	
Sequence #	268990885	
Issue Date:	27/02/2026	
Location:	210 Spinebill Dr , Greenbank , QLD , 4124	

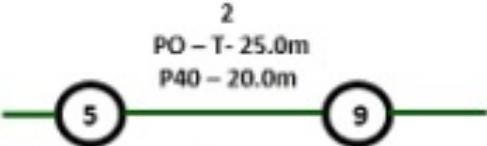
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

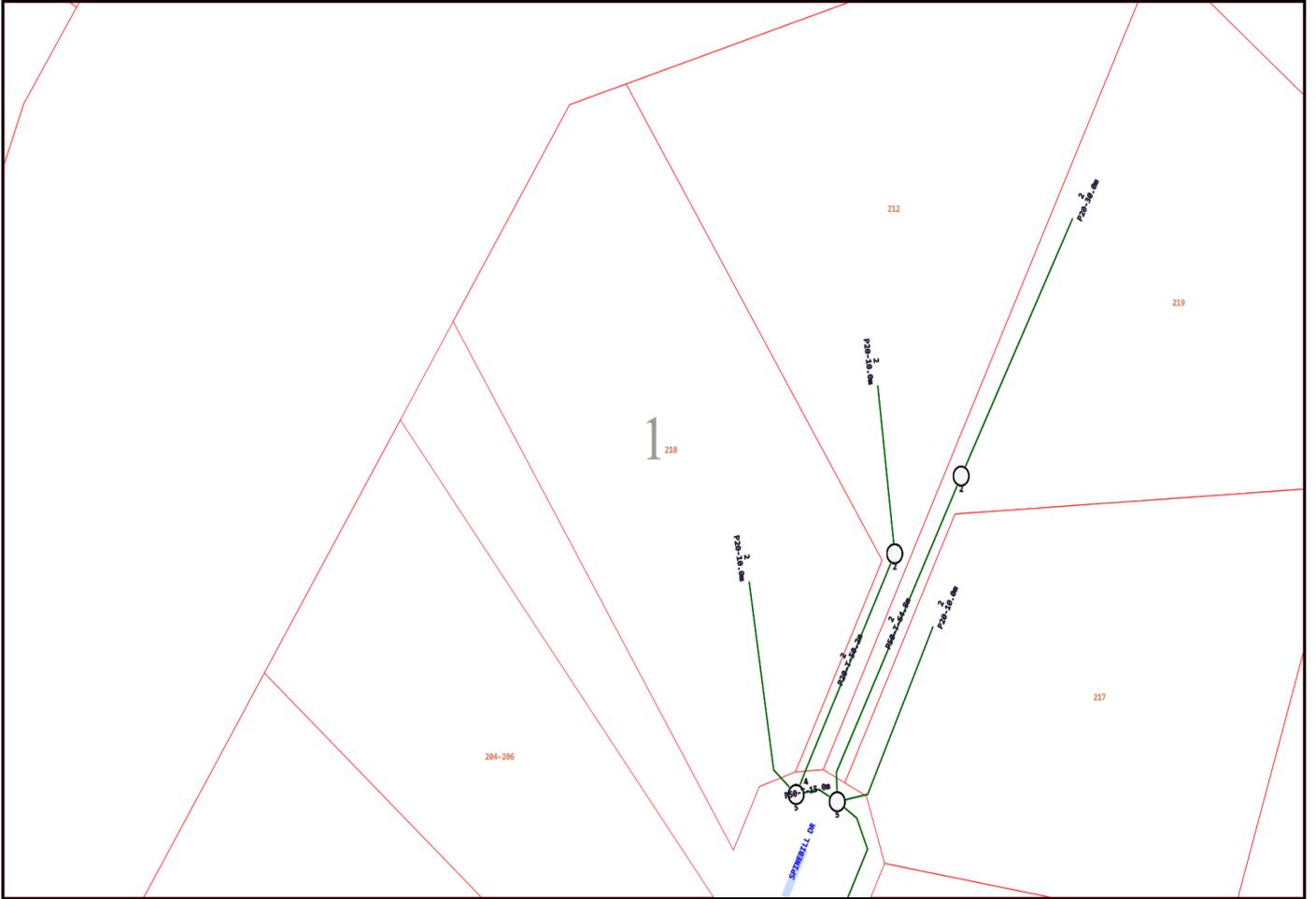




