

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"/> Yes |
| | A copy of the plan of survey registered for the property. | <input checked="" type="checkbox"/> Yes |

| | |
|--|---|
| <p>Registered encumbrances</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>Unregistered encumbrances (excluding statutory encumbrances)</p> | <p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></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>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> |
| <p>Statutory encumbrances</p> | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Logan City Council - Refer to BYDA Report NBN Co QLD – Refer to BYDA Report Telstra QLD – Refer to BYDA Report</p> </div> |
| <p>Residential tenancy or rooming accommodation agreement</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"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents’ rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p> |

Part 3 – Land use, planning and environment

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

| | |
|---|--|
| Zoning | <p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 2px;">Rural Residential – Park Living</div> |
| Transport proposals and resumptions | <p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p> |
| <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> | |
| Contamination and environmental protection | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| Trees | <p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p> |
| Heritage | <p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| Flooding | <p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p> |
| Vegetation, habitats and protected plants | <p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p> |

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

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

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

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

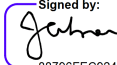
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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

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

| | | | |
|--|---|-------------------------------------|---|
| <p>Body Corporate and Community Management Act 1997</p> | <p>The property is included in a community titles scheme. (If Yes, complete the information below)</p> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <p>Community Management Statement</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>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>Body Corporate Certificate</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>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>Statutory Warranties</p> | <p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>Building Units and Group Titles Act 1980</p> | <p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>Body Corporate Certificate</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>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Signatures – SELLER

Signed by:

88798FEC924E488

Signature of seller

Signed by:

9E72834985364D8...

Signature of seller

Jeffery Alan Kerr

Name of seller

Kellie Jean Kerr

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

| | | | |
|----------------------------|-----------------|---------------------|------------------|
| Title Reference: | 17196035 | Search Date: | 28/05/2026 11:08 |
| Date Title Created: | 06/10/1988 | Request No: | 56304973 |
| Previous Title: | 16231156 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 85 REGISTERED PLAN 219509
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 705111219 12/10/2001

JEFFERY ALAN KERR
KELLIE JEAN KERR

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 10319026 (POR 83)
- MORTGAGE No 709750861 06/07/2006 at 13:54
RAMS MORTGAGE CORPORATION LIMITED A.B.N. 48 065 912 932
- WRIT No 719482644 27/06/2019 at 10:50
ALISON DEBORAH MORRISON
against the interest of
KELLIE JEAN KERR

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

219509

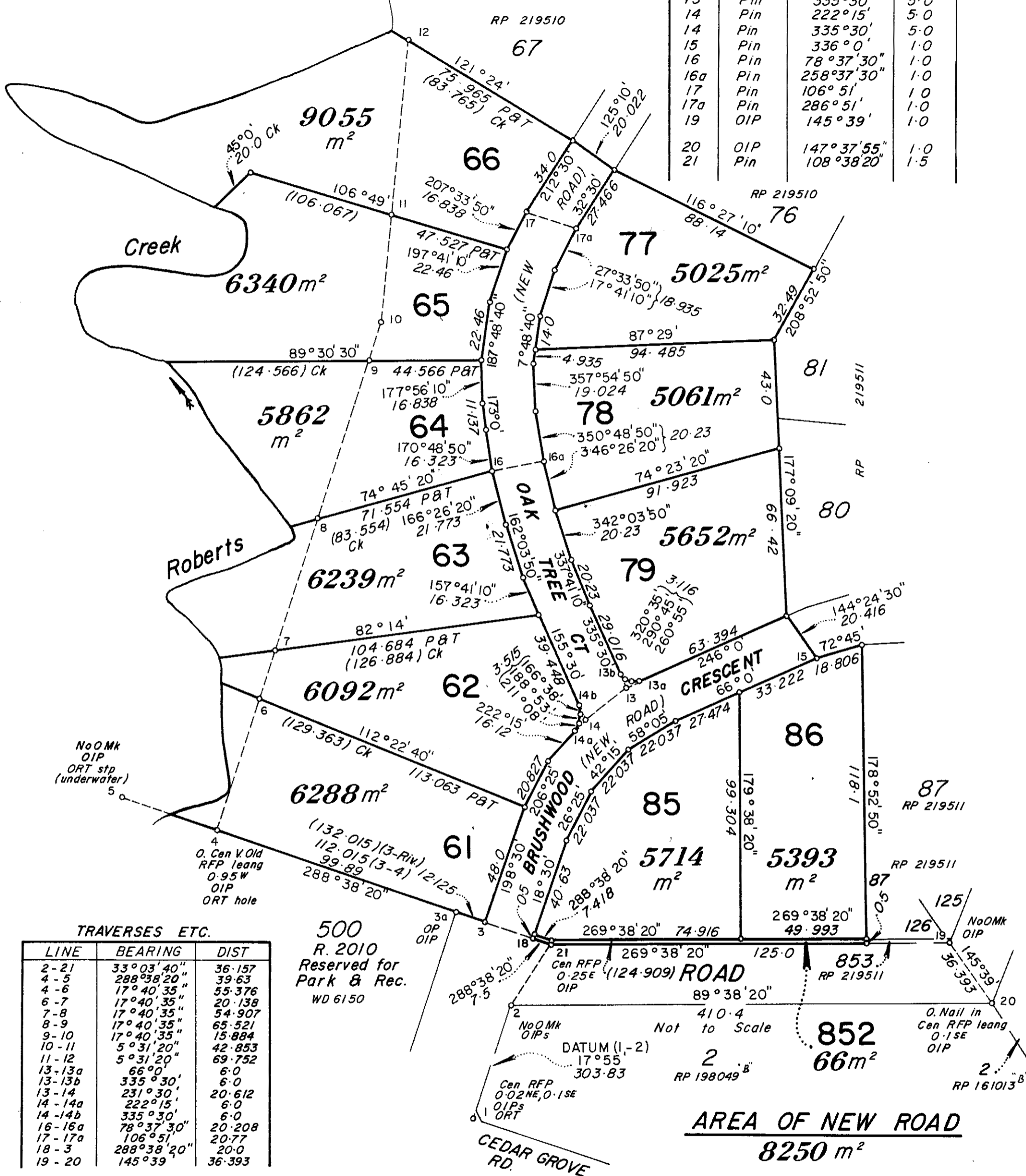
219509

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

| REFERENCE MARKS | | | | |
|-----------------|-----|--------------|--------|--------|
| STN | TO | BEARING | DIST | REMARK |
| 1 | OIP | 17° 55' | 9.0 | |
| 1 | OIP | 108° 34' 30" | 9.0 | |
| 1 | ORT | 11° 21' | 22.712 | |
| 2 | OIP | 197° 55' | 9.0 | |
| 2 | OIP | 89° 38' 20" | 9.0 | |
| 3a | OIP | 108° 38' 20" | 1.0 | |

| REFERENCE MARKS | | | | |
|-----------------|-----|--------------|-------|-----------------|
| STN | TO | BEARING | DIST | REMARK |
| 4 | OIP | 108° 38' 20" | 1.0 | |
| 4 | ORT | 319° 38' 20" | 7.644 | hole |
| 5 | OIP | 108° 38' 20" | 1.0 | |
| 5 | ORT | 198° 38' 20" | 10.26 | stp under water |
| 13 | Pin | 66° 0' | 5.0 | |
| 13 | Pin | 335° 30' | 5.0 | |
| 14 | Pin | 222° 15' | 5.0 | |
| 14 | Pin | 335° 30' | 5.0 | |
| 15 | Pin | 336° 0' | 1.0 | |
| 16 | Pin | 78° 37' 30" | 1.0 | |
| 16a | Pin | 258° 37' 30" | 1.0 | |
| 17 | Pin | 106° 51' | 1.0 | |
| 17a | Pin | 286° 51' | 1.0 | |
| 19 | OIP | 145° 39' | 1.0 | |
| 20 | OIP | 147° 37' 55" | 1.0 | |
| 21 | Pin | 108° 38' 20" | 1.5 | |



TRAVERSES ETC.

| LINE | BEARING | DIST |
|--------|--------------|--------|
| 2-21 | 33° 03' 40" | 36.157 |
| 4-5 | 288° 38' 20" | 39.63 |
| 4-6 | 17° 40' 35" | 55.376 |
| 6-7 | 17° 40' 35" | 20.138 |
| 7-8 | 17° 40' 35" | 54.907 |
| 8-9 | 17° 40' 35" | 65.521 |
| 9-10 | 17° 40' 35" | 15.884 |
| 10-11 | 5° 31' 20" | 42.853 |
| 11-12 | 5° 31' 20" | 69.752 |
| 13-13a | 66° 0' | 6.0 |
| 13-13b | 335° 30' | 6.0 |
| 13-14 | 231° 30' | 20.612 |
| 14-14a | 222° 15' | 6.0 |
| 14-14b | 335° 30' | 6.0 |
| 16-16a | 78° 37' 30" | 20.208 |
| 17-17a | 106° 51' | 20.77 |
| 18-3 | 288° 38' 20" | 20.0 |
| 19-20 | 145° 39' | 36.393 |

| | | | |
|------------------------------|--|---|-----------------------|
| FIELD NOTES LODGED 219509 | PLAN OF LOTS 61-66, 77-79, 85, 86 & 852 | | ORIG. PORTION..... 83 |
| ORIGINAL GRANT | 35516 (Per 83) | | TOWN..... |
| | Cancelling part of Lot 83 on W31170 | | PARISH..... LOGAN |
| | | | COUNTY..... Ward |
| MAP REF. CEDAR GROVE* | PROCLAIMED SURVEY AREA | SURVEYED BY Keilar Fox & McGhie Pty. Ltd. 31.5.88 | SCALE 1:1500 |
| REGISTERED PLAN - 219509 | | | |

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND



2-16-011
K.R.

