



Seller disclosure statement

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 **ELIZABETH NICOLE BRISCOE & PATRICK LEON BRISCOE**

Property address (referred to as the "property" in this statement) **253 WOODWARD ROAD, ARMSTRONG CREEK QLD 4520**

Lot on plan description **1/RP853600**

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

Yes **No**

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

| | |
|---|--|
| Registered encumbrances | <p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p> |
| Unregistered encumbrances (excluding statutory encumbrances) | <p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/> » the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/> » whether the lease has an option to renew: <input style="width: 150px; height: 20px;" type="text"/> <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> |
| Statutory encumbrances | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Telstra cabling per enclosed mapping</p> </div> |
| Residential tenancy or rooming accommodation agreement | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input style="width: 100px;" 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: 5px; width: fit-content;">RURAL</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.</p> <p style="text-align: right;"><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.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p> | | |
| * <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property. | | | |
| Contamination and environmental protection | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><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.</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><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 checked="" type="checkbox"/> No |
| | Pool compliance certificate is given. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | OR Notice of no pool safety certificate is given. | <input type="checkbox"/> Yes | <input checked="" 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> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <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> | <p><input type="checkbox"/> Yes</p> |
| <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. | <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> |
| <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> | |
| <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> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <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> | <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> |

Signatures – SELLER

Signed by:

81A29EE3409145D...

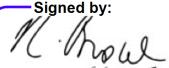
Signature of seller

Patrick Leon Briscoe

Name of Seller

5/3/2026

Date

Signed by:

8E4028A2695046C...

Signature of seller

Elizabeth Nicole Briscoe

Name of Seller

5/3/2026

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: | 18168015 | Search Date: | 24/02/2026 17:11 |
| Date Title Created: | 09/07/1991 | Request No: | 55181800 |
| Previous Title: | 16954088 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 853600
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 721148636 06/10/2021

ELIZABETH NICOLE BRISCOE
PATRICK LEON BRISCOE

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11967194 (POR 21V)
2. MORTGAGE No 723140491 21/03/2024 at 12:10
BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

853600

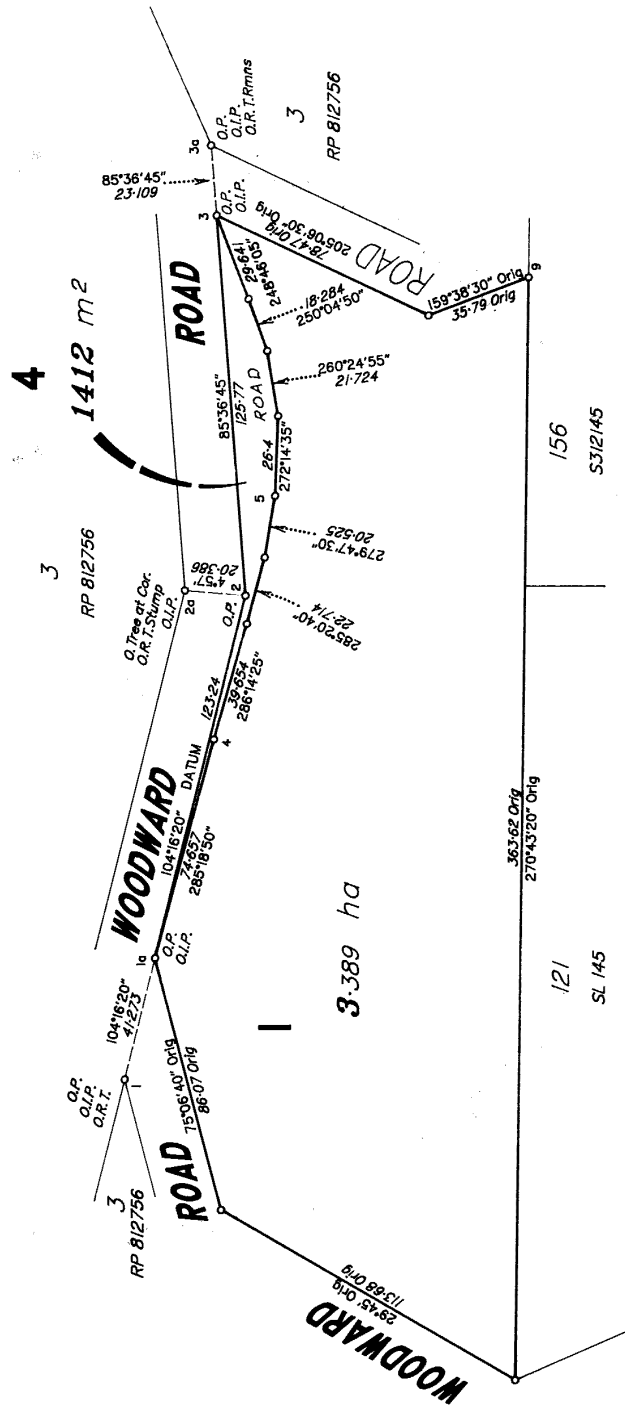
PLAN MUST BE DRAWN WITHIN BLACK LINES

853600

| STN | TO | REFERENCE MARKS | BEARING | DIST |
|-----|--------|-----------------|------------|--------|
| 1 | O.P. | 17/812756 | 284°58'40" | 0-98 |
| 1 | O.R.T. | | 258°49' | 15-208 |
| 1a | O.P. | 16/812756 | 279°21'0" | 5-18 |
| 2a | O.P. | 15a/812756 | 144°58'10" | 1-08 |
| 3 | O.P. | 31°34' | 78°29'40" | 10-09 |
| 3a | O.P. | 9b/812756 | 31°34' | 0-87 |
| 3a | O.R.T. | 9/812756 | 31°20' | 3-47 |
| 4 | Pin | | 80°19' | 8-097 |
| 5 | Pin | | 92°14'35" | 1178 |



Original information compiled from RP 812756 in the Department of Lands, Division of Titles, Brisbane.



853600

PLAN MUST BE DRAWN WITHIN BLACK LINES

853600

WATERSON BOWDEN SURVEYS PTY LTD
 hereby certify that the Company, have surveyed the land comprised in the plan (either personally or by John Bowden (Licensed Surveyor) for and on behalf of the Company (and accept responsibility), that the said survey was performed in accordance with the Surveyors Act and the regulations made thereunder and that the said survey was completed on the 23-7-93.

Licensed Surveyor/
 Director
 Date 23-7-93



PLAN OF LOTS 1 AND 4

Cancelling LOT 1 ON RP 812756

ORIGINAL PORTION 21v

| | | | | | |
|----------------|---------|--------|----------------|-----------------------------|------------------|
| MERIDIAN | MAP REF | SCALE | FILE REF | NO SURVEY RECORDS DEPOSITED | REGISTERING DIST |
| VIDE RP 812756 | 9443-35 | 1:1500 | 24.2.94 R.J.T. | ENDORSED | BRISBANE |

PARISH **SAMSONVALE**
 COUNTY **Stanley**
 LOCAL AUTHORITY **SAMSONVALE**
 LOCAL AGENTS/MINING DISTRICT **PINE RIVERS S. C. BRISBANE**

REGISTERED PLAN 853600

0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND DIVISION) BY AUTHORITY LICENCE NUMBER 67

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

Council of the SHIRE of PINE RIVERS certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 12th day of January 1994

[Signature] Mayor or Chairman
[Signature] Town or Shire Clerk / C.E.O.

Previous Title
 CT 8168 ~ 15' Lot 1 on RP 812756 / L85552AB. Resumpt. over Lot 4 on RP853600 to Pine Rivers Shire. L865619J... Road Dedication over Lot 4 on RP853600 AS 12006D (NIR) Satisfied

No.

I/We (Names in full)

- as Proprietor/s of this land
- as Lessee/s of Miner's Homestead

agree to this plan and dedicate the new road as shown hereon to public use.

Signature of • Proprietor/s • Lessee/s
 • Rule out which is inapplicable.

For Additional Fees & Document Mappings Refer to C&P

AS Constructing Authority under "The Acquisition of Land Act 1967 - 1977" the Council of the Shire of Pine Rivers hereby agrees to this plan of subdivision and dedicates the new road shown hereon to public use.

This survey has been examined and may be used for land dealings.

Surveyor General
 Date

DATED this 12th day of January 1994

[Signature] Shire Chairman
[Signature] Shire Clerk/C.E.O.

| Lot | Vol. | Fol. | Lot | Vol. | Fol. | Lot | Vol. | Fol. |
|-----|------|------|-----|------|------|-----|------|------|
| | | | | | | | | |

Lodged by
 PINE RIVERS SHIRE COUNCIL
 222 GYMPIE ROAD
 STRATHPINE QLD 4500

Received
 Registrar of Titles

Fees Payable

| | | |
|-----|------------------------|-----|
| 200 | Survey | 200 |
| 58 | Postal fee and postage | 58 |
| 40 | Logt. Exam. & Ass. | - |
| | NIL New Title | |
| | Entd. on Deeds | |
| 14 | Photo Fee | 14 |
| 312 | Total | 272 |
| | Short Fees Paid | 40 |

Plus am paid \$40.00

404 PLAN

L855520P

24 FEB 1994 11:15 AM

\$312.00

File Ref.
 Deposited / /
 Audited 25/2/94 R.T.
 Passed 25/2/94 R.T.
 Survey Records: File/Field Notes
 Charted / /
 Original Grant
 122434 (Por 2IV)

Particulars entered in Register Book
 Vol. 8168 Folio 15
 at 8:38 am
 25 MAR 1994
 REGISTRAR OF TITLES

853600

853600

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

Postal Address
 PO Box 159
 CABOOLTURE QLD 4510

Customer Service
 Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au



PRQ_523529/E-1/S-1/I-1/000

Patrick L Briscoe & Elizabeth N Briscoe
 253 Woodward Road
 ARMSTRONG CREEK QLD 4520

This information was prepared on **31 December 2025** for the period
01 January 2026 to 31 March 2026

Property number: 523529

Property location:
 253 Woodward Road
 ARMSTRONG CREEK QLD 4520

Property description: Lot 1 RP 853600

Valuation: \$580,000


Rating category: General Rate - Category R1 (Single Residential - Owner occupied)


| Rate notice summary | |
|-----------------------------|--------------------|
| Issue date: 12 January 2026 | |
| Your last bill | \$563.82 |
| Payments / adjustments | \$-563.82 |
| | = |
| Opening balance | \$0.00 |
| | + |
| New rates and charges | \$563.82 |
| | = |
| Total due | \$563.82 |
| Due date | 11 Feb 2026 |


If you have established a flexible payment plan, your scheduled amount will continue to be debited as arranged.

To view or change an existing flexible payment plan, or to set up a new plan, please visit payble.moretonbay.qld.gov.au

Go paperless!
 Receive your rates and reminders via email


 Easy


 Convenient


 Sustainable

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



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

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

Easy ways to pay

BPAY
 Biller code: 339457
 Reference number: 50 0523 5290 0523 5291

Pay in-store at Australia Post




*2471 500523529005235291

PHONE
 Call (07) 3480 6349 (Mastercard and Visa only)
 Reference number: 50 0523 5290 0523 5291

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

ONLINE
 Scan the QR code or visit
www.moretonbay.qld.gov.au/pay-your-rates
 Reference number: 50 0523 5290 0523 5291

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

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

Activity since last bill

| | |
|---|---|
| Last bill | \$563.82 |
| Payment / adjustments | |
| 22-Oct-2025 Payment Received Thank You | \$-563.82 |
| Account balance | \$0.00 A |

New charges

Council rates and charges

| Description | Amount |
|--|-----------------|
| General Rate - Category R1 (Single Residential - Owner occupied) (580,000 [Property Valuation] * 0.003244 [Unit Rate]) / 4 [Bills per year] General Rate has been capped at 15% from the previous financial year | \$396.57 |
| City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year] | \$6.50 |
| City Infrastructure Charge (104.00 [Fixed Amount]) / 4 [Bills per year] | \$26.00 |
| Garbage Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 391.00 [Unit Rate]) / 4 [Bills per year] | \$97.75 |
| Special Charge - Rural Fire Levy (25.00 [Fixed Amount]) / 4 [Bills per year] | \$6.25 |
| Total Council rates and charges | \$533.07 |

State Government charges

| Description | Amount |
|---------------------------------------|----------------|
| Emergency Management Levy - Group 2E | \$30.75 |
| Total State Government charges | \$30.75 |

Total new charges B **\$563.82**

A + B = Total due

State Government Waste Levy

- Council will pay an estimated \$24,400,000 in waste levy payments to the Queensland Government during 2025/26 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to \$125 per tonne.
- The Queensland Government has paid an amount of \$14,810,305 in the 2025/26 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2025/26.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

Important information

Interest

From 1 July 2025 to 30 June 2026 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Valuations

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

Rebates

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

Translating and Interpreting Services



If you require an interpreter, please call TIS National on 131450.



Help for people with hearing or speech difficulties Contact Moreton Bay City Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on 1800 555 660 or text 0416 001 350 for assistance.



Payment remittance slip

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

Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

Property Number: 523529
Property Location: 253 Woodward Road ARMSTRONG CREEK QLD 4520

Barcode:



*2471 500523529005235291

Payment Amount: \$563.82



FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number:

2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details: Local government area:

3. Exemptions or alternative solutions for the swimming pool (if applicable)

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

4. Pool properties

Shared pool Non-shared pool Number of pools

5. Pool safety certificate validity

Effective date: / / Expiry date: / /

6. Certification

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

Name:

Pool safety inspector licence number:

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit <https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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



Certificate of Installation

in accordance with AS 3660.2-2017 – Post Construction

Certificate No: 21833

| |
|--|
| Name of Owner: Niki Briscoe |
| Property Treatment Address: 253 Woodward Rd, Armstrong Creek QLD 4520 |
| Note: <i>This Certificate of Installation is to be supplied to the person soliciting the work. If they are not the owner, they should supply a full copy to the Building Owner.</i> |

COLONY CONTROL TREATMENT FOR ACTIVE TERMITES: Yes No

TERMITE MANAGEMENT SYSTEM(S) INSTALLED

(1) Chemically Treated Soil Termiticide Management System(s) Installed: Yes No

If "Yes", the type of system(s) is: **NON-REPELLENT TERMITICIDE SOIL TREATMENT**

Date(s) of Installation: 29/08/2022

The Termiticide Product used was: **TERMIDOR** with the active constituent(s): **FIPRONIL**

The concentration of the Termiticide spray mixture used was **0.06%** and the total volume applied was **200 LITRES**.

The product label period of protection (life expectancy) is: **8 YEARS**.

The above System(s) was/were installed in the following area(s): **AROUND TIMBERS SUPPORTS OF MAIN DWELLING – SEE MUP MAP**

(2) Other Termite Management System Installed: Yes No

DURABLE NOTICE WAS PLACED IN: The electrical meter box

LIMITATIONS: that apply to the installation(s) above are:

REGULAR INSPECTIONS OF ADJOINING TIMBER DECKS WHICH ARE IN CONTACT WITH THE GROUND

AN ONGOING TERMITE MANAGEMENT PROGRAM FOR THE ABOVE PROPERTY IS ESSENTIAL.

DO NOT DISTURB TREATED AREAS. REFER TO TIMBER PEST REPORT.

ANNUAL PEST INSPECTION

It is recommended by the Australian Standards AS 3660.2, AS 4349.3 & The Code of Practice for Termite Management to Existing Buildings that the building and its surrounds are inspected by a qualified Timber Pest Inspector at least every twelve (12) months in accordance with one of the above Standards or Code of Practice and strongly recommends that more frequent inspections should be carried out.

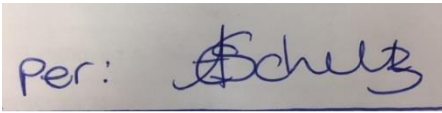
12

We recommend an inspection of the building and the surrounds every: 12 Months.

(We also recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and on completion of this work to ensure that this work does not breach any termite management system installed or allow concealed termite entry to the property.)

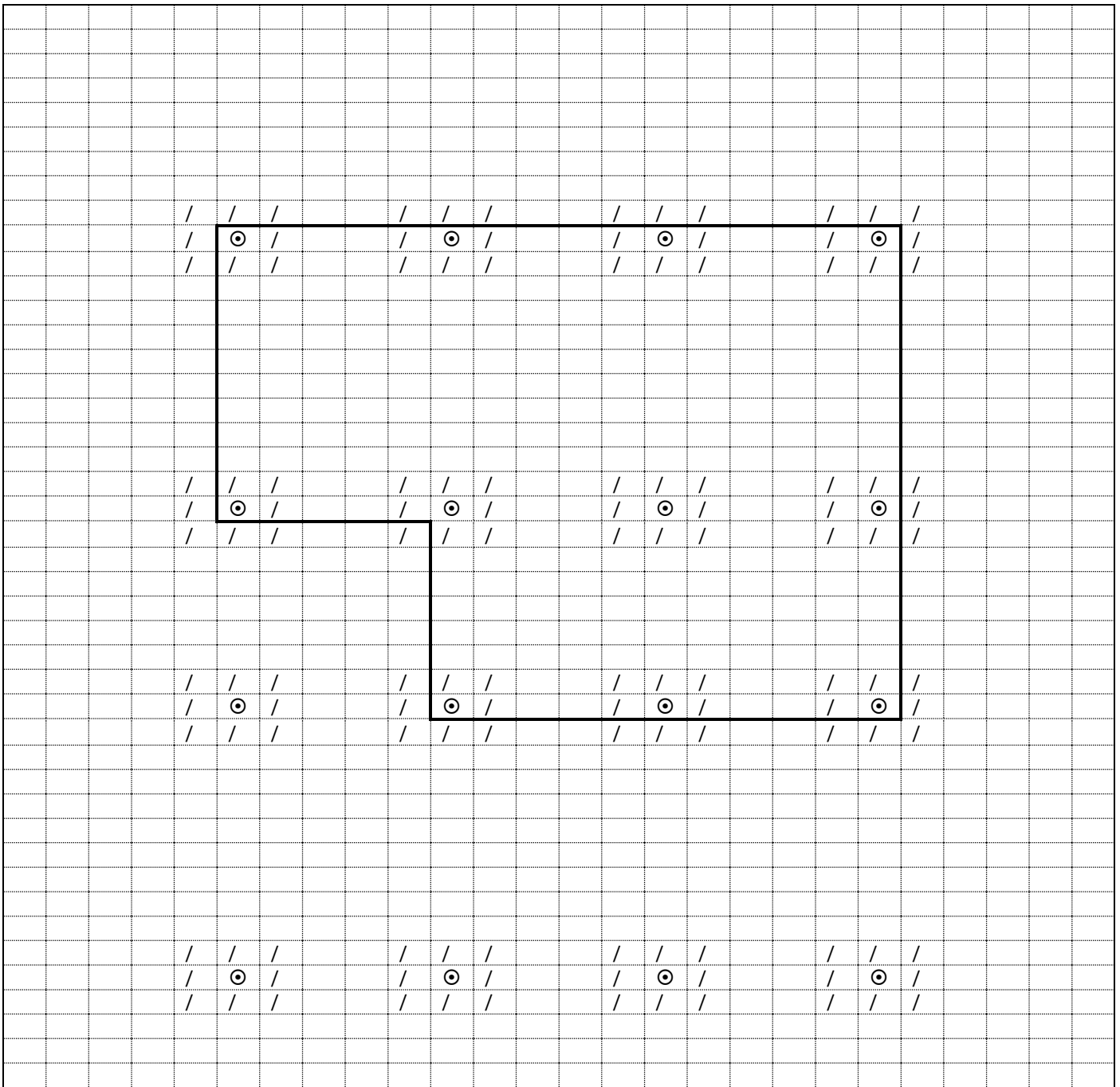
This firm did not install any concrete or any part of the building structure that forms any part of the Termite Management system and takes no responsibility for any failure of the Termite Management System(s) that results from the failure of any concrete or building construction to perform as a Termite Management System.