LEGEND



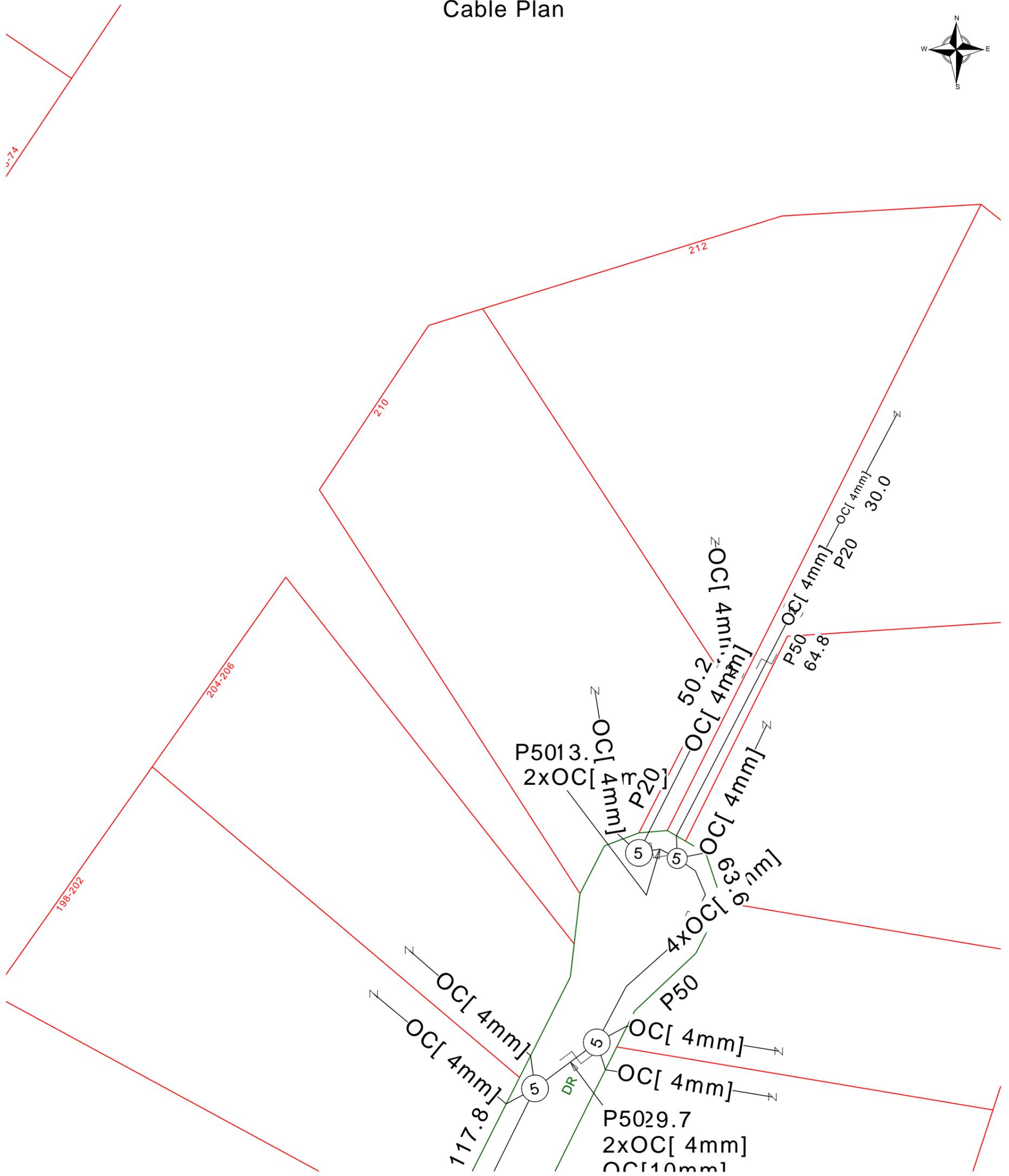
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 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>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 268990888