No. - 805509

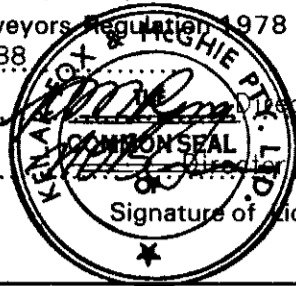
219509

CERTIFICATE

Keillar Fox & McGhie Pty. Ltd.

hereby certify that the company has surveyed the land comprised in this plan by Marshall Robert Keylar (Surveying Associate) for whose work the company accepts responsibility.

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 31-5-88



Date 3-6-88

FOR TITLES OFFICE USE ONLY

Previous Title

C.T. 6231-156 Lot 83 W.31-170
J.581063K nomination of trustees over lot 852 to shire of Beaudesert

Council of the SHIRE of BEAUDESERT certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1987 and all By-Laws have been complied with and approves this Plan of Subdivision subject to the Nomination of Trustees to the Council of the Shire of Beaudesert for Town Planning Purposes (Future Road) of Lot 852.

Dated this 27th day of June 1988

Chairman
Shire Clerk

I / We PETER KURTS (DEVELOPMENTS) PTY. LTD.

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

SIGNED by PETER KURTS (DEVELOPMENTS) PTY. LTD. by its duly constituted attorneys JOHN WHITELAW FERGUSON and ELIZABETH ANN TATE under Dealing Number G893536

For Additional Plan & Document Details Refer to CISP

Table with 9 columns: Lot, Vol., Fol., Lot, Vol., Fol., Lot, Vol., Fol. Row 1: 852, 7195, 210

Lodged by

O'SHEA CORSEY & WADLEY
GPO BOX 517 BRISBANE
QLD 4001

Fees Payable

Postal fee and Postage 153.00
Lodgt. Exam. & Ass. 153.-
Entd. on Docs. -
New Title 319.-
Entd. on Deeds 13
Photo Fee 8
Total 493
Short Fees Paid

Rec. Registrar

Journal No.

Receipt No.

Calc. Bk. No. 377/101
Examined 15/9/88 JAB
Passed 15/9/88 JAB
Charted 6/11/88 W.G.
Map Ref. CEDAR GROVE*

Particulars entered in Register Book

Vol. 6231 Folio 156

29 SEP 1988

ACTING REGISTRAR OF TITLES

at 11-76am

Boh

FIR 10/9/88

REGISTERED

PLAN - 219509

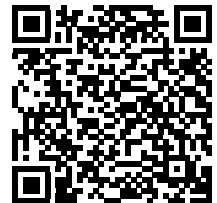
219509

Property Fact Pack



33-45 Brushwood Crescent
Cedar Grove QLD 4285

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

Zoning

What zone is my property?



Sources: Logan City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

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

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.

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?

LEGEND

- Selected Property
- High Risk - 5% Annual Chance
- High Flood Risk (Council)
- High Flow Area
- Moderate Risk - 2% Annual Chance
- Moderate Flood Risk (Council)
- Low Risk - 1% Annual Chance
- Low Flood Risk (Council)
- Very Low Risk - 0.5% Annual Chance
- Very Unlikely - 0.05% Annual Chance
- Extremely Rare - <0.001% Annual Chance

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Logan City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

LEGEND

- Selected Property
- Overland Flow

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

Flood History

Has the property been impacted by historic flood events?



THINGS TO KNOW

Knowing about past major flood events on or near a property is important for understanding the risk of future flooding. Government flood prediction models often show the worst-case scenarios, which may not always eventuate. However, knowing the highest previous water levels (flood risk vs flood reality) that have actually occurred can help you plan ways to protect yourself and your property.

Being well-prepared for floods is key to staying safe and reducing damage to property assets. It's important to know where higher ground is and plan safe routes to get there during an emergency.

Note: These reports only reflect major flood events mapped and published by government authorities in open data portals. Other rapid flash flood events that subsided quickly may not be documented.

Questions to ask:

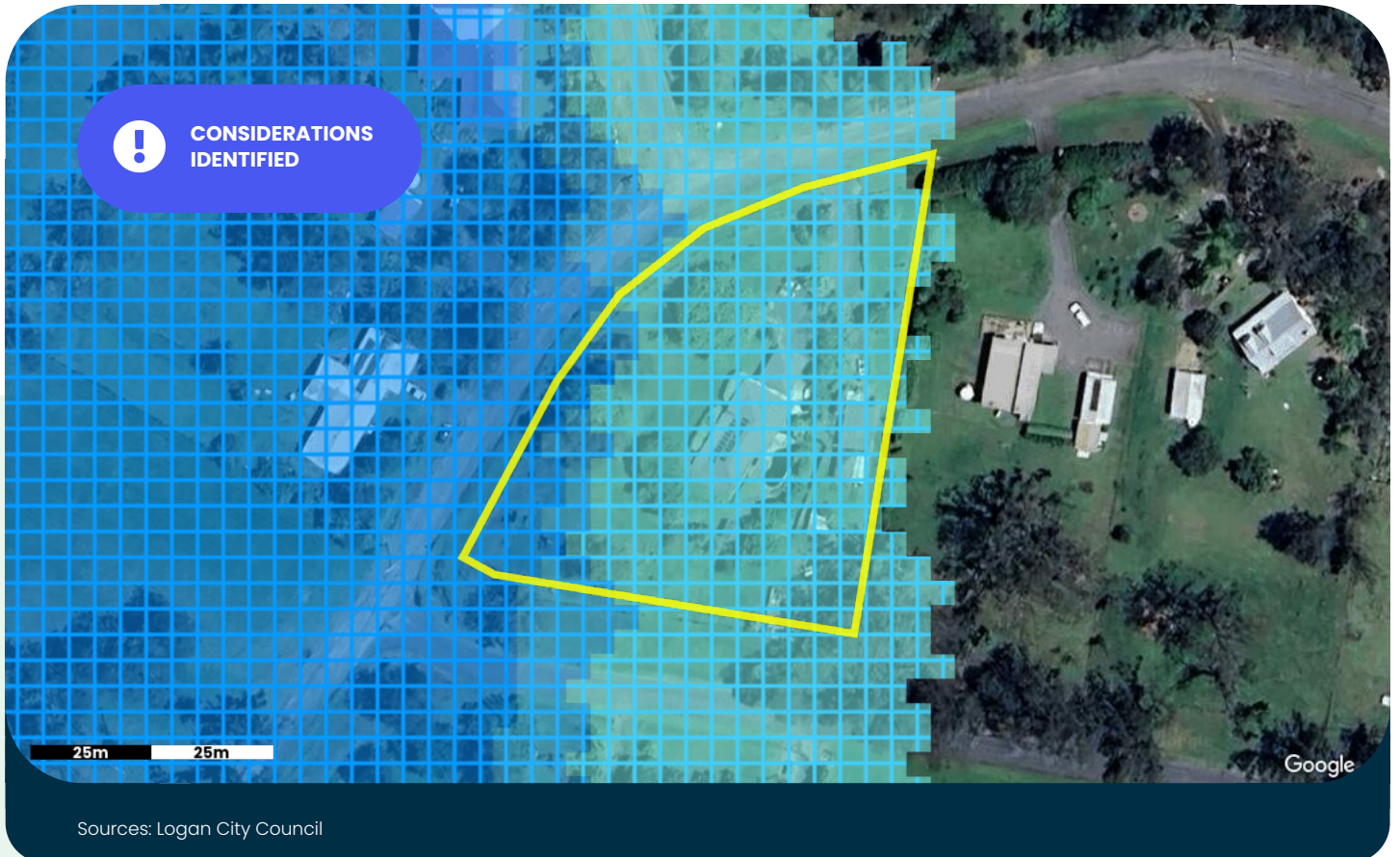
- Where has flooding historically occurred on the property?
- What are the differences between government flood models and recorded flood events?
- Is the government flood model an acceptable level of risk when compared to actual flood events?

LEGEND

- Selected Property
- Flood Event - Feb 2022
- Flood Event - Apr 2017
- Flood Event - Mar 2017

Flood Planning Risk

What planning overlays impact development of this property?



THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

- Selected Property
- High Flood Risk Area
- Moderate Flood Risk Area
- Low Flood Risk Area
- Flood Assessment Area

State Flood Planning

What State overlays impact development of this property?



Sources: Department Of Resources

THINGS TO KNOW

State Government Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater or coastal inundation. These overlays are prepared by the State, to provide a broad understanding of flood behavior across large areas and are often used to guide regional planning, infrastructure design and land use strategies.

The State may undertake flood studies in certain areas to determine potential impacts across large catchments for a range of purposes. This information is generally broad in nature and should be interpreted with caution when considering flood impacts at an individual property level. The existence of a State flood study over a property does not always indicate flood risk for that property, especially for urban residential properties. If available, **local Council flood models should be referred to for more accurate, site specific assessment in residential areas.**




Relevant State flood models have been included in Develo reports as they provide useful coverage for rural and regional areas, where local government data may not be available. Some State Government flooding data is statutory for developers and, if the development is of a sufficient scale, applications may need to be referred to the relevant authority for assessment.

Note: Flood Planning overlays are based on modelling assumptions and are general in nature. They do not guarantee property immunity from flooding or account for site-specific conditions. Newly subdivided lots may already have addressed flood risks in their design, which may render broad State mapping irrelevant.

Questions to ask

- What restrictions apply when developing in State t identified flood areas?
- Does my development need to be referred to the State for assessment?