| | |
|---------------------------------|---|
| Installation Firm: | COMPASS BUILDING AND PEST NORTH PTY LTD |
| Name of Installer: | MARK KRAUSE |
| Firm's Address: | 3/13 DISCOVERY DR, NORTH LAKES QLD 4509 |
| Telephone: | 07 3886 4654 |
| Installer's Licence No.: | 14507 |

Signature: 
Date: 1/09/2022

Client or Agent's Signature: _____
Date: / / 2022

MUD MAP (not to scale).



| | |
|-------------------------------------|---------------------|
| Termiticide(s) to be Applied | Termidor (Fipronil) |
| Rate to be Applied | 0.06% |
| Product life expectancy | 8 years |

KEY

- A = Termite Activity
- D = Termite Damage
- W = Wood Rot
- P = Possible Damage
- TW = Termite Workings
- ⊙ = Posts
- \\ = Areas Treated
- ~ ~ = Reticulation System
- ⌘ = Trees

Certificate of Installation in accordance with AS 3660.2-2017

Terms and Conditions

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Certificate of Installation. Any third party acting or relying on this Certificate of Installation, in whole or in part, does so entirely at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. The effectiveness of this installation is dependent upon the provision of a complete (full) termite management system being installed in accordance with AS 3660.2-2017 using approved termiticides, systems and/or products. If the termite management system(s) are disturbed, breached or bridged, then concealed entry by subterranean termites is possible.
2. No liability is accepted for any failure of a termite management system and this firm warrants only to provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete termite management system.
3. The termite management system(s) installed, as detailed on this Certificate and in the diagram, provide a termite management system against subterranean termites only. The installation is not designed to provide protection from any other pest(s) and, in particular, does not provide any protection against, and cannot aid in the detection of, "dry wood" (Kalotermitidae) or "damp wood" termites.
4. **No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.**
5. The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (ie: pergolas, awnings, verandas, etc), introducing infested materials, timber off-cuts, wood chips and formwork left on site, materials stored against the building. External termite management systems/installations and/or treated zones can be destroyed by the installation of lawns, gardens, pathways, landscaping, etc adjacent to the building. Before making such changes, you should first contact this firm. Where such changes are made, a further termite management system installation is essential.

Where abutting concrete areas such as driveways, paths or the like are located in external areas that are to be treated, it is always our first recommendation to have the concrete cut and removed to allow full access for treatment. It is not possible to verify that a complete chemical/treated zone has been installed when drilling and injecting termiticide beneath concrete.
6. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.
7. When installing paths, lawns, gardens, rendering exterior surfaces, etc, it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite management system then it is equally important not to cover the slab edge unless another form of termite management (ie: a treated zone) is installed. You must contact this firm before carrying out any such covering. Where such changes are made, a further termite management system installation is essential.
8. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.
9. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.
10. **It is the building owner's responsibility to ensure that the inspections recommended in this Certificate are performed. Please contact this firm.**

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed termite management system has been breached or bridged in any way.

The Australian Standard recommends that inspections be carried out by a suitable qualified person, at intervals not greater than annually. Where termite "pressure" is greater this interval should be shortened. Inspections WILL NOT stop termite infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Termites can build around termite management systems; but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The liquid termiticide treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2017, which are carried out by a qualified experienced termite inspector competent in Unit 8 "Inspect and Report on Timber Pests" and Unit 10 "Control Timber Pests" of the National Pest Management Competency Standards or equivalent.

IMPORTANT INFORMATION: Methods of termite management installed during construction of the building are designed to discourage termites from gaining concealed entry to the property. Termite management systems may be bridged by termites, however the evidence of termite entry will normally be evident to the inspector. A further treatment in accordance with AS 3660.2-2017 to eradicate such an infestation will be required.

It is very important that the Termite Management System is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

Frequent inspections are very important. Termite Management Systems do not kill off or stop termites. They are installed to prevent concealed access only and are designed to force the termites into the open. Therefore, the mud tubes that they use to gain access may be seen during inspection. A Termite treatment in accordance with AS 3660.2-2017 can then be carried out to eradicate the termites.

If you become aware of any activity do not disturb the termites in any way and notify this firm as soon as possible. Please contact us if you have any concerns about Termites or the Termite Management System(s) installed.

Important: Termiticide barriers degrade (break down) over time and should be replenished in the future. The Termiticide manufacturers claim their products should last from 2 to 10 years depending on the type and strength of Termiticide used and the site conditions. So, in the future, after one of the required regular inspections of the property, the inspector may advise you of the need to re-install the treated zone or barrier.

If this treatment was carried out as part of a treatment for active termites then an inspection of the property and buildings should be carried out one to three months after the completion of this treatment and again three months after that.

END OF TREATMENT CERTIFICATE

AIR CONDITIONING & ELECTRICAL

CERTIFICATE OF:
 (Please mark relevant check-box)

TESTING AND COMPLIANCE (**Electrical installations**)
Issued in accordance with s227 of the Electrical Safety Regulation 2013

TESTING AND SAFETY (**Electrical equipment**)
Issued in accordance with s26 of the Electrical Safety Regulation 2013

* Work performed for:

* Name Niki and Paddy Briscoe
Title Given name/s Surname

* Address 253 Woodward Road
Street

 Armstrong Creek 4520
Suburb/town Postcode

* Electrical installation / equipment tested (please include site address for electrical installation work if different from above):

The smoke alarms at the above address have been tested and comply with the following

- Installed in accordance with Australian Standard AS 3786-2014
- Are in locations and compliant as per Qld Government Smoke alarm Legislation
- Are photoelectric and interconnected

* Date of test 6/02/2026 * Electrical contractor licence number 87583

Name on contractor licence Cruise Brothers Electrical

Electrical contractor phone number 0438 743 478

For **electrical installations**, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation.

For **electrical equipment**, this certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

Name Andrew Cruice
Person who performed, or person who is responsible for, the electrical work

Signature  Date 06/07/2026

* Indicates a mandatory field

Case types / [Tree and fence disputes](#) / [Tree orders register](#)

Tree orders register

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

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

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

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

No results found.

Search for

Submit

Last updated: 22 January 2026



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **994071**

Date: 24/02/2026

Search Request reference: **187138124**

Applicant details

Applicant: maddi@keenanlegal.com.au maddi@keenanlegal.com.au

maddi@keenanlegal.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 1 on Plan RP853600 at 253 WOODWARD ROAD, ARMSTRONG CREEK QLD 4520 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.

UTILITY PLANS

24-02-2026

Enquiry Date: 24-02-2026

Address (Lot/Plan):

253 WOODWARD ROAD, ARMSTRONG
CREEK, QLD-4520, AUS

These plans expire 30 days from supply

In response to your request for Utility Plans, please find the following information:

- Responses from the affected utilities/asset owners.

The following utilities/asset owners have assets on or near your searched property:

| Sequence Number | Authority Name | Contact Number |
|-----------------|------------------------------|----------------|
| 268783770 | NBN Co Qld | +611800687626 |
| 268783771 | Moreton Bay Regional Council | +611300477161 |
| 268783772 | Unitywater South | +611300086489 |
| 268783773 | Telstra QLD South East | +611800653935 |



General Information

Care will be needed to be undertaken if you/your client carry out any excavation works inside or outside the property boundary.

Utility Plans, provides a 'collated pack' of information, including plans/maps, detailing the location of utilities on or near to your property. This can include electricity, gas, water, sewerage, drainage, telecommunications and local government assets, depending upon what utilities are in the vicinity.

Any plans supplied are intended to assist you or your client in the prevention of damage to an underground asset. The plans do not have a guaranteed accuracy since they are supplied by each utility in question. If you or your client perform excavations, any such works are at your/your client's own risk. Prior to any such earth works being conducted on or in the vicinity of the property we recommend that you/your client contact a locator to accurately find and locate each utility to avoid any damage. In the event that a pipe/cable damage does occur from earthworks, you/your client will be responsible for any cost of repair.

Due to the age of some pipes and cables, it is impossible for all plans to have the precise location of all underground utilities. The accuracy and/or completeness of the information supplied cannot be guaranteed as property boundaries, depths and other features may change over time. Therefore, plans are indicative only. Each utility does not warrant that the plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. It is your responsibility to locate underground utilities carefully via potholing prior to any excavation process, and to exercise due care during that excavation.

This report is based on information supplied by each utility – which is current at the time of request. Also please note that plans are supplied with a validity period of 30 days from date of supply.

This content was uploaded by Moreton Bay Regional Council in response to your Before You Dig enquiry.

Uploaded

24 Feb 2026 6:12:02pm

Attention: **Soft Reg**

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: **52464761**

Sequence Number: **268783771**

Dig Site Location: **253 WOODWARD ROAD ARMSTRONG CREEK 4520**

According to our records, your enquiry with the following details **does not impact our infrastructure**.

This enquiry is valid for 30 days from the enquiry date.

If you require further information or assistance with interpretation of plans, please contact Moreton Bay Regional Council on 1300 477 161 or gis@moretonbay.qld.gov.au.

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

You may also view the response with an interactive web map below:





Job # 52464761

Seq # 268783771

Provided by City Of Moreton Bay



Legend

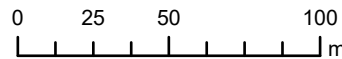
 BYDA Enquiry

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

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

[Index Sheet](#)

Plans generated by SmarterWX™ Automate



Scale 1:2,500

This content was sent by email from Unitywater South in response to your Before You Dig enquiry.

| | |
|------------------|--|
| Original subject | DBYD Job/Seq 268783772 : JobID 52464761 - 253 WOODWARD ROAD ARMSTRONG CREEK |
| Original sender | gis@unitywater.com |
| Received | 24 Feb 2026 6:13:18pm AEDT |

Date of enquiry: 24/02/2026 6:11:00 PM
Notification No: 52464761 (Job No)
Sequence No: 268783772

Customers Name: Soft Reg
Customers Phone No: +61384135200

Address supplied for dig site location
253 WOODWARD ROAD, ARMSTRONG CREEK, QLD

Unitywater Privileged, Private and Confidential - This email and any attachments may contain legally privileged or confidential information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The privilege or confidentiality attached to this message and any attachments is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone and destroy and delete all copies.

Unitywater carries out monitoring, scanning and blocking of emails and attachments sent from or to addresses within Unitywater for the purposes of operating, protecting, maintaining and ensuring appropriate use of its computer network.

It is recommended that you scan this email and any attachment before opening. Unitywater does not accept any responsibility or liability for loss or damage arising directly or indirectly from opening this email, any attachments or any communication errors.



Soft Reg
Not Supplied
610 Victoria Street
Richmond VIC 3121

24/02/2026



Dear Soft Reg

Response to your recent enquiry: More detailed information is required

Your recent Before You Dig (BYDA) enquiry about the location of water and sewerage assets on your property of interest has been sent to Unitywater.

According to our records, the area you have indicated in your request does not contain Unitywater infrastructure (no sewerage and/or water assets).

Sequence No: 268783772

Job No: 52464761

Location: 253 WOODWARD ROAD ARMSTRONG CREEK

If you have further questions, please call the Customer Service Centre on 1300 0 UNITY (1300 086 489).

Yours sincerely

Ivan Beirne
Head of Asset Management, Unitywater



This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject DBYD JOB: 52464761 SEQ: 268783773 - 253 WOODWARD ROAD, ARMSTRONG CREEK QLD 4520
 Original sender TAMS@dominoapp.in.telstra.com.au
 Received 24 Feb 2026 6:19:29pm AEDT




Attention: Soft Reg

Site Location: 253 WOODWARD ROAD, ARMSTRONG CREEK, QLD 4520

Your Job Reference: ITJOB|187138122

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 request.





| | |
|---|---|
|  Accredited Plant Locator | General Contact Information including applications required to view Cable Plans - DWF & PDF |
|  Telstra Duty of Care v33.0a | Your responsibility and Legal requirements working near Telstra's Assets |
|  Telstra Map Legend v4_0c | Common Symbols on Cable Plans and Safe Clearance distances when working near Telstra Assets |

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.

In particular please read and familiarise yourself with 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/>, as these documents set out the essential steps that must be undertaken prior to commencing construction activities.

| | | |
|---|--|---|
|  Best practice guides and the five P's of safe excavation | These are the essential steps to be undertaken prior to commencing construction activities | Essential Steps : Link 5 P's: Link |
|  CERTLOC GLOBAL | Telstra highly recommends using Certified Locators | CERTLOC : Link |
|  1800 653 935 Telstra Plan Services | Whenever in doubt please contact this number for Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com | Note: that Telstra plans are only valid for 60 days from the date of issue |
|  How to Report Damage to Telstra Equipment | If you think you have damaged Telstra Assets, please Report it ASAP. | Call: 13 22 03 Report Online: Link |

It is a criminal offence under the 'Criminal code act 1995' to tamper or interfere

| | |
|---|---|
|  | <p>with Telecommunications infrastructure. Telstra will take action to recover compensation for the damage caused to property and assets, and for interference with the operation of Telstra's networks and customer service.</p> |
|  | <p>Telstra plans contain confidential information and are provided on the basis that they are used solely for identifying 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 loss or damage. You must comply with any other terms of access to the data that have been provided by you by Telstra (including conditions of use or access).</p> |

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/..](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 v33.0a.pdf)

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

(See attached file: AccreditedPlantLocators 2025-12-17b.pdf)

(See attached file: 268783773.pdf)



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 arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra 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. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

<https://www.byda.com.au/education/resources/>

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

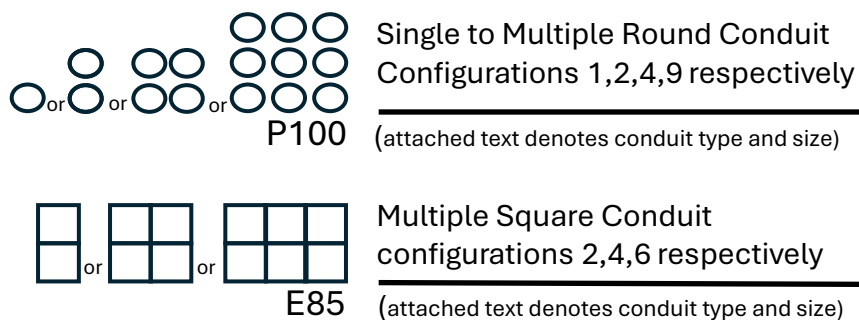
Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).



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 |



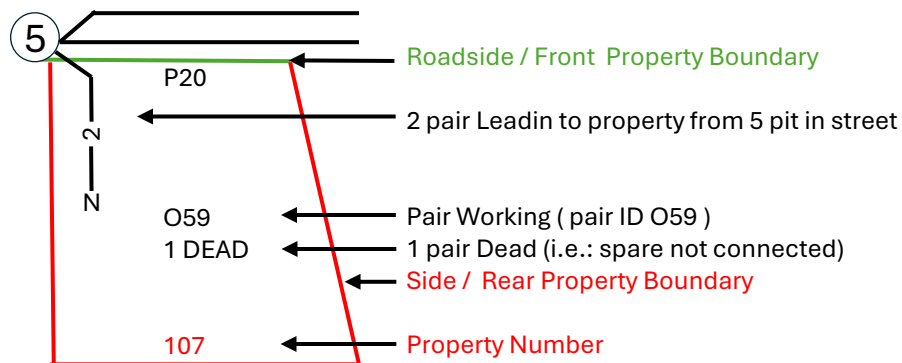
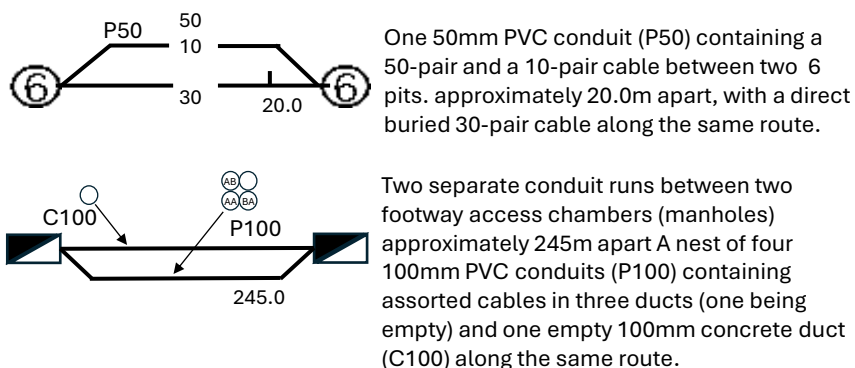
Some examples of conduit type and size:

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.

General Information



Telstra highly recommends using Certified Locators.

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



Before you Dig Australia – BEST PRACTISE GUIDES
<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.



