

# 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

Property address (referred to as the "property" in this statement)

Lot on plan description

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	<input checked="" type="checkbox"/> <b>Yes</b>
	A copy of the plan of survey registered for the property.	<input checked="" type="checkbox"/> <b>Yes</b>

<p><b>Registered encumbrances</b></p>	<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>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></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"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></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"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></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>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></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>APA - Refer to BYDA Report                      NBN - Refer to BYDA Report                      QUU - Refer to BYDA Report</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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><b>Note</b>—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.

<b>Zoning</b>	<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;">Low Density Residential</div>
<b>Transport proposals and resumptions</b>	<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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>
<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.</p>	
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></p> <p><b>The following notices are, or have been, given:</b></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></p>
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>
<b>Heritage</b>	<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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></span></p>
<b>Flooding</b>	<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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
<b>Vegetation, habitats and protected plants</b>	<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.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	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 ( <a href="https://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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

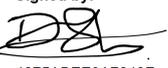
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**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.**

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)</p>	<p><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p>
<p><b>Community Management Statement</b></p>	<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><b>Note</b>—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>	<p><input type="checkbox"/> <b>Yes</b></p>
<p><b>Body Corporate Certificate</b></p>	<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"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul>	<p><input type="checkbox"/> <b>Yes</b>    <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b></p>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—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>	
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)</p>	<p><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p>
<p><b>Body Corporate Certificate</b></p>	<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"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul> <p><b>Note</b>—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>	<p><input type="checkbox"/> <b>Yes</b>    <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b></p>

## Signatures – SELLER

Signed by:  
  
4275ABEE3A7248F...  
Signature of seller

DocuSigned by:  
  
13CEC2E07E57458...  
Signature of seller

Douglas Stuart Long  
Name of seller

Chelsea Anne Miers  
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



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51009318	<b>Search Date:</b> 11/03/2026 09:57
<b>Date Title Created:</b> 21/10/2015	<b>Request No:</b> 55361875
<b>Previous Title:</b> 51002663	

### ESTATE AND LAND

Estate in Fee Simple

LOT 79 SURVEY PLAN 283129

Local Government: BRISBANE CITY

### REGISTERED OWNER

Dealing No: 723452742 09/08/2024

CHELSEA ANNE MIERS

DOUGLAS STUART LONG

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10324026 (POR 360)
2. MORTGAGE No 723452743 09/08/2024 at 14:08  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Land Title Act 1994; Land Act 1994  
Form 21 Version 3

**SURVEY PLAN**

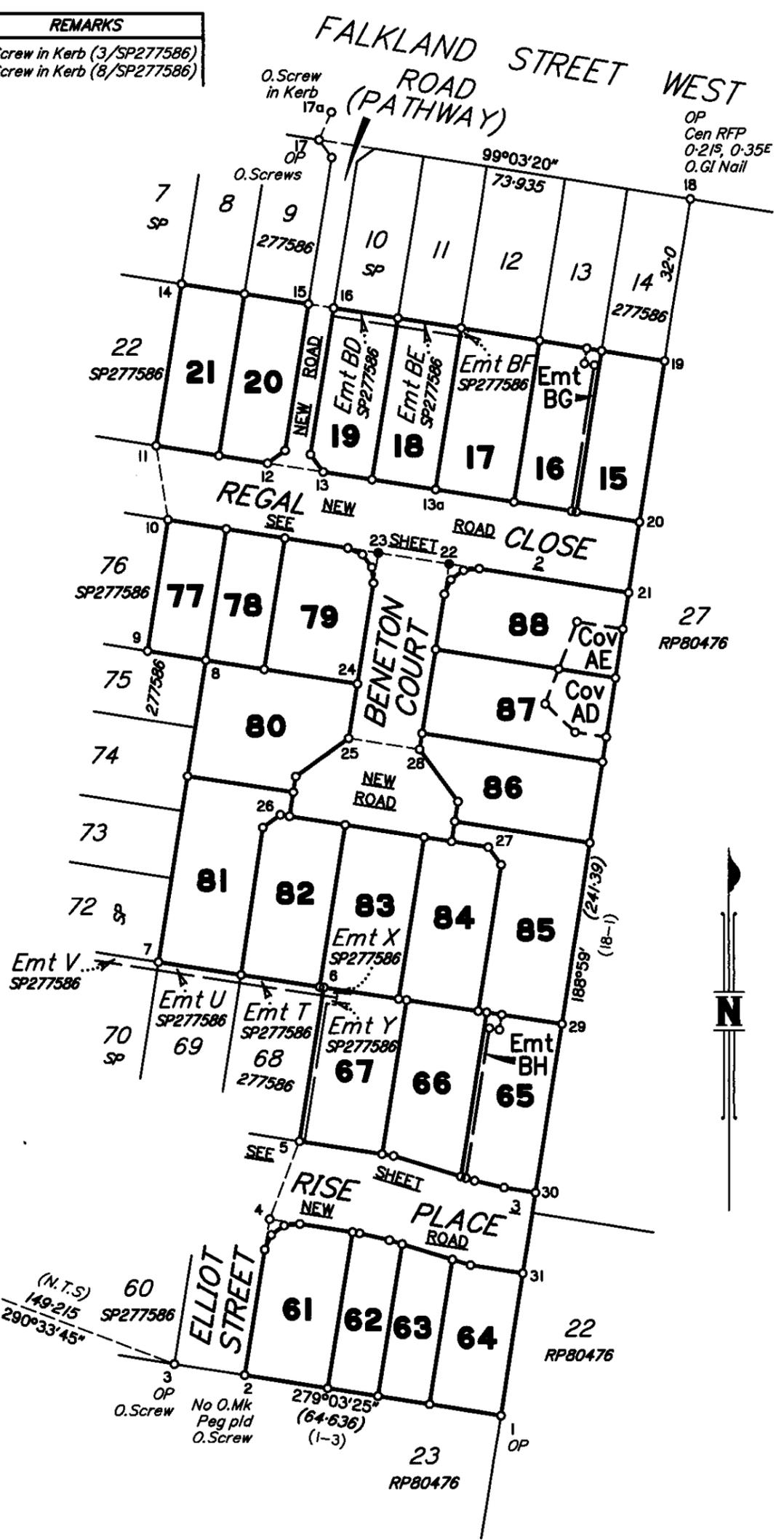
Sheet **1** of **3**

**MGA COORDINATES GDA-94**

STN	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
3a	497963.314	6944077.174	56	0-01	Derived	AUSPOS	O.Screw in Kerb (3/SP277586)
17a	498133.895	6944270.0	56	0-01	Derived	AUSPOS	O.Screw in Kerb (8/SP277586)

**REFERENCE MARKS**

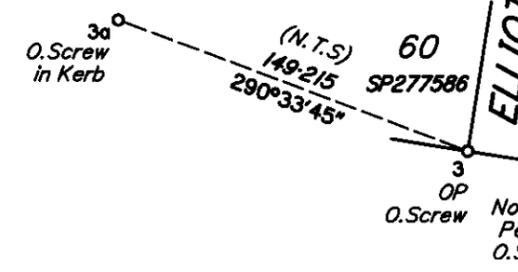
STN	TO	ORIGIN	BEARING	DIST
2	O.Screw in Kerb	SP277586	304°01'30"	4.771
3	O.Screw in Kerb	SP277586	75°49'30"	4.68
4	O.Screw in Kerb	SP277586	61°24'30"	6.98
4	O.Screw in Kerb	SP277586	221°12'30"	7.476
5	O.Screw in Kerb	SP277586	247°36'30"	8.244
10	O.Screw in Kerb	SP277586	355°28'30"	4.414
11	O.Screw in Kerb	SP277586	212°54'30"	4.338
11	O.Screw in Kerb	SP277586	150°06'30"	5.514
13a	Screw in Kerb		216°52'	4.856
14	O.Screw in M/H Surr	SP277586	162°34'30"	1.64
17	O.Screw in Kerb	SP277586	24°05'30"	5.945
17	O.Screw in HW	SP277586	21°00'30"	16.058
18	O.GI Nail in Bit	Vide SP272715	317°30'	13.738
20	Screw in Kerb		249°43'	8.765
21	Screw in Kerb		311°0'	8.085
22	Pin	at		Stn
22	Screw in Kerb		15°06'	2.683
23	Pin	at		Stn
23	Screw in Kerb		6°38'	2.547
25	Screw in Kerb		79°37'	4.5
28	Screw in Kerb		303°35'	4.725
30	Screw in Kerb		255°54'	10.545
31	Screw in Kerb		301°36'	11.505



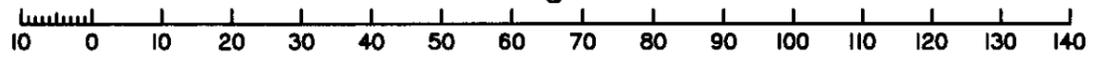
**Reinstatement Report**  
Original plans searched: SP277586  
Where original marks have not been used to reinstate original corners, metes & bounds on SP277586 have been used on this subsequent development stage.  
Rinex files & Auspos results lodged electronically.

**Total Area of New Road**  
**3272 m<sup>2</sup>**

Peg placed at all new corners unless otherwise stated.



Scale 1:1000 - Lengths are in Metres.



DTS GROUP QLD PTY LTD (ACN 010 000 843) hereby certify that the land comprised in this plan was surveyed by the corporation, by Benjamin Thomas Pilgrim, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Anthony John Valentine, Cadastral Surveyor, 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 1/10/2015.



Date: **2.10.15**

**Plan of Lots 15-21, 61-67, 77-88, Covenants AD & AE in Lots 87 & 88 respectively and Easements BG & BH in Lots 16 & 65 respectively**  
**Cancelling Lot 100 on SP277586**  
LOCAL GOVERNMENT: **BRISBANE CITY COUNCIL** LOCALITY: **HEATHWOOD**  
Meridian: **MGA Zone 56 Vide CORS** Survey Records: **No**

Scale: **1:1000**  
Format: **STANDARD**  
  
**SP283129**

BNE130436

B130436L3-4.DWG

**716832587**

\$2752.60  
20/10/2015 16:09

**BE 400 NT**

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

5. Lodged by **TURRISI PROPERTIES PTY LTD 242A**  
**3A CAMBRIDGE STREET**  
**WEST END QLD 4101**  
**32215900**  
**admin@turrisiproperties.com.au**

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

**1. Certificate of Registered Owners or Lessees.**

I/We **RIVER QUARTER NO.2 DEVELOPMENT CO. PTY LTD**  
**A.C.N. 161 288 544 TRUSTEE UNDER INSTRUMENTS**  
**716062978, 716062982 AND 716062983**  
**RIVER QUARTER NO.2 DEVELOPMENT CO. PTY LTD**  
**A.C.N. 161 288 544 TRUSTEE UNDER INSTRUMENTS**  
**716062978, 716062982 AND 716062983**  
**MACKAY SUBDIVISIONS PTY LIMITED A.C.N. 115 898 890**

(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~~

*[Handwritten signatures and notes]*  
RIVER QUARTER NO.2 DEVELOPMENT CO. PTY LTD ACN 161 288 544 TRUSTEE UNDER INSTRUMENTS 716062978, 716062982 AND 716062983 BY ITS DULY CONSTITUTED ATTORNEY BENJAMIN KEWLEY UNDER REGISTERED ATTORNEY NO. 716654881  
MACKAY SUBDIVISIONS PTY LTD ACN 115 898 890 BY ITS DULY CONSTITUTED ATTORNEY BENJAMIN KEWLEY UNDER REGISTERED ATTORNEY NO. 716224894  
RIVER QUARTER NO.2 DEVELOPMENT CO. PTY LTD ACN 161 288 544 TRUSTEE UNDER INSTRUMENTS 716062978, 716062982 AND 716062983 BY ITS DULY CONSTITUTED ATTORNEY BENJAMIN KEWLEY UNDER REGISTERED ATTORNEY NO. 716654881

\* Rule out whichever is inapplicable

**2. Planning Body Approval.**

\* **Brisbane City Council**

hereby approves this plan in accordance with the :

% **SUSTAINABLE PLANNING ACT 2009**

Dated this 16<sup>th</sup> day of October 2015

L. Crawford #  
LEE CRAWFORD  
(DELEGATE) #

\* Insert the name of the Planning Body.  
# Insert designation of signatory or delegation

% Insert applicable approving legislation.

**3. Plans with Community Management Statement :**

CMS Number :  
Name :

**4. References :**

Dept File :  
Local Govt :  
Surveyor : **BNE130436**

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51002663	Lot 100 on SP277586	15-21, 61-67 & 77-88	New Rd	Covs AD & AE and Emts BG & BH

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716144629	15-21, 61-67 & 77-88	

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
716692965 (Emt BF on SP277586)	17
716692965 (Emt BE on SP277586)	18
716692965 (Emt BD on SP277586)	19
716692980 (Emt X on SP277586)	67
716692932 (Emt Y on SP277586)	67

Easement BA (Dealing No 716692939),  
Easement BB (Dealing No 716692943) &  
Easement BC (Dealing No 716692965) on SP277586  
are fully absorbed by new road.

Easement Y (Dealing No 716692932) on SP277586  
is partially absorbed by new road.

