

Seller Disclosure Report

Vendor/s

SHAUN ANDREW VOSPER

Property Address

77 OPOSSUM CCT, SPRINGFIELD LAKES QLD 4300

Prepared On

Friday, October 24, 2025

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Disclosure Statement

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 **SHAUN ANDREW VOSPER**

Property address **77 OPOSSUM CCT, SPRINGFIELD LAKES QLD 4300**
(referred to as the
“property” in this
statement)

Lot on plan description **1507/SP160074**

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: NA » the amount of rent and bond payable: NA » whether the lease has an option to renew: NA Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
Residential tenancy or rooming accommodation agreement	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. ☒ Yes ☐ No 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> 16 October 2024 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. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): Community Residential zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. The lot is affected by a notice of intention to resume the property or any part of the property. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	☐ Yes	☒ No
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. The following notices are, or have been, given: 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). 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). 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).	☐ Yes	☒ No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	☐ Yes	☒ No
Heritage	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).	☐ Yes	☒ No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ Yes	☒ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☒ No
	Pool compliance certificate is given.	☐ Yes	☒ No
	OR Notice of no pool safety certificate is given.	☐ Yes	☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ No
	<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.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<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: \$1,029.20	Date Range: 1/07/2025 - 30/09/2025
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: \$236.28 access charge Date Range: 23/7/2025 to 19/10/2025 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: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Community Management Statement	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. ☐ Yes 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.
Body Corporate Certificate	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. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » 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.
Statutory Warranties	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.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	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. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » 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. 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.

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53849522
Search Date: 24/10/2025 16:39

Title Reference: 50606568
Date Created: 02/05/2006

Previous Title: 50598609

REGISTERED OWNER

Dealing No: 724108061 06/06/2025

SHAUN ANDREW VOSPER

ESTATE AND LAND

Estate in Fee Simple

LOT 1507 SURVEY PLAN 160074
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10300222 (POR 5)
2. MORTGAGE No 724108062 06/06/2025 at 14:38
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

709550766 \$1188.20 28/04/2006 10:55 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.	
Registered		5. Lodged by Mallesons 169 (Include address, phone number, reference, and Lodger Code)	

1. Certificate of Registered Owners or Lessees. 1/We SPRINGFIELD LAND CORPORATION (NO.2) PTY LTD ACN 056 462 205  The Common Seal of (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan: [Signature] Signature of *Registered Owners *Lessees Robert J Sharpless (Managing Director) [Signature] Raynuha Sinnathamby (Deputy Managing Director) * Rule out whichever is inapplicable 2. Local Government Approval. * IPSWICH CITY COUNCIL hereby approves this plan in accordance with the: % INTEGRATED PLANNING ACT 1997 Dated this <u>10th</u> day of <u>APRIL</u> 2006 [Signature] # Authorised Local Government Officer * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990	6. Existing <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.9em;"> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>50598609</td> <td>231</td> <td>SP179425</td> <td>232 & 1496-1509</td> <td>-</td> <td>-</td> </tr> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.9em;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>707234841</td> <td>232 & 1496-1509</td> <td>-</td> </tr> </table> ENCUMBRANCE EASEMENT ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.9em;"> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> <tr> <td>704136088</td> <td>232</td> </tr> <tr> <td>704732952</td> <td>232</td> </tr> <tr> <td>708535560</td> <td>232</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.9em;"> <tr> <td style="width: 50%;">1496-1509 232</td> <td style="width: 50%;">POR, 5 PORS 5,6 & 12</td> </tr> <tr> <td>Lots</td> <td>Orig</td> </tr> </table> 7. Portion Allocation : 8. Map Reference : 9442-12423 9. Locality : SPRINGFIELD LAKES 10. Local Government : IPSWICH C.C. 11. Passed & Endorsed : By: Keilar Fox & McChie Pty Ltd Date: 14-3-2006 Signed: <i>[Signature]</i> Designation: Liaison Officer 12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. * Part of the building shown on this plan encroaches onto adjoining * lots and road Licensed Surveyor/Director * Date Delete words not required 13. Lodgement Fees : <table style="width: 100%;"> <tr> <td>Survey Deposit</td> <td>\$</td> </tr> <tr> <td>Lodgement</td> <td>\$</td> </tr> <tr> <td>New Titles</td> <td>\$</td> </tr> <tr> <td>Photocopy</td> <td>\$</td> </tr> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>TOTAL</td> <td>\$</td> </tr> </table> 14. Insert Plan Number SP160074	Title Reference	Lot	Plan	Lots	Emts	Road	50598609	231	SP179425	232 & 1496-1509	-	-	Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	707234841	232 & 1496-1509	-	Easement	Lots to be Encumbered	704136088	232	704732952	232	708535560	232	1496-1509 232	POR, 5 PORS 5,6 & 12	Lots	Orig	Survey Deposit	\$	Lodgement	\$	New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$
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Survey Deposit	\$																																										
Lodgement	\$																																										
New Titles	\$																																										
Photocopy	\$																																										
Postage	\$																																										
TOTAL	\$																																										

3. Plans with Community Management Statement : CMS Number : Name :	4. References : Dept File : Loccl Govt : 1269/04 Surveyor: IK 1940-T4
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DIAGRAM A

Scale 1:5000

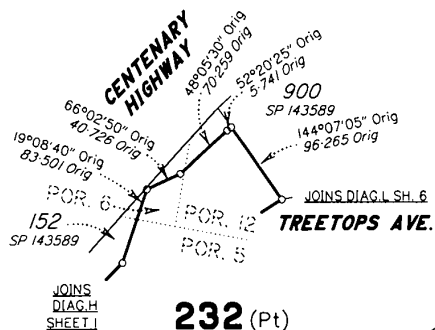


DIAGRAM J

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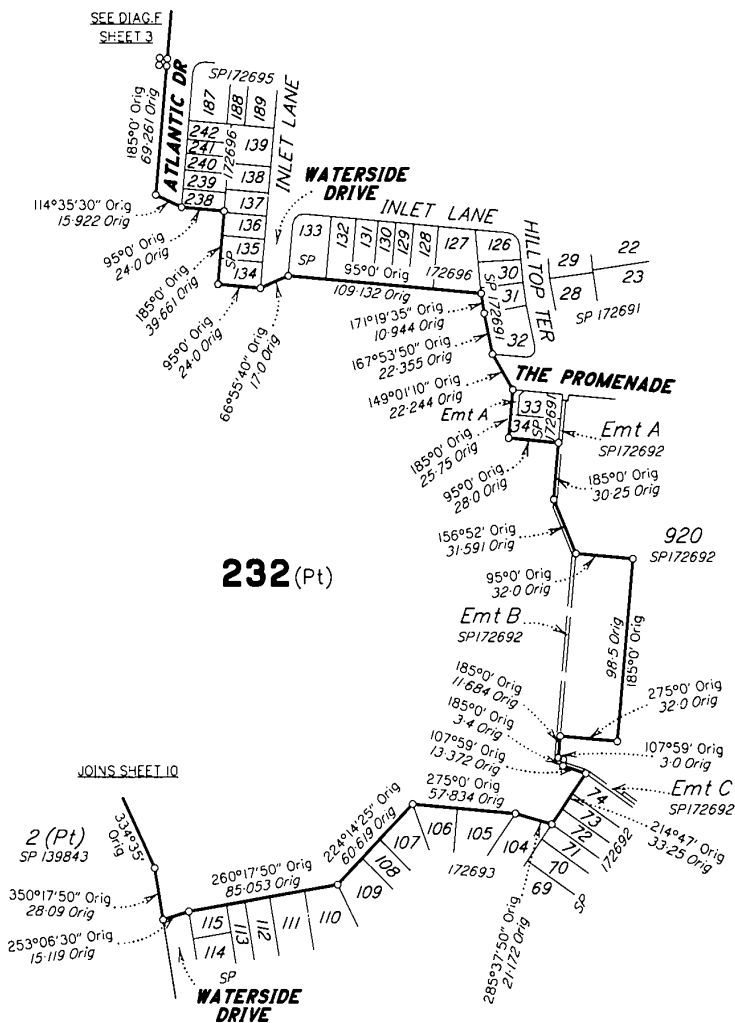
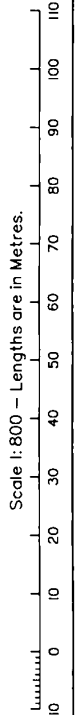
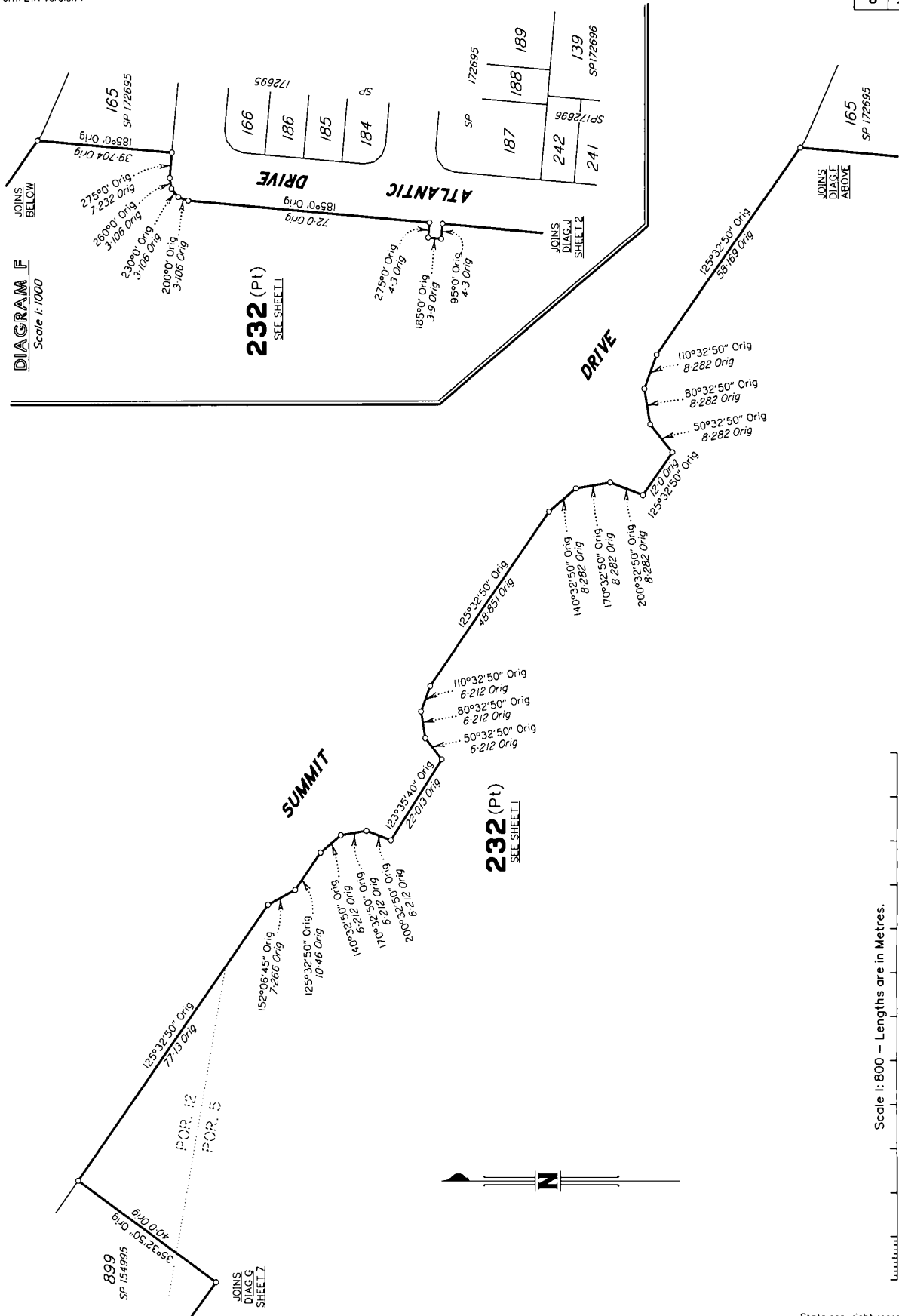