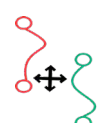
DWF Map Files (all sizes over A3)
 Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
 Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
 (Windows PC)



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



Telstra New Connections / Disconnections
 13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
 Telstra Protection & Relocation Fact Sheet: [Link](#)
 Telstra Protection & Relocation Home Page [Link](#)



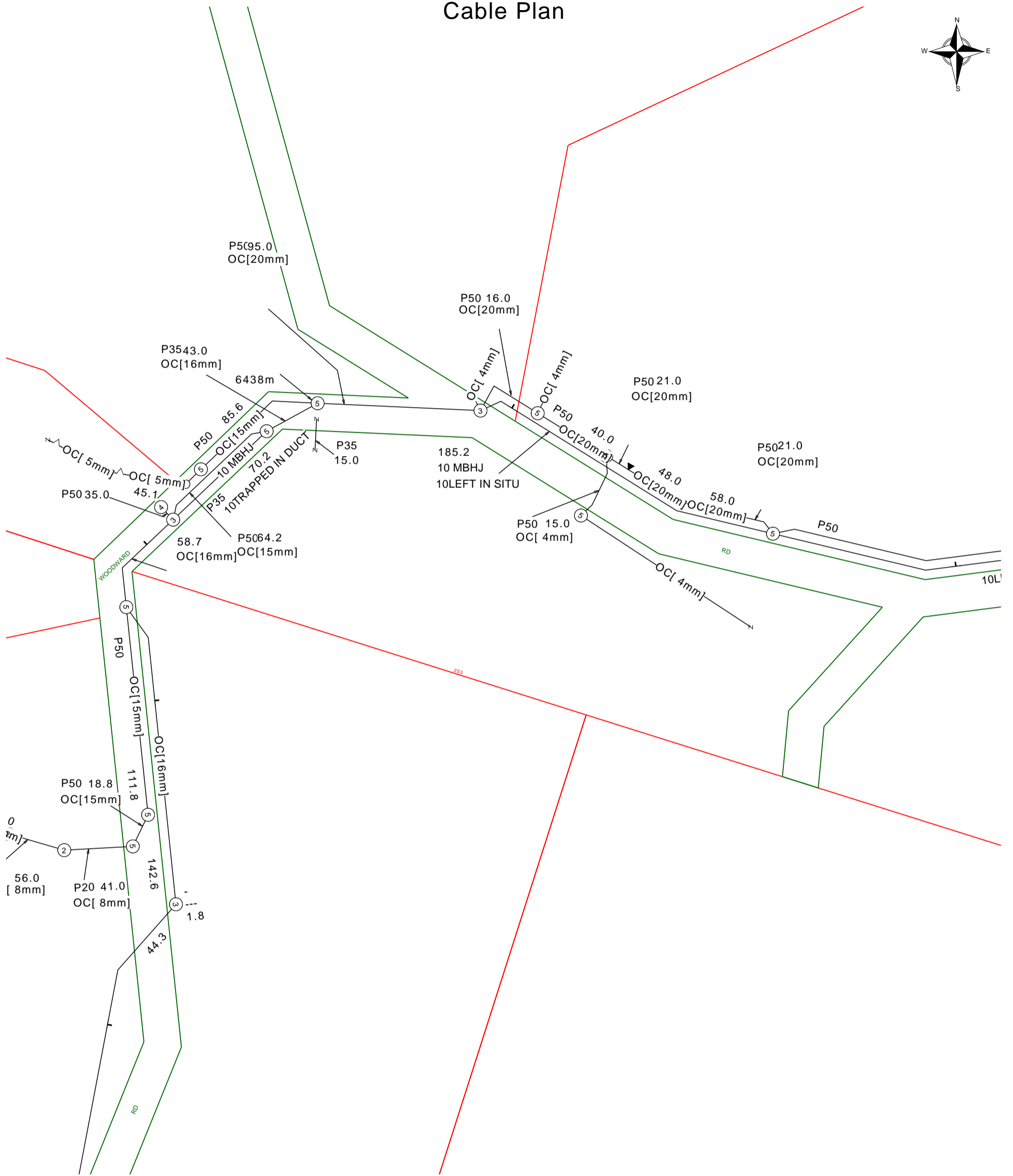
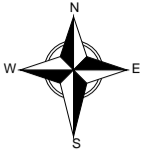
Telstra Aerial Assets Group (overhead network)
 1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mm Vibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0m Jackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical)**

Cable Plan



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

Sequence Number: 268783773

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 24/02/2026 18:17:39

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.

This content was sent by email from NBN Co Qld in response to your Before You Dig enquiry.

| | |
|------------------|---|
| Original subject | DBYD JOB:52464761 SEQ:268783770 - 253 WOODWARD ROAD , ARMSTRONG CREEK , QLD , 4520 email(1/1) |
| Original sender | DONOTREPLY@nbnco.com.au |
| Received | 24 Feb 2026 7:06:13pm AEDT |

Hi Soft Reg,

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



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.



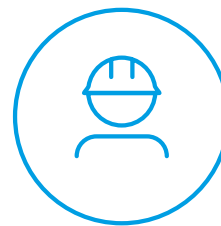
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



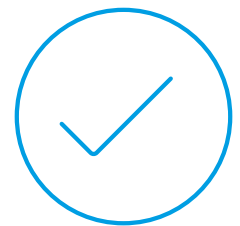
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



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.

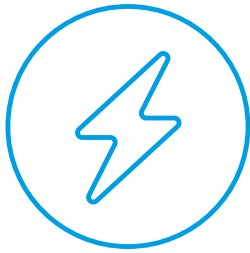


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

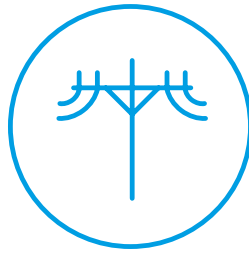


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

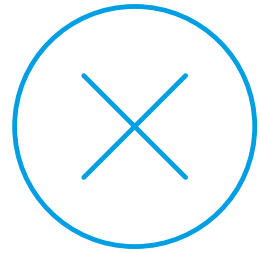
Working near **nbn**TM cables



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: Soft Reg
Phone: Not Supplied
Fax: Not Supplied
Email: Soft.Reg.3576757@mail.au.pac.pcges.com.au

| | | |
|-----------------------------------|--|---|
| Dial before you dig Job #: | 52464761 |  |
| Sequence # | 268783770 | |
| Issue Date: | 24/02/2026 | |
| Location: | 253 WOODWARD ROAD , ARMSTRONG CREEK , QLD , 4520 | |

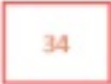




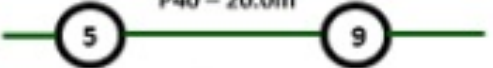
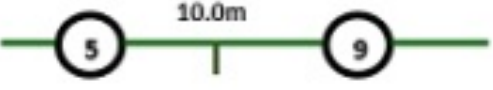





Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

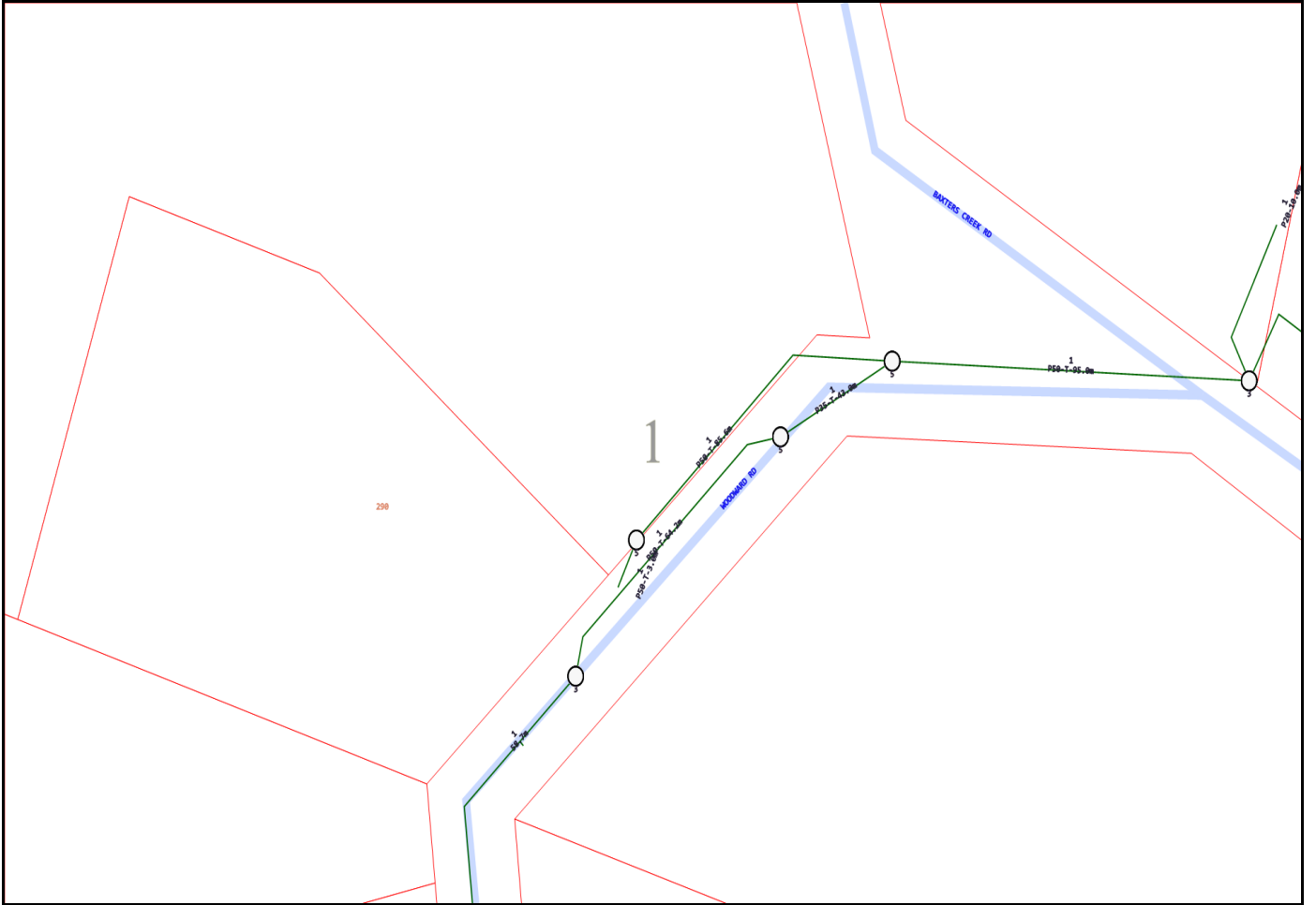
| | |
|---|---|
| 1 | 3 |
| 2 | 4 |

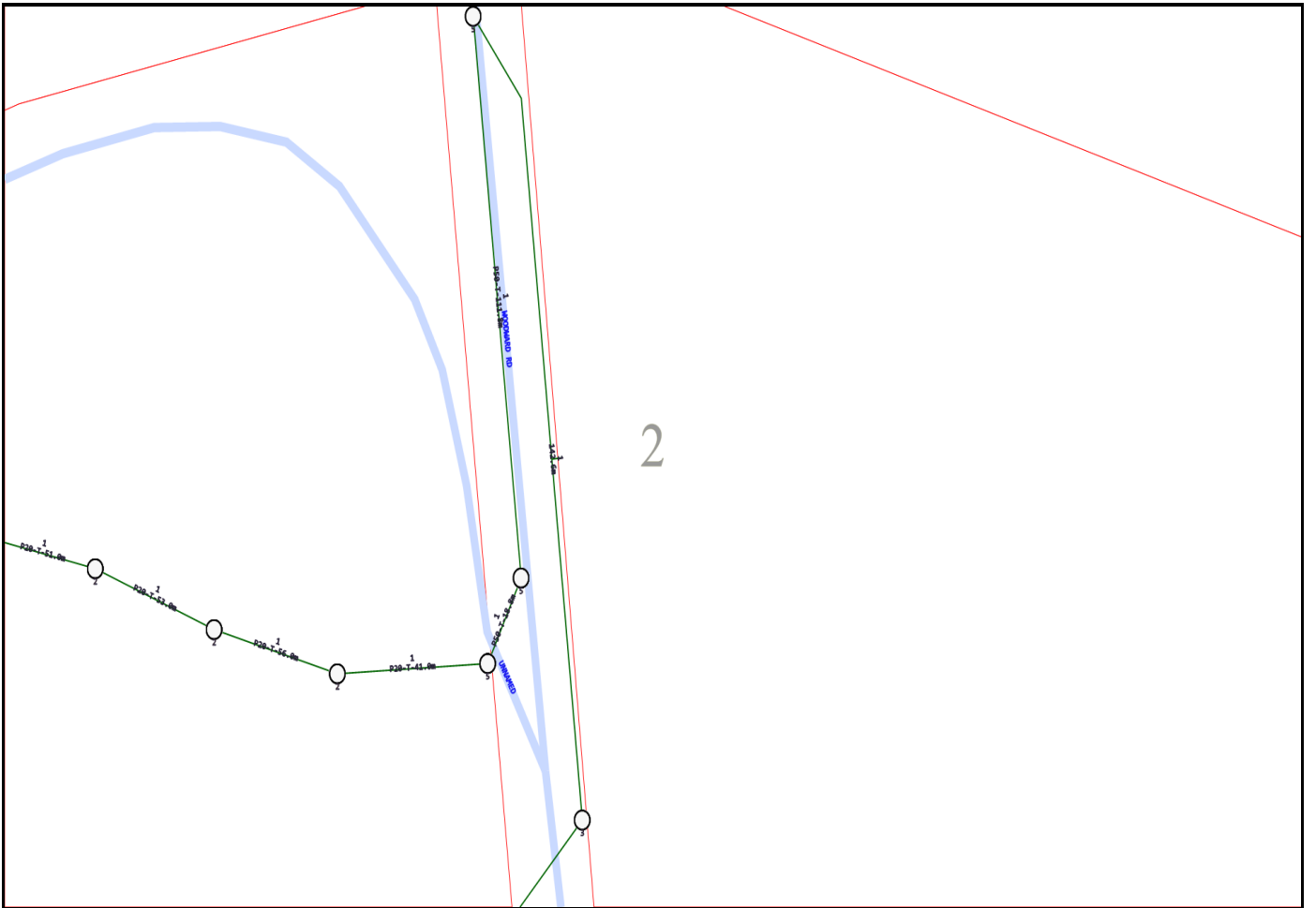


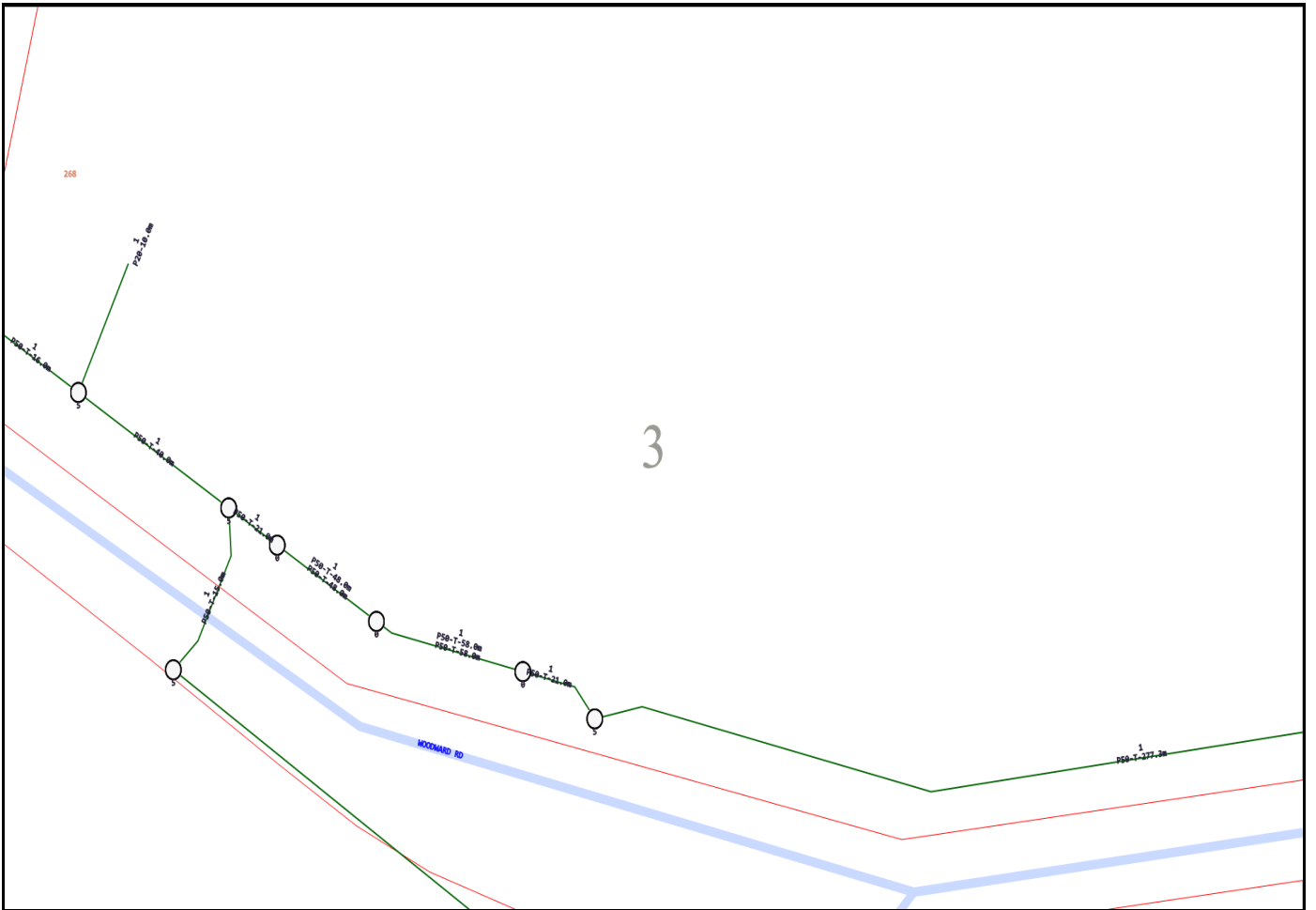
LEGEND

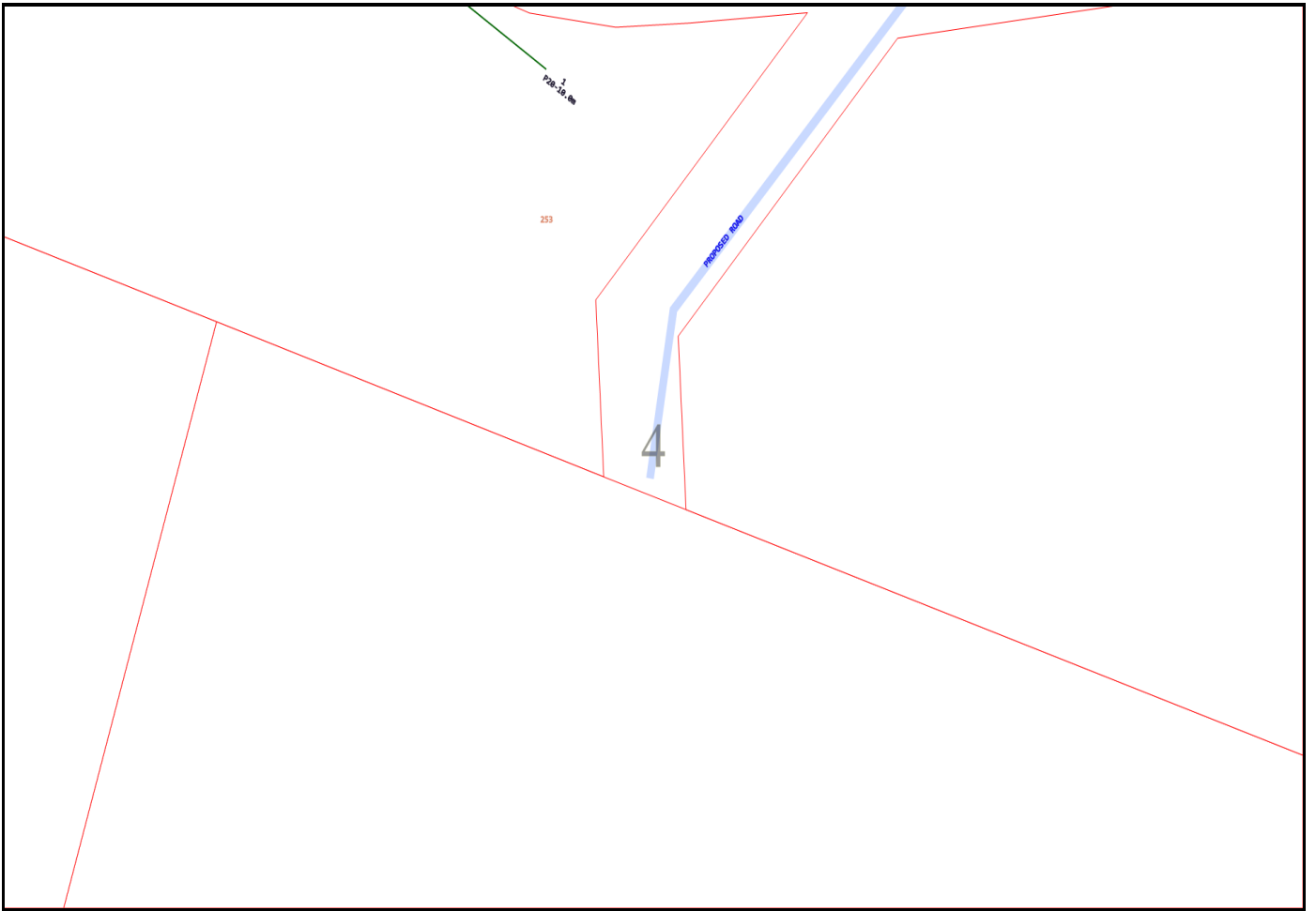


| | |
|--|--|
|  | Parcel and the location |
|  | Pit with size "5" |
|  | Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
|  | Manhole |
|  | Pillar |
| <p style="text-align: center;">2 PO – T- 25.0m P40 – 20.0m</p>  | Cable count of trench is 2. One "Other size" PVC conduit (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.