15-21, 61-67 & 77-88  
Lots  
Por. 360  
Orig

**7. Orig Grant Allocation :**

**8. Map Reference :**  
**9442-12114**

**9. Parish :**  
**WOOGAROO**

**10. County :**  
**Stanley**

**11. Passed & Endorsed :**

By: **DTS GROUP QLD PTY LTD**  
**ACN 010 000 843**  
Date: 2.10.15  
Signed: [Signature]  
Designation: **CADASTRAL SURVEYOR**

**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**  
**SP283129**



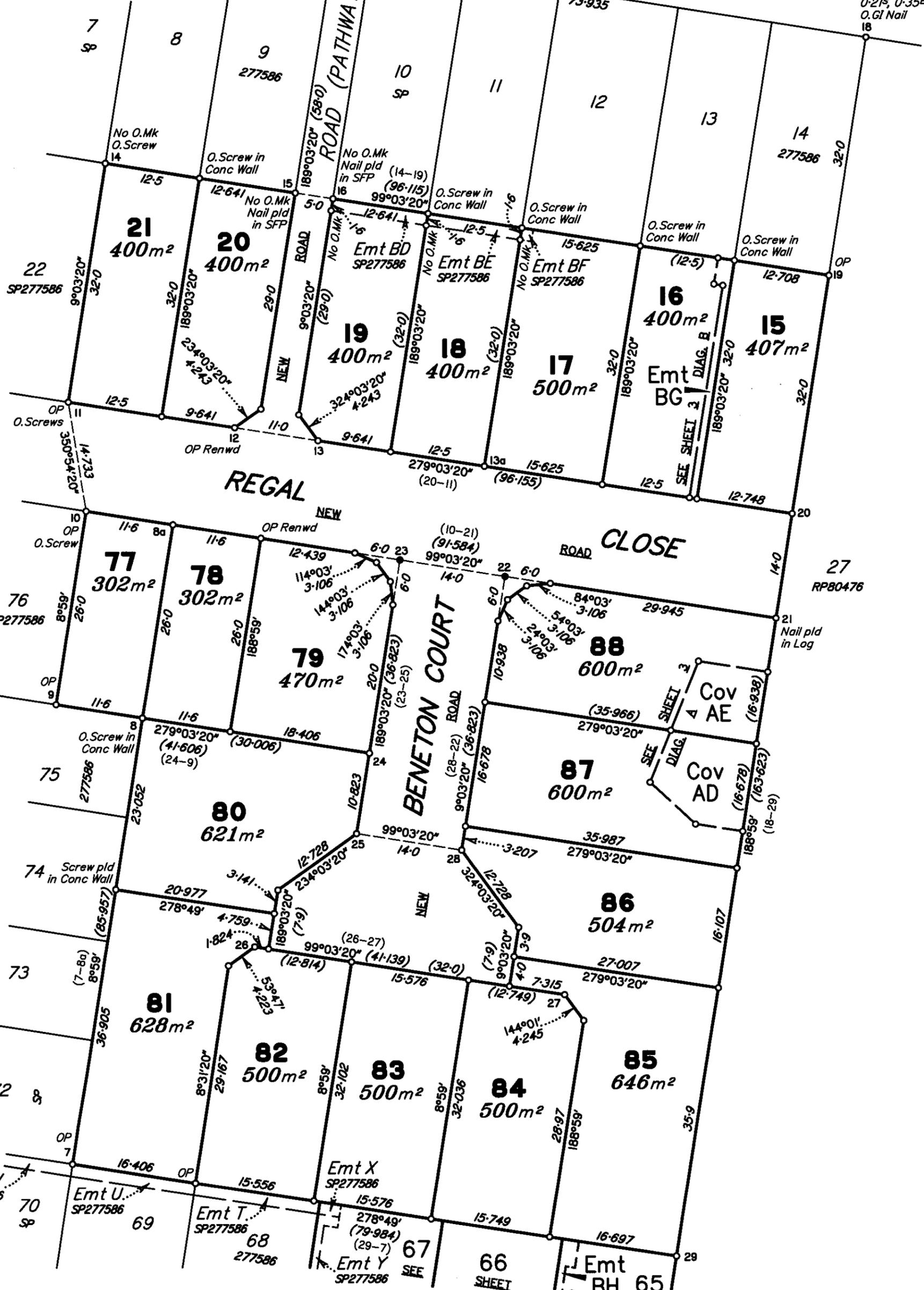
FALKLAND STREET WEST

ROAD (PATHWAY)

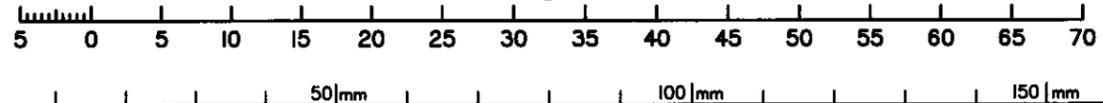
REGAL

ROAD CLOSE

BENETON COURT



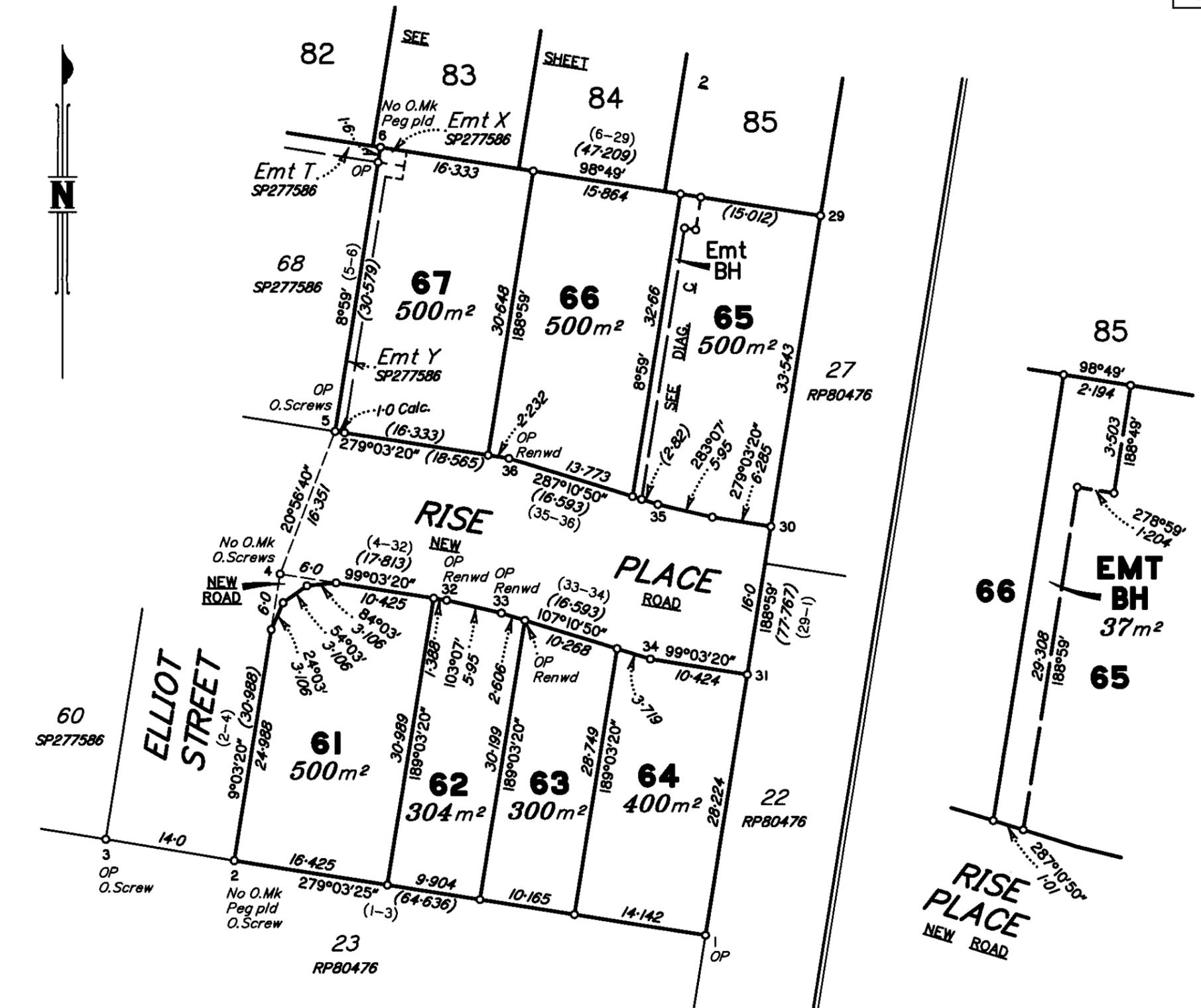
Scale 1:500 - Lengths are in Metres.



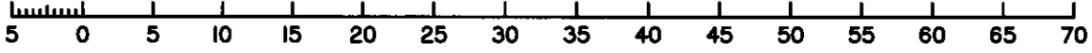
State copyright reserved.

Insert Plan Number **SP283129**

B130436LS3-4.DWG

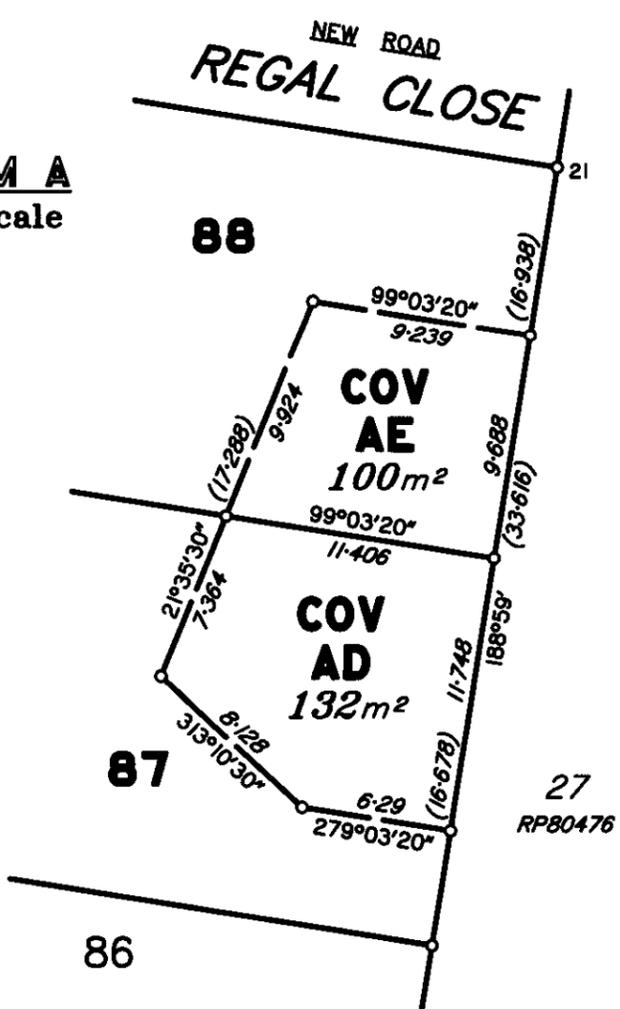


Scale 1:500 - Lengths are in Metres.

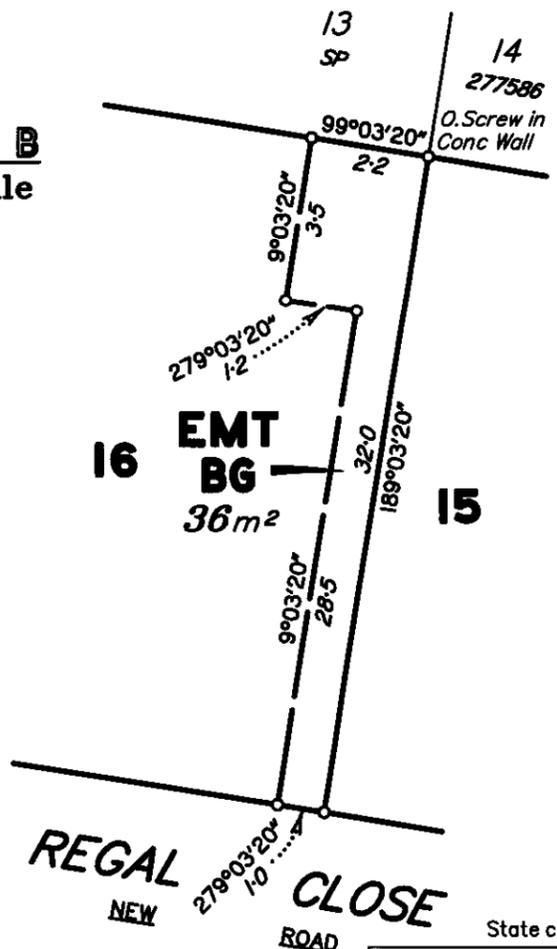


**DIAGRAM C**  
Not to Scale

**DIAGRAM A**  
Not to Scale



**DIAGRAM B**  
Not to Scale



State copyright reserved.