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 01/03/2026 12:11:43

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.

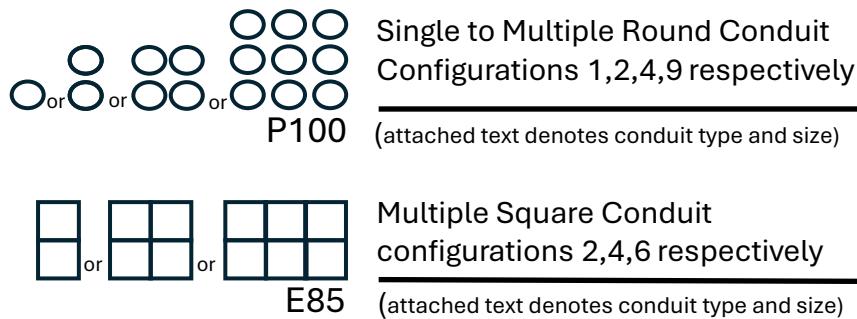
See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



	Lead-in 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

	Cable Jointing Pit Number / Letter indicating Pit type/size
	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)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



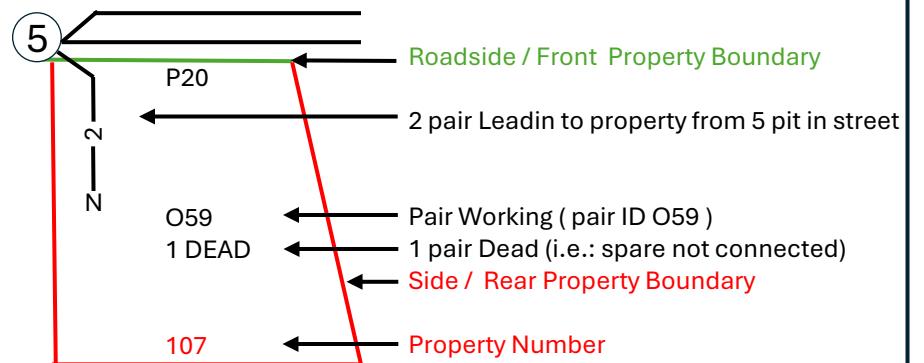
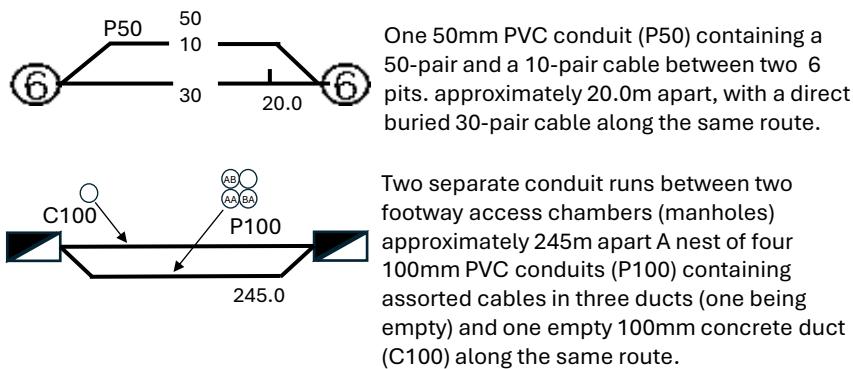
Some examples of conduit type and size:

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



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.