To: Soft Reg
Phone: Not Supplied
Fax: Not Supplied
Email: Soft.Reg.3576757@mail.au.pac.pcges.com.au

| | | |
|--|--|---|
| Before You Dig Australia Job #: | 52464761 |  |
| Sequence # | 268783770 | |
| Issue Date: | 24/02/2026 | |
| Location: | 253 WOODWARD ROAD , ARMSTRONG CREEK , QLD , 4520 | |

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: 24/02/2026

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.



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: 211577

Certificate Number: CA034880
Result 1 of 1

InfoTrack PTY LTD
PO Box 10314, Adelaide Street

QLD 4001

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

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 1 Plan: RP853600
Located at:

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

ADDITIONAL ADVICE

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

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment, Science and Innovation*

Date of issue: 25/02/2026
Receipt No: 6917995



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: 51121281 EMR Site Id: 25 February 2026
Cheque Number:
Client Reference:

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

Lot: 1 Plan: RP853600
253 WOODWARD RD
ARMSTRONG CREEK

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



Vegetation management report

For Lot: 1 Plan: RP853600

25/02/2026

This publication has been compiled by Operations Support, Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

© State of Queensland, (2026)

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons - Attribution 4.0 International (CC BY) licence.

Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms.



You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

Note: Some content in this publication may have different licence terms as indicated.

For more information on this licence, visit <https://creativecommons.org/licenses/by/4.0/>

The information contained herein is subject to change without notice. The Queensland Government shall not be liable for technical or other errors or omissions contained herein. The reader/user accepts all risks and responsibility for losses, damages, costs and other consequences resulting directly or indirectly from using this information.

Recent changes

DocuSign Envelope ID: C204289F-AAC7-4DA3-90C3-B98E7E16D2B1

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

| | |
|--|----|
| 1. Property details | 6 |
| 1.1 Tenure and title area | 6 |
| 1.2 Property location | 6 |
| 2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)..... | 7 |
| 2.1 Exempt clearing work | 7 |
| 2.2 Accepted development vegetation clearing codes | 7 |
| 2.3 Area management plans | 8 |
| 2.4 Development approvals | 8 |
| 2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development..... | 8 |
| 3. Vegetation management framework for Lot: 1 Plan: RP853600 | 9 |
| 3.1 Vegetation categories | 9 |
| 3.2 Regional ecosystems | 10 |
| 3.3 Watercourses | 10 |
| 3.4 Wetlands | 10 |
| 3.5 Essential habitat | 10 |
| 3.6 Area Management Plan(s) | 12 |
| 3.7 Coastal or non-coastal | 12 |
| 3.8 Agricultural Land Class A or B | 12 |
| 4. Vegetation management framework maps | 13 |
| 4.1 Regulated vegetation management map | 14 |
| 4.2 Vegetation management supporting map | 15 |
| 4.3 Coastal/non-coastal map | 16 |
| 4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture | 17 |
| 5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))..... | 18 |
| 5.1 Clearing in high risk areas on the flora survey trigger map | 18 |
| 5.2 Clearing outside high risk areas on the flora survey trigger map | 18 |
| 5.3 Exemptions | 18 |
| 5.4 Contact information for DETSI | 18 |
| 5.5 Protected plants flora survey trigger map | 19 |
| 6. Koala protection framework (administered by DETSI) | 21 |
| 6.1 Koala mapping | 21 |
| 6.2 Koala habitat planning controls | 22 |
| 6.3 Koala Conservation Plan clearing requirements | 23 |
| 6.4 Contact information for DETSI | 23 |
| 7. Koala protection framework details for Lot: 1 Plan: RP853600 | 24 |
| 7.1 Koala districts | 24 |
| 7.2 Koala priority area, koala habitat area and identified koala broad-hectare map | 24 |
| 7.3 Koala habitat regional ecosystems for core koala habitat areas | 25 |
| 8. Other relevant legislation contacts list | 26 |

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 1 Plan: RP853600 are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

| Lot | Plan | Tenure | Property title area (sq metres) |
|-----|----------|----------|---------------------------------|
| 1 | RP853600 | Freehold | 33,890 |

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 1 Plan: RP853600 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 1 Plan: RP853600, in relation to natural and administrative boundaries.

Table 2: Property location details

| Local Government(s) | Catchment(s) | Bioregion(s) | Subregion(s) |
|---------------------|--------------|----------------------|-------------------------------|
| Moreton Bay City | Pine | Southeast Queensland | Burringbar - Conondale Ranges |

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2023*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://vegetation-apps.dnrm.qld.gov.au>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

Visit <https://www.nrmmrrd.qld.gov.au/?contact=vegetation> to submit an online enquiry.

3. Vegetation management framework for Lot: 1 Plan: RP853600

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

| Vegetation category | Area (ha) |
|---------------------|-----------|
| Category B | 2.82 |
| Category C | 0.45 |
| Category X | 0.16 |

Table 4: Description of vegetation categories

| Category | Colour on Map | Description | Requirements / options under the vegetation management framework |
|----------|---------------|---|---|
| A | red | Compliance areas, environmental offset areas and voluntary declaration areas | Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to confirm any requirements in a Category A area. |
| B | dark blue | Remnant vegetation areas | Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval. |
| C | light blue | High-value regrowth areas | Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code. |
| R | yellow | Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas | Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans. |
| X | white | Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures. | No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures. |

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

| Regional Ecosystem | VMA Status | Category | Area (Ha) | Short Description | Structure Category |
|--------------------|---------------|----------|-----------|--|--------------------|
| 12.11.3 | Least concern | B | 1.75 | Eucalyptus siderophloia, E. propinqua +/- E. microcorys, Lophostemon confertus, Corymbia intermedia, E. acmenoides open forest on metamorphics +/- interbedded volcanics | Mid-dense |
| 12.11.3 | Least concern | C | 0.08 | Eucalyptus siderophloia, E. propinqua +/- E. microcorys, Lophostemon confertus, Corymbia intermedia, E. acmenoides open forest on metamorphics +/- interbedded volcanics | Mid-dense |
| 12.11.5 | Least concern | B | 1.07 | Corymbia citriodora subsp. variegata woodland to open forest +/- Eucalyptus siderophloia/E. crebra, E. carnea, E. acmenoides, E. propinqua on metamorphics +/- interbedded volcanics | Mid-dense |
| 12.11.5 | Least concern | C | 0.37 | Corymbia citriodora subsp. variegata woodland to open forest +/- Eucalyptus siderophloia/E. crebra, E. carnea, E. acmenoides, E. propinqua on metamorphics +/- interbedded volcanics | Mid-dense |
| non-rem | None | X | 0.16 | None | None |

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act*

1992 (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

| Label | Scientific Name | Common Name | NCA Status | Vegetation Community | Altitude | Soils | Position in Landscape |
|-------|------------------------|-------------|------------|--|---------------------|-------|--|
| 860 | Phascolarctos cinereus | koala | E | Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunnii, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia. | Sea level to 1000m. | | Riparian areas, plains and hill/escarpment slopes. |

| Label | Regional Ecosystem (mandatory unless otherwise specified) |
|-------|--|
| 860 | 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.5, 9.8.9, 9.8.10, 9.8.11, 9.8.13, 9.10.1, 9.10.3, 9.10.4, 9.10.5, 9.10.7, 9.10.8, 9.11.1, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.10, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.21, 9.11.22, 9.11.23, 9.11.24, 9.11.25, 9.11.26, 9.11.28, 9.11.29, 9.11.30, 9.11.31, 9.11.32, 9.11.33, 9.11.34, 9.11.35, 9.11.36, 9.11.37, 9.11.38, 9.11.39, 9.11.40, 9.11.41, 9.11.42, 9.11.43, 9.11.44, 9.11.45, 9.11.46, 9.11.47, 9.11.48, 9.11.49, 9.11.50, 9.11.51, 9.12.1, 9.12.2, 9.12.3, 9.12.4, 9.12.5, 9.12.6, 9.12.7, 9.12.8, 9.12.9, 9.12.10, 9.12.11, 9.12.12, 9.12.13, 9.12.14, 9.12.15, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.23, 9.12.24, 9.12.25, 9.12.26, 9.12.27, 9.12.28, 9.12.29, 9.12.30, 9.12.31, 9.12.32, 9.12.33, 9.12.35, 9.12.36, 9.12.37, 9.12.38, 9.12.39, 9.12.44, 10.3.2, 10.3.3, 10.3.4, 10.3.5, 10.3.6, 10.3.8, 10.3.9, 10.3.10, 10.3.11, 10.3.12, 10.3.13, 10.3.14, 10.3.15, 10.3.16, 10.3.17, 10.3.20, 10.3.22, 10.3.27, 10.3.28, 10.4.2, 10.4.3, 10.4.5, 10.4.8, 10.4.9, 10.5.1, 10.5.2, 10.5.4, 10.5.5, 10.5.7, 10.5.8, 10.5.9, 10.5.10, 10.5.11, 10.5.12, 10.7.1, 10.7.2, 10.7.3, 10.7.4, 10.7.5, 10.7.7, 10.7.9, 10.7.10, 10.7.11, 10.7.12, 10.7.13, 10.9.2, 10.9.3, 10.9.5, 10.10.1, 10.10.3, 10.10.4, 10.10.5, 10.10.7, 11.2.1, 11.2.5, 11.3.1, 11.3.2, 11.3.3, 11.3.4, 11.3.5, 11.3.6, 11.3.7, 11.3.9, 11.3.10, 11.3.12, 11.3.13, 11.3.14, 11.3.15, 11.3.16, 11.3.17, 11.3.18, 11.3.19, 11.3.21, 11.3.23, 11.3.25, 11.3.26, 11.3.27, 11.3.28, 11.3.29, 11.3.30, 11.3.32, 11.3.33, 11.3.35, 11.3.36, 11.3.37, 11.3.38, 11.3.39, 11.4.2, 11.4.3, 11.4.7, 11.4.8, 11.4.9, 11.4.10, 11.4.12, 11.4.13, 11.5.1, 11.5.2, 11.5.3, 11.5.4, 11.5.5, 11.5.7, 11.5.8, 11.5.9, 11.5.12, 11.5.13, 11.5.14, 11.5.17, 11.5.18, 11.5.20, 11.5.21, 11.7.1, 11.7.2, 11.7.3, 11.7.4, 11.7.6, 11.7.7, 11.8.1, 11.8.2, 11.8.4, 11.8.5, 11.8.8, 11.8.11, 11.8.12, 11.8.14, 11.8.15, 11.9.1, 11.9.2, 11.9.3, 11.9.5, 11.9.6, 11.9.7, 11.9.9, 11.9.10, 11.9.11, 11.9.13, 11.9.14, 11.10.1, 11.10.2, 11.10.3, 11.10.4, 11.10.5, 11.10.6, 11.10.7, 11.10.9, 11.10.11, 11.10.12, 11.10.13, 11.11.1, 11.11.2, 11.11.3, 11.11.4, 11.11.6, 11.11.7, 11.11.8, 11.11.9, 11.11.10, 11.11.11, 11.11.12, 11.11.13, 11.11.14, 11.11.15, 11.11.16, 11.11.17, 11.11.19, 11.11.20, 11.12.1, 11.12.2, 11.12.3, 11.12.5, 11.12.6, 11.12.7, 11.12.8, 11.12.9, 11.12.10, 11.12.13, 11.12.14, 11.12.15, 11.12.16, 11.12.17, 11.12.19, 11.12.20, 12.2.5, 12.2.6, 12.2.7, 12.2.8, 12.2.10, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.9, 12.3.10, 12.3.11, 12.3.14, 12.3.18, 12.3.19, 12.3.20, 12.5.1, 12.5.2, 12.5.3, 12.5.4, 12.5.6, 12.5.7, 12.5.10, 12.5.12, 12.8.1, 12.8.8, 12.8.9, 12.8.11, 12.8.12, 12.8.14, 12.8.16, 12.8.17, 12.8.20, 12.8.24, 12.8.25, 12.9-10.1, 12.9-10.2, 12.9-10.3, 12.9-10.4, 12.9-10.5, 12.9-10.7, 12.9-10.8, 12.9-10.11, 12.9-10.12, 12.9-10.14, 12.9-10.17, 12.9-10.18, 12.9-10.19, 12.9-10.21, 12.9-10.25, 12.9-10.26, 12.9-10.27, 12.9-10.28, 12.9-10.29, 12.11.2, 12.11.3, 12.11.5, 12.11.6, 12.11.7, 12.11.8, 12.11.9, 12.11.14, 12.11.15, 12.11.16, 12.11.17, 12.11.18, 12.11.22, 12.11.23, 12.11.24, 12.11.25, 12.11.26, 12.11.27, 12.11.28, 12.12.2, 12.12.3, 12.12.4, 12.12.5, 12.12.6, 12.12.7, 12.12.8, 12.12.9, 12.12.11, 12.12.12, 12.12.14, 12.12.15, 12.12.23, 12.12.24, 12.12.25, 12.12.28, 13.3.1, 13.3.2, 13.3.3, 13.3.4, 13.3.5, 13.3.7, 13.9.2, 13.11.1, 13.11.2, 13.11.3, 13.11.4, 13.11.5, 13.11.6, 13.11.8, 13.11.9, 13.12.1, 13.12.2, 13.12.3, 13.12.4, 13.12.5, 13.12.6, 13.12.8, 13.12.9, 13.12.10. |

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 1 Plan: RP853600.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

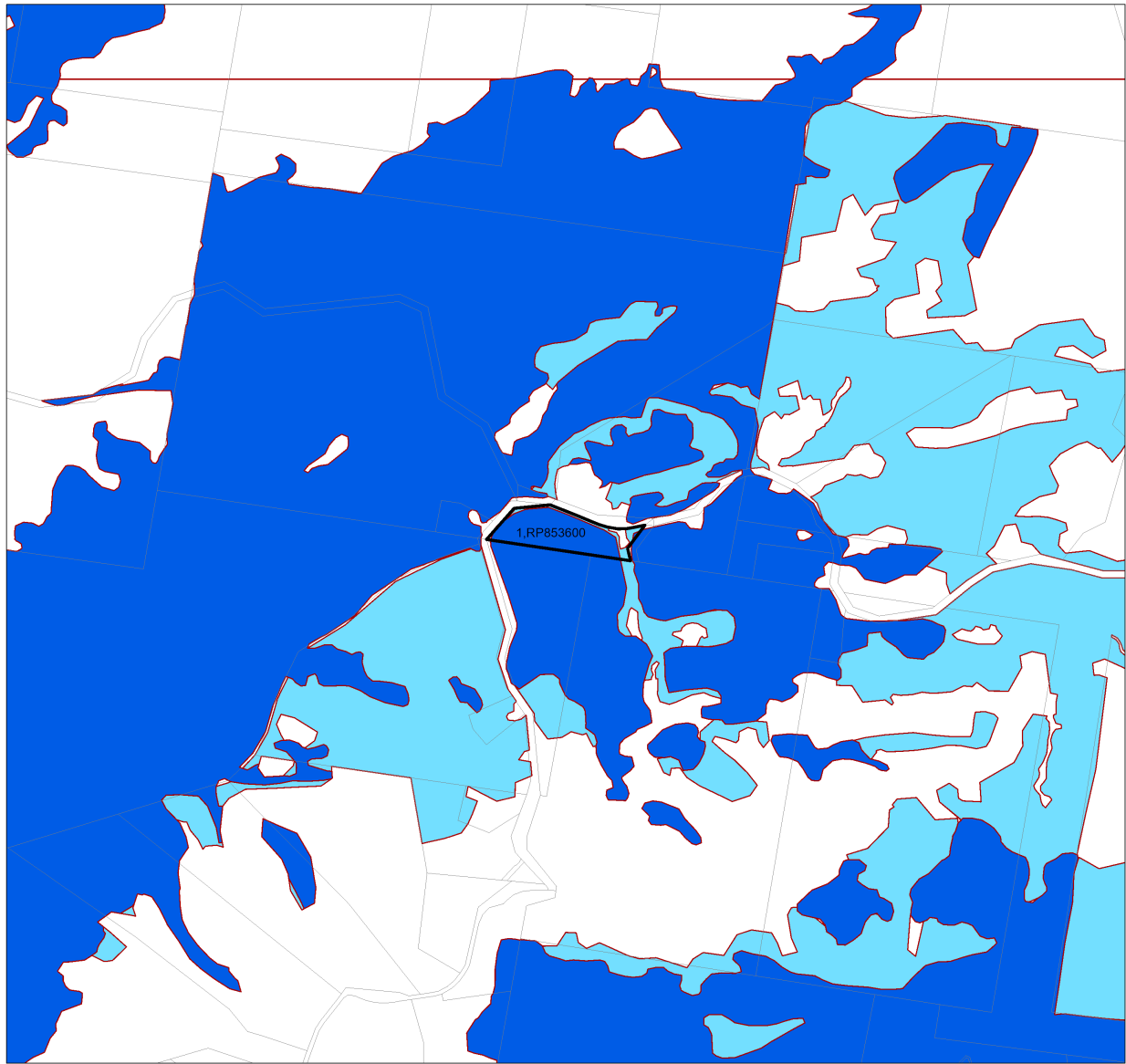
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map