Insert Plan Number **SP283129**



B130436LS3-4.DWG

# Property Fact Pack



**1 Beneton Court**  
Heathwood QLD 4110

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



NO  
CONSIDERATIONS  
IDENTIFIED



Flood Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Environment



CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



NO  
CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

11th of March, 2026

## ADDRESS

1 BENETON COURT

## LOT PLAN

79/SP283129

## COUNCIL

Brisbane

## ZONING

- Ldr Low Density Residential

## UTILITIES

- Power
- Sewer
- Water

## SCHOOL CATCHMENTS

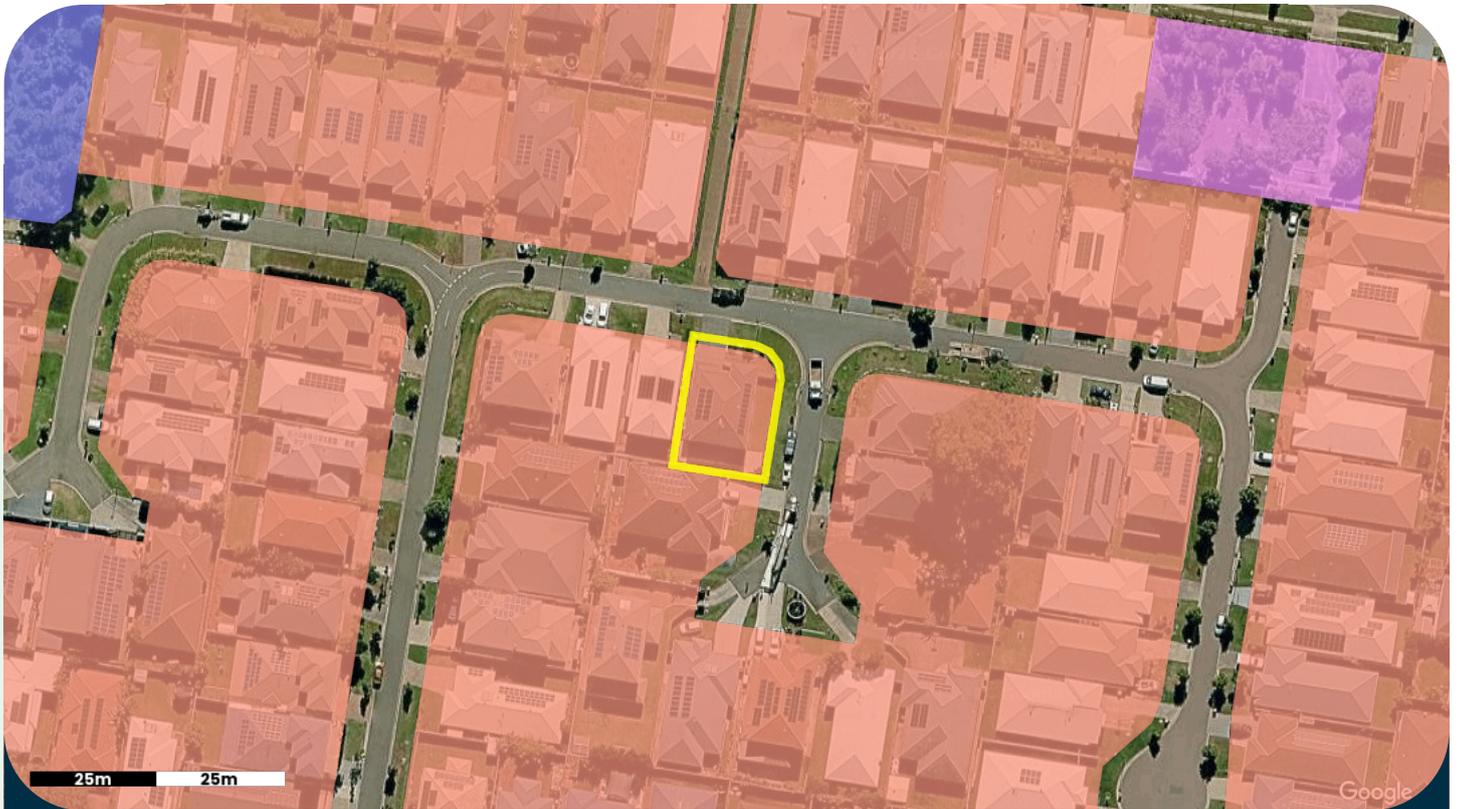
- Pallara SS
- Forest Lake SHS

## CLOSEST CITY

Logan City - 13km

# Zoning

What zone is my property?



Sources: Brisbane 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

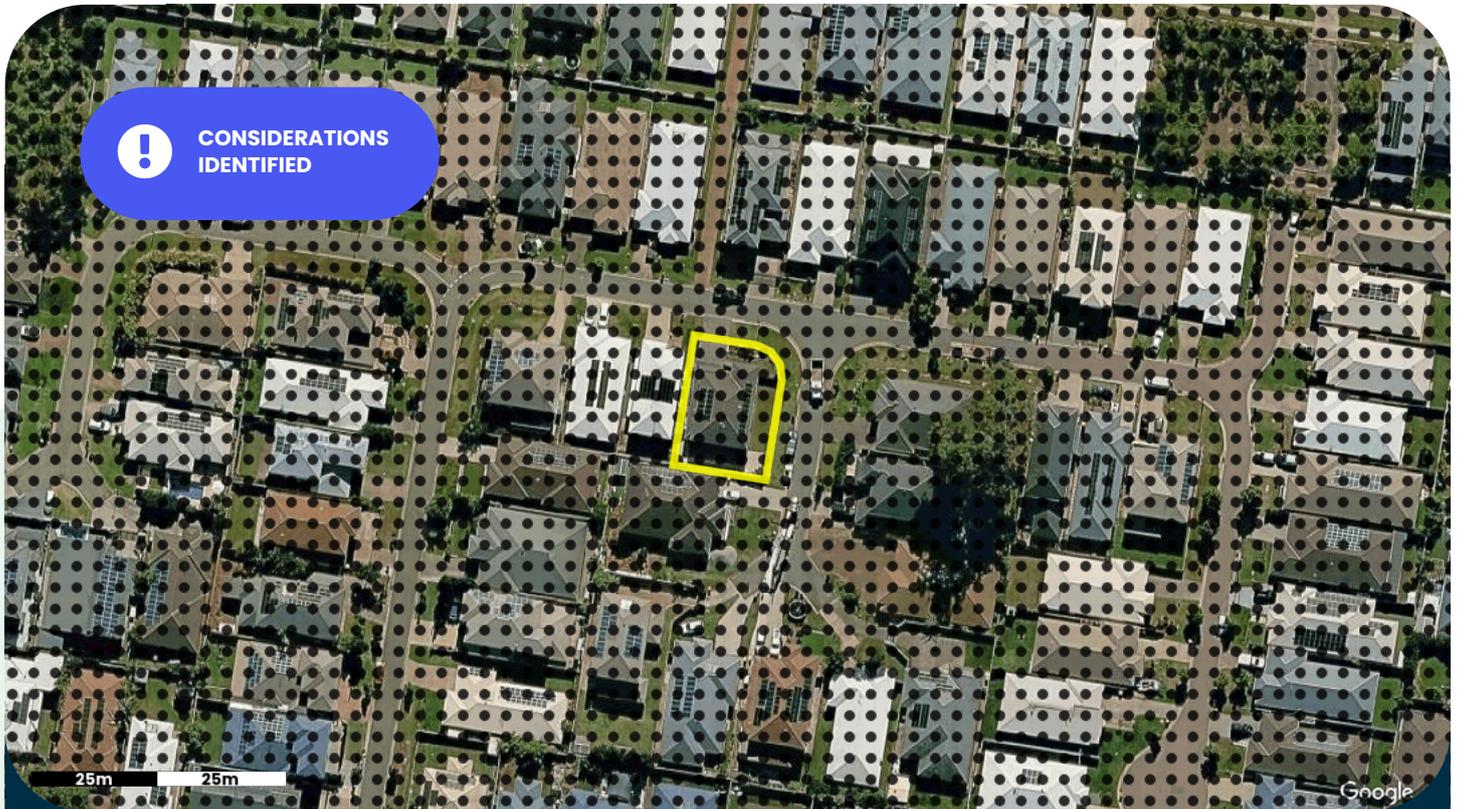
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

- Selected Property
- Ldr Low Density Residential
- Os Open Space
- Os1 Open Space (Local)

# Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

## THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

**Note:** Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

### Questions to ask

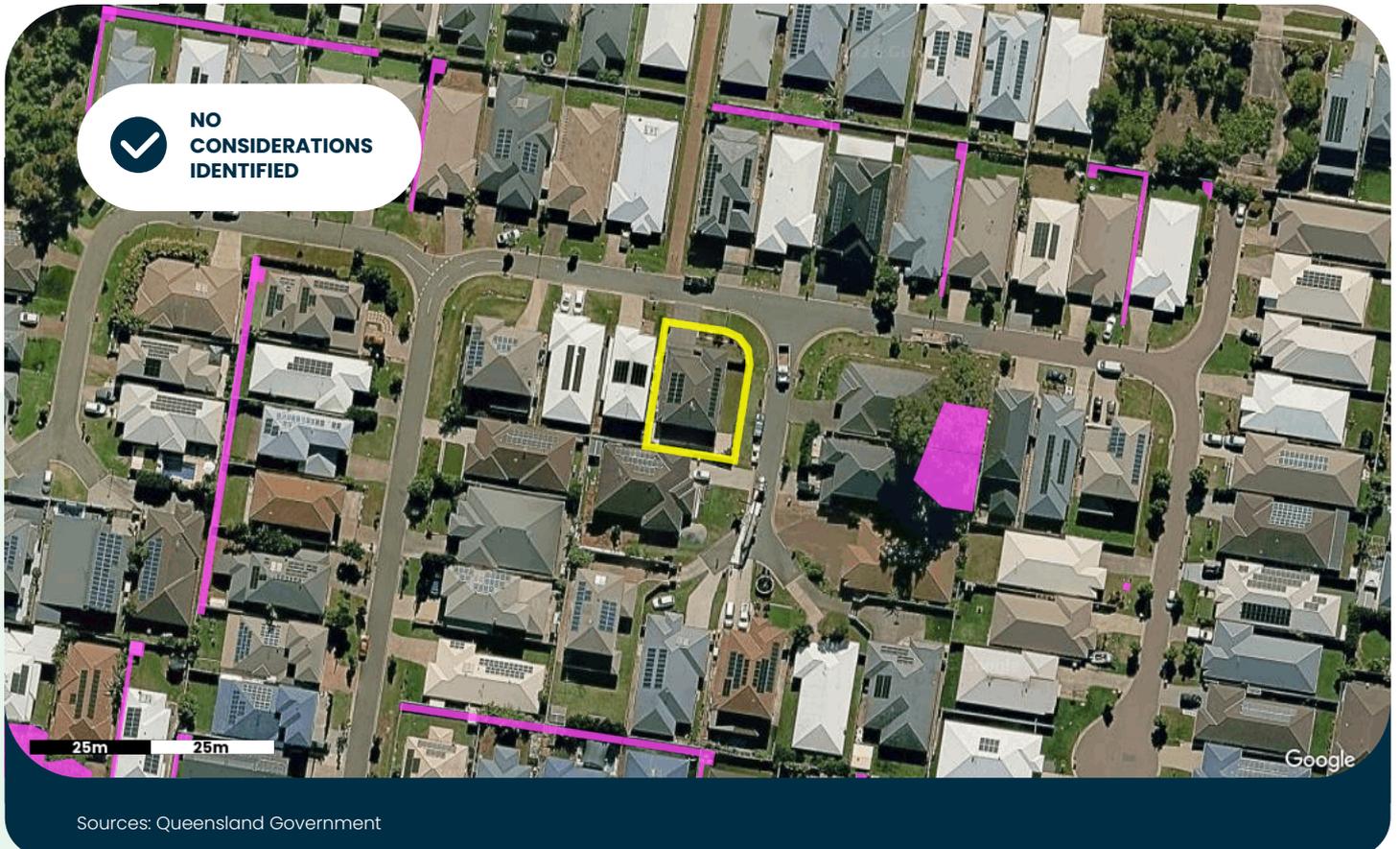
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

## LEGEND

-  Selected Property
-  Lower Oxley Creek South Neighbourhood Plan

# Easements

What access rights exist over the property?



## 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

# Flood Risk

Is the property in a potential flood area?



## THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

**It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**

## LEGEND

 Selected Property

**Note:** Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

### Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

# 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

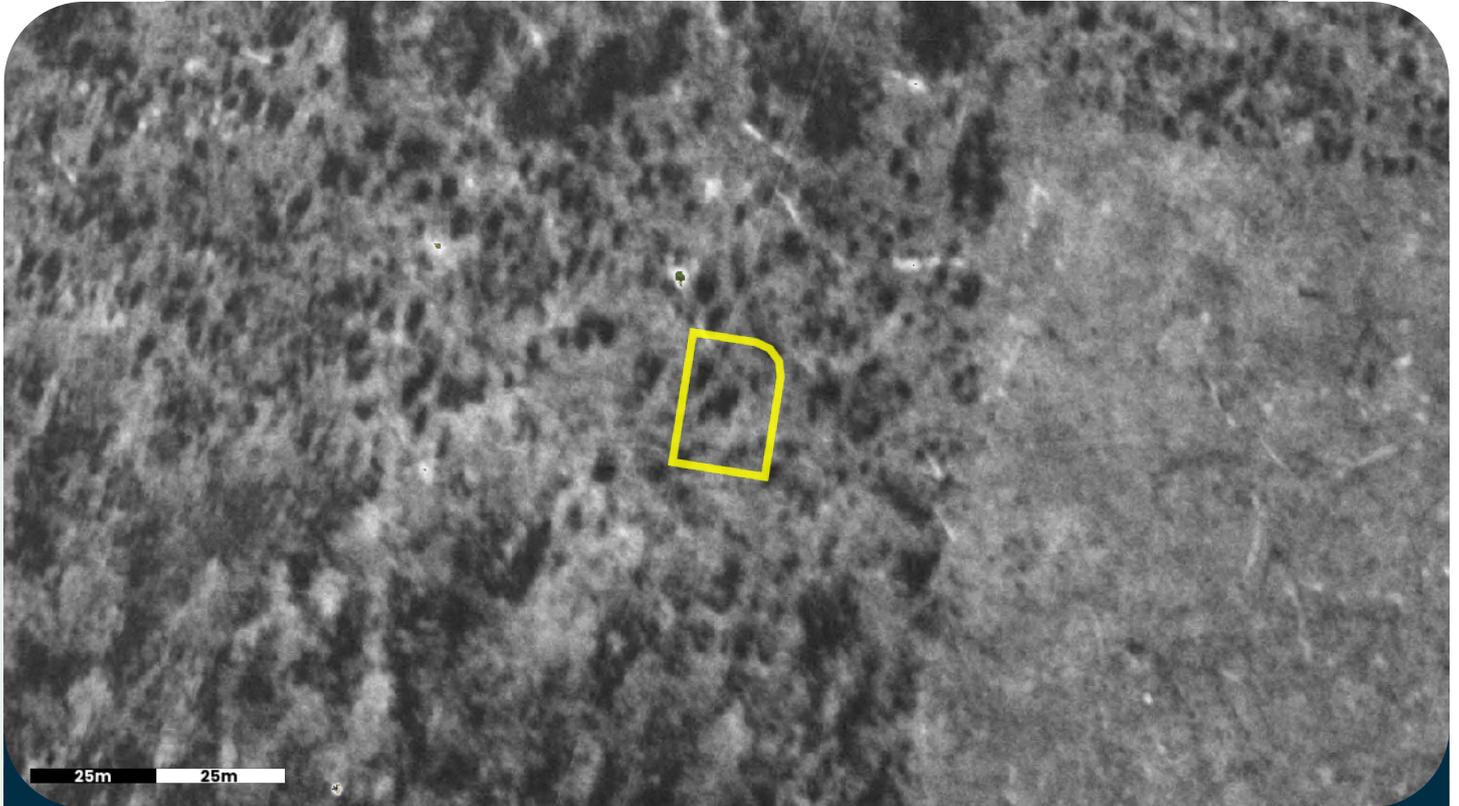
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## LEGEND