LEGEND

-  Selected Property
-  Low Possibility
-  Very Low Possibility

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

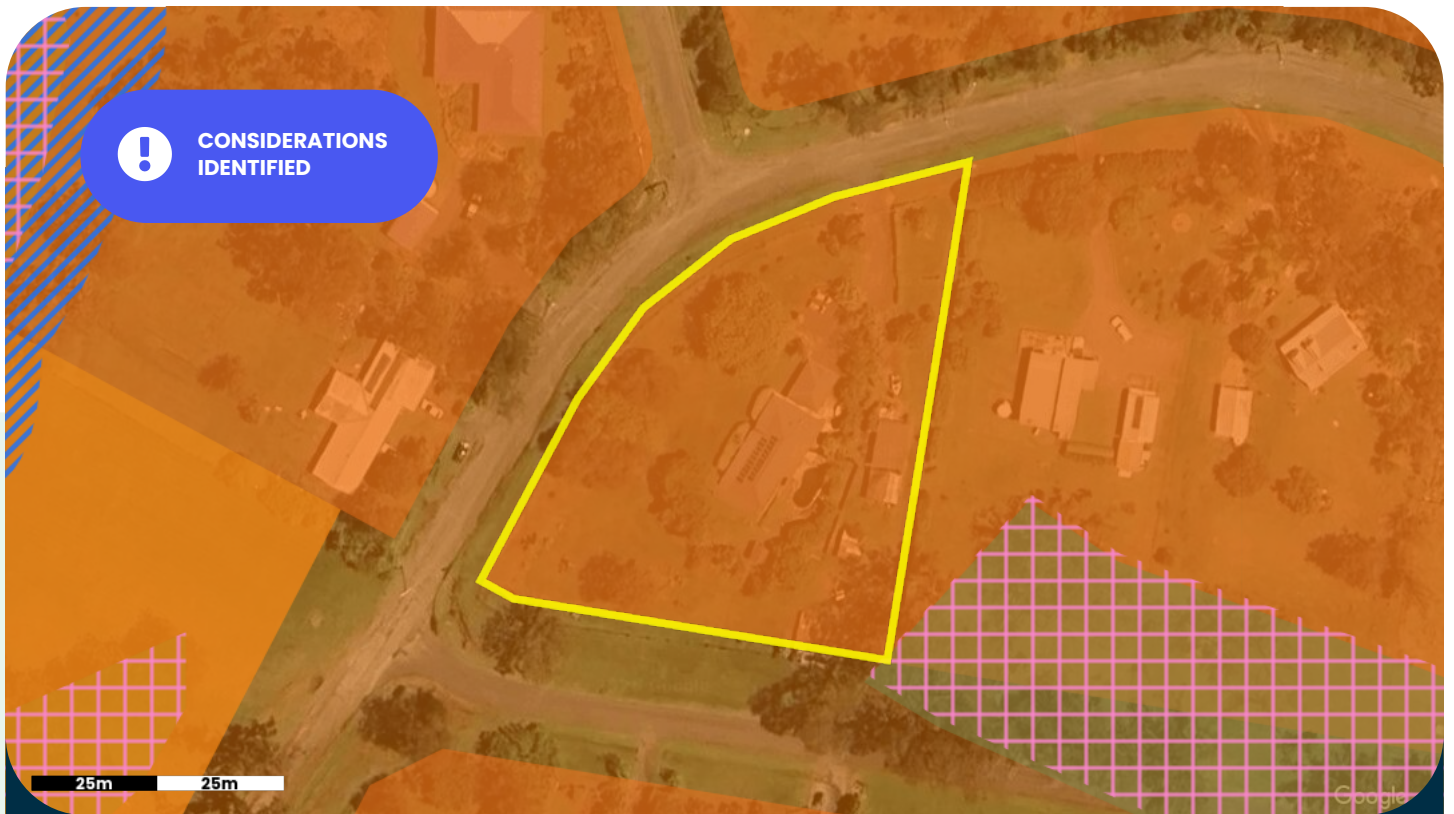
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



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

THINGS TO KNOW

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

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






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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Protected Vegetation – Rvm Cat B (Remnant Vegetation)
-  Protected Vegetation – Rvm Cat C (High-Value Regrowth)
-  Medium Waterway
-  Environmental Management And Conservation Area
-  Essential Habitat
-  Local Environmental Significance Vegetation Area (Council)
-  Vegetation Management Area

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

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

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

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

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

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

Questions to ask

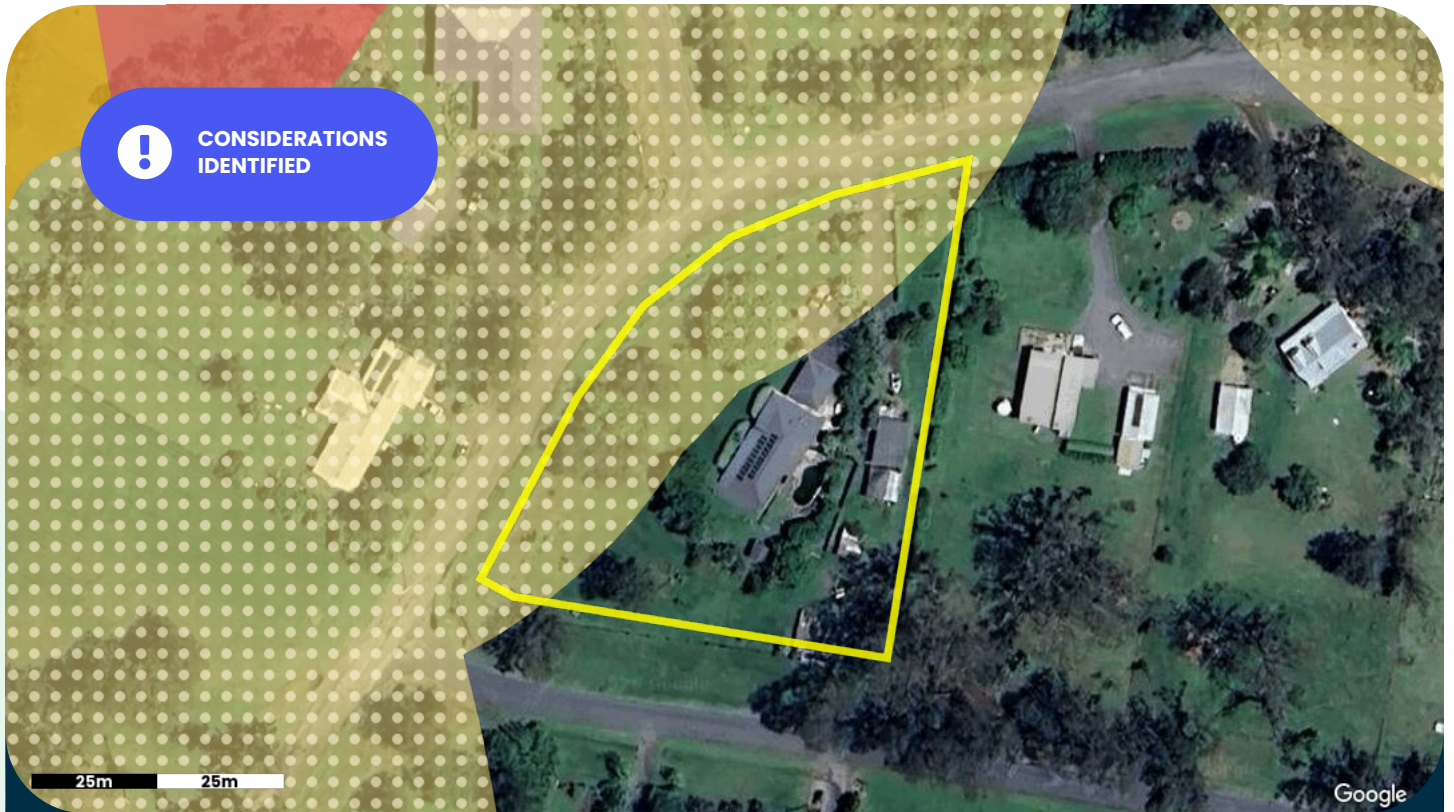
- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

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

Bushfire Risk

Is the property in a potential bushfire area?



Sources: Queensland Fire And Emergency Services, Logan City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

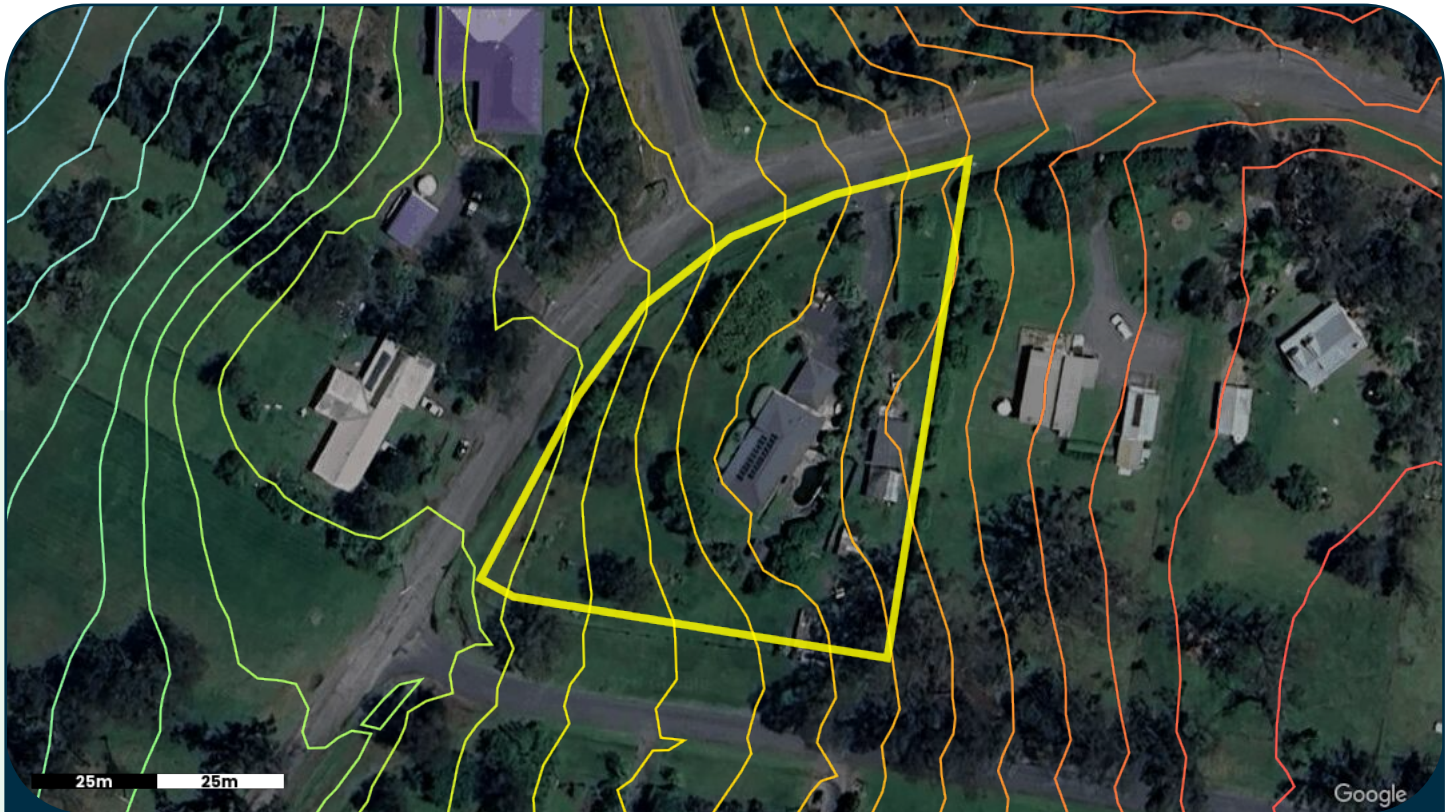
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