Regulated Vegetation Management Map



Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmrmd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.spatial.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

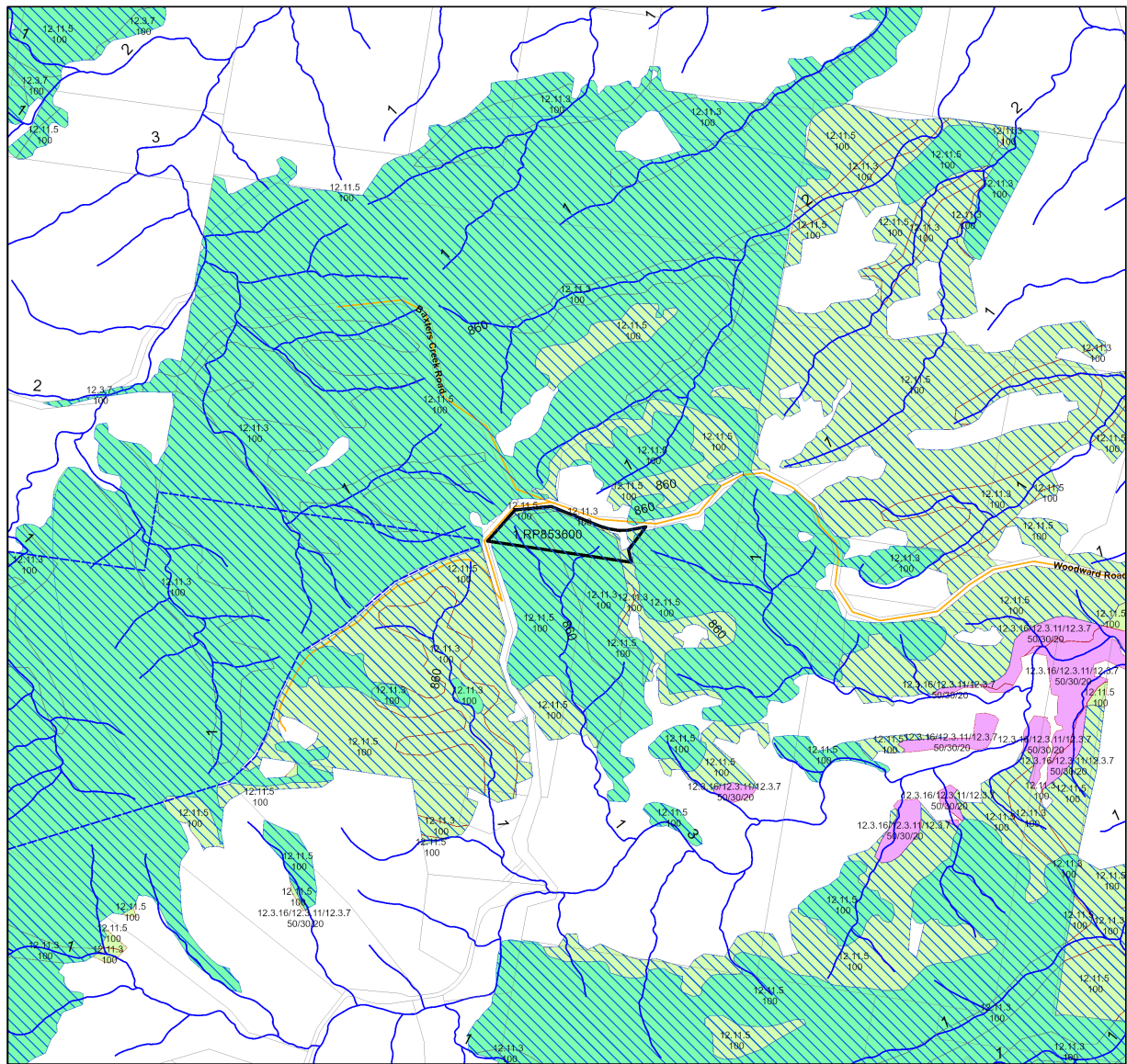


- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan



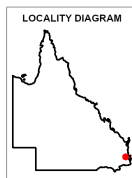
This product is displayed in:
GDA2020

4.2 Vegetation management supporting map



Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan



This product is displayed in:
GDA2020

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

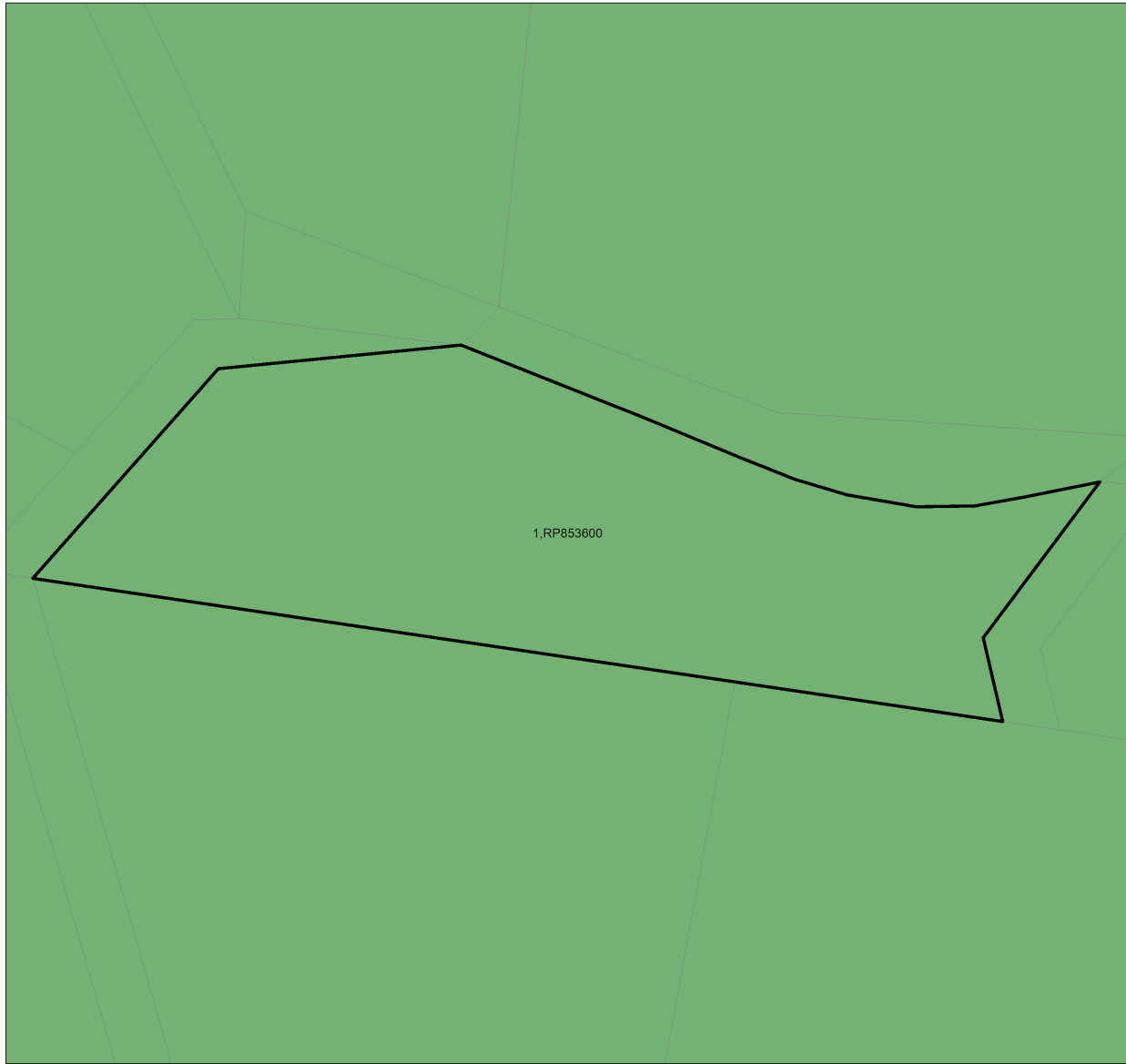
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrm.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.spatial.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

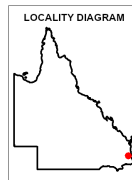


4.3 Coastal/non-coastal map



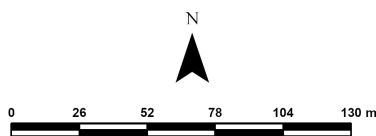
Coastal/Non Coastal Map

- Coastal
- Non Coastal
- Other land parcel boundaries
- Selected Lot and Plan



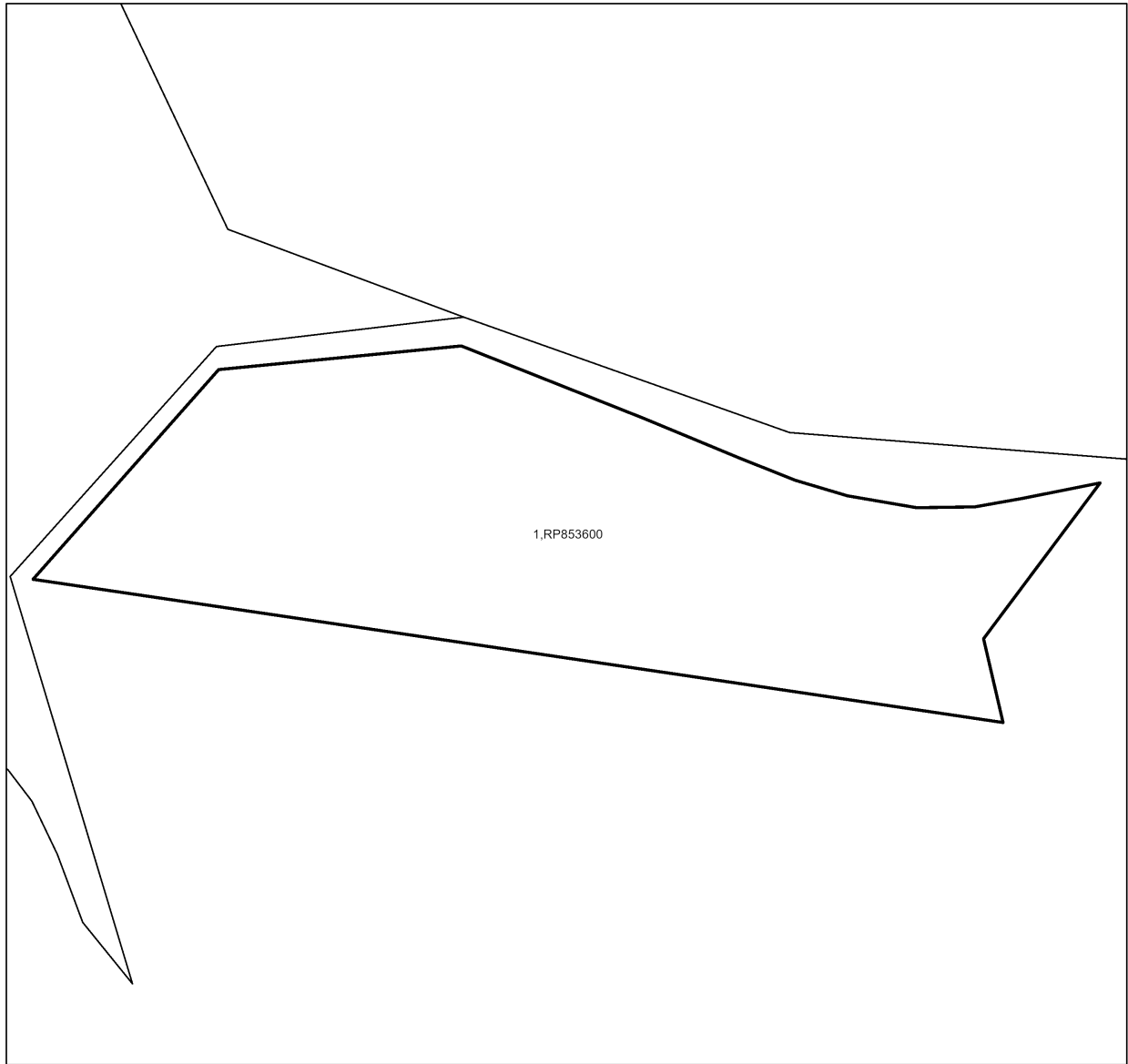
Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Land parcel boundaries shown are provided as a locational aid only.



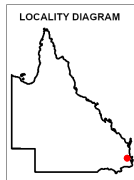
This product is displayed in:
GDA2020

4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets
- Agricultural land class A or B
 - A
 - B
 - Not class A or B
- ▭ Selected Lot and Plan



Disclaimer
Whilst every care is taken to ensure the accuracy of these details all data custodians and/or the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses damages (including indirect or consequential damage) and costs to which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



This product is displayed in:
GDA2020

5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@detsi.qld.gov.au

Visit <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

5.5 Protected plants flora survey trigger map

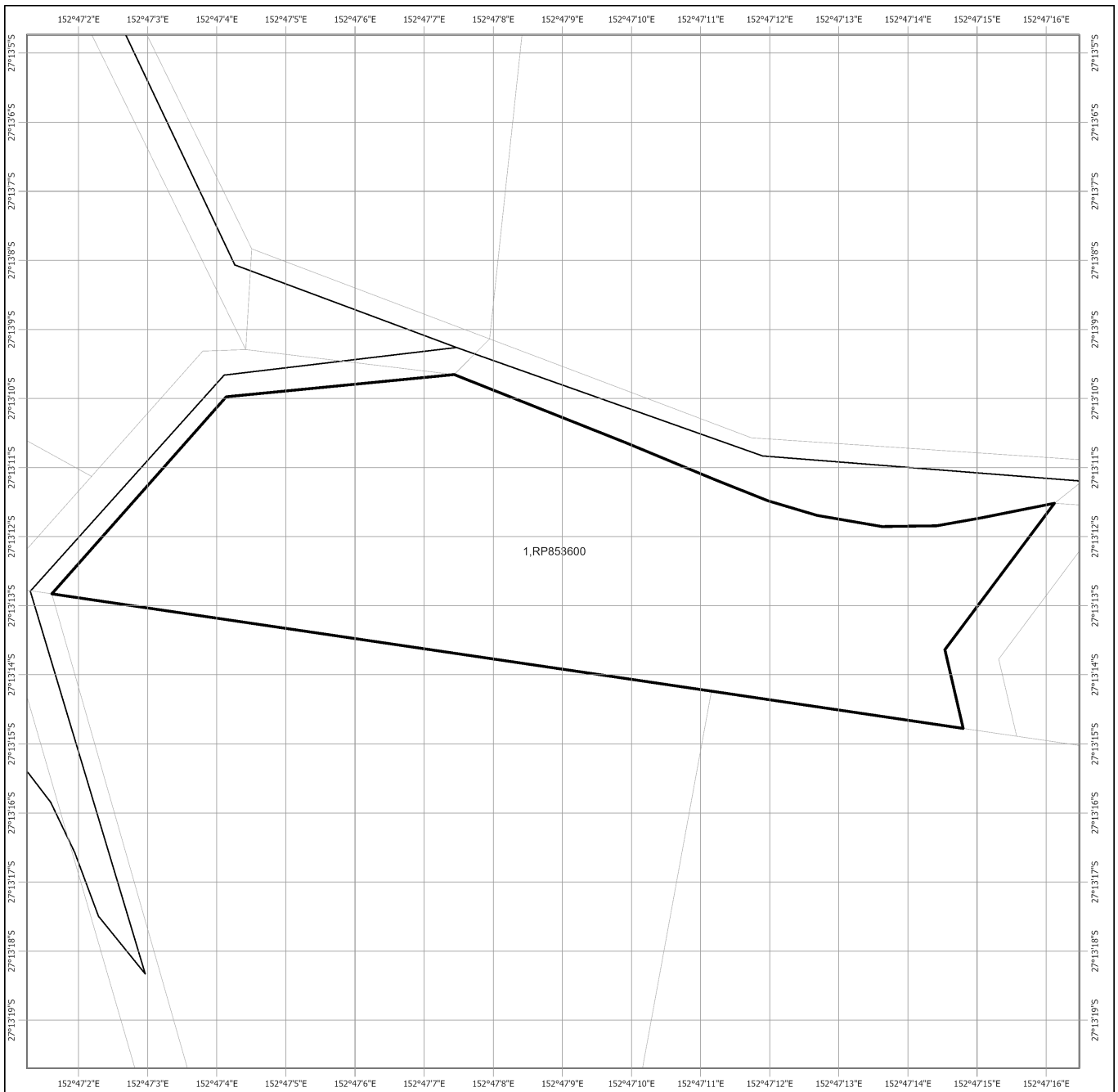
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

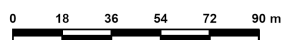
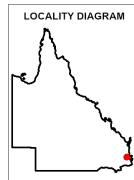
Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

- High risk area
- Other land parcel boundaries
- Freeways / motorways / highways
- Secondary roads / streets
- Selected Lot and Plan



This product is displayed in:
GDA2020

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au

Disclaimer: While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the *Nature Conservation (Animals) Regulation 2020*, the *Nature Conservation (Koala) Conservation Plan 2017*, the *Planning Act 2016* and the *Planning Regulation 2017*.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the *Planning Regulation 2017* for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the *Nature Conservation (Koala) Conservation Plan 2017*, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the *Planning Regulation 2017* (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

- the local government planning scheme makes the development assessable;
- the premises includes an area that is both a koala priority area and a koala habitat area; and
- the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DETSI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@detsi.qld.gov.au