 Selected Property

# Historic Imagery

## Historic Aerial Imagery



### THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

#### Questions to ask:

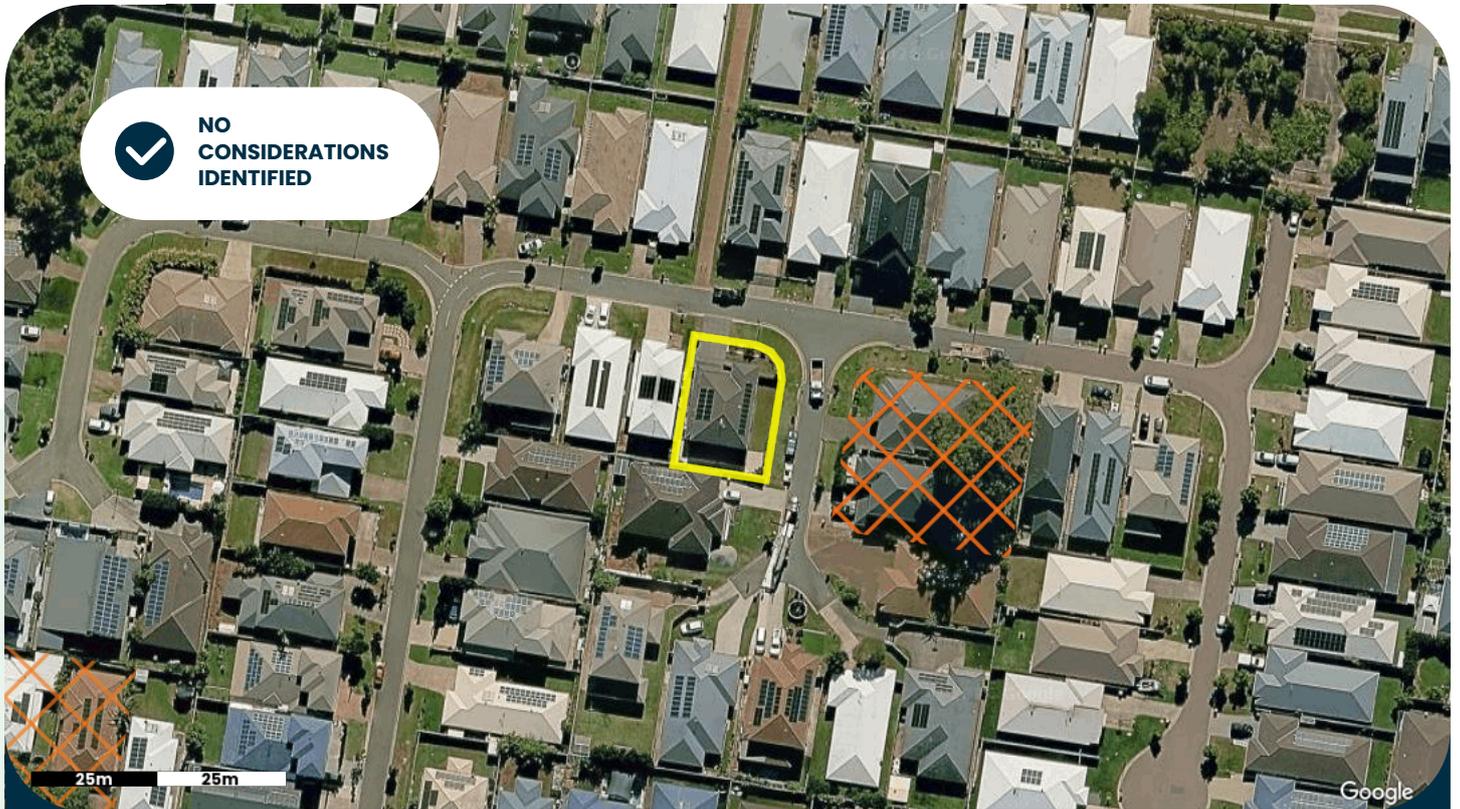
- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

### LEGEND

 Selected Property

# Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane 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
- X Significant Native Vegetation - Nall
- X Significant Urban Vegetation - Nall

# Environment

Are there any environmental values present on the property?



Sources: Brisbane City Council

## 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
-  Biodiversity Area (High Ecological Significance Strategic)
-  Koala Habitat 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

# 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.

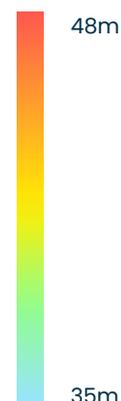
**Note:** The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

### 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 Est. Fall: ~1m
- Property High: ~43m
- Property Low: ~42m



# 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

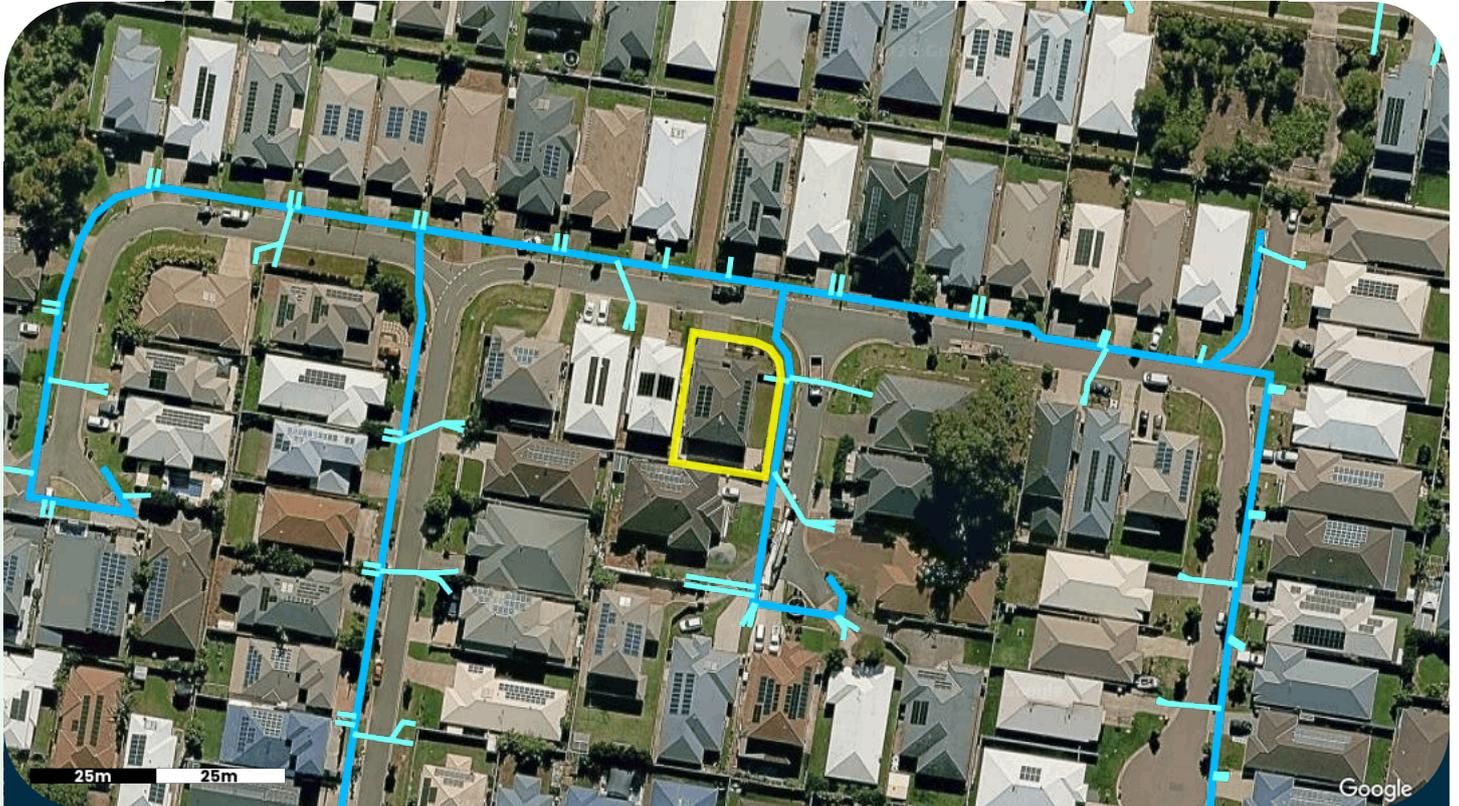
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

## LEGEND

 Selected Property

# Water

Are there any water pipes nearby?



Sources: Urban Utilities

## 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.

PROPERTY DUE DILIGENCE REPORT | 1 BENETON COURT

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

### Questions to ask

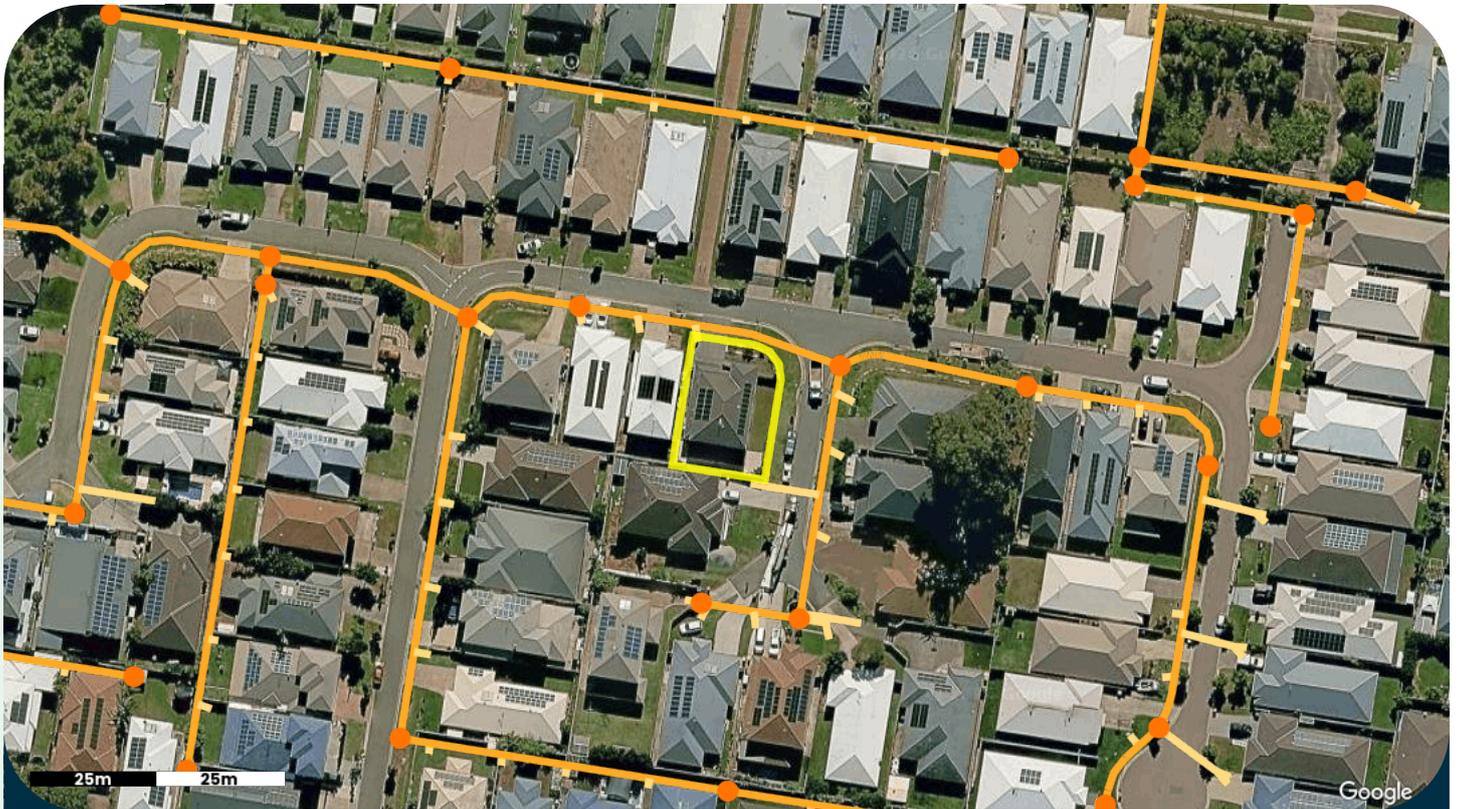
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

## LEGEND

- Selected Property
- Water Connection
- Water Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

**Sewer mains** carry wastewater away from properties to sewage treatment facilities. 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 sewer 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 sewer infrastructure?