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

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~6m
- Property High: ~39m
- Property Low: ~33m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Logan Water, Logan City Council

THINGS TO KNOW

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

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

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

PROPERTY DUE DILIGENCE REPORT | 33-45 BRUSHWOOD CRESCENT

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

Questions to ask

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

LEGEND

- Selected Property
- Water Asset Point
- Water Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Logan 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
- 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
- Overhead Power Line (HV)
- Overhead Power Line (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.



If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

-  Selected Property
-  Nbn Fixed Line

Boundary

View your property boundaries



LEGEND

 Selected Property



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 1020827
Search Request Reference: 148926352

Date: 28-May-2026 04:39:14 PM

Applicant Details:

Applicant: Jamie Munro
jamie.munro@swllaw.com.au
Buyer: unknown

Search Response:

Your request for a property search on Lot 85 on Plan RP219509 at 33-45 Brushwood Crescent Cedar Grove 4285 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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



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

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

SWL Law
PO BOX 1082
Carindale QLD 4152

Transaction ID: 51159509 EMR Site Id: 28 May 2026
Cheque Number:
Client Reference:

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

Lot: 85 Plan: RP219509
33 BRUSHWOOD CR
CEDAR GROVE

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Queensland Heritage Register

Information about places in the Queensland Heritage Register is maintained by the Department of the Environment, Tourism, Science and Innovation (DETSI) under the *Queensland Heritage Act 1992*.

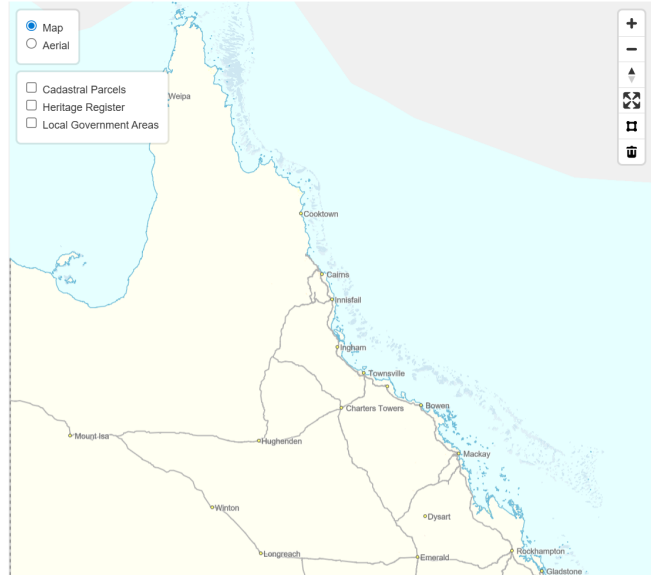
Search

33-45 Brushwood Crescent

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.](#)



[Entire library](#)
[Catalogue](#)
[CaseLaw](#)
🔍 Advanced search operators

ADVANCED ▾
SEARCH

CaseLaw search

Sort by

Most relevant ▾







MY CASE LIST

ADD ALL

0 results for '33-45 Brushwood Crescent'.

Refine

APPLY
CLEAR

-  Court ▾
-  Decision date ▾
-  Sentence date ▾
-  Publication date ▾
-  Court location ▾
-  Reported ▾

Search criteria

Query: 33-45 Brushwood Crescent

Your search returned no results. Please try searching again with broader search terms.

Pool Register

Show Map

Property location

Address

33 BRUSHWOOD CRES, CEDAR GROVE QLD 4285

Lot on plan (RPD)

85/RP/219509

Council

LOGAN CITY

Details

Pool Details

Number of pools

1

Impracticality exemption

Shared pool property

No

Disability exemption

Building certificate issue date

Performance Solution

Building certificate term

Contact the QBCC to change the number of registered pools [click here](#)

Pool safety certificate

There is no current pool safety certificate.

Note: If you are not selling or leasing your property, a pool safety certificate is not required.

The owner of a regulated pool must ensure the pool complies with the pool safety standard at all times and all barriers for the pool are kept in good condition.

Please [click here](#) for more information about when a pool safety certificate is required

Back

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this [form to the required parties](#).

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor – non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate – shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

GOVERNING LEGISLATION

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*

PRIVACY NOTICE

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*.

This information may be stored by the QBCC and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*.

Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RIGHT TO INFORMATION (RTI)

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

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website qbcc.qld.gov.au

Email: poolssafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

| | | | |
|----------------|--|------------------|----------|
| Title | <input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other | | |
| Surname | Kerr | Kerr | |
| First Name | Jeffrey | Kellie Jean Kerr | |
| Postal Address | | | |
| | | State | Postcode |
| Mobile | 0497 601 965 | | |
| Email | jeffkerr1574@gmail.com | | |

2. LOCATION OF THE SWIMMING POOL

| | | | |
|----------------|--------------------------|----------|------|
| Street address | 33-45 Brushwood Crescent | | |
| | CEDAR GROVE | State | QLD |
| | | Postcode | 4285 |
| Lot/s on plan | Lot 85 on Plan 219509 | | |
| Local | | | |
| Government | Logan City Council | | |
| Area | | | |

3. SHARED OR NON-SHARED POOL

Shared pool Non-shared pool

| | | | | | |
|------------------------|-------------|----------------------|-----------------|-------------------------|---------------------------------|
| OFFICE USE ONLY | CRN: | <input type="text"/> | Licence no: | <input type="text"/> | Container: <input type="text"/> |
| | Receipt no: | <input type="text"/> | Receipt amount: | \$ <input type="text"/> | |
| | Assignee: | <input type="text"/> | Received by: | <input type="text"/> | |

4. DETAILS OF PROPERTY PURCHASER

Title Mr Mrs Ms Other

Surname

First Name

Postal Address

State

Postcode

Mobile

Email

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT

Sale Lease

DD/MM/YYYY

Date can be amended and initialed by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date

6. PROPERTY OWNER'S DECLARATION

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the Building Act 1975.

Name of Owner Jeffrey Alan Kerr and Kellie Jean Kerr

Signature of Owner

DD/MM/YYYY

Date

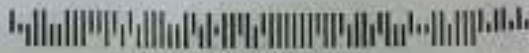
! **FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED. It is recommended the seller maintain a record of giving this form to the required parties.**

i **The owner or authorised person acting on behalf of the owner must submit completed form to:**
 Email - poolsafety@qbcc.qld.gov.au
 Post - **GPO Box 5099, Brisbane, QLD. 4001**
 In person - QBCC service centres are listed on our website qbcc.qld.gov.au.

Rate Notice

April - June 2026

Logan City Council ABN 21 627 796 435



10012340050727 ID D-041
J A Kerr and K J Kerr
 33-45 Brushwood Cres
 CEDAR GROVE QLD 4285

| | |
|----------------------------------|---------------------------|
| Assessment number | 99105087 |
| Billing period | 01 Apr 2026 - 30 Jun 2026 |
| Issue date | 17 Apr 2026 |
| Due date | 22 May 2026 |
| Amount due | \$4,576.99 |
| Amount if paid after 22 May 2026 | \$4,606.99 |

Interest of 12.12% pa compounding daily is charged on overdue rates at 3 charges.

| Property location | Lot on plan | Rating category | Rateable value |
|--|------------------|------------------------------|----------------|
| 33-45 Brushwood Crescent, CEDAR GROVE QLD 4285 | Lot 85 RP 219509 | Residential (Owner-Occupied) | \$463,333 |



Go paperless

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

Having trouble paying your rates?

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



logan.qld.gov.au/paymenthelp

Summary of charges

Payments received after 7 April 2026 may not be included below:

| | | |
|---|-----------|-----------------|
| Balance as of 7 April 2026, including interest | \$ | 3,608.61 |
| Council rates and charges | \$ | 614.34 |
| State government charges | \$ | 62.90 |
| Water and wastewater (sewerage) charges <small>(This total consists of services and utility charges, refer to table 5)</small> | \$ | 321.14 |
| Total amount | \$ | 4,606.99 |
| Less council discount for prompt payment | \$ | 30.00 CR |
| Amount payable if paid by 22 May 2026 | \$ | 4,576.99 |

See over the page for a breakdown and more payment options

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

Use your credit or debit card to pay 24 hours 7 days per week
 Ref No: 9910 5087
logan.qld.gov.au/online-payment

Biller Code: 17392
 Ref: 5 9910 5087
Telephone & Internet Banking - Bpay®
Contact your bank or financial institution to make this payment from your deposit, savings, debit, credit card or transaction account. My links: www.bpay.com.au

Biller Code: 17392
 Ref: 5 9910 5087
 Phone **1300 276 468** or from overseas **+61 1300 276 468**

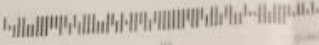
*0469 99105087
Minimum payment \$50.00 unless the account shows on the current rate notice a total

*Credit Card payments may incur a 0.30% surcharge.