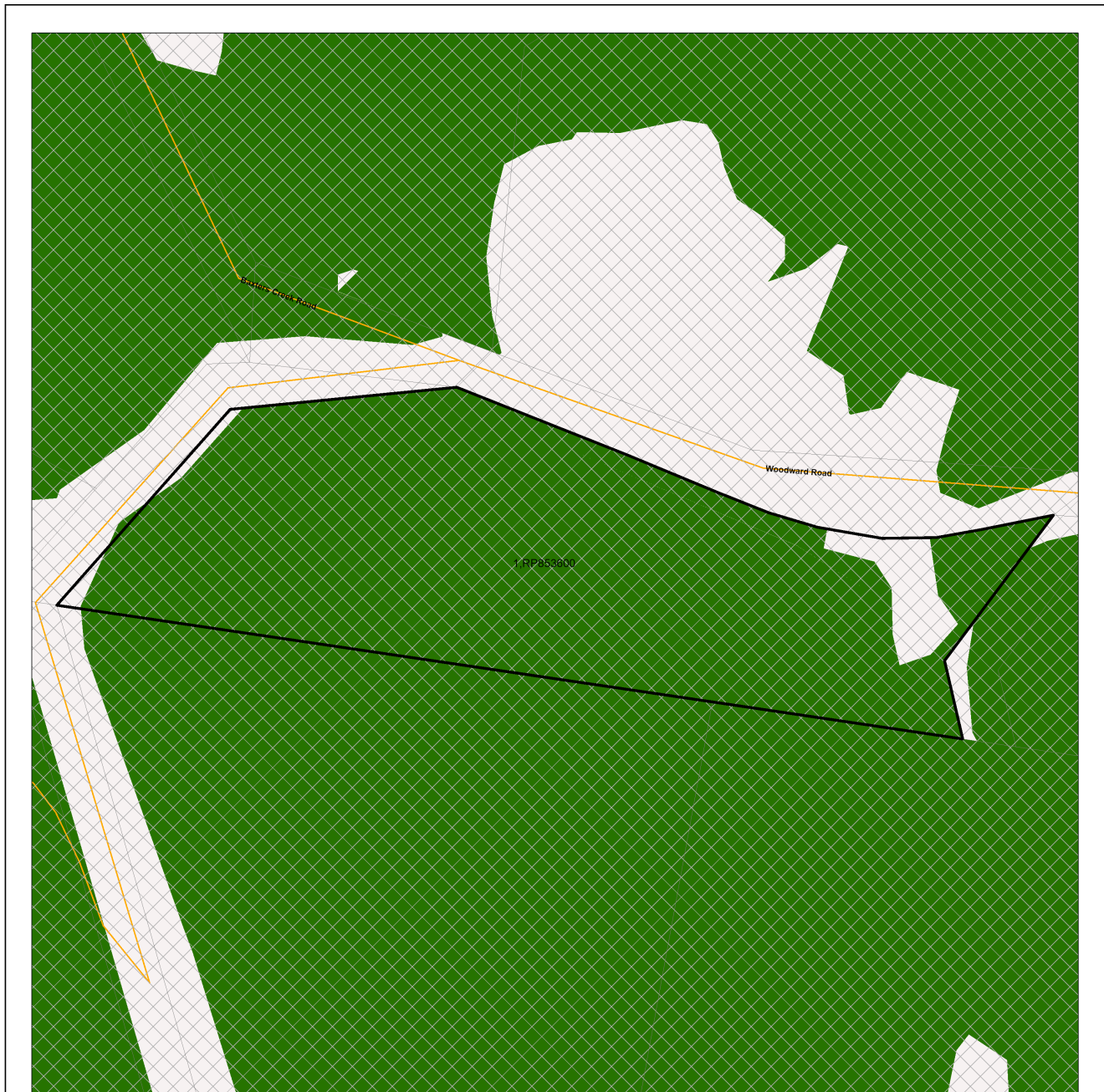
Visit <https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 1 Plan: RP853600

7.1 Koala districts

Koala District A

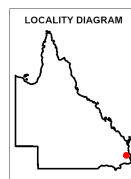
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of the Environment, Tourism, Science and Innovation acting on behalf of the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

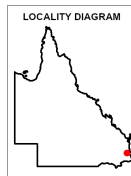
In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at: <https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping/>. The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

- Koala habitat area (core)
- Towns
- Highway
- Connector
- Street/Local Road
- Major rivers/creeks
- Queensland
- Selected Lot and Plan



This product is displayed in GDA2020

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

© The State of Queensland, 2026

DISCLAIMER:

While every care is taken to ensure the accuracy of this product, the Department of the Environment, Tourism, Science and Innovation acting on behalf of the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

8. Other relevant legislation contacts list

| Activity | Legislation | Agency | Contact details |
|---|--|---|---|
| Interference with overland flow | <i>Water Act 2000</i> | Department of Local Government, Water and Volunteers | Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au |
| Earthworks, significant disturbance | <i>Soil Conservation Act 1986</i> | Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development | Ph: 13 QGOV (13 74 68) www.nrmrdd.qld.gov.au |
| Fire Permits | <i>Fire and Emergency Services Act 1990</i> | Queensland Fire Department | Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au |
| Indigenous Cultural Heritage | <i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i> | Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism | Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au |
| Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues | <i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> | Queensland Department of the Environment, Tourism, Science and Innovation | Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au |
| Protected plants and protected areas | <i>Nature Conservation Act 1992</i> <i>Planning Act 2016</i> | Queensland Department of the Environment, Tourism, Science and Innovation | Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au |
| Koala mapping and regulations | <i>Nature Conservation Act 1992</i> | Queensland Department of the Environment, Tourism, Science and Innovation | Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au |
| Interference with fish passage in a watercourse, mangroves Forestry activities | <i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> | Queensland Department of Primary Industries | Ph: 13 QGOV (13 74 68) www.dpi.qld.gov.au |
| Matters of National Environmental Significance including listed threatened species and ecological communities | <i>Environment Protection and Biodiversity Conservation Act 1999</i> | Department of Climate Change, Energy, the Environment and Water (Australian Government) | Ph: 1800 920 528 www.dceew.gov.au |
| Development and planning processes | <i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i> | Queensland Department of State Development, Infrastructure and Planning | Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au |
| Coordinated projects | <i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i> | Office of the Coordinator-General | Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general |
| Wet Tropics World Heritage Area | <i>Wet Tropics World Heritage Protection and Management Act 1993</i> | Queensland Wet Tropics Management Authority | Ph: (07) 4241 0500 www.wettropics.gov.au |
| Requirements on State controlled road | <i>Transport Infrastructure Act 1994</i> | Queensland Department of Transport and Main Roads | Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au |
| Local government requirements | <i>Local Government Act 2009</i> <i>Planning Act 2016</i> | Your relevant local government office | Local Government Contact Directory |

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Wednesday, 25 February 2026 11:39 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 211577

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

ELIZABETH BRISCOE

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 12/2/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Wednesday, 25 February 2026 11:39 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 211577

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009 that relates to the following name:

PATRICK BRISCOE

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 12/2/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

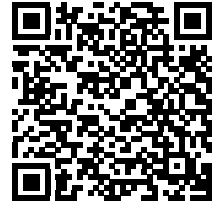
It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Property Fact Pack



253 Woodward Road
Armstrong Creek QLD 4520

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



CONSIDERATIONS
IDENTIFIED



Environment



CONSIDERATIONS
IDENTIFIED



Bushfire Risk



CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

4th of March, 2026

ADDRESS

253 WOODWARD ROAD

LOT PLAN

1/RP853600

COUNCIL

Moreton Bay

ZONING

- Rural

UTILITIES

- Power

SCHOOL CATCHMENTS

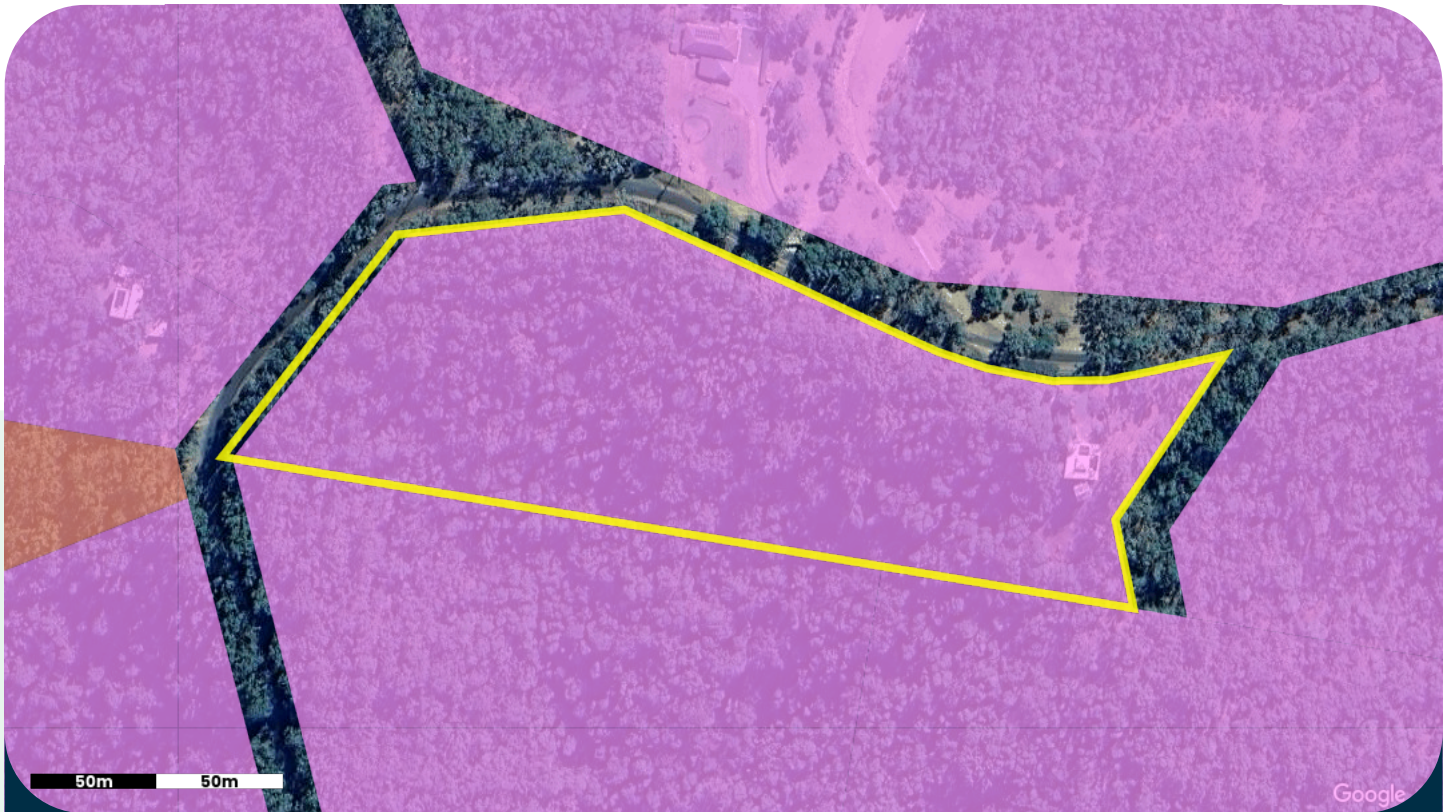
- Dayboro SS
- Bray Park SHS

CLOSEST CITY

Caboolture - 22km

Zoning

What zone is my property?



Sources: Moreton Bay Regional 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

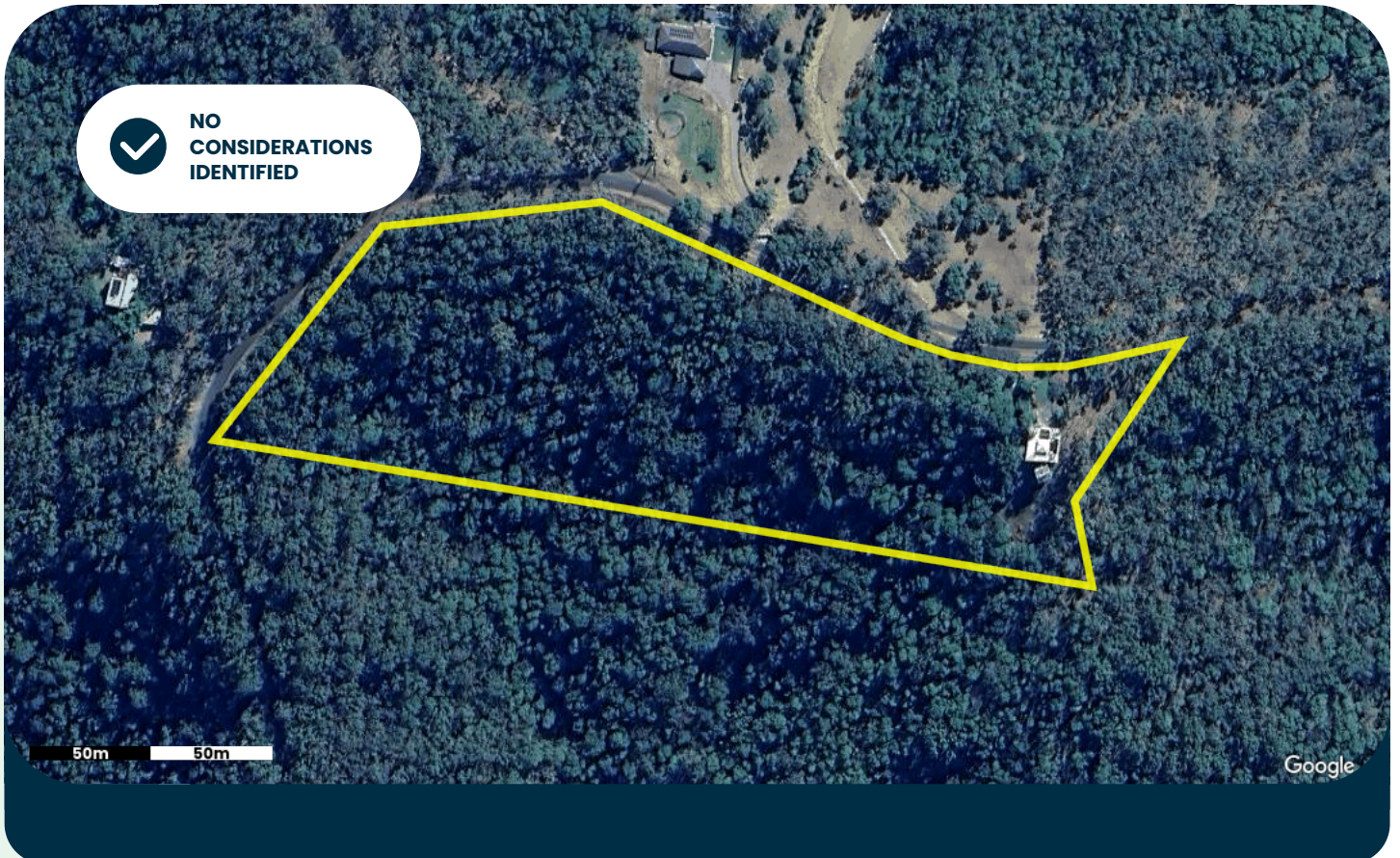
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Environmental Management And Conservation
- Rural

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

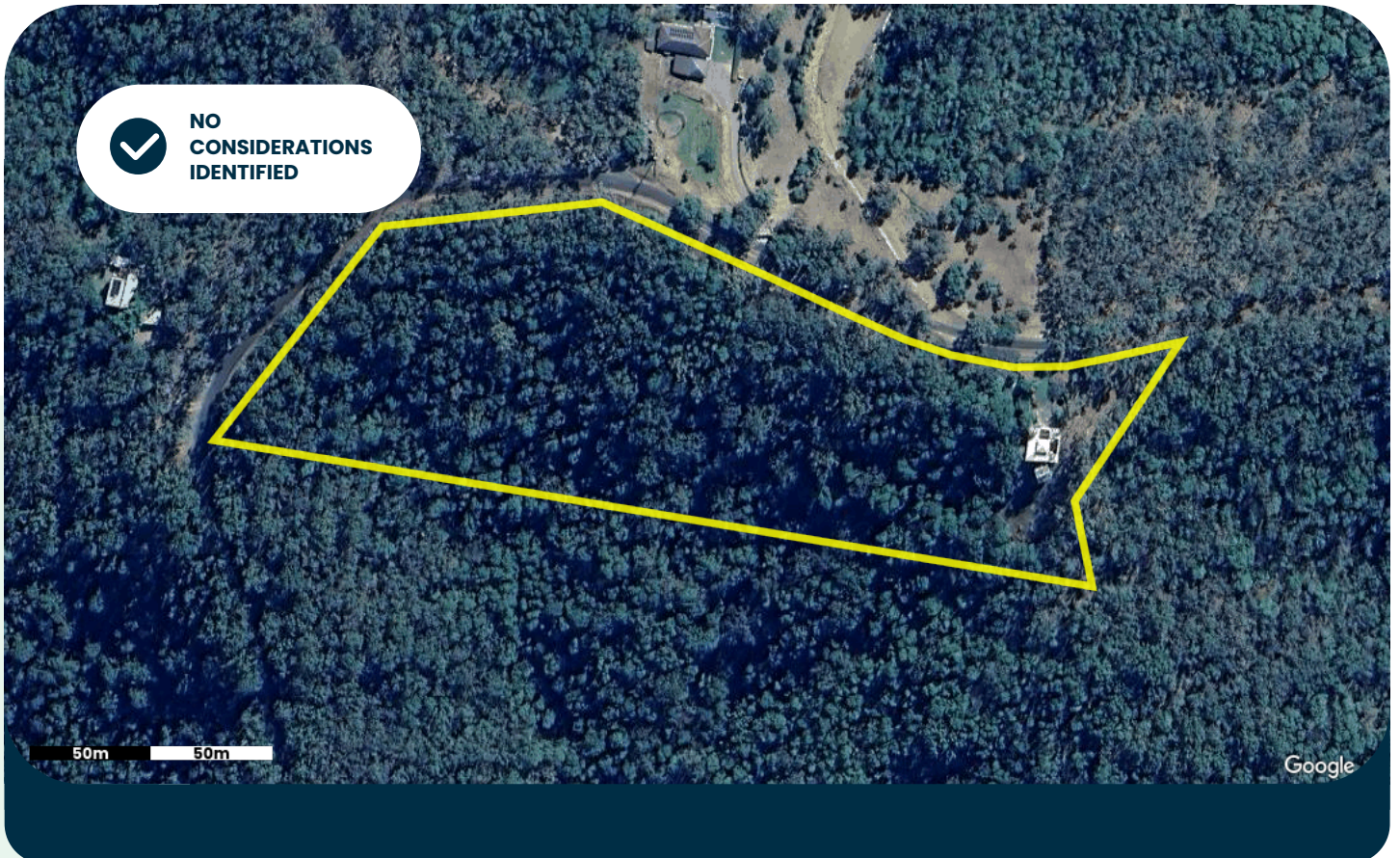
- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

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 | 253 WOODWARD ROAD

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?



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.

PROPERTY DUE DILIGENCE REPORT | 253 WOODWARD ROAD

LEGEND

- Selected Property
- Overland Flow Path

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?