## LEGEND

- Selected Property
- Sewer Maintenance Structure
- Sewer Pipe
- Sewer Pipe Connection

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

## THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

**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 stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

# 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)

# Public Transport

Is there any public transport stops nearby?



## LEGEND

 Selected Property

 Bus Stop

# Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.  
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~470m<sup>2</sup>, Perimeter: ~86m

## LEGEND

 Selected Property

## DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

## YOUR DIGITAL COPY

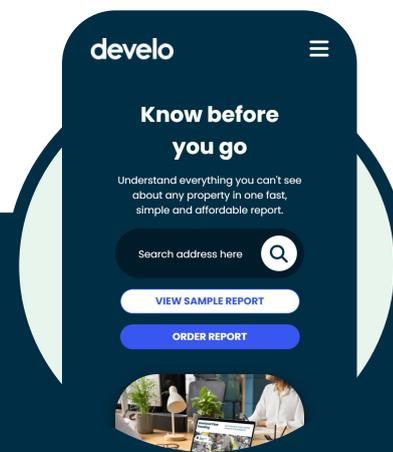


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Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

WEI JIN  
PO Box 1082  
Carindale QLD 4152

Transaction ID: 51127312      EMR Site Id: 11 March 2026  
Cheque Number:  
Client Reference:

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

Lot: 79      Plan: SP283129  
1 BENETON CT  
HEATHWOOD

**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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

**Property Search Reference:** 998564  
**Search Request Reference:** 147973523

Date: 11-Mar-2026 12:12:53 PM

### Applicant Details:

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

### Search Response:

Your request for a property search on Lot 79 on Plan SP283129 at 1 Beneton Court Heathwood 4110 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.

Search ?

1 beneton court

## How to Search

Search the register by typing 3 or more characters in the search box below. Search will happen automatically, without pressing enter.

Alternatively, zoom in on the map to display icons in an area.

[Further guidance is available here.](#)



# Pool Register

Search an address to check if a pool at that location is registered with the QBCC.

If not, you can register a pool by clicking the 'Continue' button.

Property address search

Property address - type in address and select from the list of suggested matches

Lot on Plan search

My property was not found

Address	No. Pools	Pool Type
 <a href="#">1 BENETON CT, HEATHWOOD QLD 4110</a>	None	N/A

Continue

# 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

Submit

Date of order	Order	Address
05/03/2026	NDR171-23 (PDF, 166.2 KB)	96 Island Street CLEVELAND QLD 4163
27/02/2026	NDR055-25 (PDF, 202.8 KB)	81-83 Costain Street GOLDSBOROUGH QLD 4865
27/02/2026	NDR064-24 (PDF, 95.3 KB)	243 O'Shea Esplanade MACHANS BEACH QLD 4878
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	NDR183-25 (PDF, 47.0 KB)	37 Panorama Circuit BENARABY QLD 4680



Dedicated to a better Brisbane

# Rate Account

# COPY

Account number  
**5000 0000 5303 072**

Bill number  
**5000 1049 8840 839**

**Property Location:** 1 BENETON CT  
HEATHWOOD

**Issue Date** 12 Jan 2026

## Enquiries

(07) 3403 8888  
**24 hours 7 days**

MR DOUGLAS S LONG & MS CHELSEA A MIERS  
1 BENETON CT  
HEATHWOOD QLD 4110

**Account Period**  
1 Jan 2026 - 31 Mar 2026

## TAX INVOICE

Total GST on this Tax Invoice  
\$0.18



Make a statement.  
**Go paperless!**

Switch to paperless billing  
and access your rates notice  
anytime, anywhere.

You can also opt-in for a  
free SMS reminder of your  
bill's due date.

Visit  
[brisbane.qld.gov.au/rates](http://brisbane.qld.gov.au/rates)  
to sign up and help keep  
Brisbane clean, green  
and sustainable.



*The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).*

*Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.*

### Nett Amount Payable

**\$435.70**

### Due Date

**11 February 2026**

## Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	388.81
Brisbane City Council Miscellaneous Charges	1.98
Brisbane City Council Rebates	2.97 CR
State Government Charges	62.90

<b>Gross Amount</b>	<b>450.72</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>15.02 CR</b>
<b>Nett Amount Payable</b>	<b>435.70</b>

**If mailing your payment please tear off this slip and return with payment. Please do not staple this slip. See reverse for payment methods.**



Pay in person at any Post Office



\* 439 500010498840839

MR DOUGLAS S LONG & MS CHELSEA A MIERS

**Due Date**  
**11 Feb 2026**

**B PAY**  
Billers Code : 78550  
Ref : 5000 0000 5303 072

**50** Gross Amount  
\$450.72

Nett Amount  
**\$435.70**

## Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

**Rating information and Category** - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit [brisbane.qld.gov.au/rating-categories](http://brisbane.qld.gov.au/rating-categories) for more information.

**Change your contact details** - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit [brisbane.qld.gov.au/change-rates-contact-details](http://brisbane.qld.gov.au/change-rates-contact-details) to notify us online.

**Rebates** - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit [brisbane.qld.gov.au/rates-rebates](http://brisbane.qld.gov.au/rates-rebates) for more information.

**Interest** - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

## Payment options



### Online

To pay online go to [brisbane.qld.gov.au/pay-rates](http://brisbane.qld.gov.au/pay-rates)  
Payment is accepted by American Express, MasterCard or Visa credit card\*. Minimum payment \$10.



### Direct Debit

Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit [brisbane.qld.gov.au/pay-rates](http://brisbane.qld.gov.au/pay-rates) and complete the online form.



### By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by American Express, MasterCard or Visa credit card\*. Minimum payment \$10.



### Mail

**Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.**

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council**  
GPO Box 1434  
BRISBANE QLD 4001



### Telephone and 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: [bpay.com.au](http://bpay.com.au)  
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

### BPAY VIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



### Instore

Pay in-store at Australia Post  
Billpay Code: \*439



### Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card\*. Minimum payment \$10.



### Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card\*. Minimum payment \$10.

\* For credit and debit cards a surcharge may apply at time of payment. Details can be found at [brisbane.qld.gov.au/about-council/rates-and-payments](http://brisbane.qld.gov.au/about-council/rates-and-payments)

## Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

### English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

### Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

### Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

**Chinese** 如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。

**COPY**

**Property Details**

**Owner** MR DOUGLAS S LONG & MS CHELSEA A MIERS

**Property Location** 1 BENETON CT  
HEATHWOOD

**Real Property Description** L.79 SP.283129 PAR WOOGAROO

Valuation effective from	01 Jul 2023	\$385,000
	01 Jul 2024	\$385,000
	01 Jul 2025	\$560,000

Averaged Rateable Valuation (A R V) \$443,333

**Account Details** Account number 5000 0000 5303 072

**Opening Balance**

Closing Balance Of Last Bill	450.72
Payment Received - 09-Nov-2025	435.70CR
Discount/Rounding Allowed	15.02CR
<b>Total</b>	<b>0.00</b>

**Period : 01 Jan 2026 - 31 Mar 2026**

**Brisbane City Council Rates & Charges**

General Rates - Category 1(Annually 0.2159 Cents In The A R V \$)	239.29
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 1 (Annually 0.0079 Cents In The A R V \$)	8.76
Environmental Mgt Compliance Levy Category 1 (Annual 0.0113 Cents In The A R V \$)	12.52
<b>Total</b>	<b>388.81</b>

**Brisbane City Council Miscellaneous Charges**

Rate Notice Paper Fee	1.98 *
<b>Total</b>	<b>1.98</b>

**Brisbane City Council Rebates**

Owner Occupier Cap	2.97CR
<b>Total</b>	<b>2.97CR</b>

**State Government Charges**

Emergency Management Levy - Group 2	62.90
<b>Total</b>	<b>62.90</b>

\* Denotes items subject to GST.

**Other Information**

Your rating category statement can be found by visiting our website at [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and entering 'how rates are calculated'. The category statement will provide information about each rating category.

The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

Bill Number

5000 1049 8840 839

Page 3 of 3



Urban Utilities  
ABN 86 673 835 011

Account Enquiries 13 26 57  
Faults and Emergencies 13 23 64  
www.urbanutilities.com.au

**Water and Sewerage  
Quarterly Account**

QUUR31\_A4B/E-1/S-1/I-1/  
CHELSEA ANNE MIERS & DOUGLAS STUART LONG  
1 BENETON CT  
HEATHWOOD QLD 4110

Customer reference number	10 1123 5526 0000 7
Bill number	1123 5526 7
Date issued	09/12/2025
<b>Total due</b>	<b>\$308.46</b>
<b>Current charges due date</b>	<b>14/01/2026</b>

**Property Location:** 1 BENETON COURT  
HEATHWOOD 4110

**Your water usage**

Water usage (kL)	19
Days charged	84

*Average daily water usage (litres)*

Current period	226
Same period last year	273

**Account Summary**      Period 11/09/2025 - 03/12/2025

**Your Last Account**

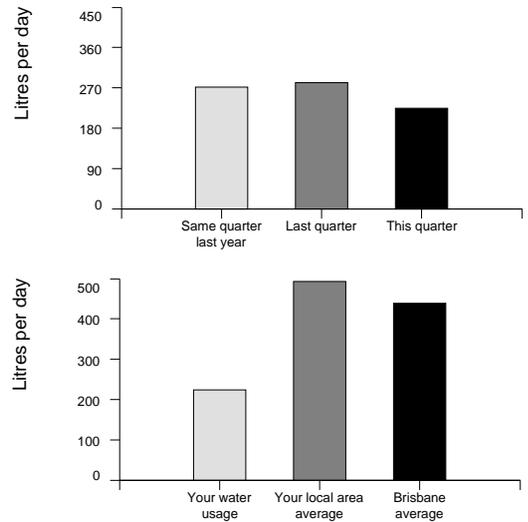
Amount Billed	\$358.07
Amount Paid	\$358.07CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$308.46

**Total Due**      **\$308.46**

*If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.*



**Payment options**

- Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)
- Telephone and internet banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.  
BPAY View® View and pay this bill using internet banking. More info: [www.bpay.com.au](http://www.bpay.com.au)  
® Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**  
Pay your account online using MasterCard or Visa credit card at [www.urbanutilities.com.au/creditcard](http://www.urbanutilities.com.au/creditcard)  
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.

- By phone**  
Call 1300 123 141 to pay your account using your MasterCard or Visa card.
- Mail**  
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**  
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

## YOUR CHARGES for 11/09/2025 - 03/12/2025 (84 days)

### Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADD2018130	11/09/2025	502		
	04/12/2025	521	19KL	

### Water Usage

#### State bulk water price

State Bulk Water Charge 2025/26	19kL @ \$3.517000/kL	\$66.82
---------------------------------	----------------------	---------

#### Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	19kL @ \$0.981000/kL	\$18.63
----------------------	----------------------	---------

**Subtotal \$85.45**

### Water Services

#### Urban Utilities water service charge

Water service charge 2025/26	84 days	\$58.29
------------------------------	---------	---------

**Subtotal \$58.29**

### Sewerage Services

#### Urban Utilities sewerage service charge

Sewerage service charge 2025/26	84 days	\$164.72
---------------------------------	---------	----------

**Subtotal \$164.72**

**Water usage \$85.45**

**Water services \$58.29**

**Sewerage services \$164.72**

**Your total charges 11/09/2025 - 03/12/2025 \$308.46**

Customer ref. no. 10 1123 5526 0000 7

1 BENETON COURT  
HEATHWOOD 4110

 Your usage was 19 kilolitres.  
That's an average of 226 litres per day.



Heat and rain can impact the water and wastewater networks, but we work 24/7 to prepare.