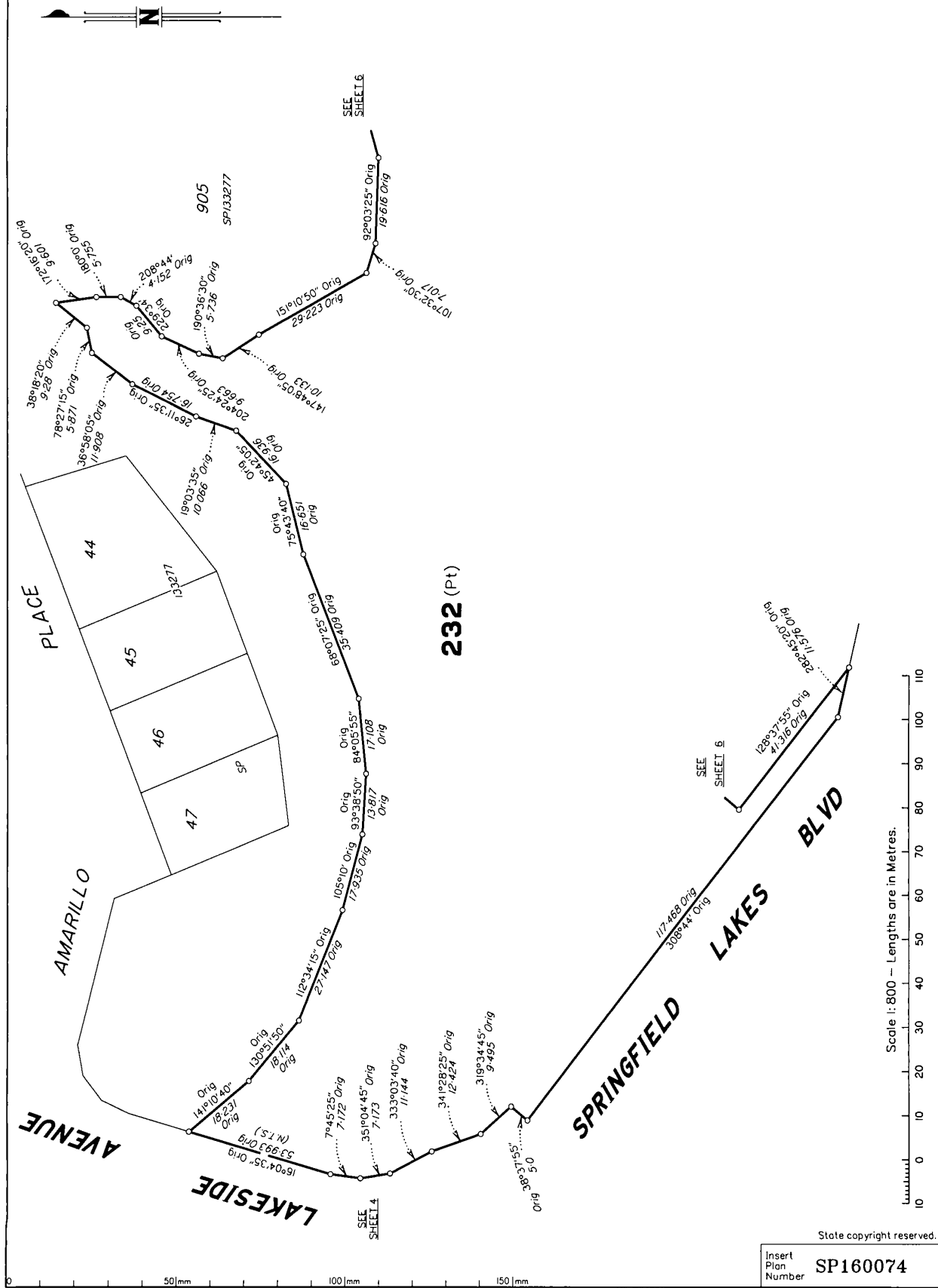
DIAGRAM F
Scale 1: 1000



State copyright reserved.

Insert Plan Number
SP160074

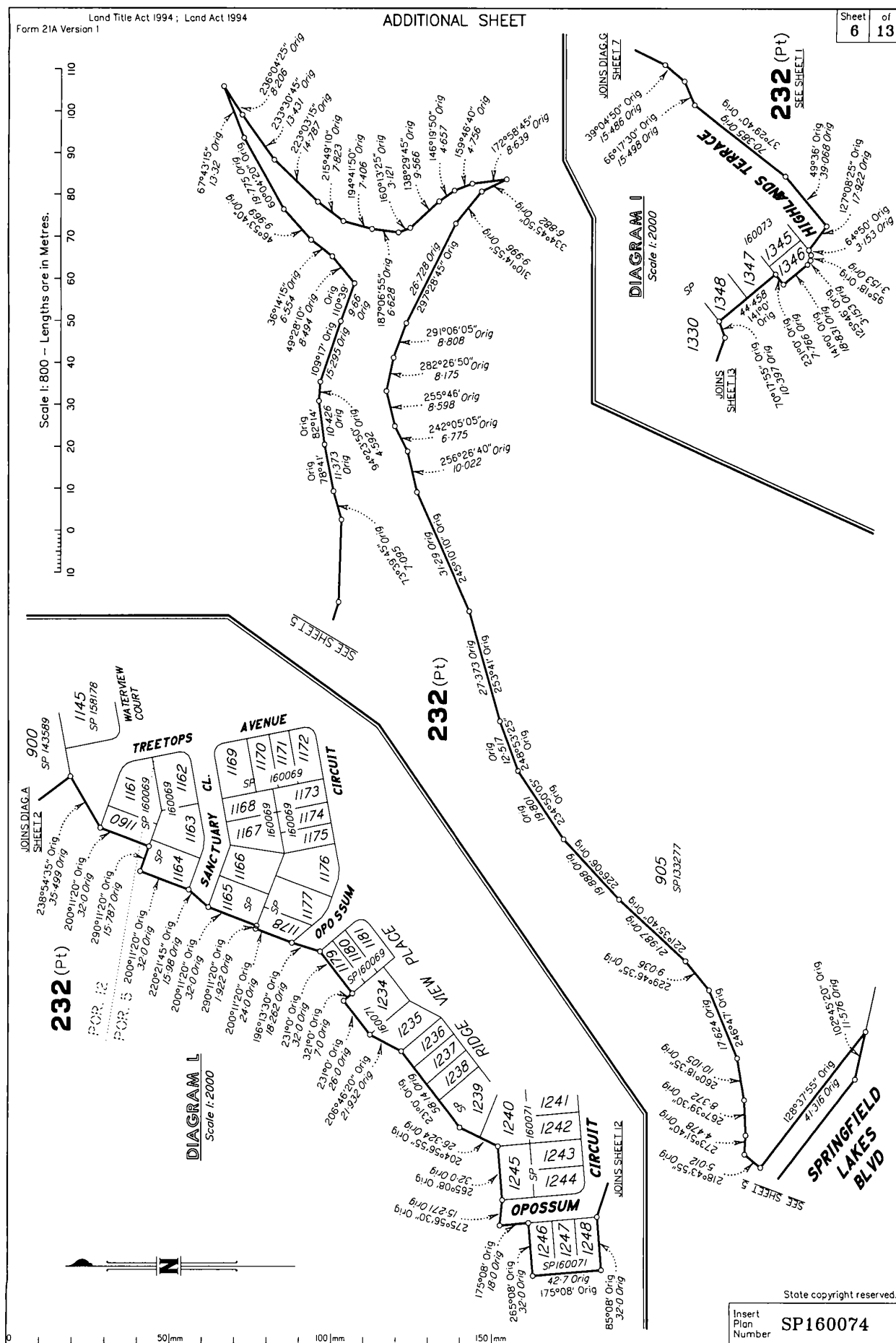




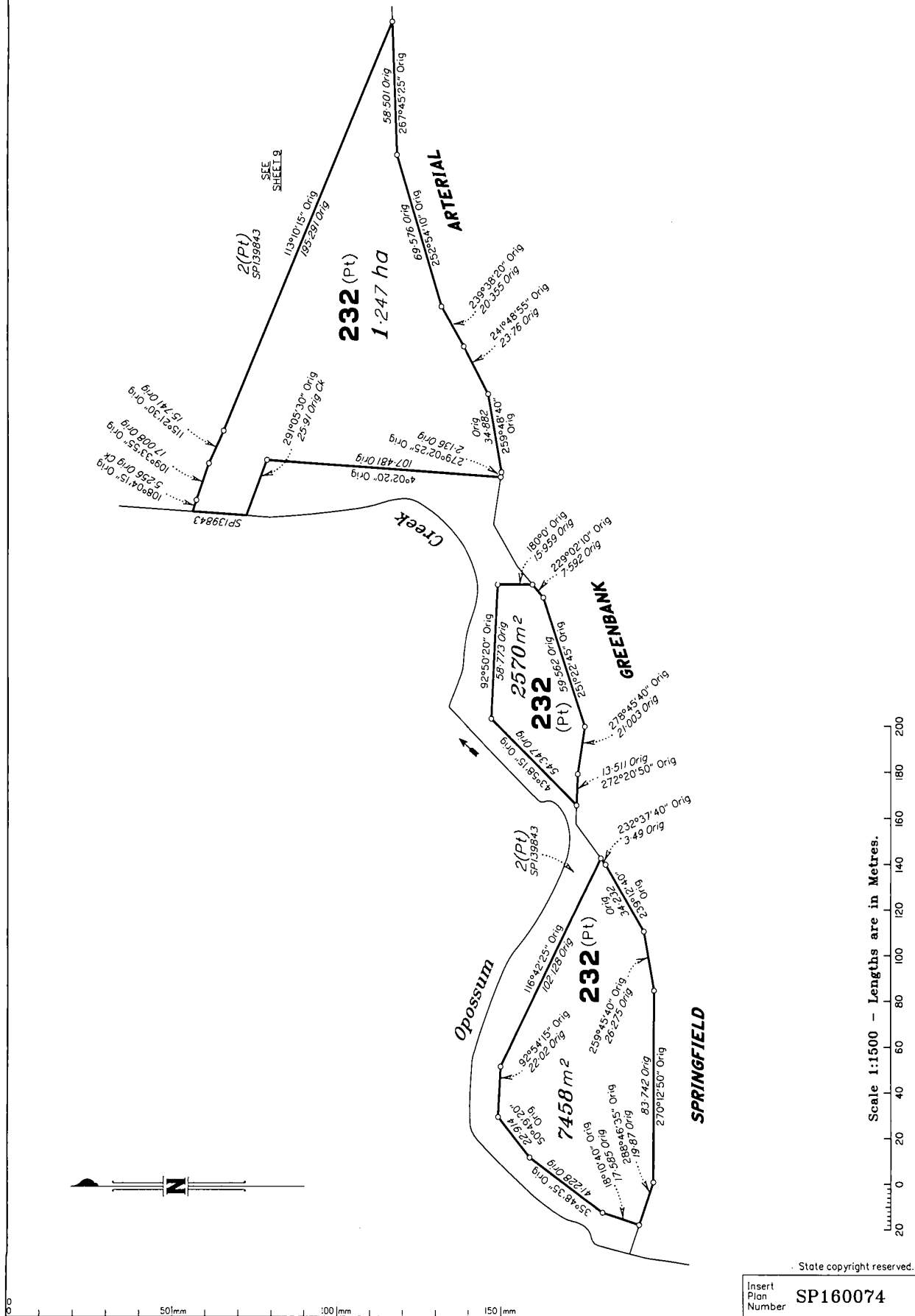
State copyright reserved.