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

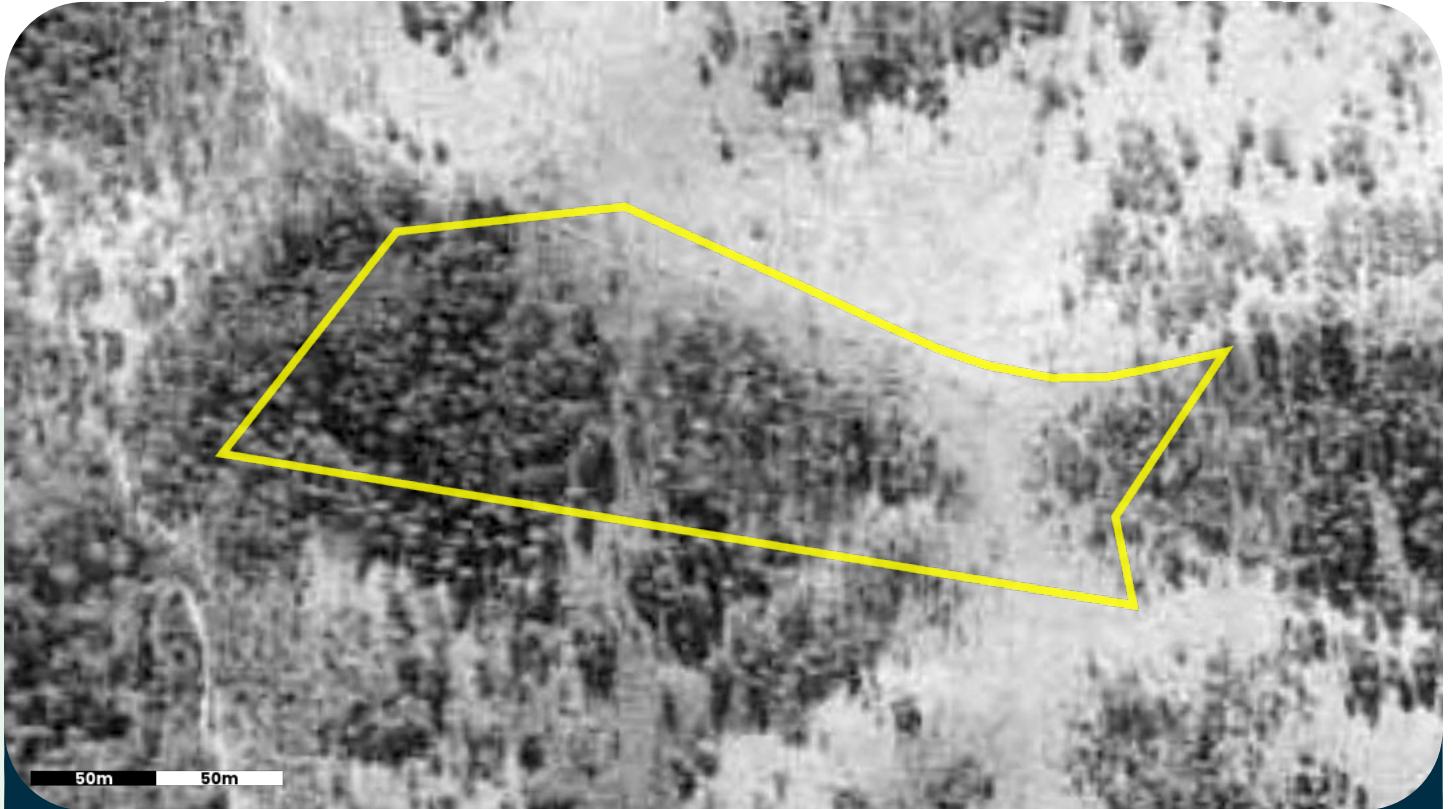
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

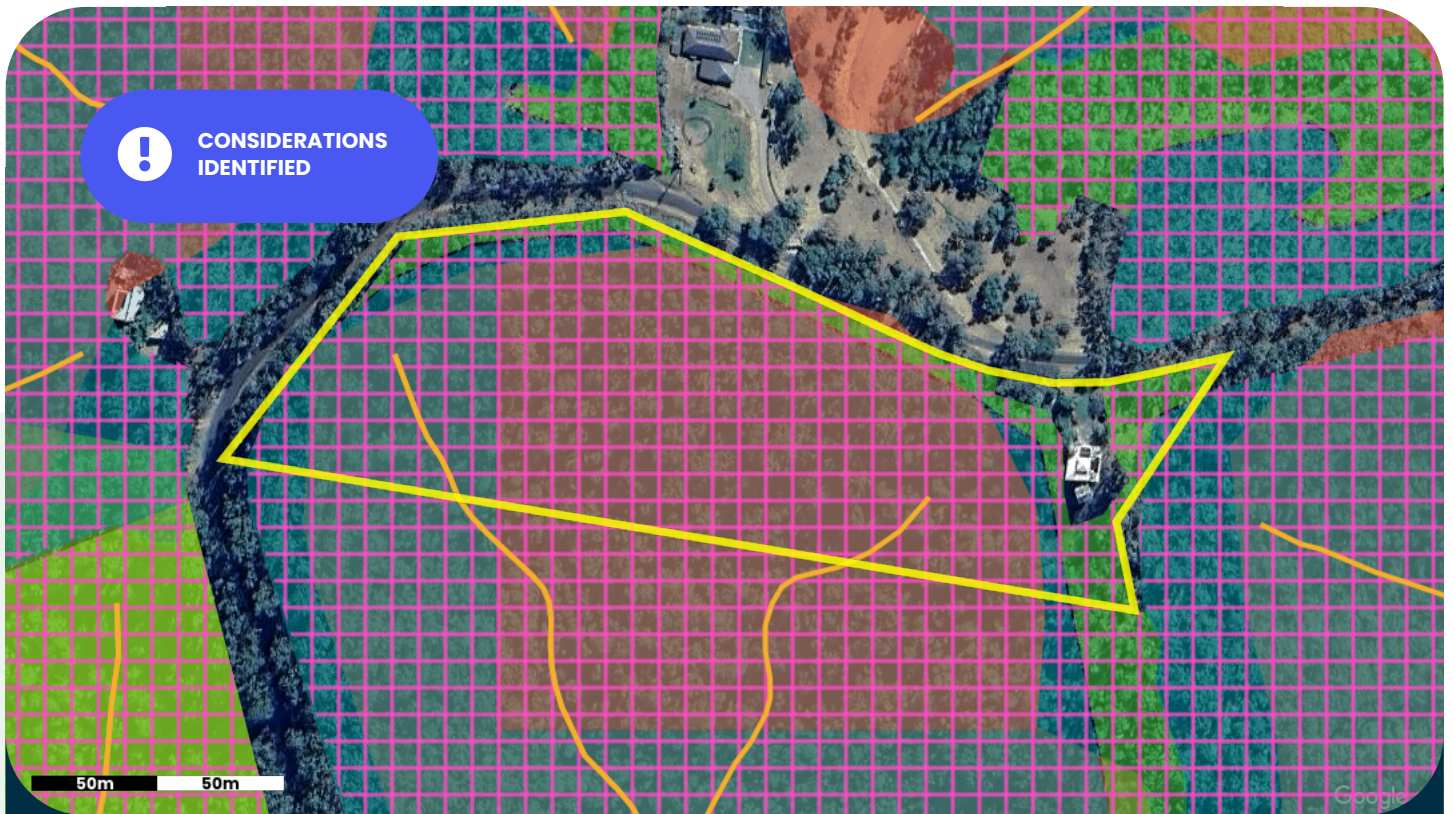
- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

- Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Moreton Bay Regional Council, Queensland Government

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

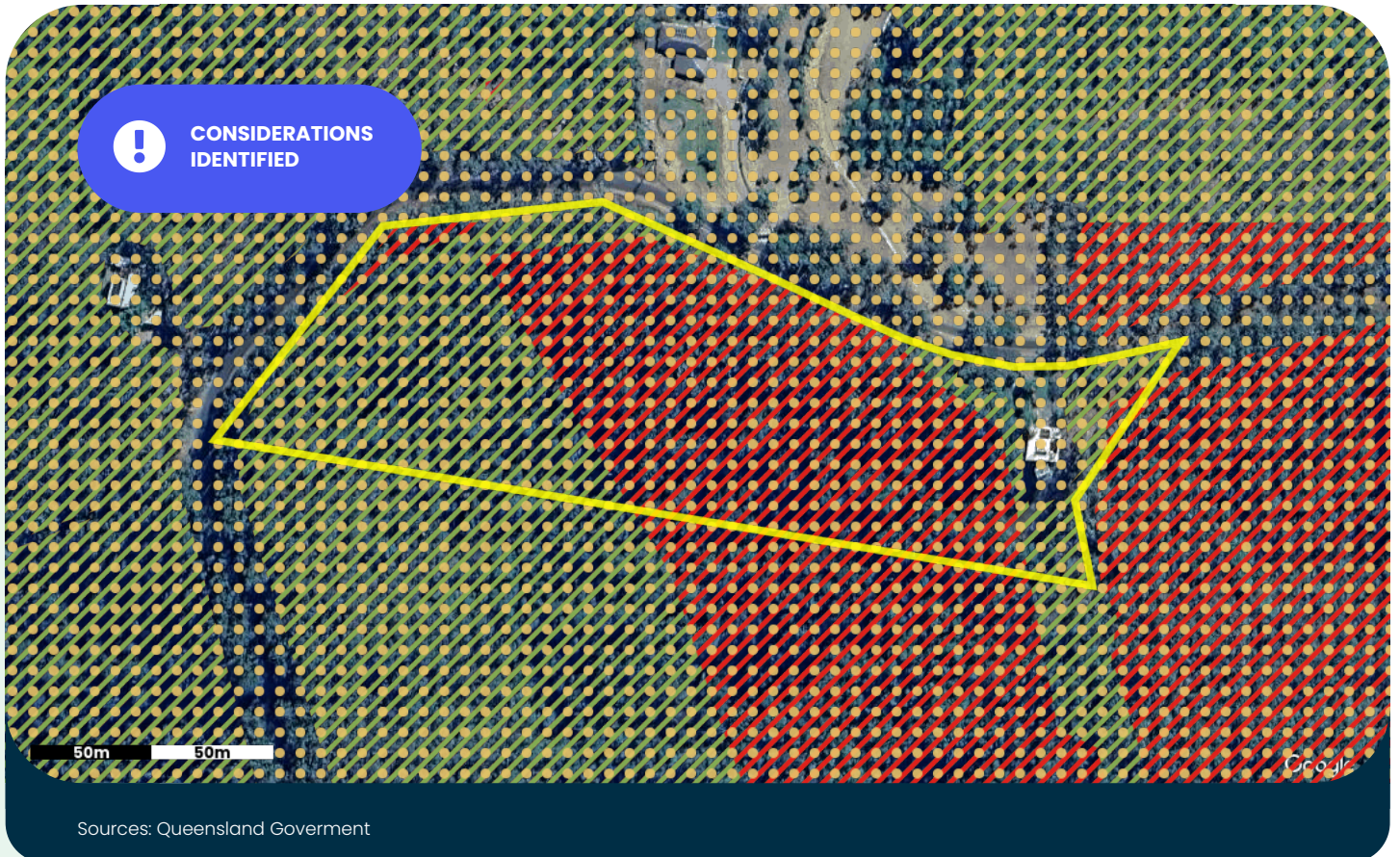
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- Protected Vegetation - Rvm Cat B (Remnant Vegetation)
- Protected Vegetation - Rvm Cat C (High-Value Regrowth)
- Conservation, Offsets Or Protected Area - Mses
- Regulated Vegetation
- Watercourse - Mses
- Mles - Matters Of Local Environmental Significance
- Essential Habitat

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

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

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

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

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

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

Questions to ask

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

LEGEND

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

Bushfire Risk

Is the property in a potential bushfire area?



Sources: Queensland Fire And Emergency Services, Moreton Bay Regional 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

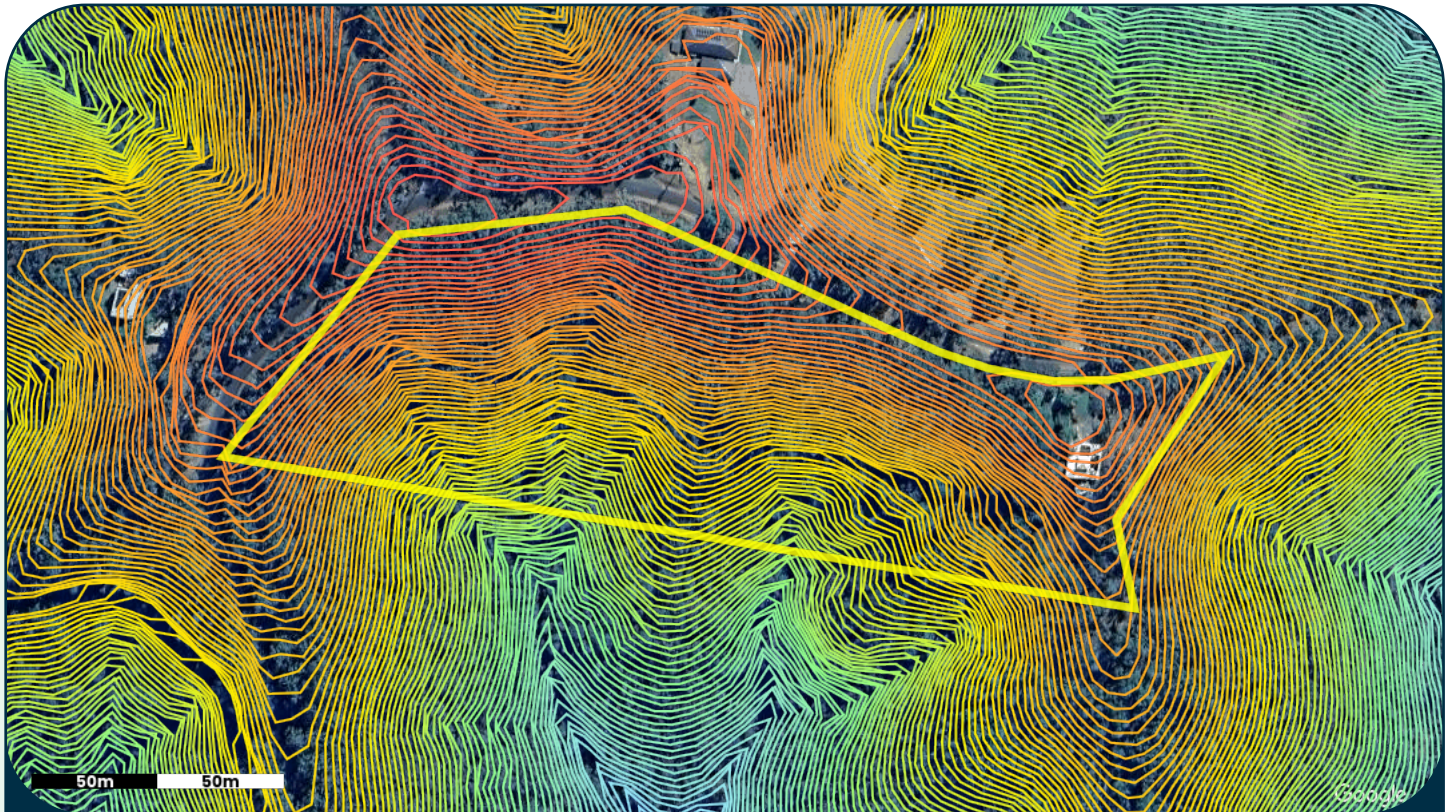
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

- Selected Property
- Very High Potential Bushfire Area
- Very High Potential Bushfire Area (Council)
- High Potential Bushfire Area
- High Potential Bushfire Area (Council)
- Medium Potential Bushfire Area (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.

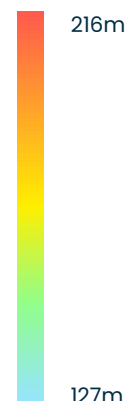
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

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: ~62m
- Property High: ~216m
- Property Low: ~154m



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

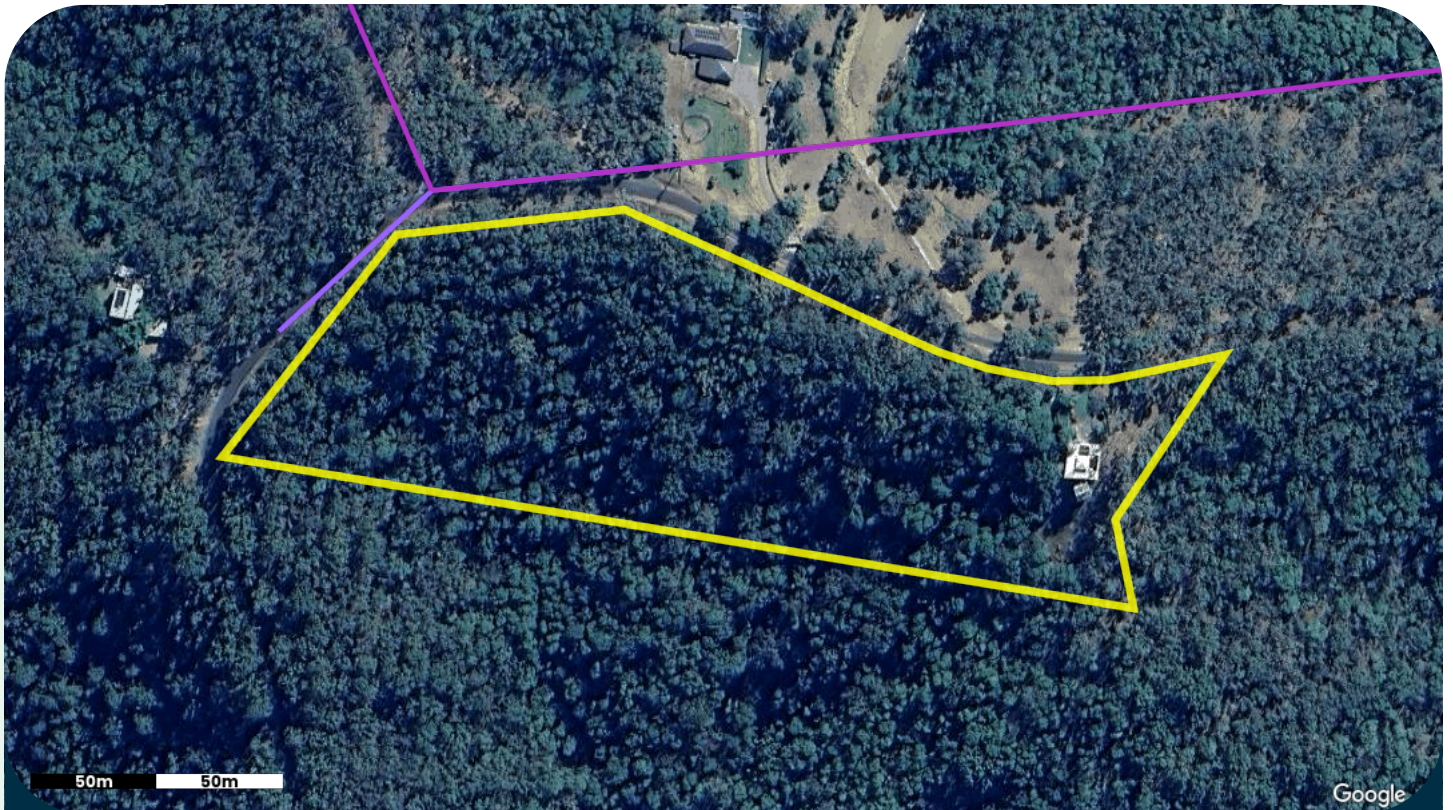
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