SEE WHAT WE'RE DOING:



### 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  
© Urban Utilities 2025

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: CHELSEA ANNE MIERS &  
DOUGLAS STUART LONG



Biller Code: 112144  
Ref: 10 1123 5526 0000 7



BPAY® this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
To use the QR code, use the reader within your mobile banking app.  
More info: www.bpay.com.au



\*4001 101123552600007



**Commonwealth Bank**

Commonwealth Bank of Australia  
ABN 48 123 123 124  
240 Queen Street, Brisbane, QLD



Date

Cash

Cheques

Teller Stamp & Initials

Total Due \$ 308 . 46

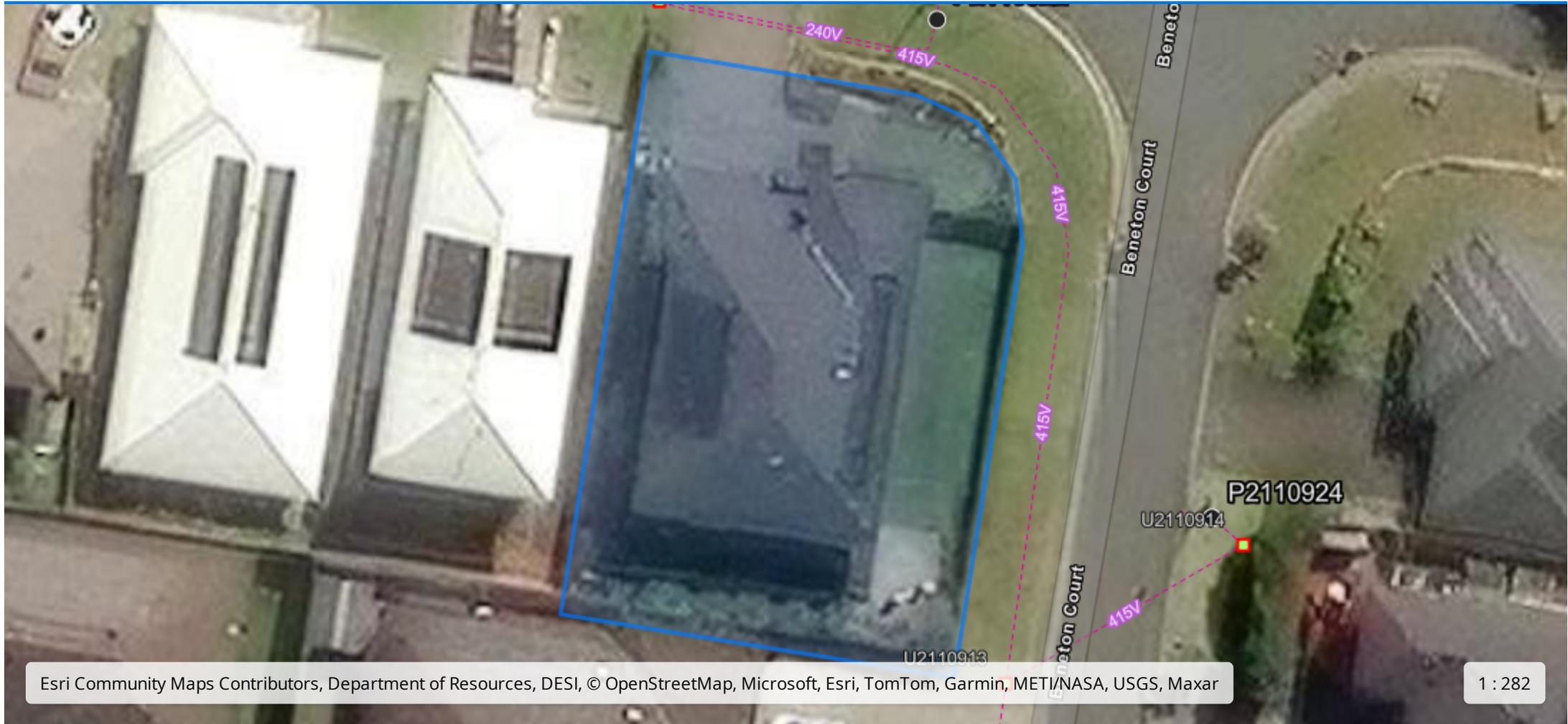
Current charges due date  
14/01/2026

For Credit **Urban Utilities**  
Trans Code 831 User ID 066840

Customer Reference No. 101123552600007

+757+

# Look up and Live - 52591709



**Network Device**

-  Pillar
-  Substation

**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

**Network Other**



**LUAL\_Exclusion\_Zone\_Feature\_Public**

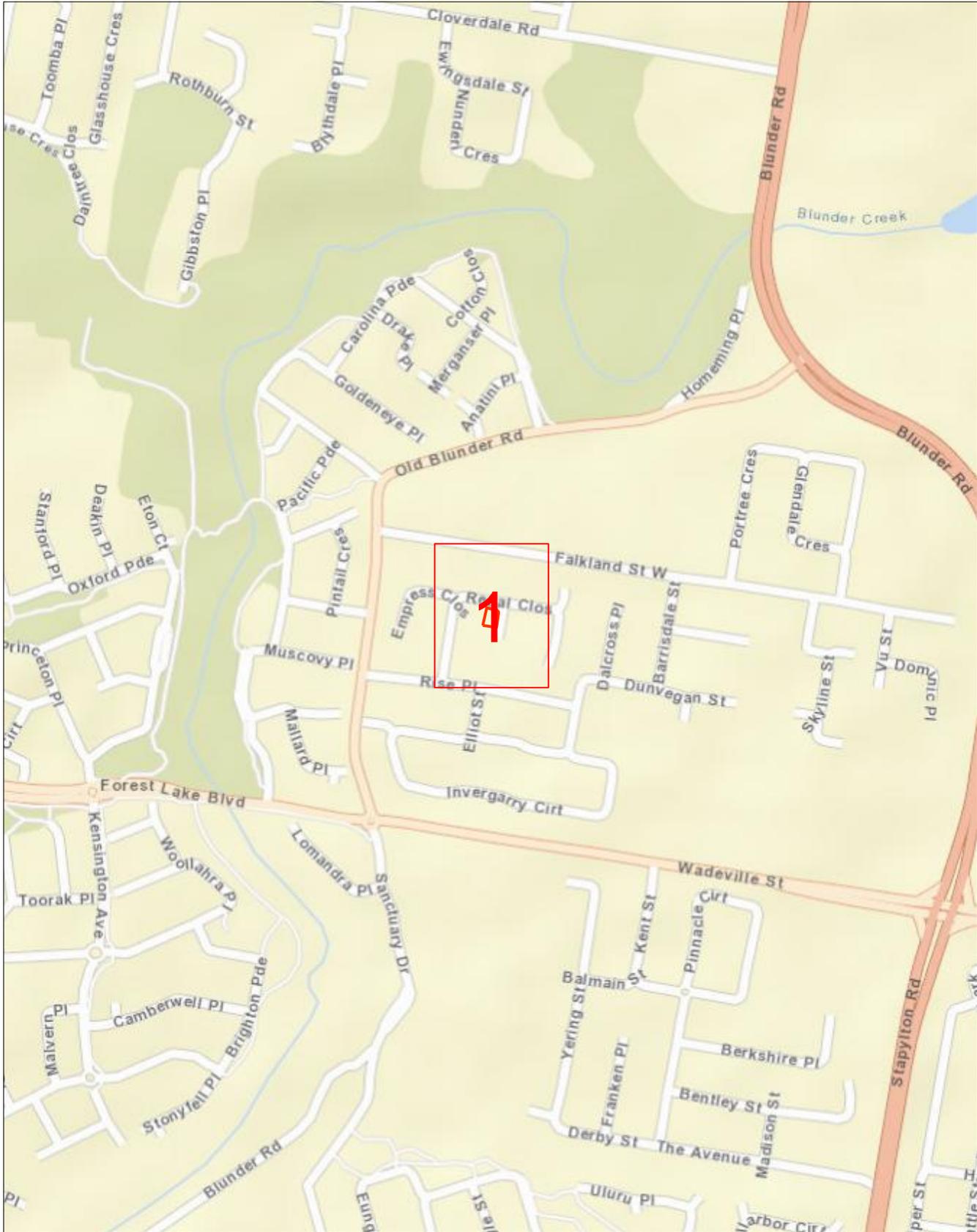


**LUAL\_NoData\_Public**



**Site** 1 Beneton Ct  
**Address:** Heathwood  
QLD 24110

**Sequence** 269540021  
**Number:**



Scale 1: 6000

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



Enquiry Area



Map Key Area



**Site** 1 Beneton Ct  
**Address:** Heathwood  
QLD 4110

**Sequence** 269540021  
**Number:**



Scale 1: 700

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



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)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

## PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

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		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service <sup>A</sup>	
Gas connected property		CP rectifier terminal		<sup>A</sup> 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

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	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*



Phone: **1800 103 452**  
 Email: [apaci@apa.com.au](mailto:apaci@apa.com.au)

**APA**



**Please Note**

For some Before You Dig Australia (BYDA) enquiries you may receive multiple responses from APA Group (APA). Please read all responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA's BYDA responses.



**FOR YOUR IMMEDIATE INFORMATION**

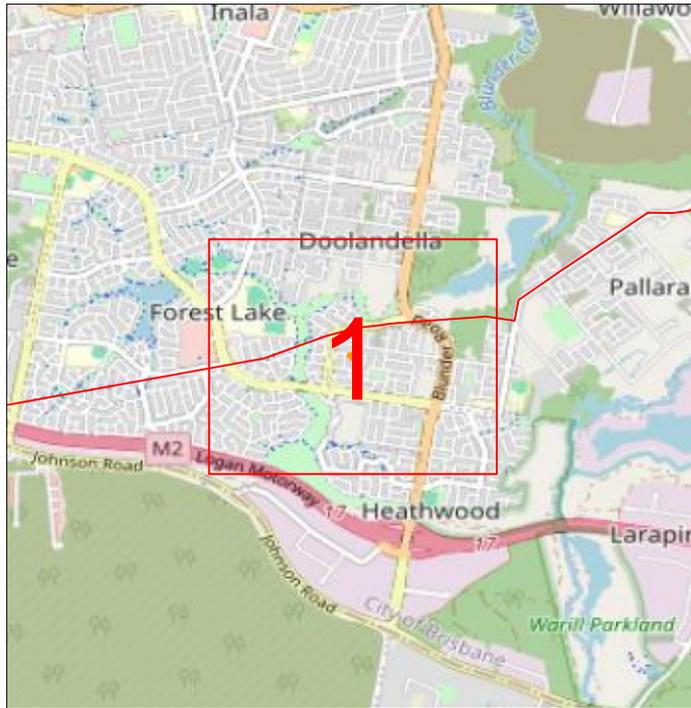
**STOP! There is an APA Energy Transmission Asset (Gas) in the area of your proposed works.**

- This is **NOT AN APPROVAL** to carry out work within the APA pipeline easement.
- Please **DO NOT PROCEED** or attempt to physically locate the asset for alignment or depth.
- **Do not assume the pipeline depth, or alignment from marker signs.**
- Please **DO NOT PROCEED** until the next steps below are completed.

**\*NEXT STEP:** Please contact APA Corridor Integrity Services immediately on **1800 103 452** (business days – 8:00am to 5:00pm AEST) to discuss the exact nature and extent of your works.

For emergency contacts outside of business hours, enter your location on BYDA website <https://smarterwx.1100.com.au/emergency>

**BYDA Sequence No: 269540019**



Scale: 1 : 50000



**Enquiry Details**

**From:** APA Group  
 Corridor Integrity Services  
**Phone:** 1800 103 452  
**Email:** [apaci@apa.com.au](mailto:apaci@apa.com.au)

**Issued Date:** 11/03/2026

**To:** Wei Jin  
**Company:** Wei Jin  
**Phone:** +61420262024  
**Email:** office@swllaw.com.au

**BYDA Job No:** 52591709

**BYDA Auto Renewal:**

**User Reference:** 26106

**Worksite Address:** 1 Beneton Ct  
 Heathwood

**Validity: This response is valid for 30 days from the Issued Date.**

**Damage to a high-pressure gas transmission pipeline could result in:-**

- possible explosion and fire;
- possible injury or loss of life;
- substantial repair and gas restoration liability damage costs;
- gas escaping at explosive pressures; and
- loss of gas to thousands of customers.

**Thank you for your cooperation in maintaining a safe and secure APA Energy Transmission Asset.**

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Phone: **1800 103 452**  
 Email: [apaci@apa.com.au](mailto:apaci@apa.com.au)

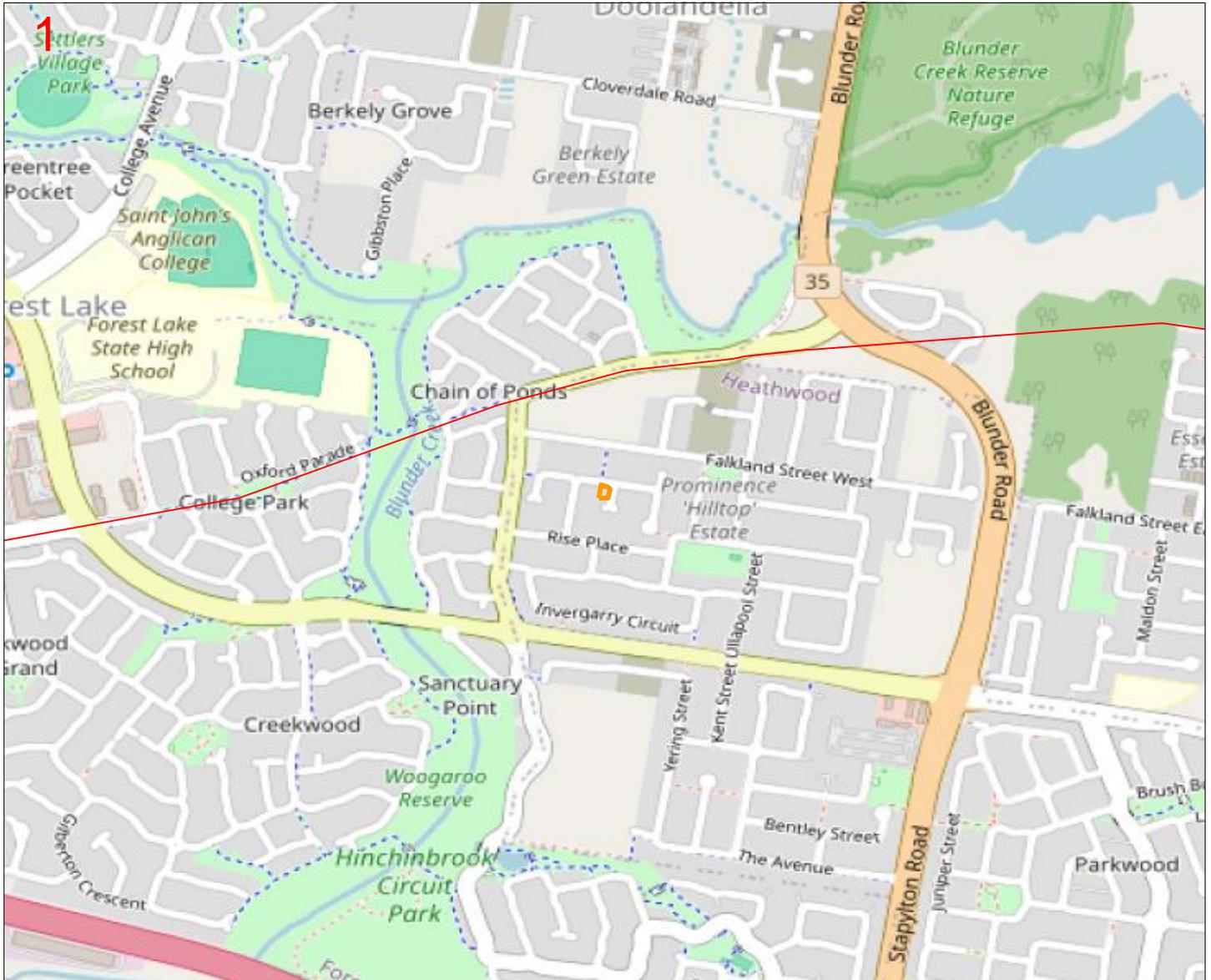


## APA Energy Transmission (Gas) BYDA Enquiry

ISSUED DATE: 11/03/2026

This Response Valid for 30 Days

SEQUENCE NO: 269540019



Scale: 1: 10000

0 0.1km

### Legend

BYDA Requests

APA Gas Transmission Asset

May include associated infrastructure such as cables, junction boxes and facilities



**DO NOT PROCEED** until you have contacted APA on 1800 103 452 (business days – 8:00am to 5:00pm AEST) to discuss the exact nature and extent of your works.