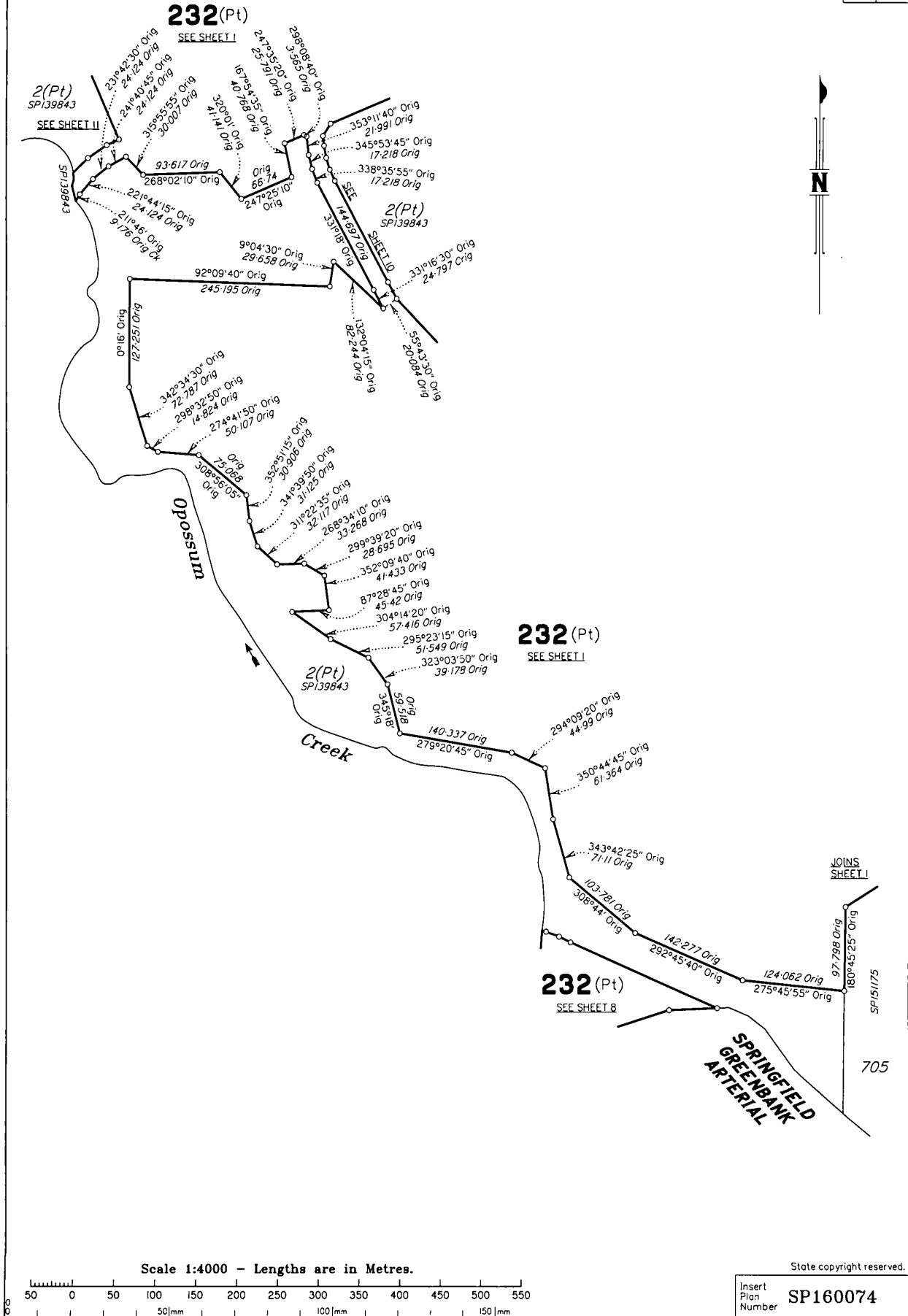
Insert Plan Number **SP160074**

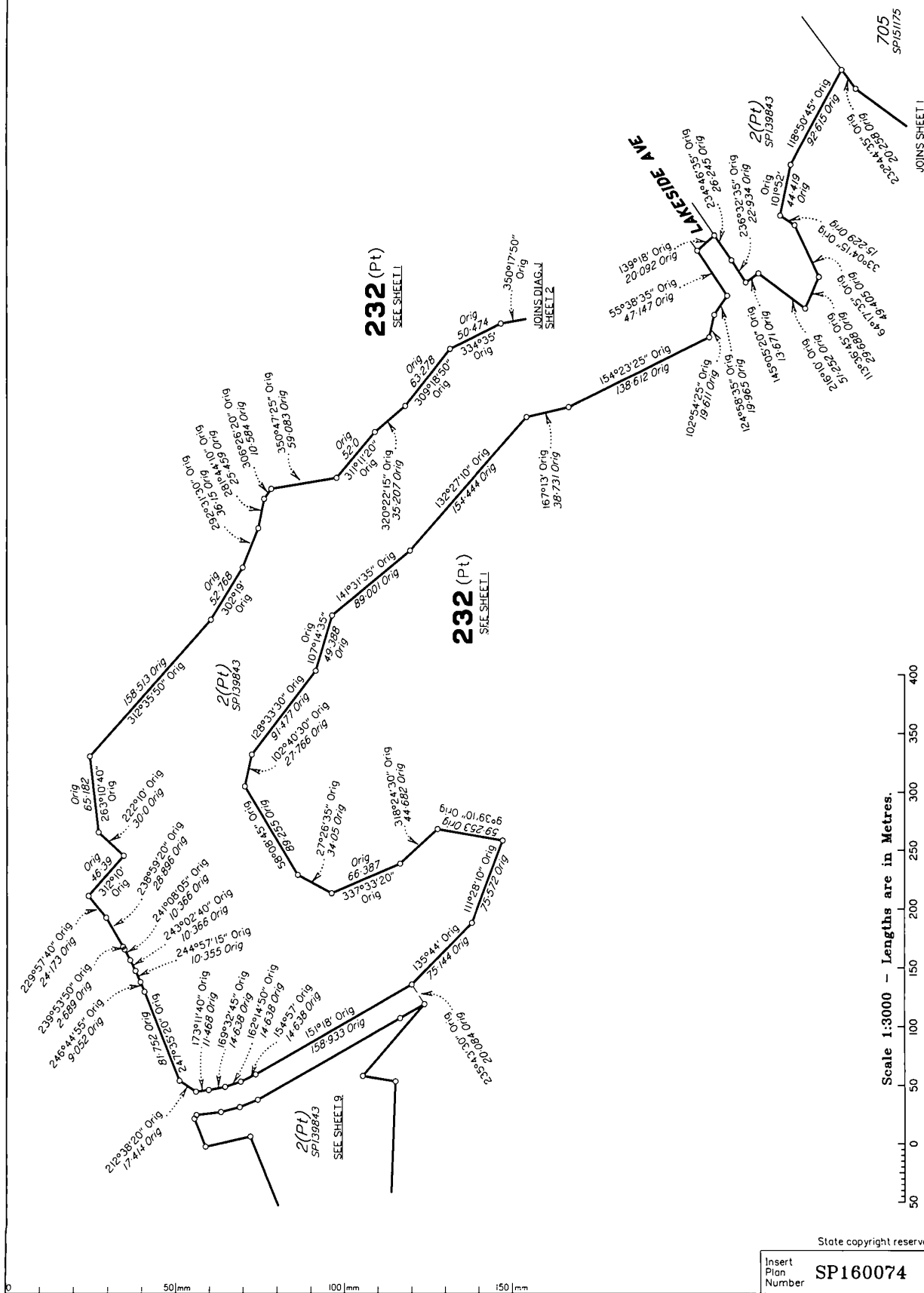
IK 1940-T4-005b / 1940T4A5

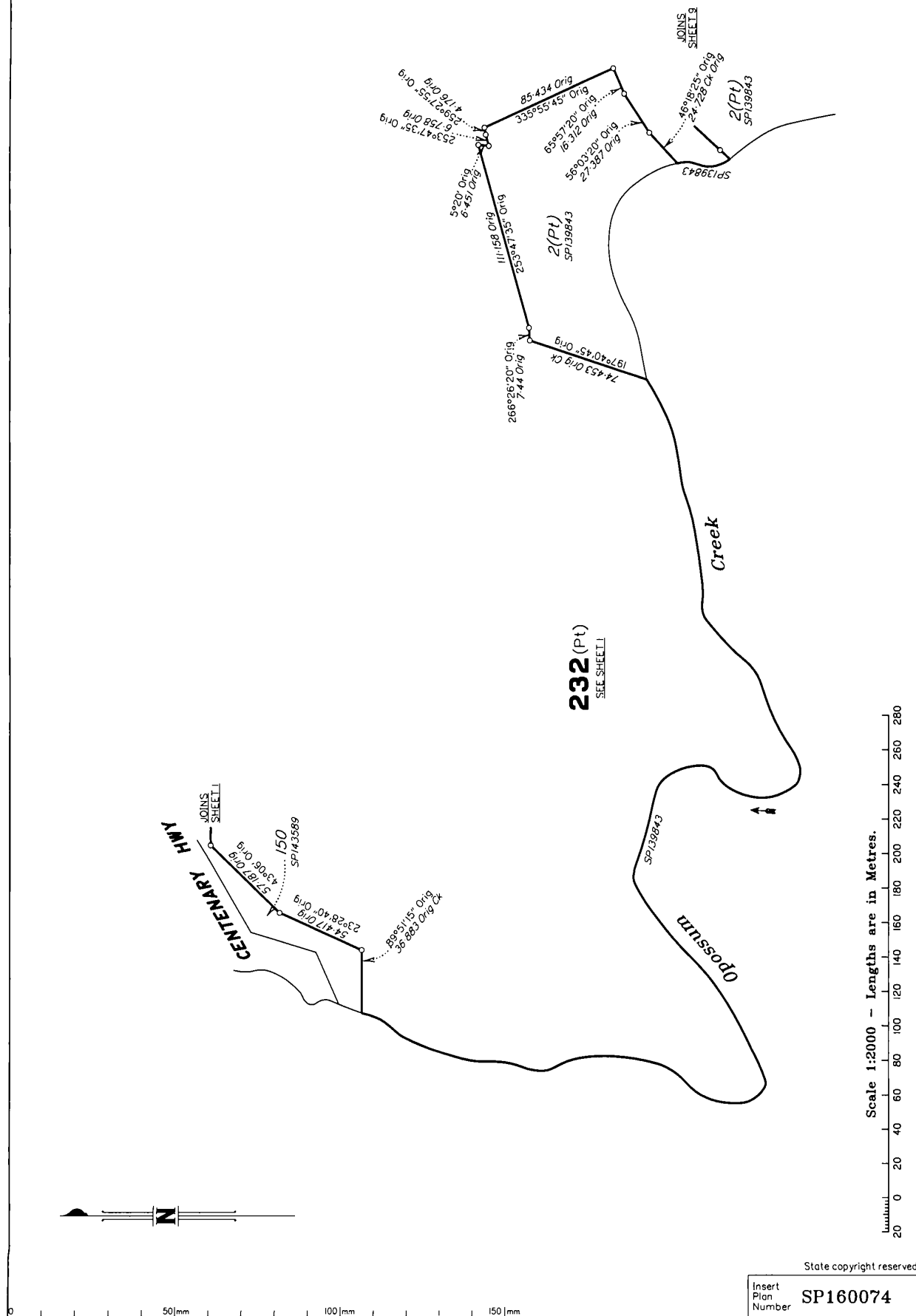


Insert
Plcn
Number **SP160074**







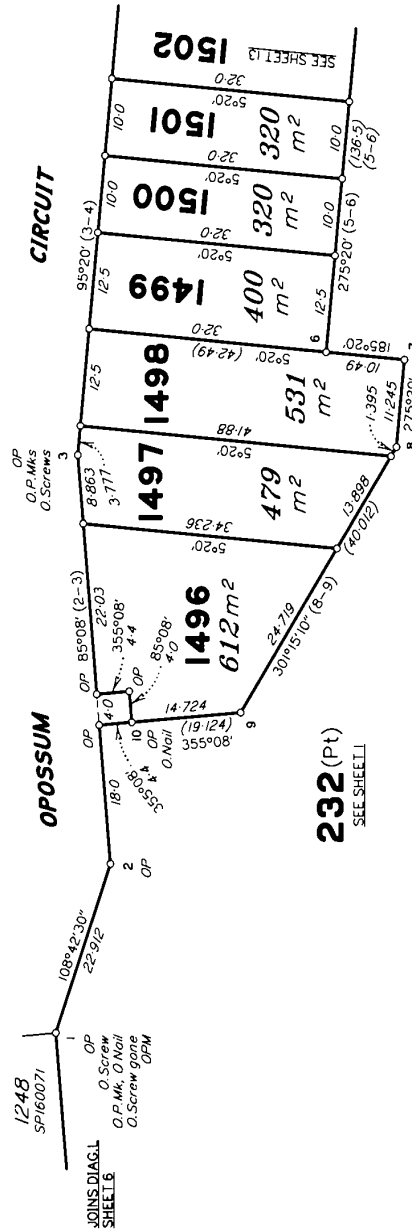




PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST
1-OPM	1/SP179425	91°39'	7.76
3-OPM	3/SP179425	93°43'20"	152.88

Note: Reference Mark Abbreviations
P.Mk in kb - Punch Mark in Brass Utility marker in kerb

REFERENCE MARKS			
STN	TO	ORIGIN	DIST
1	O Screw in kerb gone	9/SP160071	81.08
1	O.P.Mk in kb	1/SP179425	8.39
1	O Screw in M/H	1/SP179425	108°59'
1	O Nail in kb	1/SP179425	68°27'
3	O.P.Mk in kb	3/SP179425	35°55'
3	O.P.Mk in kb	3/SP179425	90°8'
3	O.P.Mk in M/H	3/SP179425	50°42'
3	O Screw in M/H	3/SP179425	50°30'
3	O Screw in M/H	3/SP179425	19°74'
3	O Screw in M/H	25/SP160070	83°20'
10	O Nail in conc	10/SP179425	95°42'55"
			8°43'
			2.08



Scale 1:600 - Lengths are in Metres.

State copyright reserved.

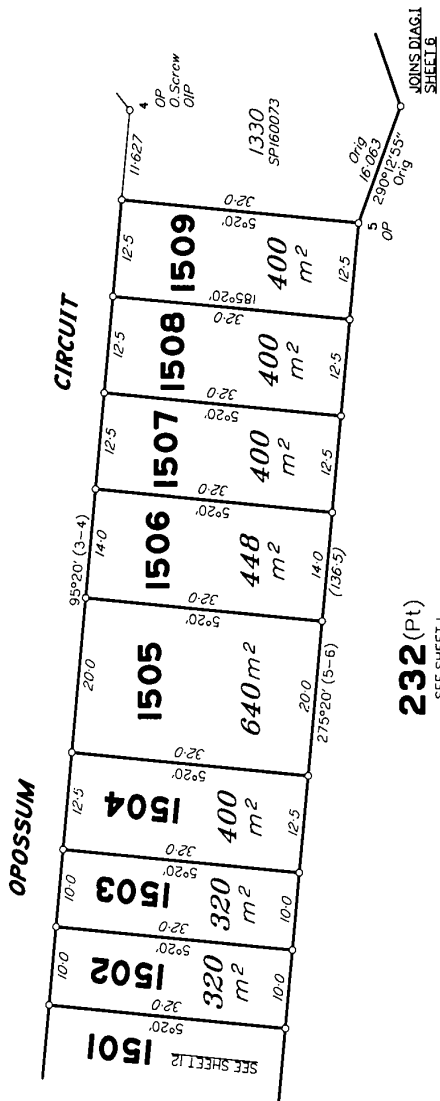
Insert Plan Number
SP160074

JK 1940-T4-005b / 1940T4AS

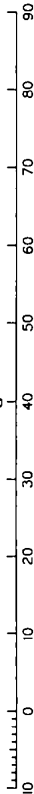


REFERENCE MARKS

STM	TO	ORIGIN	BEARING	DIST
4	O Screw in M/H	25/SP160070	267°50'	10.282
4	O/P	25/SP160070	98°40'	10.707



Scale 1:600 - Lengths are in Metres.