Rate Notice

April - June 2026
Local Gov Council Regn 21 807 000 436




PROPERTY ID: 40
J A Kerr and K J Kerr
 33-45 Brushwood Cres
 CEDAR GROVE QLD 4285

| | |
|-------------------------------------|----------------------------|
| Assessment number | 90000001 |
| Billing period | 01 Apr 2026 30 Jun 2026 |
| Issue date | 17 Apr 2026 |
| Due date | 22 May 2026 |
| Amount due | \$4,576.99 |
| Amount if paid after 22 May 2026 | \$4,606.99 |

Interest at 12.15% pa - compounding daily on arrears on payment dates and charges

| Property location | Lot on plan | Rating category | Rateable value |
|--|------------------|------------------------------|----------------|
| 33-45 Brushwood Crescent, CEDAR GROVE QLD 4285 | Lot 85 RP 219509 | Residential (Owner-Occupied) | \$463,333 |

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Summary of charges

Payments received after 7 April 2026 may not be included below


| | |
|---|--------------------|
| Balance as of 7 April 2026, including interest | \$ 3,608.61 |
| Council rates and charges | \$ 614.34 |
| State government charges | \$ 62.90 |
| Water and wastewater (sewerage) charges <small>This table consists of services and usage charges, refer to page 3.</small> | \$ 321.14 |
| Total amount | \$ 4,606.99 |
| Less council discount for prompt payment | \$ 30.00 CR |
| Amount payable if paid by 22 May 2026 | \$ 4,576.99 |




logan.qld.gov.au/paymenthelp


See over the page for a breakdown and more payment options

 **Payment online**

 **Payment by Bpay**

 **Payment by phone**

 **Payment at Australia Post**



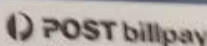
Use your credit or debit card to pay 24 hours, 7 days per week.
Ref No: 9910 5087
logan.qld.gov.au/online-payment

Bill Code: 17392
Ref: 5 9910 5087


Bill Code: 17392
Ref: 5 9910 5087

Telephone & Internet Banking - **Bpay**[®]
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Phone **1300 276 468** or from overseas **+61 1300 276 468**



POST billpay



"0438 99105087"

Maximum payment \$50,000 unless the amount shown on the current rate notice is less.

* Credit Card payments may incur a 0.30% surcharge.

| Assessment number: 99105087 | | Period: 1 Apr 2026 to 30 Jun 2026 | | Issue date: 17 April 2026 | |
|---|--|-----------------------------------|--------|---------------------------|--------|
| Breakdown of April to June 2026 rates and charges | | | Amount | Total | |
| Council rates and charges | | | | | |
| General Rate – Residential (Owner-Occupied) | | \$ | 453.83 | | |
| Garbage Charge – Residential Waste & Recycling | | \$ | 11.50 | | |
| Green Waste Bin Charge – 240G | | \$ | 21.50 | | |
| Environmental Charge | | \$ | 27.10 | | |
| Volunteer Fire Brigade Separate Charge | | \$ | 0.41 | \$ | 614.34 |
| State government charges | | | | | |
| State Emergency Levy Group 7 | | \$ | 62.90 | \$ | 62.90 |
| Water and wastewater (sewerage) charges | | | | | |
| Water Service Charge – Res | | \$ | 82.13 | | |
| Water Usage | | \$ | 239.01 | \$ | 321.14 |
| | | | | \$ | 998.38 |
| Total rates and charges for April to June 2026 | | | | | |

The Queensland Government waste levy for general waste has increased from \$115 per tonne in 2024/25 to \$125 per tonne for 2025/26. The Queensland Government has reduced the rebate provided to Council from \$12,381,830 in 2024/25 to \$11,083,180 in 2025/26 to mitigate impacts from the waste levy on households. Council's Waste Utility Charge covers costs associated with providing bin collection services and managing waste in the City of Logan, including the gap between the Queensland Government waste levy charged to Council and the rebate received by Council which is approximately 70% for the 2025/26 financial year.

Council contact details

Logan City Council Administration Centre and Customer Service Centres
150 Wembley Rd, Logan Central

Postal Address:
PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)
Website: logan.qld.gov.au
Email: council@logan.qld.gov.au
Rates enquiries: 07 3412 5230
General enquiries: 07 3412 3412

Beenleigh Customer Service
105 George St, Beenleigh
(Cnr of George St and City Rd)
Open: 8am–4.45pm Monday to Friday (AEST)

Jimboomba Customer Service
18–22 Honora St, Jimboomba
Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

Other ways to pay your rates

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

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

In person
Logan City Council Administration Centre or Customer Service Centres
cash; cheque; money order; debit card; credit card

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

Tree orders register

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

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

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

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

No results found.

Search for

| Date of order | Order | Address |
|---------------|---|---|
| 25/05/2026 | NDR179-25 (PDF, 56.9 KB) | 1058 Rosebank Way West HOPE ISLAND QLD 4212 |
| 22/05/2026 | NDR143-24 (PDF, 342.6 KB) | 209 Venner Road FAIRFIELD QLD 4103 |
| 18/05/2026 | NDR191-25 (PDF, 109.0 KB) | 16 Karina Crescent BROADBEACH WATERS QLD 4218 |
| 14/05/2026 | NDR139-23 (PDF, 775.9 KB) | 19 Cougal Circuit CALOUNDRA WEST QLD 4551 |
| 29/04/2026 | NDR026-25 (PDF, 165.7 KB) | 22 Hakwes Avenue ARANA HILLS QLD 4054 |
| 14/04/2026 | NDR143-23 (PDF, 83.4 KB) | 25 Prince Street Brighton QLD 4017 |
| 10/04/2026 | NDR124-25 (PDF, 2.5 MB) | 2957 Old Cleveland Road, Chandler CHANDLER QLD 4155 |
| 07/04/2026 | NDR177-23 (PDF, 53.6 KB) | 1 Bride Street, WYNNUM QLD 4178 |
| 02/04/2026 | NDR238-23 (PDF, 42.0 KB) | 6 Corsham Street PADDINGTON QLD 4064 |

Job ID 53275136

26251



[Review responses online](#) ↗

| | |
|--|---|
| | <p>Received 3 of 3 responses All responses received</p> <p>33-45 Brushwood Cr, Cedar Grove QLD 4285</p> <p>Job dates 29/05/2026 → 29/05/2026</p> <p>These plans expire on 25 Jun 2026</p> <p>Lodged by Jamie Munro</p> |
|--|---|

| Authority | Status | Page |
|------------------------|----------|------|
| ✉ BYDA Confirmation | | 2 |
| 📄 Look up and Live | | 4 |
| 🏛 Logan City Council | Received | 7 |
| 🏛 NBN Co Qld | Received | 12 |
| 🏛 Telstra QLD Regional | Received | 23 |



Zero damage - Zero harm - Zero disruption

Contact Details

| | | | |
|---------------------|--|---------|-------------|
| Contact | Contact number | Company | Enquirer ID |
| Jamie Munro | 0448 782 306 | - | 3579503 |
| Email | Address | | |
| admin@swllaw.com.au | 84 Almandin Street Logan Reserve QLD 4133 | | |

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

| | | | | | | |
|--------------|------------|------------|--------------|-------------|-----------|-------------------|
| Enquiry date | Start date | End date | On behalf of | Job purpose | Locations | Onsite activities |
| 28/05/2026 | 29/05/2026 | 29/05/2026 | Private | Design | Private | Conveyancing |



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

| | | |
|----------------|--|-------------------|
| User Reference | Address | Notes/description |
| 26251 | 33-45 Brushwood Cr Cedar Grove QLD 4285 | - |

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

| Referral ID (Seq. no) | Authority Name | Phone | Status |
|-----------------------|----------------------|----------------|----------|
| 273644313 | Logan City Council | (07) 3412 3412 | NOTIFIED |
| 273644312 | NBN Co Qld | 1800 687 626 | NOTIFIED |
| 273644314 | Telstra QLD Regional | 1800 653 935 | NOTIFIED |

END OF UTILITIES LIST



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 skilled Locator.



Pothole

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



Protect

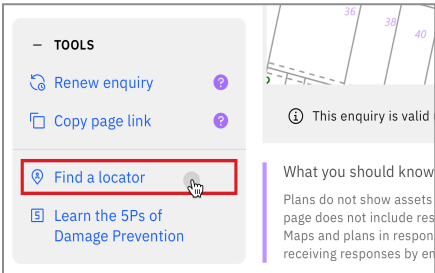
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

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

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit: blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit: byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Look up and Live - 53275136



Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS, Maxar

1 : 1,128

QLD Exclusion Zone






LUAL QLD

Energex/Ergon Poles

LUAL QLD




DEVICES




-  Pad
-  Pillar
-  Pit

LUAL_WA




Poles

Poles






-  Pole
-  Pole w Ground Stay
-  Tower

-  Pole
-  Pole w Ground Stay
-  Tower



-  Substation

-  Pole
-  Pole w Ground Stay
-  Tower


TR

-  Overhead
-   Underground
-   Submarine




LV

-  Overhead
-  Underground

SWER

-  Overhead
-  Underground






HV

-  Overhead
-  Underground
-  Submarine



Other






Network TR

-  Overhead
-   Underground
-   Submarine






Network LV

-  Overhead
-  Underground

Network SWER

-  Overhead
-   Underground

Network HV

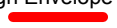
-  Overhead
-   Underground
-   Submarine

Network Other



Exclusion Zone All





Overhead



Underground



Submarine



Overhead



Underground



Overhead



Underground



Submarine



LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public



Job ID 53275136

Logan City Council

Referral
273644313

Member Phone
(07) 3412 3412

Responses from this member

Response received Thu 28 May 2026 11.06am

| File name | Page |
|---------------|------|
| Response Body | 8 |
| 273644313.pdf | 9 |

Request: 273644313 Enquirer: - 3579503 Contact: Jamie Munro Email: admin@swllaw.com.au Phone:
+61448782306 Address: 84 Almandin Street Logan Reserve QLD 4133 Site Address: 33-45 Brushwood Cr
Cedar Grove QLD 4285 Activity: Conveyancing Job Number: 53275136

Before You Dig Australia (BYDA)

Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
 p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.gov.au • ABN 21-627-796 435



Jamie Munro
 84 Almandin Street
 Logan Reserve QLD 4133
 admin@swllaw.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

| Enquiry Details | |
|------------------|-----------------------------------|
| Sequence Number | 273644313 |
| Enquiry Date | 28/05/2026 11:06 |
| Response | AFFECTED |
| Address | 33-45 Brushwood Cr Cedar Grove |
| Location in Road | |
| Activity | Conveyancing |

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking.

Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**
 Contact *Development Assessment, Building & Plumbing*
 p: (07) 3412 5269
 Alternatively visit our Website [Link to the relevant PS1 or PS2 forms:](#)
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**
 Contact *Road Infrastructure Planning*
 p: (07) 3412 5282
 Alternatively visit our Website [Link for PS3 forms:](#)
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

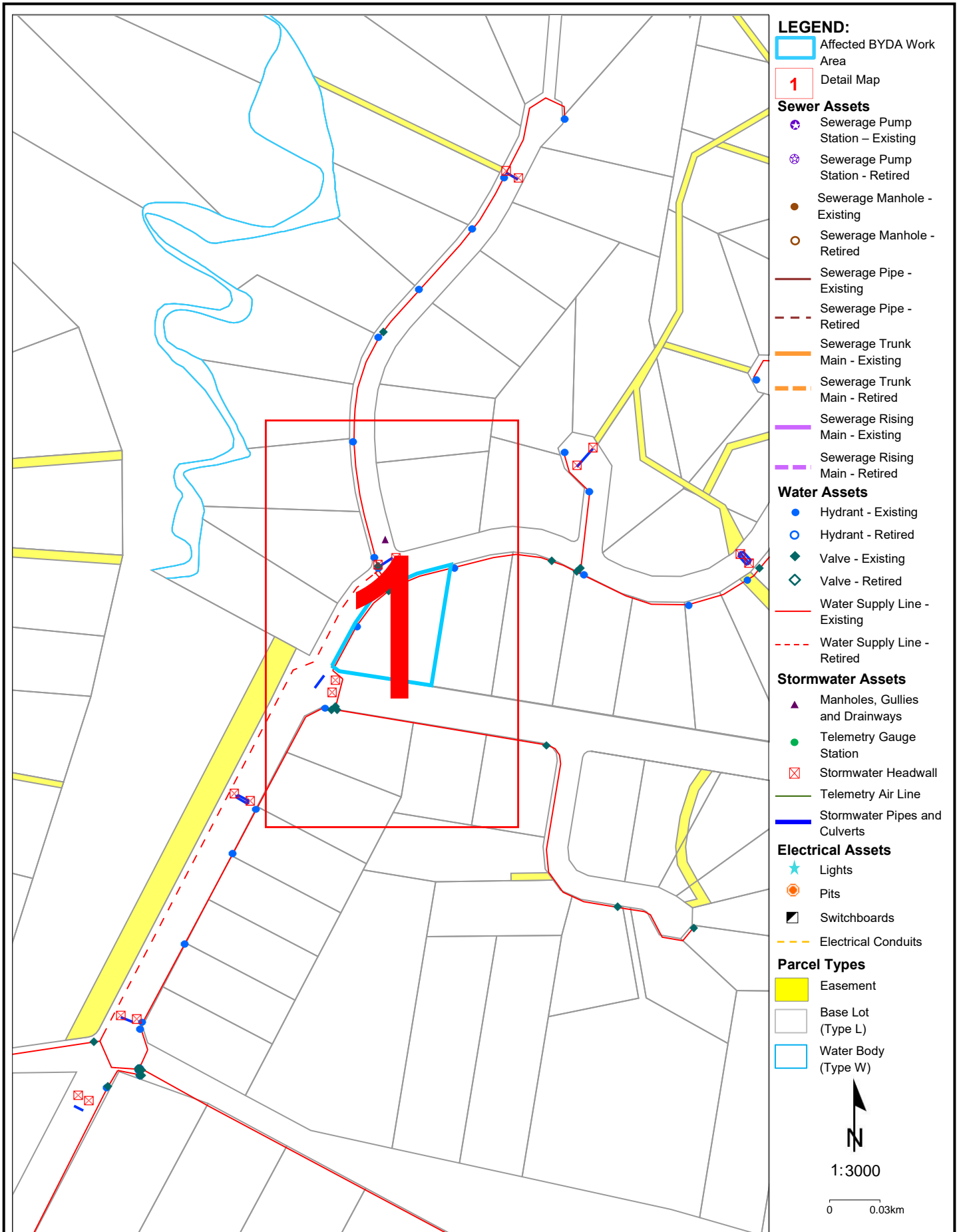
Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not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



Overview Map

Sequence No: 273644313

33-45 Brushwood Cr Cedar Grove



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

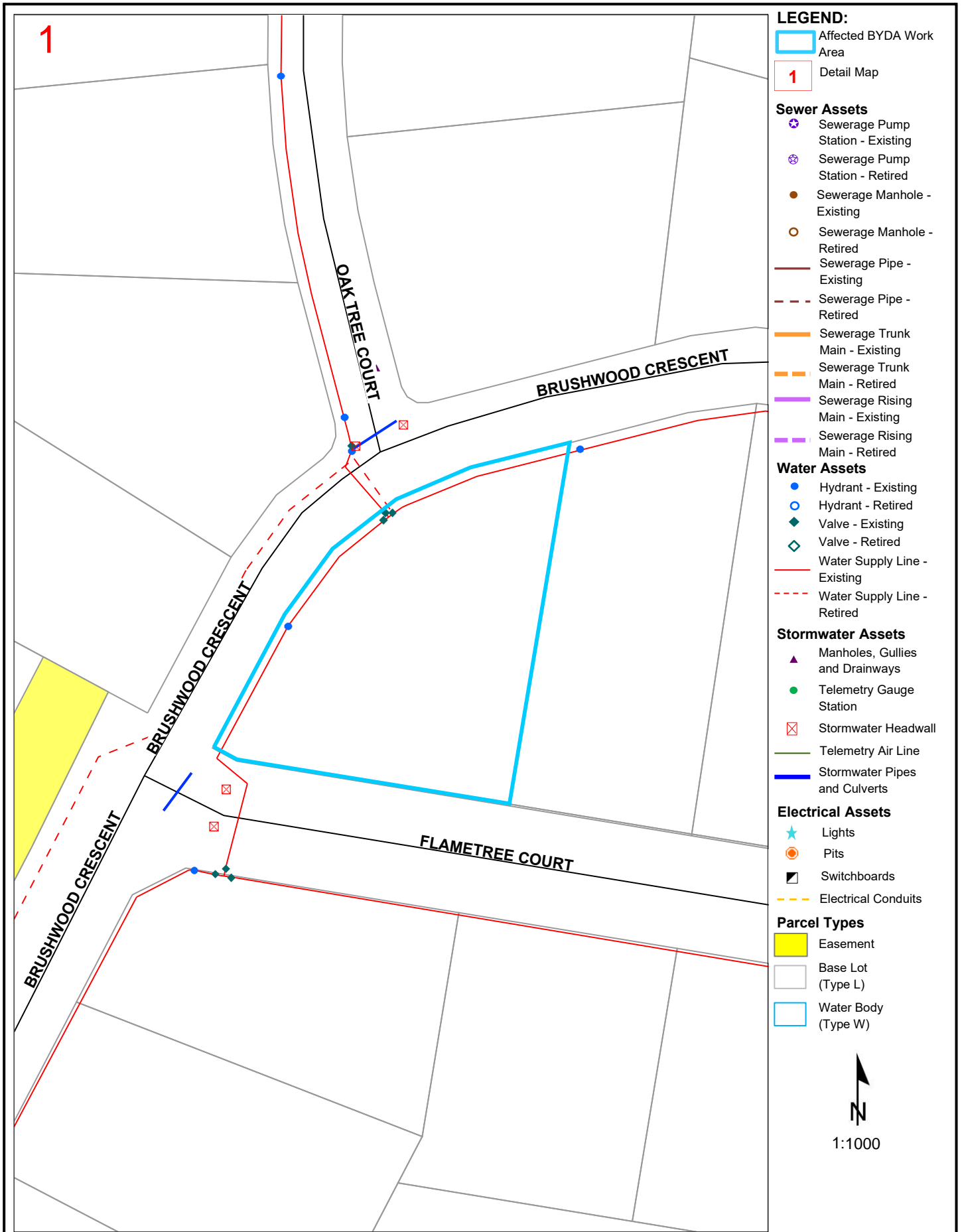
Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not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



Map 1

Sequence No: 273644313

33-45 Brushwood Cr Cedar Grove



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



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

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

Job ID 53275136

NBN Co Qld

Referral
273644312

Member Phone
1800 687 626

Responses from this member

Response received Thu 28 May 2026 11.21am

| File name | Page |
|--|-------------|
| Response Body | 13 |
| 273644312_20260528_012026380513_1.pdf | 14 |
| 4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf | 17 |
| Disclaimer_273644312_20260528_012026380513.pdf | 19 |

Hi Jamie Munro,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.


Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

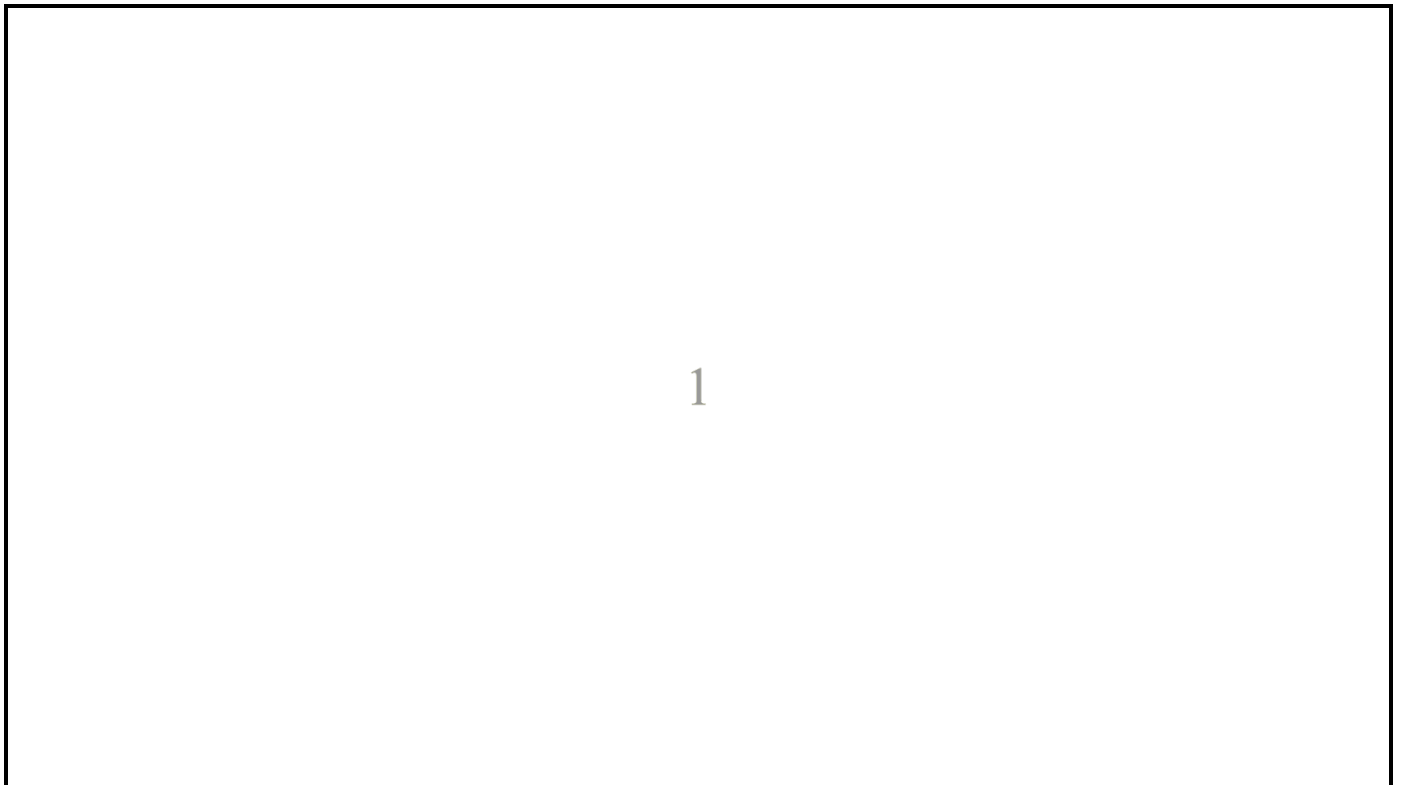
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

To: Jamie Munro
Phone: Not Supplied
Fax: Not Supplied
Email: admin@swllaw.com.au

| | | |
|-----------------------------------|---|---|
| Dial before you dig Job #: | 53275136 |  |
| Sequence # | 273644312 | |
| Issue Date: | 28/05/2026 | |
| Location: | 33-45 Brushwood Cr , Cedar Grove , QLD , 4285 | |

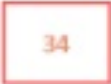




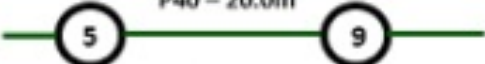





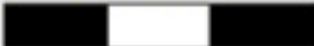
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

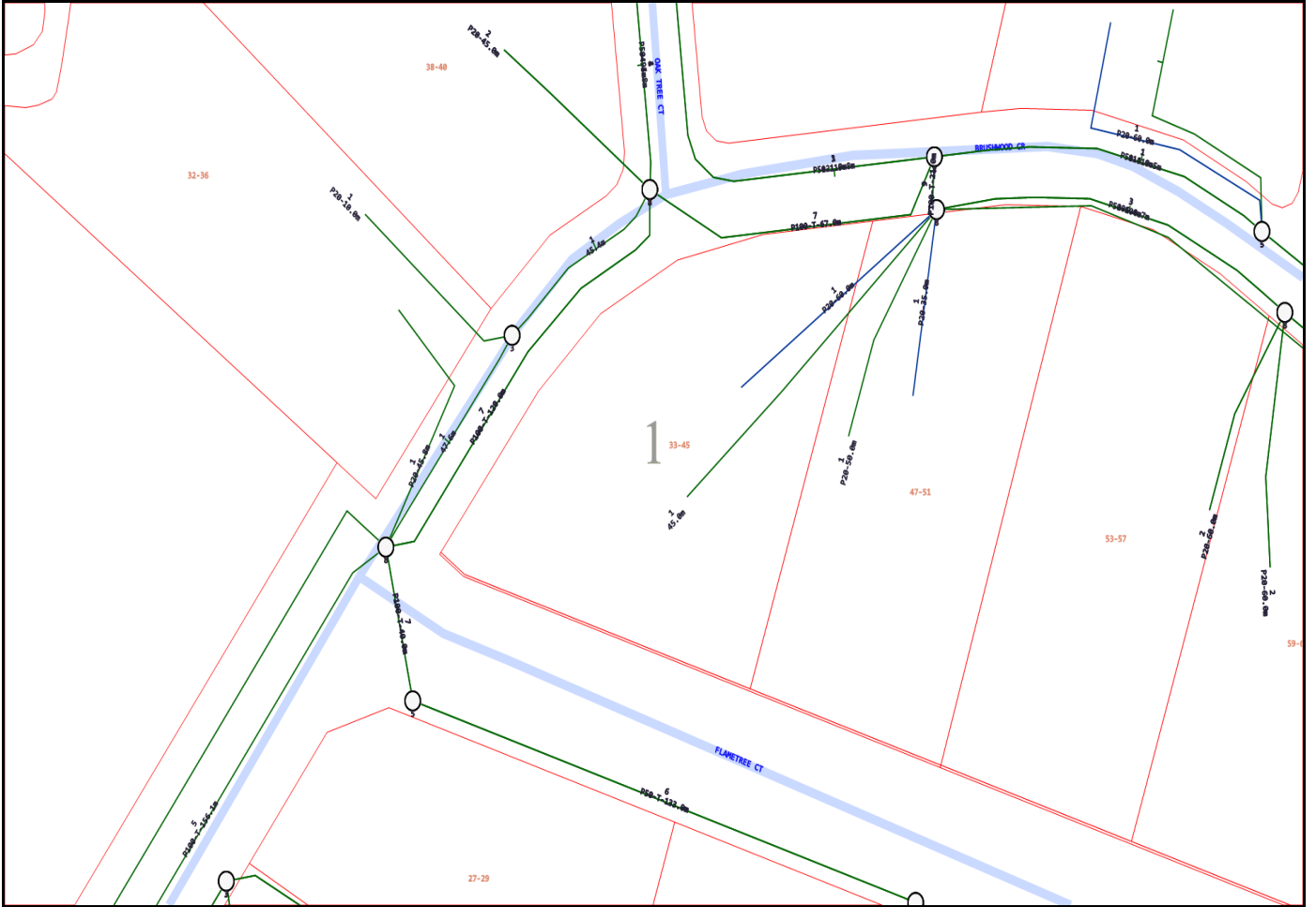




LEGEND



| | |
|--|--|
|  | 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 INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables. |
|  | Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables. |
|  | Trench containing any INSERVICE/CONSTRUCTED (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.



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



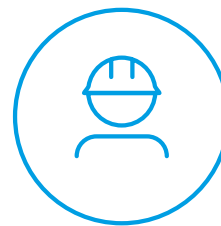
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



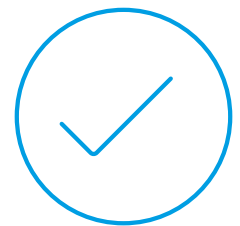
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

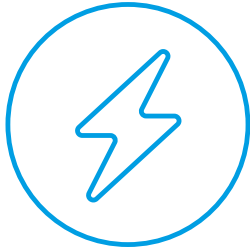


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

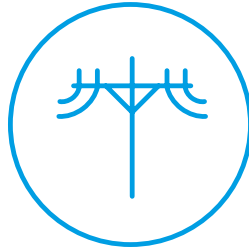


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

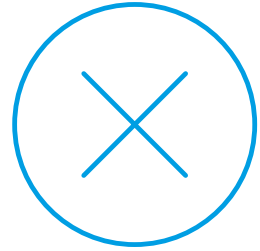
Working near **nbn**TM cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**TM network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer


This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.