Damage to APA assets could have **serious consequences**.

- Do **NOT** attempt to physically locate the pipeline.
- If you receive multiple BYDA responses from APA, they will relate to different assets. **Read all responses** carefully and action all requirements.

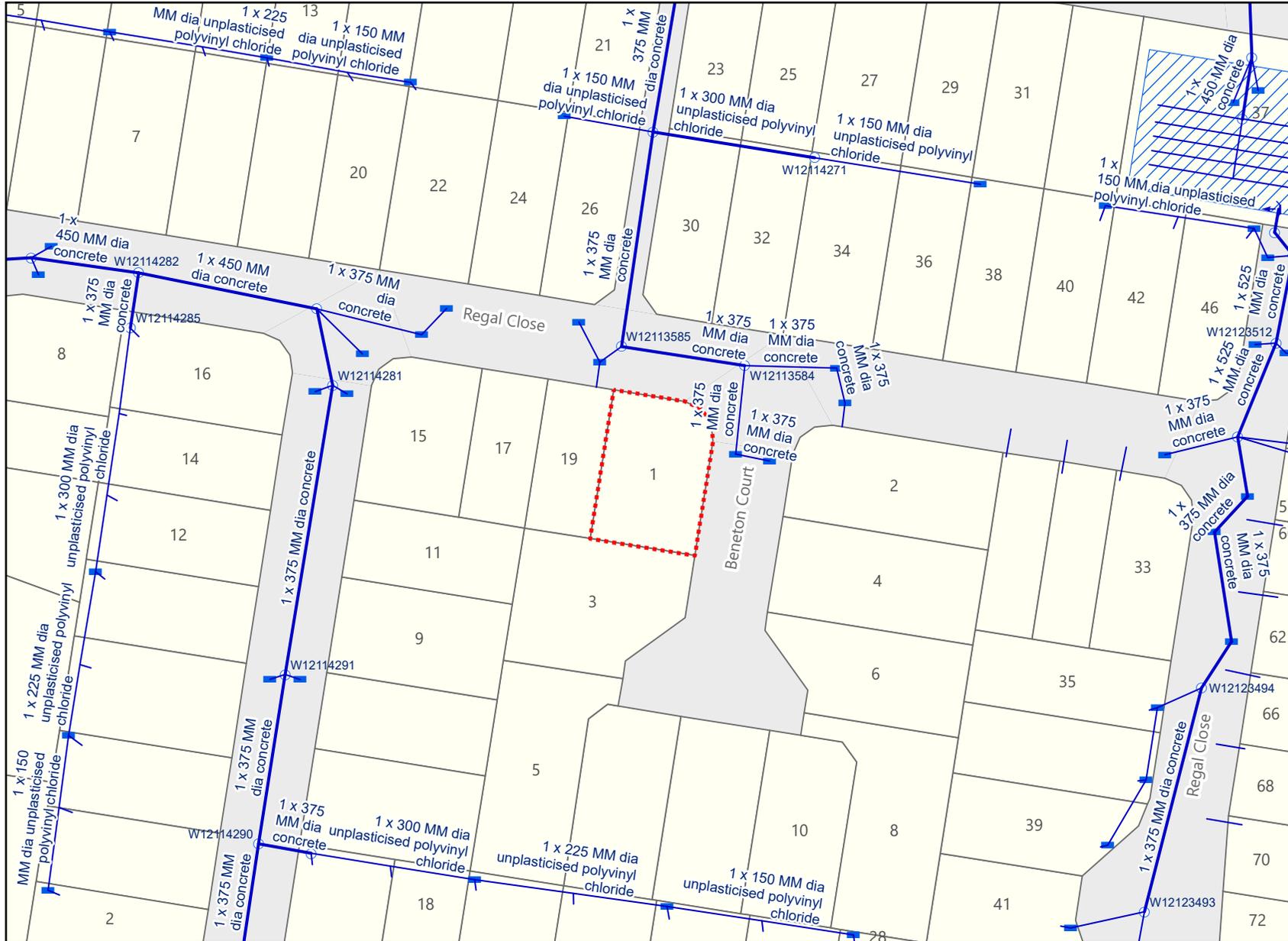
### DATA SOURCE

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**Job # 52591709**  
**Seq # 269540018**  
 Provider: Brisbane City Council  
 Telephone: (07) 3403 8888



### Legend

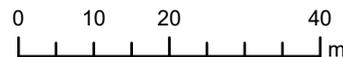
- BYDA Enquiry
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Gully Pit
- Pipe End Outlet
- Stormwater Treatment Asset - Area

**Disclaimer:**  
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 Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:  
 Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888  
 11/03/26 (valid for 30 days)



Scale 1:1,000



Plans generated by SmarterWX™ Automate



**BYDA**

Sequence: 269540023  
Date: 11/03/2026  
Scale: 1:500  
Tile No: 1

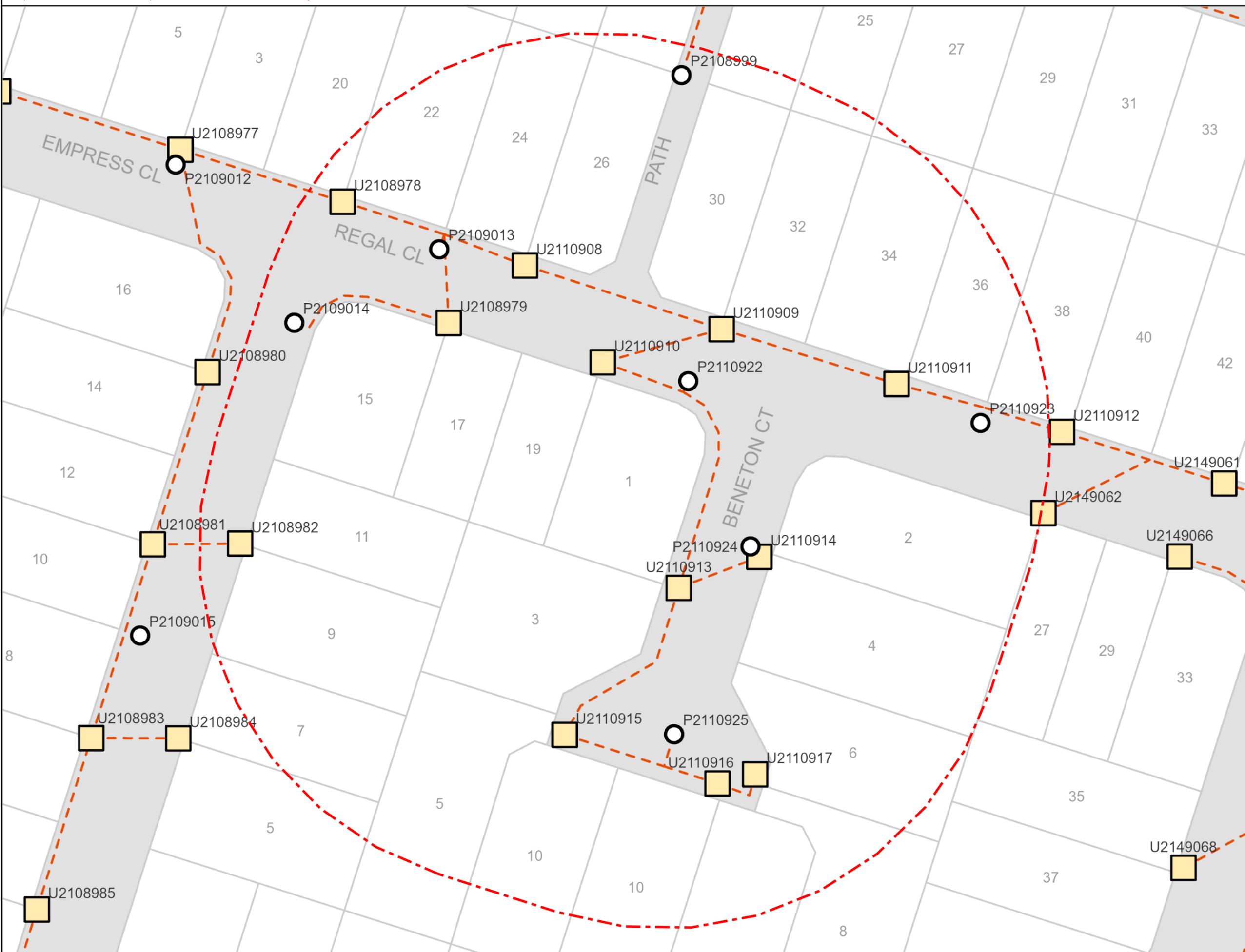
**LEGEND**

- 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



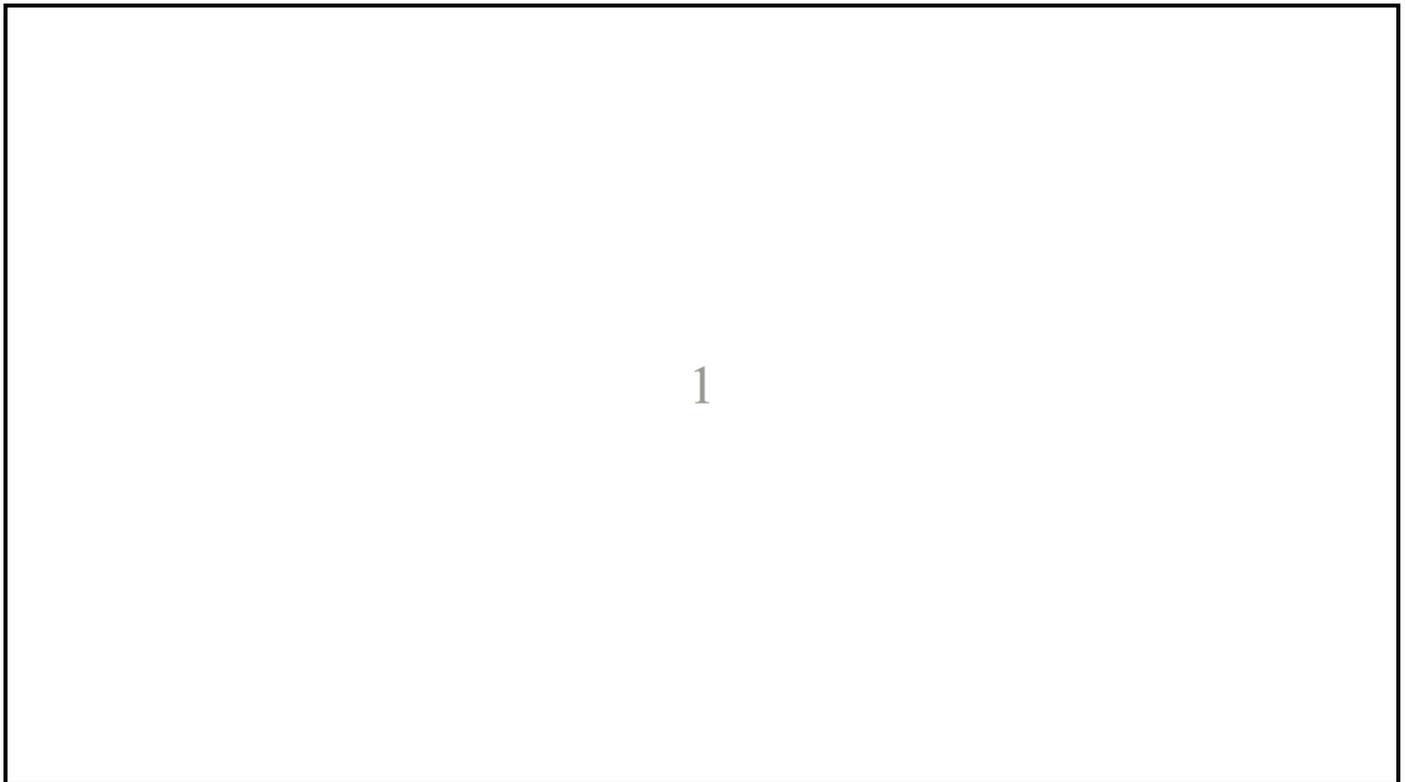
**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the 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.