State copyright reserved.

Insert
Plan
Number

SP160074

JK 1940-74-005b / 194074A5

Property Fact Pack

develo

77 Opossum Circuit
Springfield Lakes QLD 4300

YOUR DIGITAL COPY



Easements



Flood History



State Flood Planning



Flood Risk



Coastal Flood Risk



Character



Overland Flow Flood Risk



Flood Planning Risk



Historic Imagery

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



NO
CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

24th of October, 2025

ADDRESS

77 OPOSSUM CIRCUIT

LOT/PLAN

1507/SP160074

COUNCIL

Ipswich

ZONING

- Note: Refer To Springfield Structure Plan

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

- Springfield Lakes SS
- Springfield Central SHS

CLOSEST CITY

Ipswich - 16km

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

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.

PROPERTY DUE DILIGENCE REPORT | 77 OPOSSUM CIRCUIT

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

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: City Of Ipswich

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.

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?

LEGEND

-  Selected Property
-  Overland Flow Path

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?



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

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
- Property Est. Fall: ~1m
-  Property High: ~71m
-  Property Low: ~70m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

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

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

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

Questions to ask

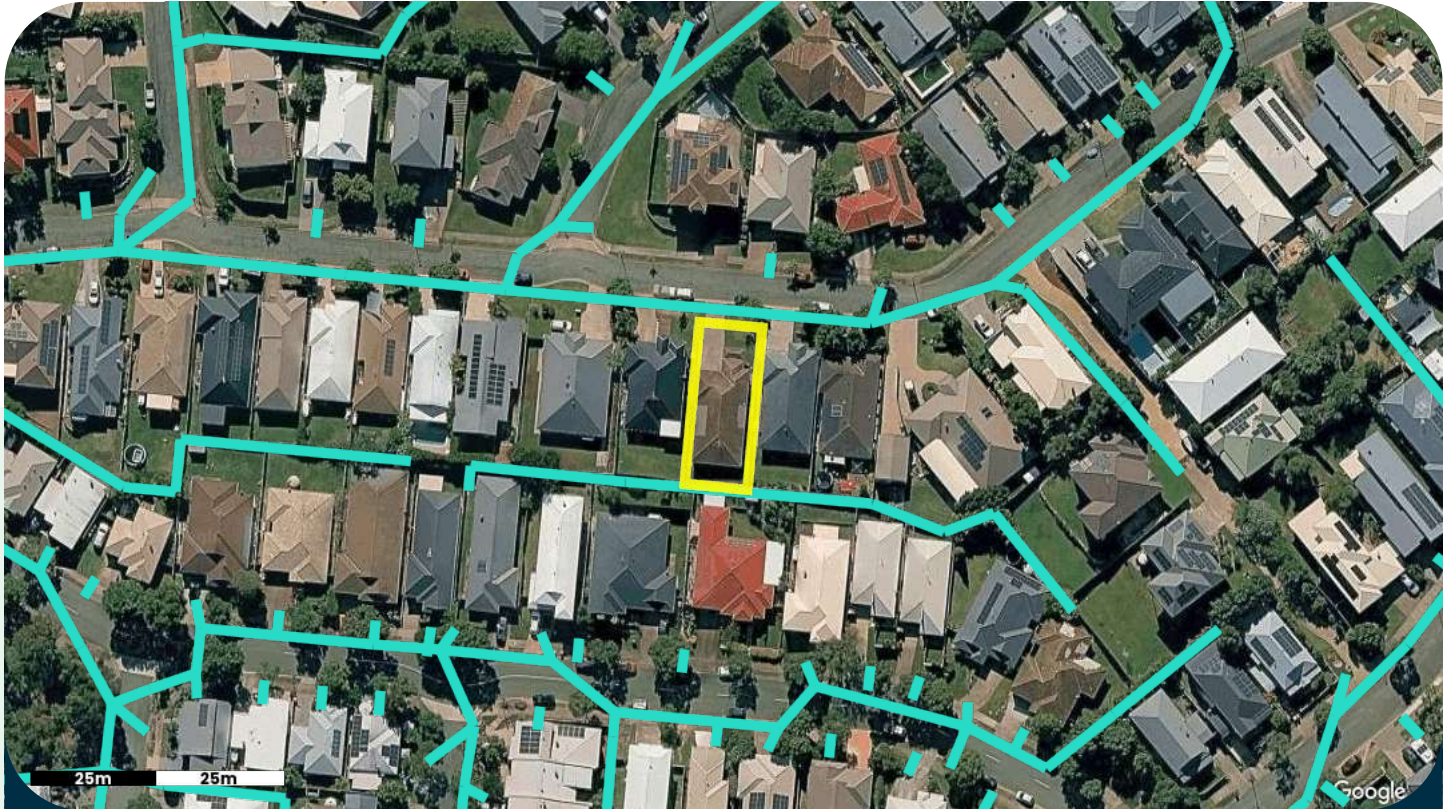
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

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

Stormwater

Are there stormwater pipes on or near the property?



Sources: Ipswich 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
-  Pipe

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

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

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

Questions to ask

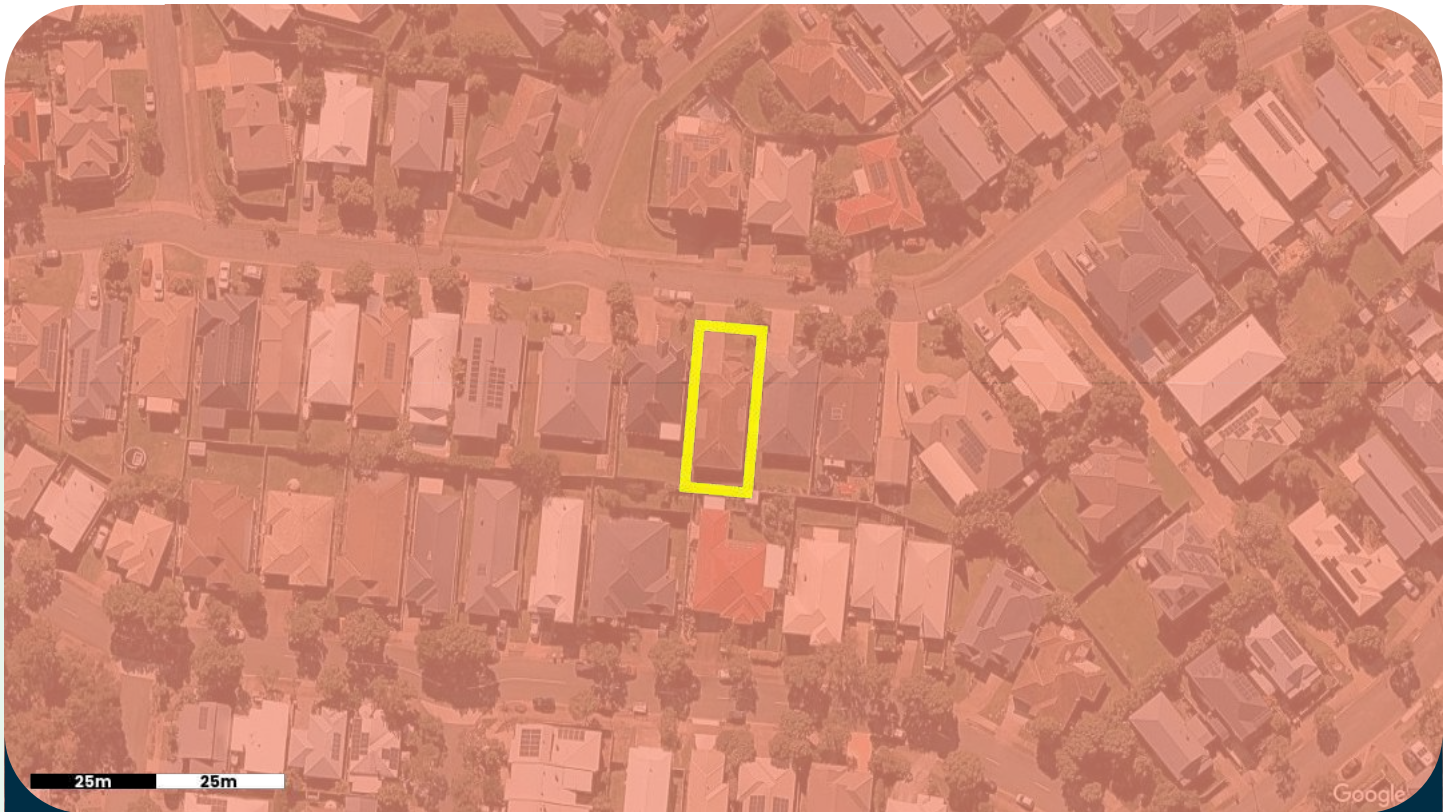
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Zoning

What zone is my property?



Sources: City Of Ipswich

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

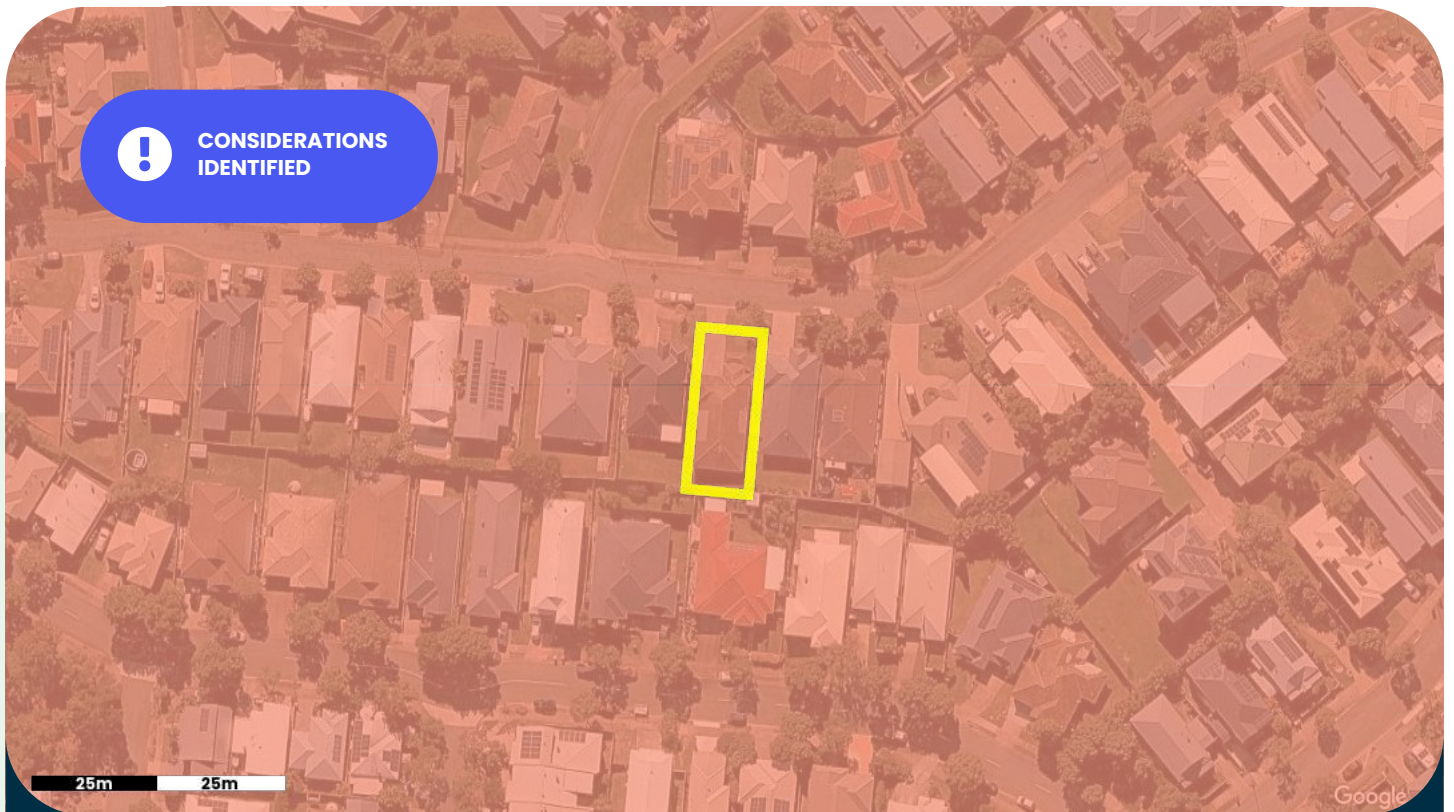
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Note: Refer To Springfield Structure Plan