To: Jamie Munro
Phone: Not Supplied
Fax: Not Supplied
Email: admin@swllaw.com.au

| | | |
|--|---|---|
| Before You Dig Australia Job #: | 53275136 |  |
| Sequence # | 273644312 | |
| Issue Date: | 28/05/2026 | |
| Location: | 33-45 Brushwood Cr , Cedar Grove , QLD , 4285 | |

Information

The area of interest requested by you contains one or more assets.

| nbn™ Assets | Search Results |
|-----------------------|-----------------------|
| Communications | Asset identified |
| Electricity | No assets |

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

| State/Territory | Documents |
|-----------------|--|
| National | Work Health and Safety Act 2011 |
| | Work Health and Safety Regulations 2011 |
| | Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft) |

| | |
|------------|--|
| | Occupational Health and Safety Act 1991 |
| NSW | Electricity Supply Act 1995 |
| | Work Cover NSW - Work Near Underground Assets Guide |
| | Work Cover NSW - Excavation Work: Code of Practice |
| VIC | Electricity Safety Act 1998 |
| | Electricity Safety (Network Asset) Regulations 1999 |
| QLD | Electrical Safety Act 2002 |
| | Code of Practice for Working Near Exposed Live Parts |
| SA | Electricity Act 1996 |
| TAS | Tasmanian Electricity Supply Industry Act 1995 |
| WA | Electricity Act 1945 |
| | Electricity Regulations 1947 |
| NT | Electricity Reform Act 2005 |
| | Electricity Reform (Safety and Technical) Regulations 2005 |
| ACT | Electricity Act 1971 |

Thank You,

nbn BYDA

Date: 28/05/2026

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Job ID 53275136

Telstra QLD Regional

Referral
273644314

Member Phone
1800 653 935

Responses from this member

Response received Thu 28 May 2026 11.16am

| File name | Page |
|---|-------------|
| Response Body | 24 |
| 273644314.pdf | 25 |
| AccreditedPlantLocators 2025-01-08a.pdf | 26 |
| Telstra Duty of Care v32.0c.pdf | 27 |
| Telstra Map Legend v4_0c.pdf | 29 |

Attention: Jamie Munro

Site Location: 33-45 Brushwood Cr, Cedar Grove, QLD 4285

Your Job Reference: 26251

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>, The essential steps that must be undertaken prior to commencing construction activities.

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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works.

See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

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

Please note that:

- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: Telstra Duty of Care v32.0c.pdf)

(See attached file: Telstra Map Legend v4_0c.pdf)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 273644314.pdf)



General Information

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

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

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)

certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the **BYDA's Best Practices and 5 Ps of Safe Excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect **Telstra's** network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

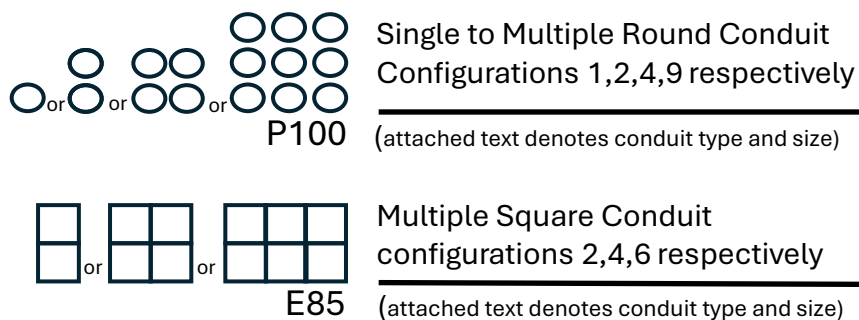
Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).



LEGEND

| | |
|-------------|--|
| | Lead-in terminates at a Customer Address |
| | Exchange Major Cable Present |
| | Pillar / Cabinet Above ground Free Standing |
| | Above ground Complex Equipment Please note: Powered by 240v electricity |
| OC | Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned |
| DIST | Distribution cables in Main Cable Ducts |
| MC | Main Cable ducts on a Distribution Plan |
| | Blocked or Damaged Duct |
| | Footway Access Chamber (can vary between 1-lid to 12-lid) |
| | NBN Pillar |
| | Third Party Owned Network Non-Telstra |

| | |
|--|--|
| | Cable Jointing Pit Number / Letter indicating Pit type/size |
| | Elevated Joint (above ground joint on buried cable) |
| | Telstra Plant in shared Utility trench |
| | Aerial cable / or cable on wall |
| | Aerial cable (attached to joint use Pole e.g., Power Pole) |
| | Marker Post Installed |
| | Buried Transponder |
| | Marker Post & Transponder |
| | Optical Fibre Cable Direct Buried |
| | Direct Buried Cable |
| | nbn owned network |



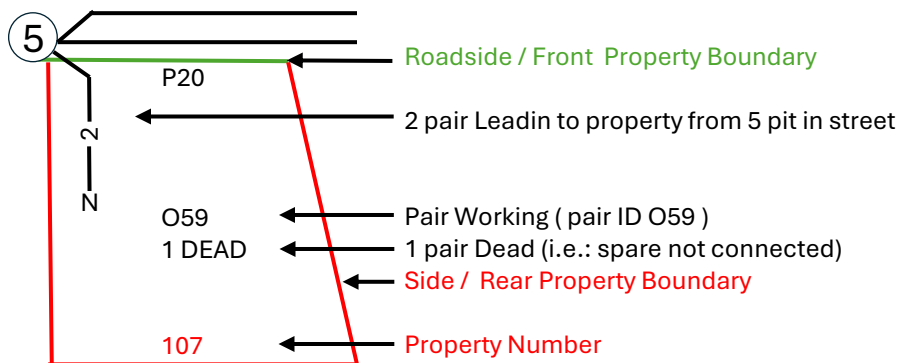
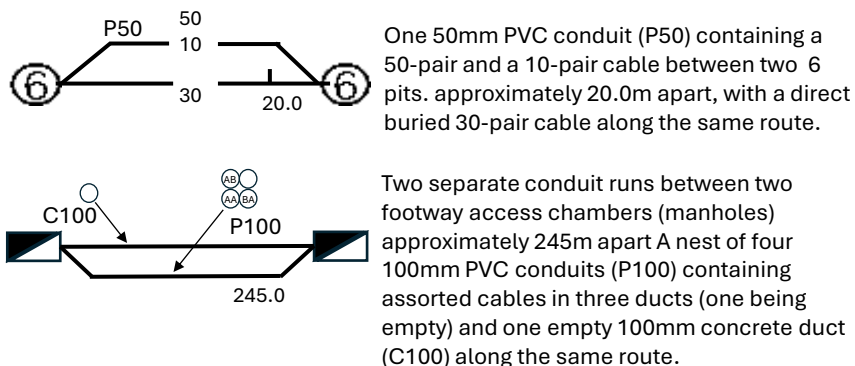
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

Protect

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

Proceed

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



End of document

i This document may exclude some files (eg. DWF or ZIP files)

This document was automatically generated at a point-in-time. Be aware that the source information from which this document was created may have changed since it was produced. This document may contain incomplete or out-of-date information. Always check your enquiry details in the BYDA Referral Service for the most recent information. For copyright information refer to individual responses.

Certificate Of Completion

Envelope Id: 7C6246C4-AD58-4BEF-B885-0A7F644C6B1C
 Subject: Form 2_33-45 Brushwood Crescent, Cedar Grove QLD 4285.pdf
 Source Envelope:
 Document Pages: 71
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC+10:00) Brisbane

Status: Completed

Envelope Originator:
 Philip Resnikoff
 3/64 Eastern Road
 nil
 Browns Plains, QLD 4118
 admin@craftedproperty.com.au
 IP Address: 123.100.140.138

Record Tracking

Status: Original
 10-Jun-2026 | 10:46

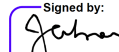
Holder: Philip Resnikoff
 admin@craftedproperty.com.au

Location: DocuSign

Signer Events

JEFFERY ALAN KERR
 jeffkerr1574@gmail.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 88796FEC924E488...

Timestamp

Sent: 10-Jun-2026 | 10:51
 Viewed: 10-Jun-2026 | 17:22
 Signed: 10-Jun-2026 | 17:24

Signature Adoption: Drawn on Device
 Using IP Address:
 2001:8004:12c3:d36:93c:faf2:59c0:2f47
 Signed using mobile

Electronic Record and Signature Disclosure:
 Accepted: 10-Jun-2026 | 17:22
 ID: 074fe76c-366c-4038-bdea-18c88ccabe61

KELLIE JEAN KERR
 mabs.kerr74@gmail.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

 9E72834965364D6...

Sent: 10-Jun-2026 | 10:51
 Viewed: 10-Jun-2026 | 19:17
 Signed: 10-Jun-2026 | 19:27

Signature Adoption: Drawn on Device
 Using IP Address: 1.141.5.153
 Signed using mobile

Electronic Record and Signature Disclosure:
 Accepted: 10-Jun-2026 | 19:17
 ID: e19751b3-b78c-4825-820f-80607ad98d03

| In Person Signer Events | Signature | Timestamp |
|------------------------------|-----------|------------|
| Editor Delivery Events | Status | Timestamp |
| Agent Delivery Events | Status | Timestamp |
| Intermediary Delivery Events | Status | Timestamp |
| Certified Delivery Events | Status | Timestamp |
| Carbon Copy Events | Status | Timestamp |
| Witness Events | Signature | Timestamp |
| Notary Events | Signature | Timestamp |
| Envelope Summary Events | Status | Timestamps |

| Envelope Summary Events | Status | Timestamps |
|--------------------------------|------------------|---------------------|
| Envelope Sent | Hashed/Encrypted | 10-Jun-2026 10:51 |
| Certified Delivered | Security Checked | 10-Jun-2026 19:17 |
| Signing Complete | Security Checked | 10-Jun-2026 19:27 |
| Completed | Security Checked | 10-Jun-2026 19:27 |

| Payment Events | Status | Timestamps |
|-----------------------|---------------|-------------------|
|-----------------------|---------------|-------------------|

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Crafted Property Agents (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Crafted Property Agents:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: philip@craftedagents.com.au

To advise Crafted Property Agents of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at philip@craftedagents.com.au and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Crafted Property Agents

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to philip@craftedagents.com.au and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Crafted Property Agents

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to philip@craftedagents.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Crafted Property Agents as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Crafted Property Agents during the course of your relationship with Crafted Property Agents.