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

<b>Dial before you dig Job #:</b>	52591709	
<b>Sequence #</b>	269540017	
<b>Issue Date:</b>	11/03/2026	
<b>Location:</b>	1 Beneton Ct , Heathwood , QLD , 4110	

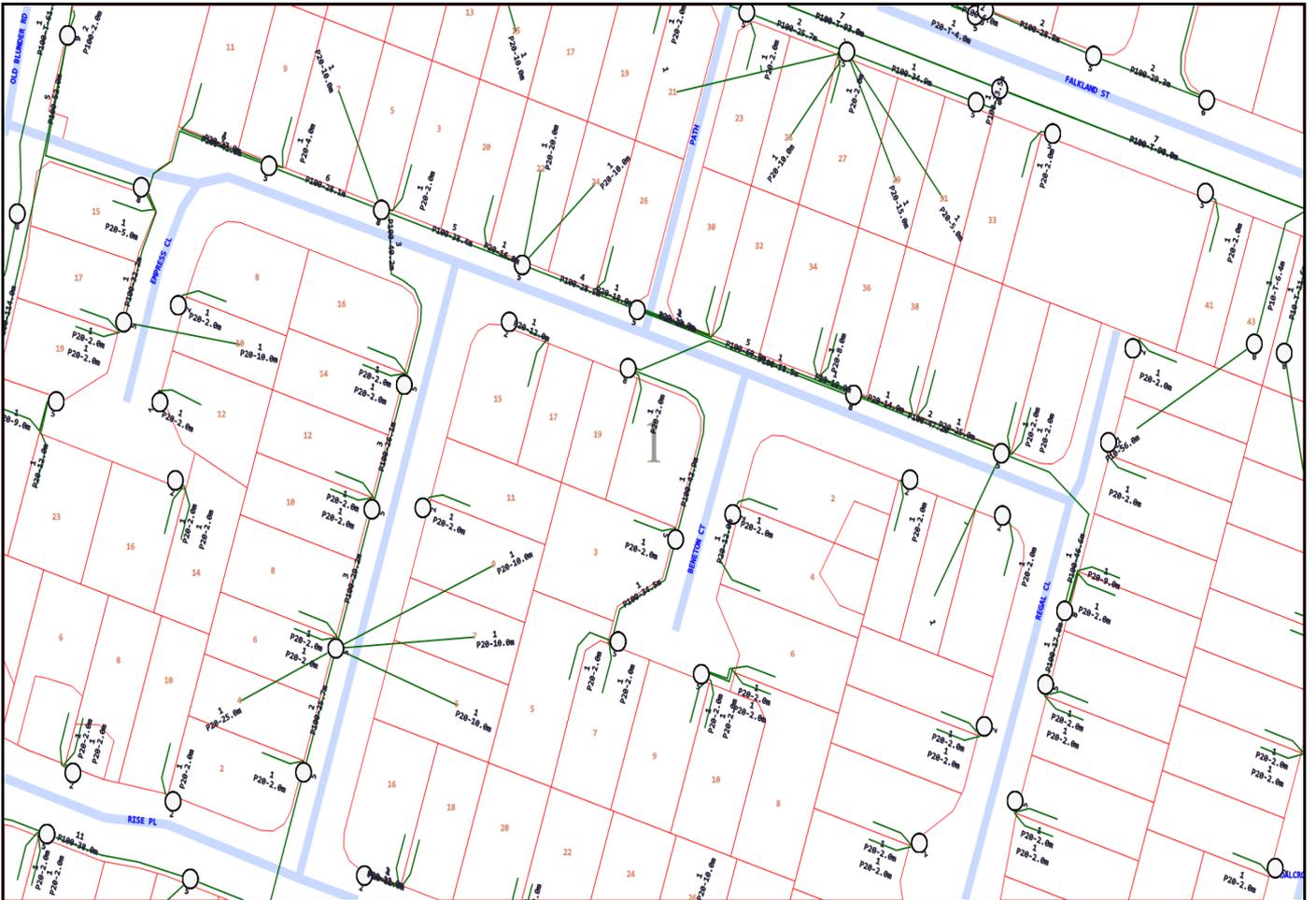
**Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans**





## LEGEND

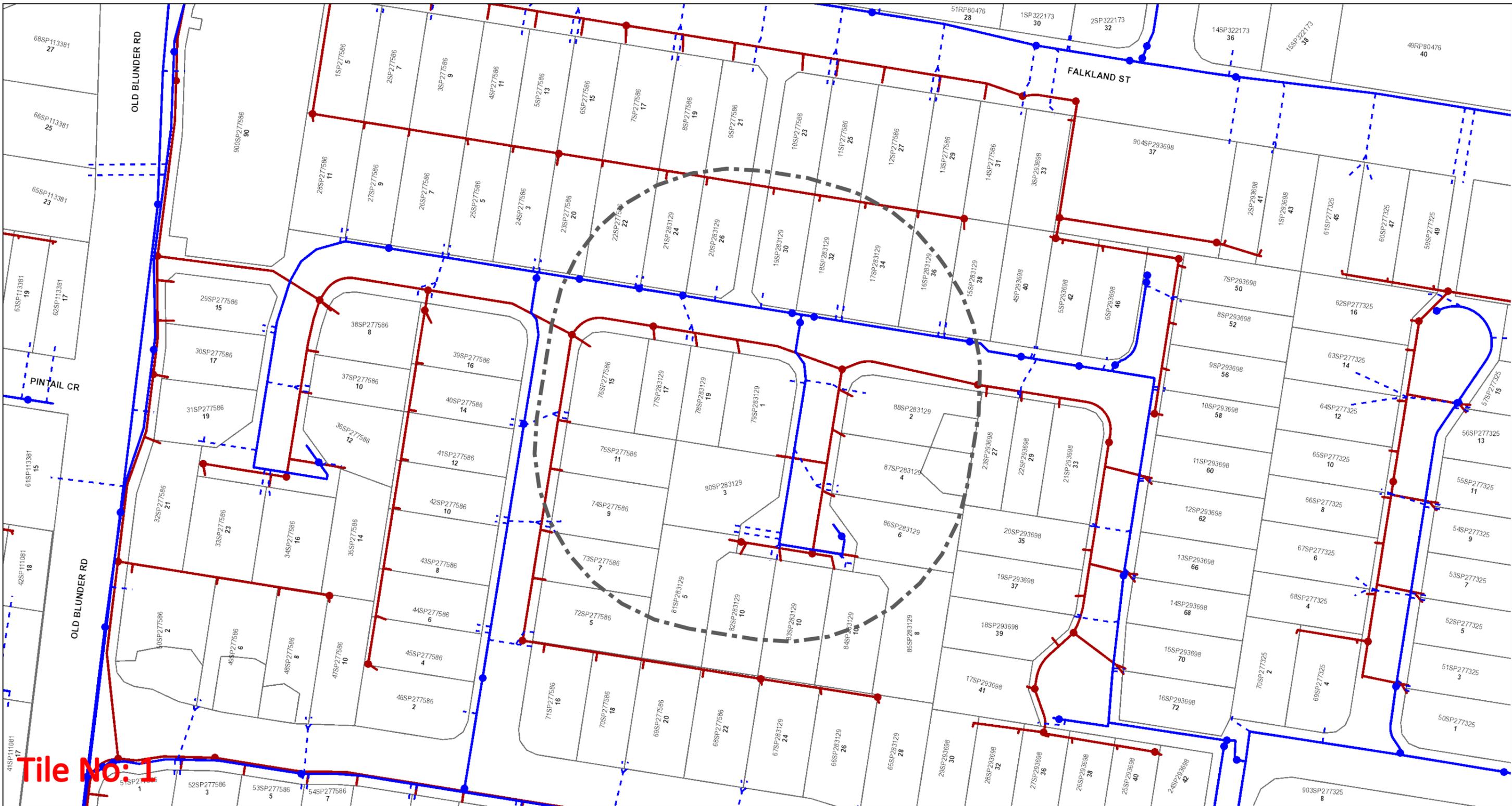
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p style="text-align: center;">2 PO – T- 25.0m P40 – 20.0m</p>	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of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



## 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.

# Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

 <p>N</p> <p>Map Scale 1:1000</p>	<p><b>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</b></p> <p><b>BYDA Reference No: 269540022</b></p> <p>Date BYDA Ref Received: 11/03/2026 Date BYDA Job to Commence: 12/03/2026 Date BYDA Map Produced: 11/03/2026</p> <p>This Map is valid for 30 days      Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>--- Water Service (Indicative only)</td> <td></td> </tr> </table>	Sewer	Water	Recycled Water	● Infrastructure	● Infrastructure	● Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	— Network Pipelines	— Network Pipelines	— Network Pipelines	▨ Network Structures	▨ Network Structures	▨ Network Structures		--- Water Service (Indicative only)		<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). <a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a></p> <p>ABN 86 673 835 011</p>
Sewer	Water	Recycled Water																			
● Infrastructure	● Infrastructure	● Infrastructure																			
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure																			
— Network Pipelines	— Network Pipelines	— Network Pipelines																			
▨ Network Structures	▨ Network Structures	▨ Network Structures																			
	--- Water Service (Indicative only)																				

### Cable Plan



**IPOLR NAME: NBN CO  
 LSTRA IS NOT THE NETWORK PROVIDER  
 FOR THIS DA AREA  
 DO NOT INSTALL TELSTRA CABLE OR  
 ASSIGN SERVICES ON TELSTRA CABLE  
 ALL TELSTRA SERVICES ARE TO BE  
 ASSIGNED ON NBN CO CABLE  
 IALA DA959  
 PID 54968  
 AYCA-29EH3K  
 3 OLD BLUNDER RD & FALKLAND STREET  
 29/06/2015**



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: 269540020

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 11/03/2026 11:19:08

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

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

G116:O101-200 100 CPFUT MBHJ <- (AA)  
 3005:DE-IXAL/1-4 4F/- SMOF FNPEHJ/STD (AB)  
 3005:DE-IXAL/1-4 (5-8) 4F/- SMOF FNPEHJ/STD (AB)



**IPOLR NAME: NBN CO**  
**TELSTRA IS NOT THE NETWORK PROVIDER**  
**FOR THIS DA AREA**  
**DO NOT INSTALL TELSTRA CABLE OR**  
**ASSIGN SERVICES ON TELSTRA CABLE**  
**ALL TELSTRA SERVICES ARE TO BE**  
**ASSIGNED ON NBN CO CABLE**  
**DA 959**  
**PID 54968**  
**AYCA-29EH3K**  
**3 OLD BLUNDER RD & FALKLAND STREET**  
**29/06/2015**



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: 269540020

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 11/03/2026 11:19:11

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.

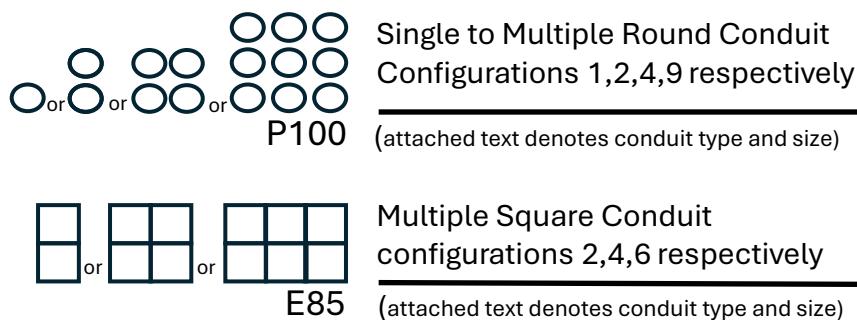
See the Steps- Telstra Duty of Care that was provided in the email response.



# LEGEND

	<b>Lead-in terminates at a Customer Address</b>
	<b>Exchange</b> Major Cable Present
	<b>Pillar / Cabinet</b> Above ground Free Standing
	<b>Above ground Complex Equipment</b> Please note: Powered by 240v electricity
<b>OC</b>	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
<b>DIST</b>	Distribution cables in Main Cable Ducts
<b>MC</b>	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



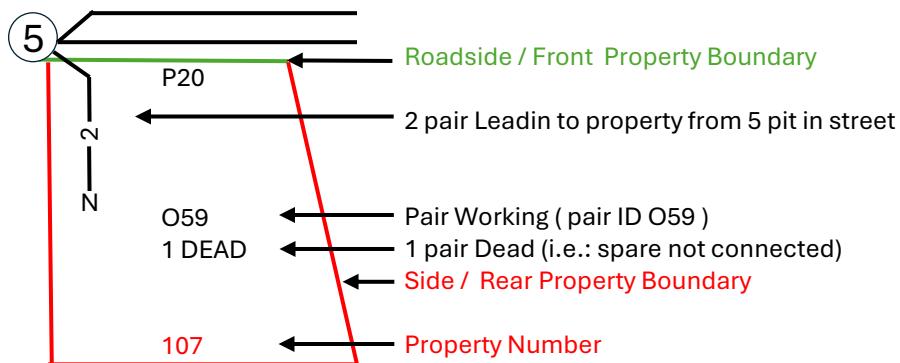
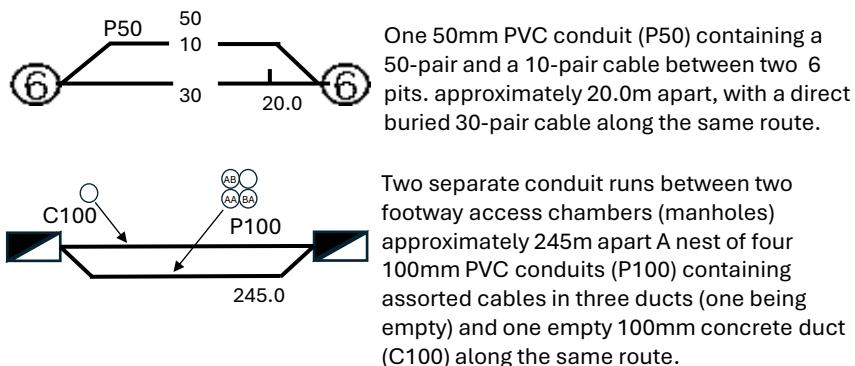
**Some examples of conduit type and size:**

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.