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: City Of Ipswich

THINGS TO KNOW

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

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

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

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

Questions to ask

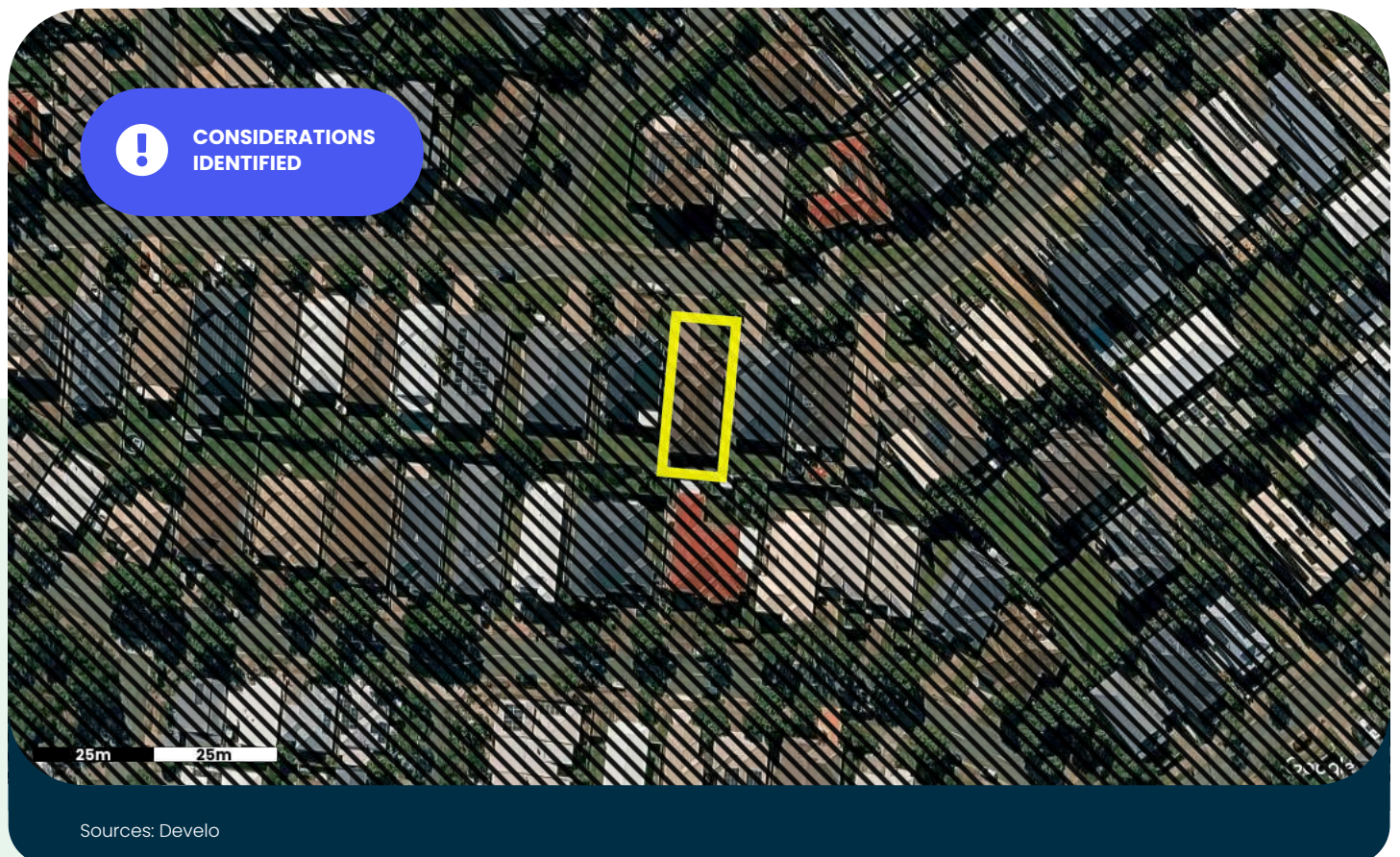
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  Local Area Framework - Springfield Estate

Data limitations

Is there any data I need to follow up?



Sources: Develo

THINGS TO KNOW

Develo sources its data from publicly available datasets provided by relevant authorities, including Federal, State and Local Governments. In some cases, these authorities may not publish data in an open or accessible format, or the data may not be available for certain areas, particularly in remote or rural regions.

Where known data limitations exist, such as when data is available but not published by the relevant authority, it has been marked in the map legend on this page. Users seeking this information are encouraged to **contact the relevant authority directly**.

The purpose of a Develo report is to compile relevant data to support the due diligence process. While every effort is made to ensure the information is accurate and up to date, limitations may still be present.

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LEGEND

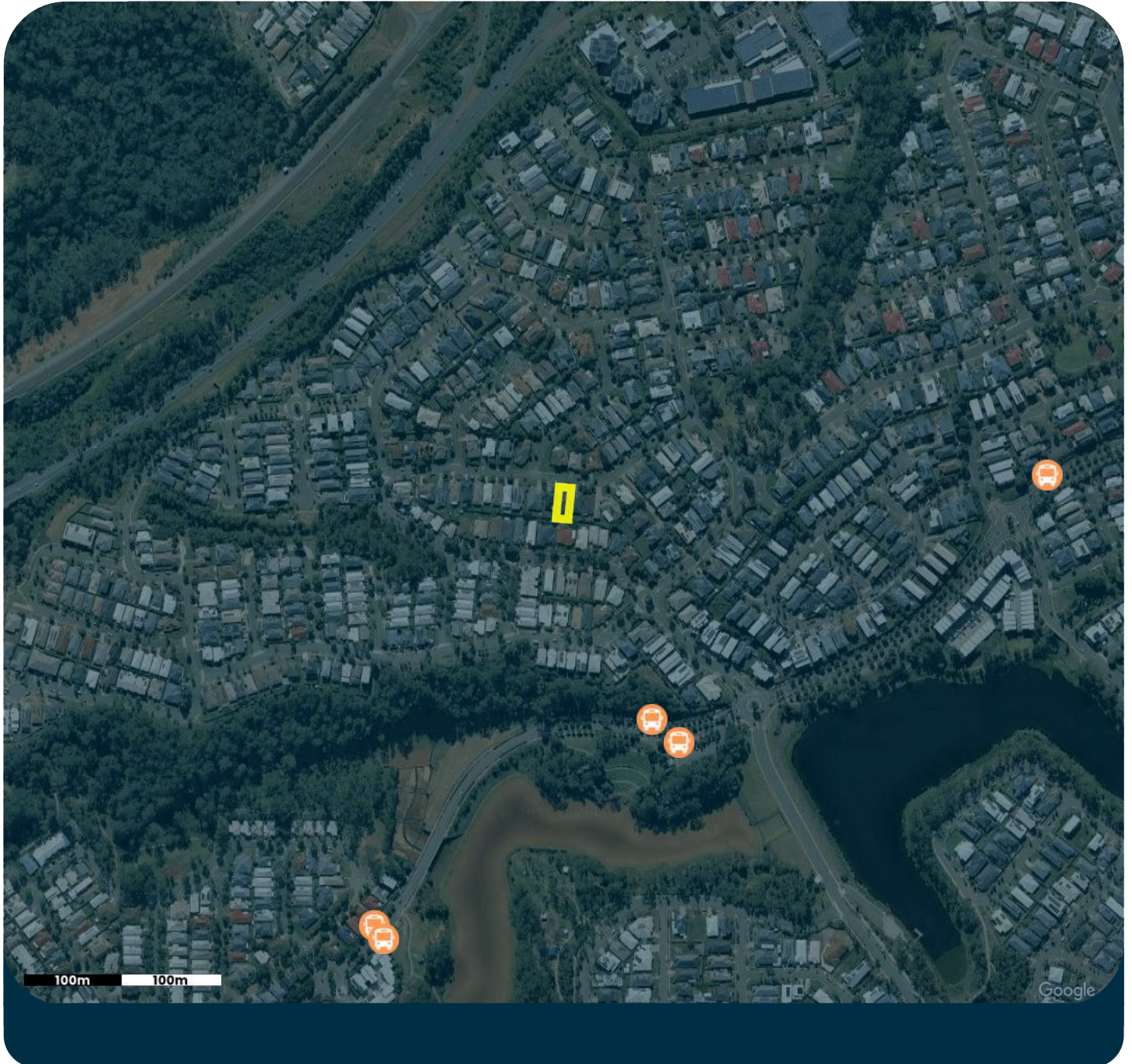
 Selected Property

Note: Council Has Updated Their Planning Scheme But Hasn'T Published The Data In An Open

 Format. Some Discrepancies May Appear. We Apologise And Are Working With Council To Resolve This Promptly.

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



LEGEND

Selected Property

DISCLAIMER

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

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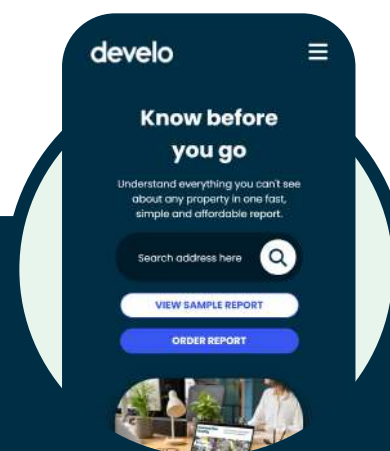
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- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY



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

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

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

Transaction ID: 51075017 EMR Site Id: 24 October 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1507 Plan: SP160074
77 OPOSSUM CCT
SPRINGFIELD LAKES

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

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 962430

Date: 24/10/2025

Search Request reference: 176933561

Applicant details

Applicant: SearchX Ltd
orders@search-x.com.au

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot 1507 on Plan SP160074 at 77 Opossum Cct, Springfield Lakes Qld 4300 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.

QUUR59_A4B/E-1/S-1/I-1/
SHAUN ANDREW VOSPER



Property Location: 77 OPOSSUM CIRCUIT
SPRINGFIELD LAKES 4300

Customer reference number 10 1128 9539 0000 5

Bill number 1128 9539 3

Date issued 23/10/2025

Total due \$281.26

Current charges due date 28/11/2025

Your water usage

Water usage (kL) 10
Days charged 89

Average daily water usage (litres)

Current period 112
Same period last year 0

Account Summary

Period 23/07/2025 - 19/10/2025

Your Last Account

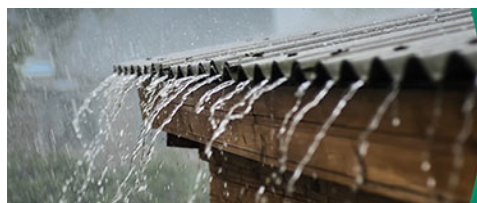
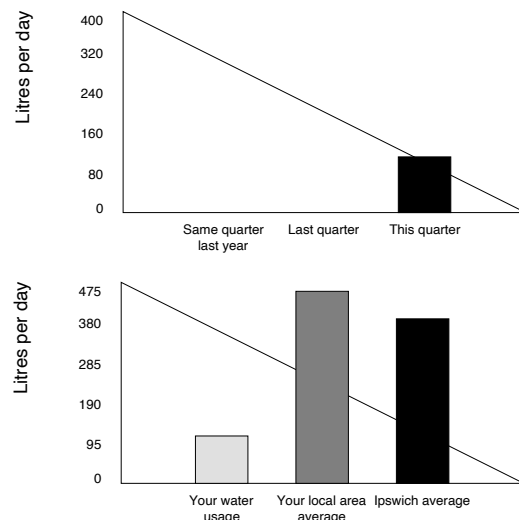
Amount Billed \$274.45
Amount Paid \$274.45CR

Your Current Account

Balance \$0.00
Current Charges \$281.26

Total Due \$281.26

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



**IS YOUR HOME READY FOR
RAIN, HAIL OR HEATWAVES?**

*See your copy
of Pipeline for more*

Payment options



Direct debit
To arrange automatic payment
from your bank account, visit
www.urbanutilities.com.au/directdebit



Telephone and internet banking – BPAY®
Contact your bank or financial institution to make
this payment from your cheque, savings, credit card,
debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518



Internet
Pay your account online using MasterCard or Visa
credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge.
We accept Mastercard or Visa credit cards.



By phone
Call 1300 123 141 to pay your account using your
MasterCard or Visa card.



Mail
Tear off this slip and return with your cheque payment to
Queensland Urban Utilities PO Box 963, Parramatta,
NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money
order, debit card or any branch of the Commonwealth Bank
with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 23/07/2025 - 19/10/2025 (89 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADB2006144	23/07/2025	607		
	20/10/2025	617	10kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	10kL @ \$3.517000/kL	\$35.17
---------------------------------	----------------------	---------

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	10kL @ \$0.981000/kL	\$9.81
Subtotal		\$44.98

Water Services

Urban Utilities water service charge

Water service charge 2025/26	89 days	\$61.76
Subtotal		\$61.76

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	89 days	\$174.52
Subtotal		\$174.52

Water usage \$44.98

Water services \$61.76

Sewerage services \$174.52

Your total charges 23/07/2025 - 19/10/2025 \$281.26

Customer ref. no. 10 1128 9539 0000 5

77 OPOSSUM CIRCUIT
SPRINGFIELD LAKES 4300



Your usage was 10 kilolitres.

That's an average of 112 litres per day.



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

SEE WHAT WE'RE DOING:



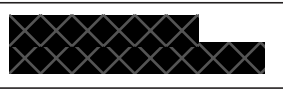
INTERPRETER SERVICE 13 14 50

当您需耍口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50
© Urban Utilities 2025

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



Water and Sewerage Account
In Person / Mail Payment Advice
Name: SHAUN ANDREW
VOSPER



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



Current charges due date

28/11/2025

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

[Redacted]

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



Credit

Date

Cash

Teller Stamp
& Initials

Cheques

Total Due

\$ 281.26

+757+

QUARTERLY RATE NOTICE

FIRST AND FINAL NOTICE



City of
Ipswich

A.B.N. 61 461 981 077

1 Nicholas Street

Ipswich Q 4305

PO Box 191 Ipswich Q 4305 Australia

(07) 3810 6666 or 1300 IPSWICH

Email: council@ipswich.qld.gov.au



Mr S A Vosper



035
1045518
DLX5_15367

77 Opossum Circuit, SPRINGFIELD LAKES QLD 4300
Lot 1507 SP 160074

Differential General Rate	\$737.80
Enviroplan Separate Levy	\$15.75
Infrastructure Separate Rate	\$13.75
Household Waste Service - Wheelie Bin	\$128.25
Rural Fire Levy Separate Charge	\$0.75
State Govt Emergency & Fire Levy	\$62.90
General Charges	\$70.00



For emailed notices
ipswich.enotices.com.au

Is Your Mailing Address Correct?

Visit Council's website at: www.ipswich.qld.gov.au and change your address online. Go to Online Services and select *Change Mailing Address* and follow the prompts.

Waste Levy -

For the financial year 2025-2026, the Queensland Government will pay Council, an annual payment of \$7.7 million. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment only covers approximately 70% of the waste levy paid by Council.

Assessment Number

158642

Issue Date

18 Jul 2025

Period

1 Jul - 30 Sep 2025

Rateable Valuation

\$410,000

Annual Land Valuation

\$410,000

Gross Amount

\$1,029.20

Discount

\$33.00Cr

Net Total Payable By Due Date

\$996.20

Rate & Discount Due Date

21 Aug 2025

PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS

Commonwealth Bank

Commonwealth Bank of Australia
IPSWICH, QLD



Name: **Mr S A Vosper**

Due Date: **21/08/2025**



POST billpay



*217 1586422

Credit

Date Gross Discount **\$33.00Cr** Net



Billers Code: 1958

Re

Date

Teller
stamp &
initials



No. of
Cheques



Drawer

Bank

Branch

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.

For CREDIT of Ipswich City Council



T/C
831

Teller Use

\$100

\$50

\$20

\$10

\$5

Notes

Coin

Cheques

Total \$

831

Notice is hereby given that the rates and charges levied by the Ipswich City Council by virtue of the Local Government Act 2009 on the land described for the period in this notice are DUE ON THE RATE AND DISCOUNT DATE SHOWN ON THIS NOTICE. Interest is payable on overdue rates and charges, from the day on which they became overdue, at the rate of 12.12% per annum compounding daily, pursuant to s. 133 of Local Government Regulation 2012.

Where your rates account becomes overdue, Ipswich City Council may contact other interested parties (as defined in Schedule 8 of the Local Government Regulation 2012). For further information please visit Council's website.

Differential General Rate - Category 9	\$410,000 x \$0.007198	\$737.80
Enviropian Separate Levy	1 at \$63.00 per annum	\$15.75
Infrastructure Separate Rate	1 at \$513.00 per annum	\$13.75
Household Waste Service - Wheellie Bin	1 at \$513.00 per annum	\$128.25
Rural Fire Levy Separate Charge	1 at \$3.00 per annum	\$0.75
State Govt Emergency & Fire Levy - Group 2	1 at \$251.60 per annum	\$62.90
General Charges - Record Change of Ownership		\$70.00

Payments made after 11 July 2025 are not included in the calculation of this rate notice.
The Next Rate Notice is due to issue on 17 October 2025 with a due date of 20 November 2025.

Payment Options



Online Payments

Visit Council's website at:
www.ipswich.qld.gov.au and pay rates online using MasterCard or Visa credit card. Go to Online Services and select rates payments and follow the prompts. Please use your IPSWICH CITY COUNCIL CUSTOMER REF. NO 1586422



Billier Code: 1958
Ref: 1586422

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
* Registered to BPAY Pty Ltd
ABN 69 079 137 518



By Telephone

Call 1300 309 270 any time of the day to pay your account using your MasterCard or Visa credit Card. Please ensure that you have a pen ready to record your transaction (receipt) number that will be given at the end of the call. Retain this number for future reference. Use your IPSWICH CITY COUNCIL CUSTOMER REF.NO 1586422



Direct Debit

To arrange a quarterly direct debit payment from your bank account visit Council's website at: ipswich.qld.gov.au/services/make-a-payment/payments/rates



Pay in Person

Present this notice to:

- Australia Post
- Any branch of the Commonwealth Bank
- Ipswich City Council
- 1 Nicholas Street IPSWICH QLD 4305

Monday – Friday 8.00am to 4.30pm



By Mail

Please detach payment slip and mail payment to:
Ipswich City Council
PO Box 191,
Ipswich QLD 4305
Cheques and money orders to be payable to IPSWICH CITY COUNCIL.



eNotices

To receive your rates notices directly to your email box each quarter, go to ipswich.enotices.com.au and complete the registration using the reference No. supplied below.

For emailed notices:
ipswich.enotices.com.au
Reference No: E8E54A0F3Z



BPAY View®

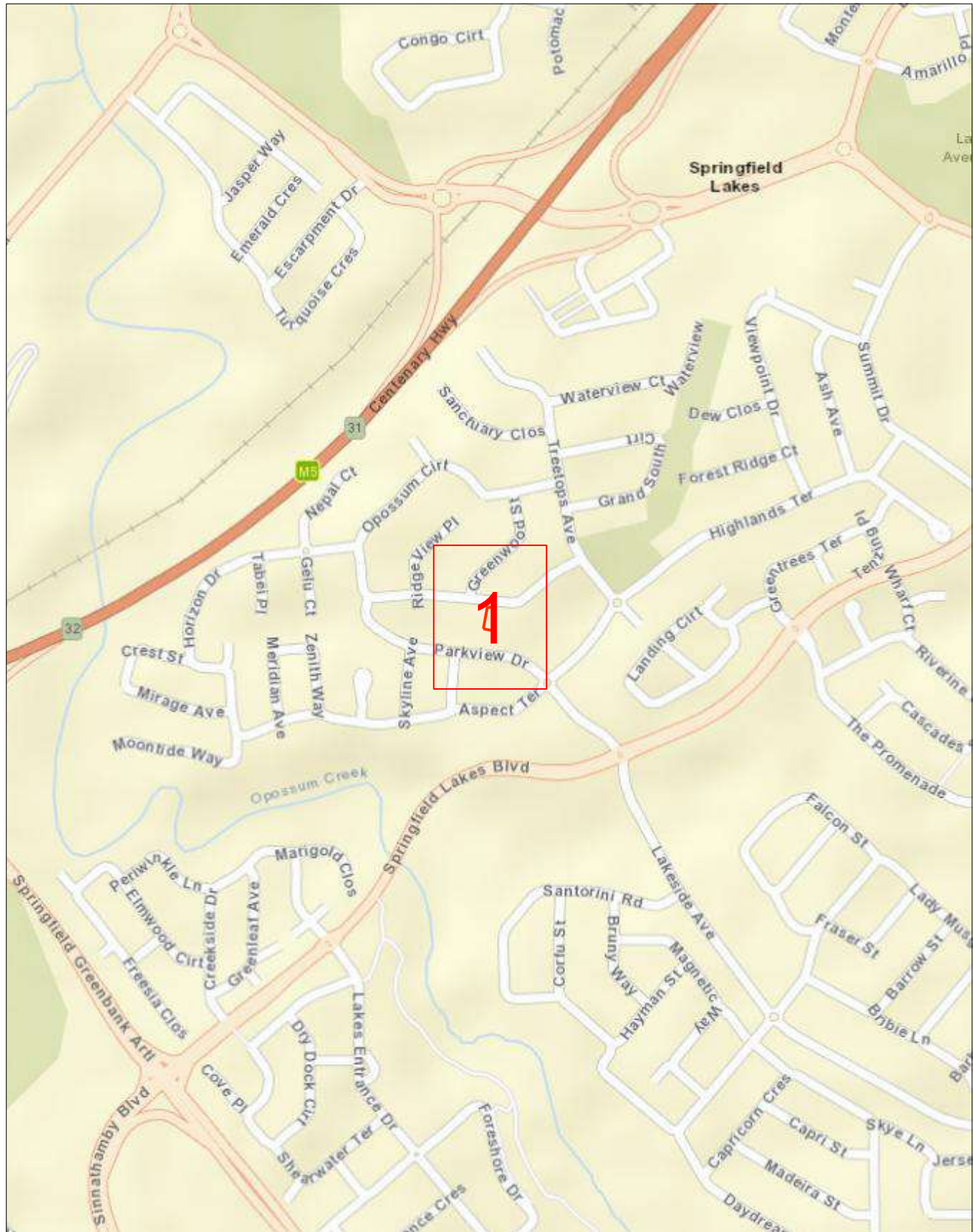
To receive and view your Ipswich City Council quarterly rates notice online, go to your online banking account to register for BPAY View. Your biller code is 1958 and BVRN reference number is 1586422 For more info go to www.bpay.com.au

Electronic Rate Notice Delivery Options

Please note that once you have signed up for any of these options you will no longer receive a paper copy.

Site 77 Opossum Cct
Address: Springfield Lakes
QLD 4300

Sequence 263161373
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area



Site 77 Opossum Cct
Address: Springfield Lakes
QLD 4300

Sequence 263161373
Number:



Scale 1: 700

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



Enquiry Area

Map Key Area



Legend

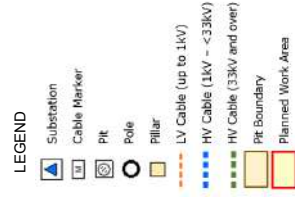
Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
Pipe	Pipe code	
40P6 in 80C2	Pipe diameter in millimetres is shown before pipe code.	This map was created in colour and should be printed in colour
63S8	40P6 = 40 mm nominal diameter	



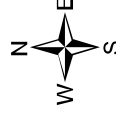
BYDA

Sequence: 263161371
Date: 24/10/2025
Scale: 1:500
Tile No: **Title No: 1**

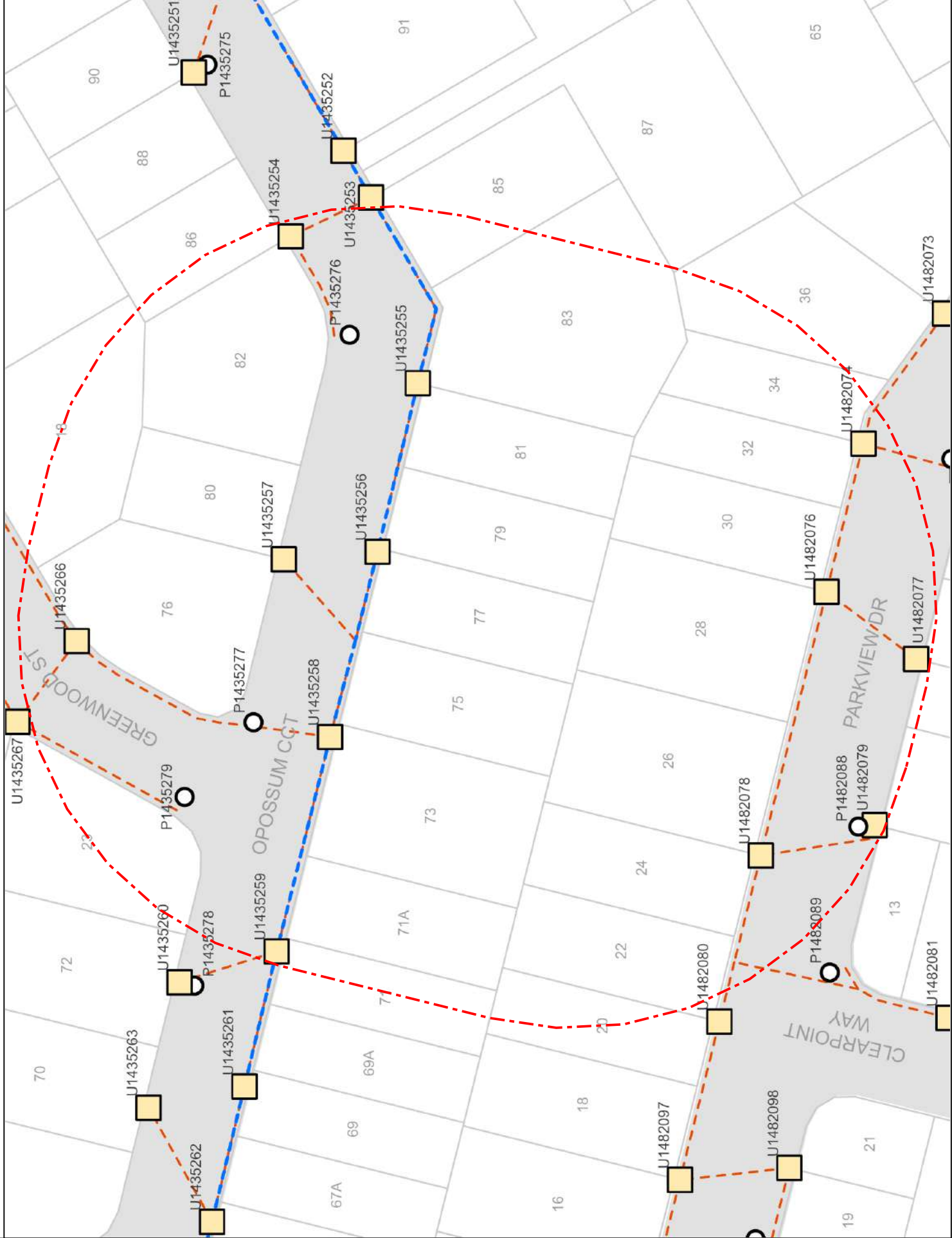
CAUTION - HIGH VOLTAGE

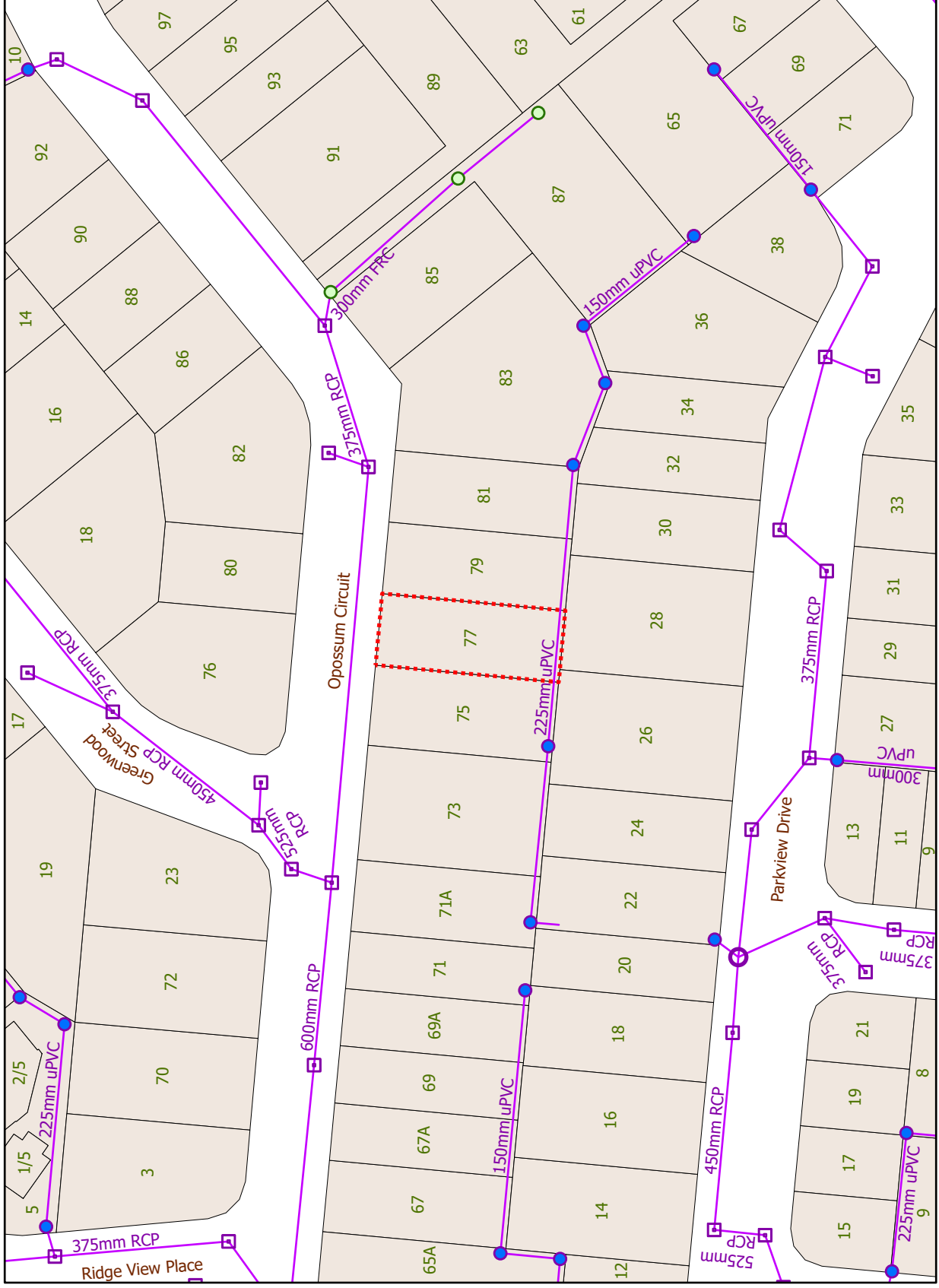


AS5488 Category "D" Plan



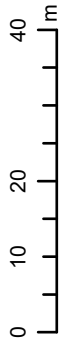
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Enxerg nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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





- Legend**
- BYDA Enquiry
 - Drainage**
 - Main
 - Field Inlet Pit
 - Kerb Inlet Pit
 - Manhole
 - Roof Water Pit

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

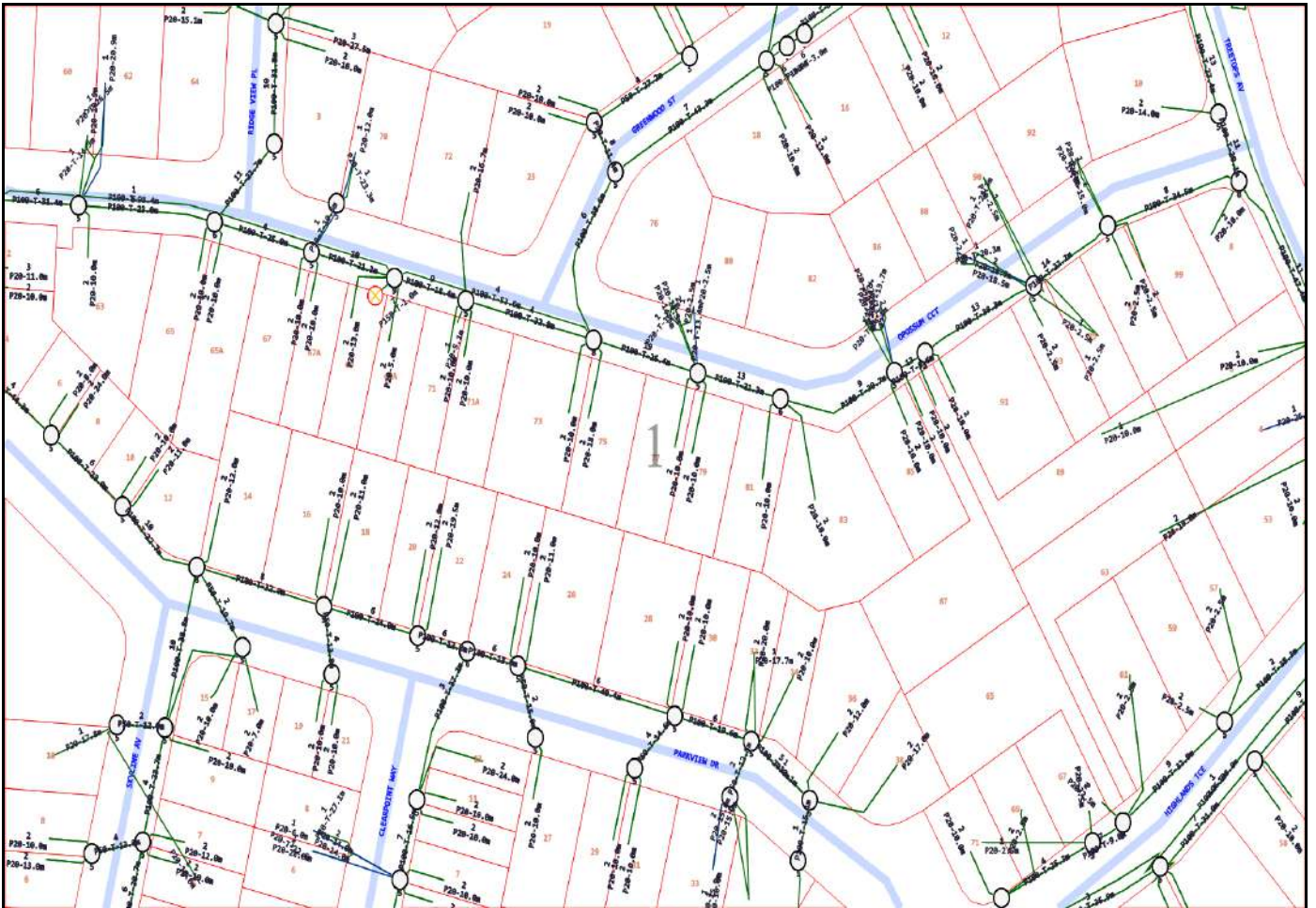




LEGEND



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



Emergency Contacts

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



LEGEND



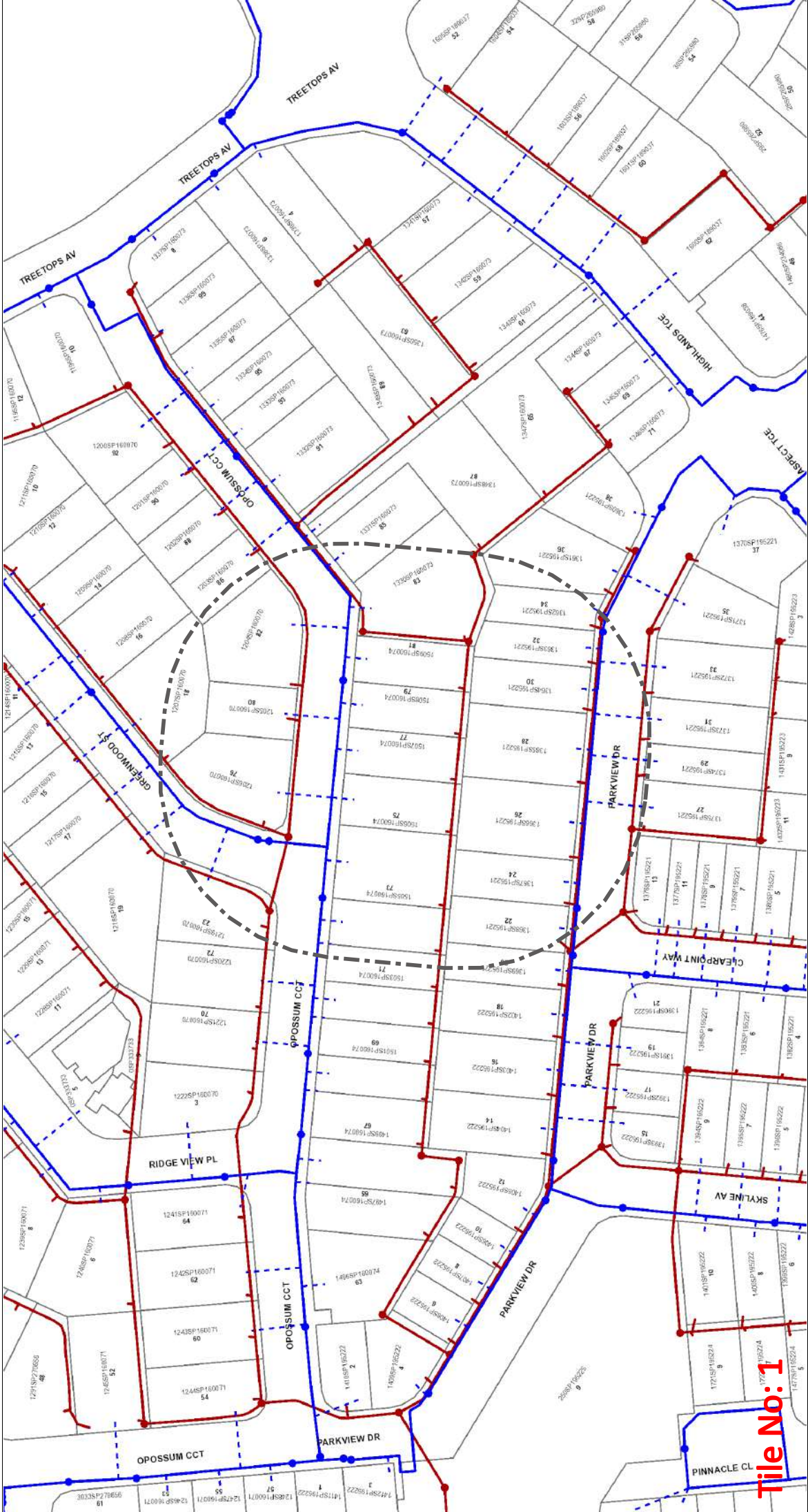
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



Emergency Contacts

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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Before You Dig Australia- Urban Utilities Water,
Recycled Water and Sewer Infrastructure

BYDA Reference No: 263161372

Date BYDA Ref Received: 24/10/2025

Date BYDA Job to Commence: 24/10/2025

Date BYDA Map Produced: 24/10/2025

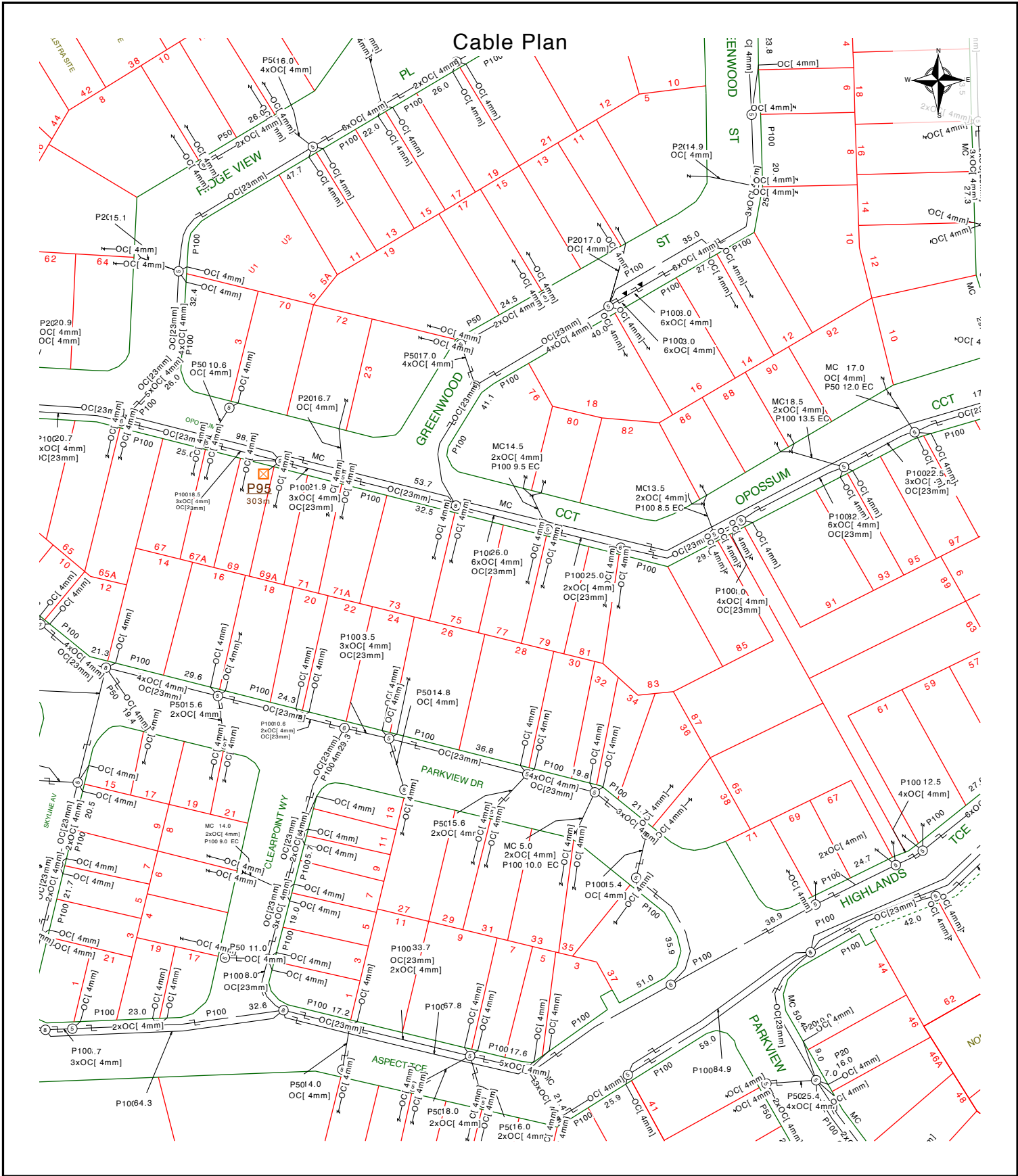
This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp
warrants the accuracy or completeness of the information. Use of this information is subject to the disclaimer of these terms.
The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness,
correctness, currency or fitness for purpose.
Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on
the information provided on the plans.
This plan should be used as a guide only. Any dimensions should be confirmed on site by the relevant authority.
Based on or compiled data as provided by the State of Queensland (Department of Natural Resources and Mines) (2020). In consideration of the data permitting
the use of this data you acknowledge and agree that the State does not warrant in relation to the data including accuracy, liability in negligence for any loss,
damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the
privacy laws. © State of Queensland Department of Natural Resources and Mines (2020)
For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7)
www.urbanutilities.com.au

ABN 86 073 835 011

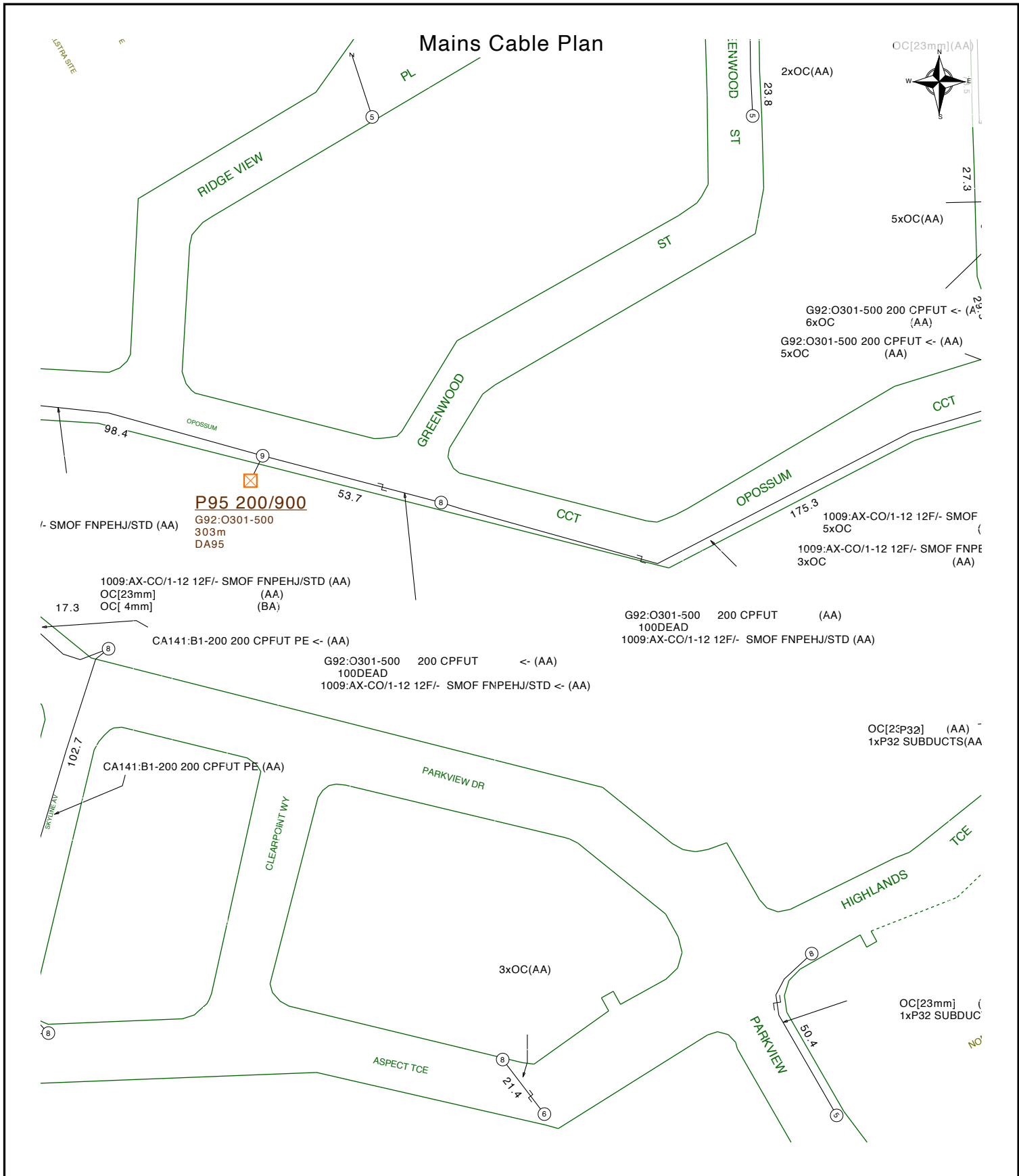


	Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 263161374 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 24/10/2025 17:49:07		

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

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

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



	Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries TELSTRA LIMITED A.C.N. 086 174 781 Generated On 24/10/2025 17:49:10	Sequence Number: 263161374 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
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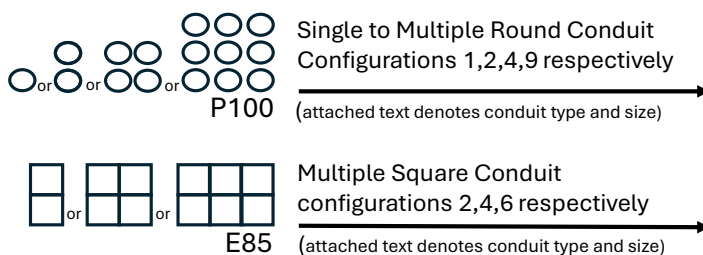
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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



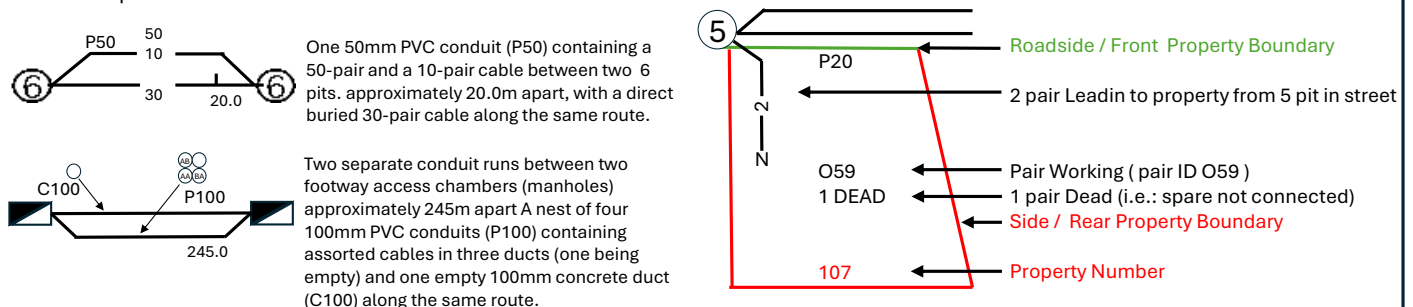
	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment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

Statutory Encumbrances Overview

Property: 77 OPOSSUM CCT, SPRINGFIELD LAKES QLD 4300

This report details statutory encumbrances that directly impact the property.

1. APA Group

Underground gas infrastructure is indicated as traversing or adjoining the property. The presence of high-pressure or distribution mains within the site boundaries is identified. Careful consideration is required for any development or excavation in proximity to these assets.

2. Energex Limited

Electrical distribution infrastructure is present within the property limits, likely including underground cables. These assets are indicated as active and energised. Their alignment suggests a direct encumbrance within the subject boundaries.

3. Telstra

Telecommunication infrastructure, including fibre optic and/or copper cabling, is recorded within the site. Assets may be contained within underground conduit systems or shared utility trenches, constituting an encumbrance over the affected portion of land.

4. NBN Network

National Broadband Network assets are recorded within or adjacent to the property. Indicative data show telecommunications conduits and network pits extending into or across the site boundary, signifying an encumbrance by network infrastructure.

5. Urban Utilities

Water, recycled water, and sewer infrastructure is mapped within the property boundaries. These include reticulation mains or house connections identified as part of the Urban Utilities network, forming a statutory encumbrance over portions of the property.

6. City of Ipswich

Drainage infrastructure associated with the local authority network is identified within the subject property. This may include stormwater drainage lines or associated access structures located within the boundary, representing a municipal encumbrance.

Vendor/s

SHAUN ANDREW VOSPER

Property Address

77 OPOSSUM CCT, SPRINGFIELD LAKES QLD 4300