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

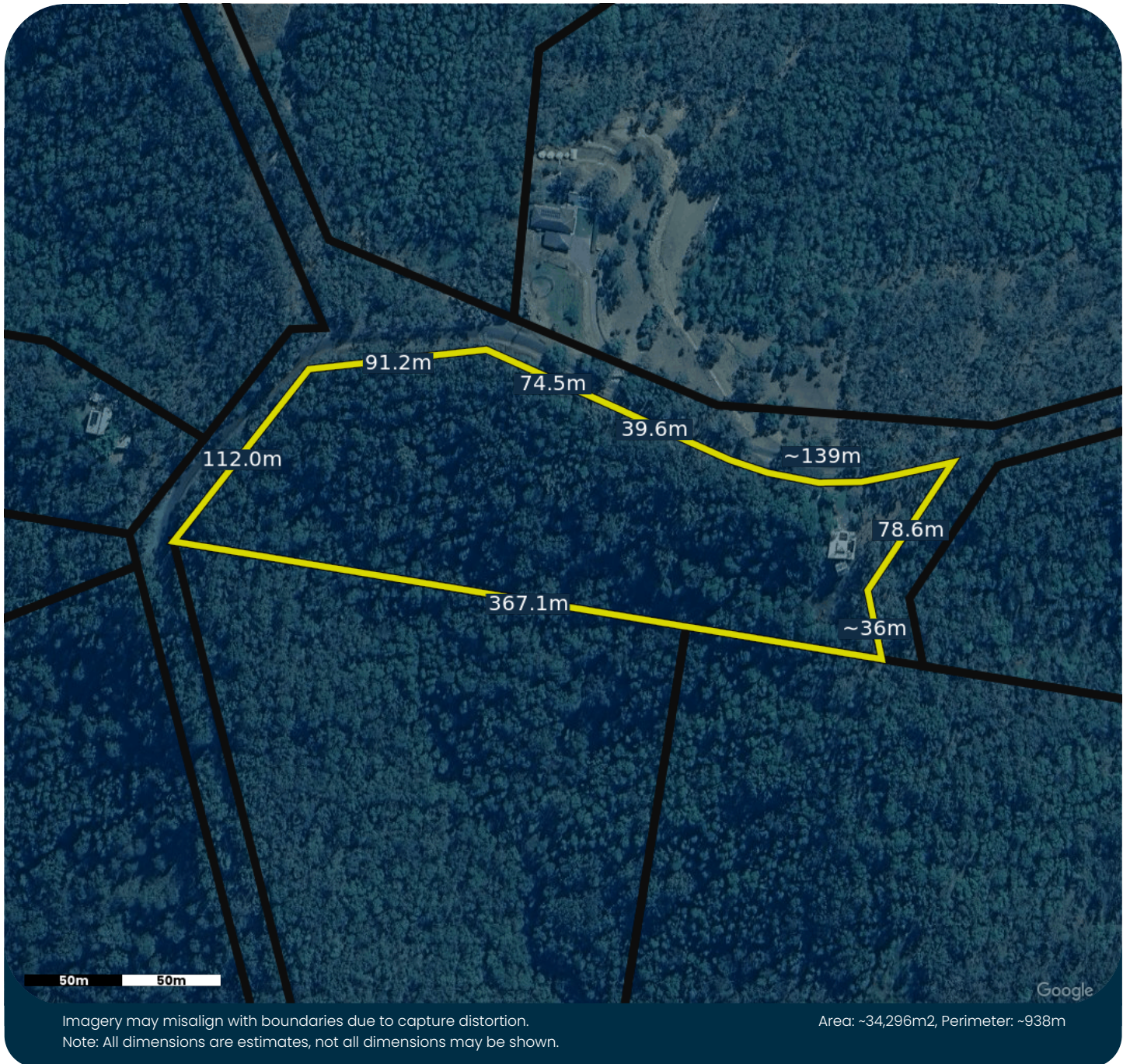
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Overhead Power Line (HV)
- Overhead Power Line (LV)

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.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

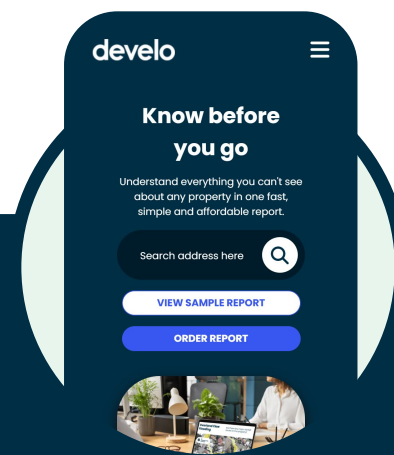
WHO ELSE COULD USE THIS REPORT

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

YOUR DIGITAL COPY



e09f50



Ordering your property report has never been easier.

develo.com.au

**BRISBANE
CERTIFICATION
GROUP**

Brisbane Certification Group
88 Commercial Road
Newstead QLD 4006

E-Mail : Web.Enquiry@briscert.com.au
WWW : www.briscert.com.au

A.B.N 88 096 810 178
Brywell Pty Ltd

Kevin Hayes Architects Pty Ltd
P.O Box 28
New Farm QLD 4005

Dear Sir/Madam,

**Re: BUILDING WORKS APPROVAL
Brisbane Certification Group Ref. No: 00032959.
Site Address: 253 Woodward Road,
Samsonvale**

Please find enclosed Approved Plans for building works located at the above address.
The attached documents are for your records.

Decision Notice
Plans
Property Information

If you have any enquiries please phone 1300 130 168.

Yours faithfully,



Mark Harrison
**Building Certifier
Brisbane Certification Group**



**BRISBANE
CERTIFICATION
GROUP**

Brisbane Certification Group
88 Commercial Road
Newstead QLD 4006
Phone : 1300 130 168
Fax : 07 3872 2406

E-Mail : Web.Enquiry@briscert.com.au

Development Application Decision Notice.

A.B.N 88 096 810 178

Integrated Planning Act 1997 s 3.5.15

| | |
|---|--|
| Building Certifier Reference Number: | 00032959 |
| Applicant: | Kevin Hayes Architects Pty Ltd |
| This Decision Notice is for: | Development Permit For Building Works |
| Description of Proposed Building Works: | Alterations & Additions to Existing Dwelling (Multi Storey Decks attached to the left hand side) |
| Address of Site / Name of Water Body or Water Course: | 253 Woodward Road Samsonvale |
| The Above Description is for: | The land on which the development is proposed. |
| Real Property Description of Site or GPS Coordinates: | Current Lot 1 on RP 853600 |
| The Development Application was Assessed | and Approved with Conditions. |
| Reason for Refusal: | Not Applicable |
| Local Government Area | Pine Rivers Shire Council. |

THIS DEVELOPMENT PERMIT APPROVAL SHOULD BE READ IN CONJUNCTION WITH:

| | |
|--|--|
| Drawing and Documents Described as : | See Attachment A |
| Required Inspections & Building Certifiers Conditions : | See Attachment A |
| Referral Agencies (Concurrence) | Not Applicable |
| Referral Agencies (Advice) | Not Applicable |
| Assessment Manager's Conditions | Property Information Request, Ref: 703/04-14886 (21-2240), 08-Aug-2005 |
| Further Development Permits Required: | See Attachment A |
| Other Applicable Code (if known) for Self Assessable Development | |
| Rights Of Appeal: | Refer Chapter 4 Division 8 of the Intergrated Planning Act 1997 (See Attachment B) |

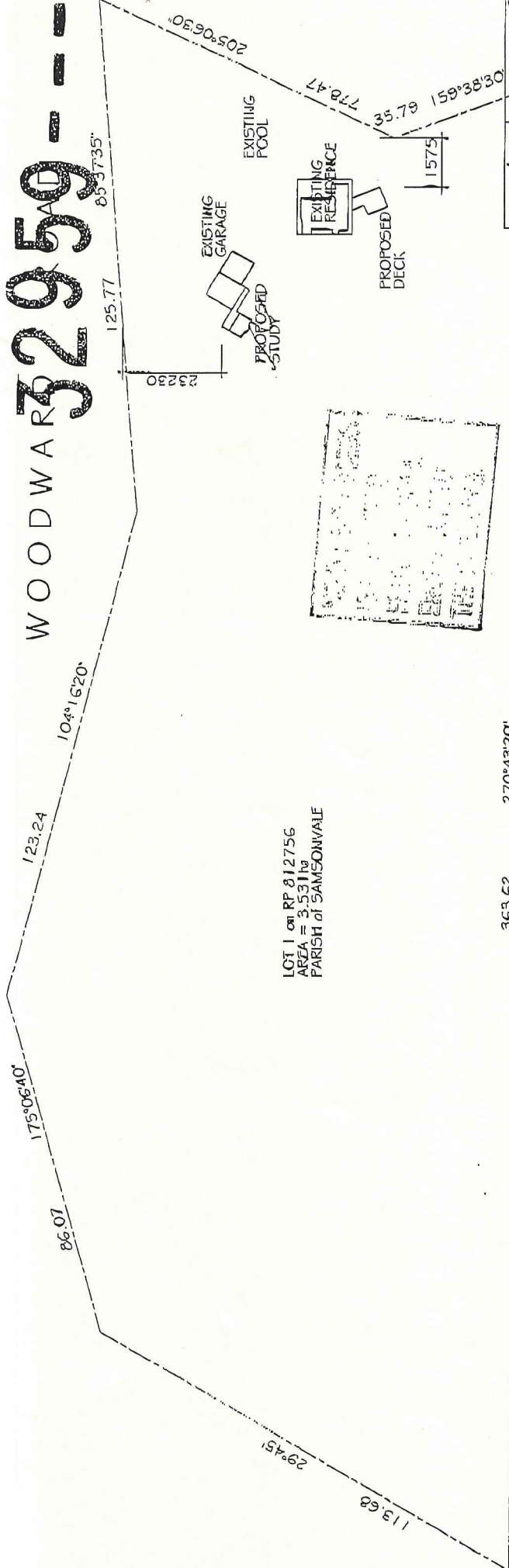
Date of Decision: Wednesday, 30 November, 2005

Building Certifier
Mark Harrison

Accreditation Number
A1068914

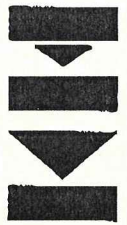
Signature





| Date | No. | Details | Sign |
|------|-----|---------|------|
|------|-----|---------|------|

Revisions & Copies



KEVIN HAYES

ARCHITECTS PTY LTD
ARCHITECTS & PLANNERS
CNR SAMUEL ST. & MERTHR RD
P.O. BOX 28 NEW FARM QLD 4005
PHONE 07 32541707 FAX 07 33581897
E-mail: kharich@kharichitects.com
A.C.N. 078-940851

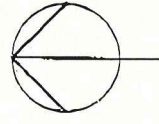
Client
PADDY & NIKI BRISCOE

Project
PROPOSED ADDITIONS TO
253 WOODWARD ROAD,
SAMSONVALE.

Title
SITE PLAN

| Scale | Date | Drawn |
|--------|---------|-------|
| 1:1000 | JUNE 05 | A5 |

| Job No. | Drawing No. | Rev. No. |
|---------|-------------|----------|
| 2550 | BA 01. | |

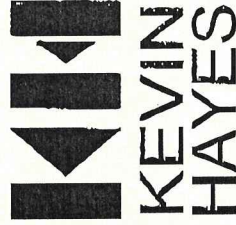


SITE PLAN

THIS DRAWING IS COPYRIGHT © ANY DESIGN OR DRAWING IS NOT TO BE REPRODUCED, EITHER IN WHOLE OR PART WITHOUT WRITTEN PERMISSION BY KEVIN HAYES ARCHITECTS PTY LTD. # CONFIRM ALL DIMENSIONS ON SITE # DO NOT SCALE DRAWINGS # ALL WORKMANSHIP, MATERIALS & COSTS MUST BE TO COMPLY WITH THE CLAUD BUILDING ACT & BCA.

| Date | No. | Details | Sign |
|------|-----|---------|------|
| | | | |

Revisions & Copies

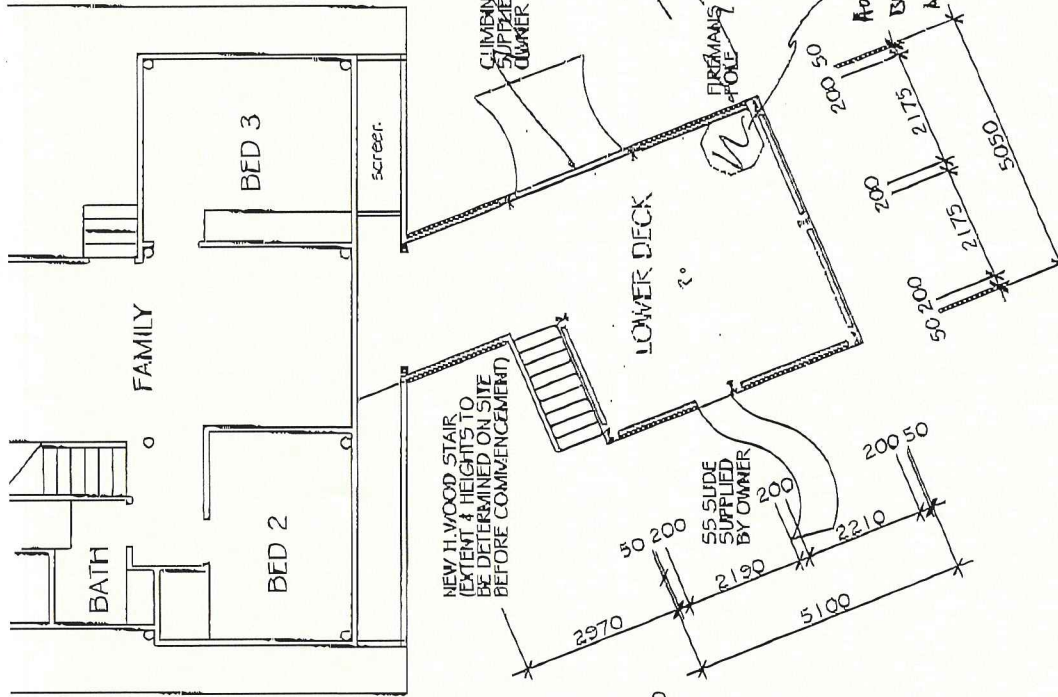
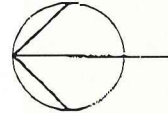


KEVIN HAYES
ARCHITECTS & PLANNERS
100 SAUNDERS ROAD
PO BOX 21 NEW BARKER QLD
PHONE 07 32541707 FAX 07 32541895
E-mail: k.hayes@architects.com.au
A.C.N. 078 994 065

Client
PADDY & NIKI BRISCOE

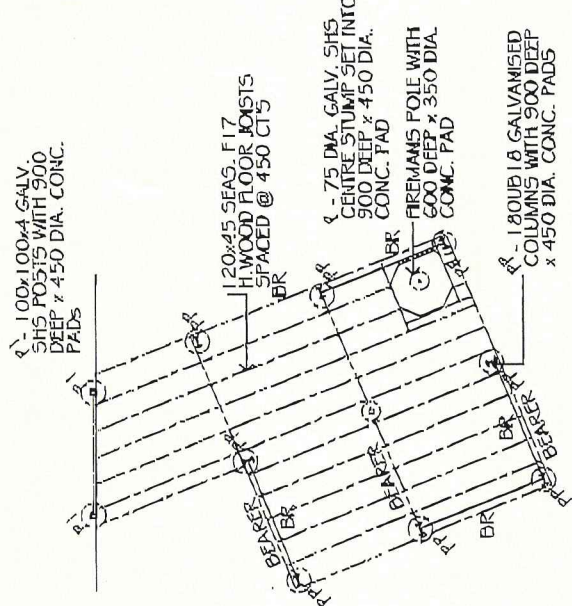
Project
**PROPOSED ADDITIONS TO
253 WOODWARD ROAD,
SAMSONVALE.**

| Scale | Date | Drawn | Job No. | Drawing No. | Rev. No. |
|-------|---------|-------|---------|-------------|----------|
| 1:100 | JUNE 05 | AS | 2550 | BA 02 | |



LOWER FLOOR PLAN

NOTE: ALL LEVELS TO BE DETERMINED ON SITE BEFORE COMMENCEMENT OF WORK



LOWER FLOOR FRAMING PLAN

FLOOR FRAMING SCHEDULE

- 120x70 SEAS. F17 H.WOOD BEARERS WITH 2 M12 GALV. BOLTS TO STUMPS
- 120x45 SEAS. F17 H.WOOD FLOOR JOISTS SPACED @ 450 CTS
- 75 DIA. GALV. SHS POST WITH 150x150 BASE PLATE SET INTO 900 DEEP x 450 DIA. CONC. PAD
- 180x180 GALVANISED COLUMNS SET INTO 900 DEEP x 450 DIA. CONC. PADS
- BR TENSIONED M20 ROD CROSS BRACE

POLE TO BE DELETED OR BALUSTRADE INSTALLED AROUND OPENING

NEW H.WOOD STAIR (EXTENT & HEIGHTS TO BE DETERMINED ON SITE BEFORE COMMENCEMENT)

CLIMBING NET SUPPLIED BY OWNER

55 SLIDE SUPPLIED BY OWNER

9 - 75 DIA. GALV. SHS CENTRE STUMP SET INTO 900 DEEP x 450 DIA. CONC. PAD

FIREMAN'S POLE WITH 600 DEEP x 350 DIA. CONC. PAD

4 - 180UB18 GALVANISED COLUMNS WITH 900 DEEP x 450 DIA. CONC. PADS

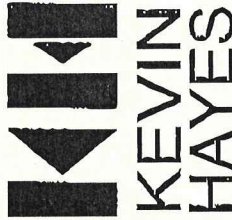
THIS DRAWING IS COPYRIGHT © ANY DESIGN OR DRAWING IS NOT TO BE REPRODUCED, EITHER IN WHOLE OR PART WITHOUT WRITTEN PERMISSION BY KEVIN HAYES ARCHITECTS PTY LTD

CONFIRM ALL DIMENSIONS ON SITE

DO NOT SCALE DRAWINGS

ALL WORKMANSHIP, MATERIALS & CONSTRUCTION TO COMPLY WITH THE CURRENT BUILDING ACT & BCA.

| Date | No. | Details | Sign |
|--------------------|-----|---------|------|
| Revisions & Copies | | | |



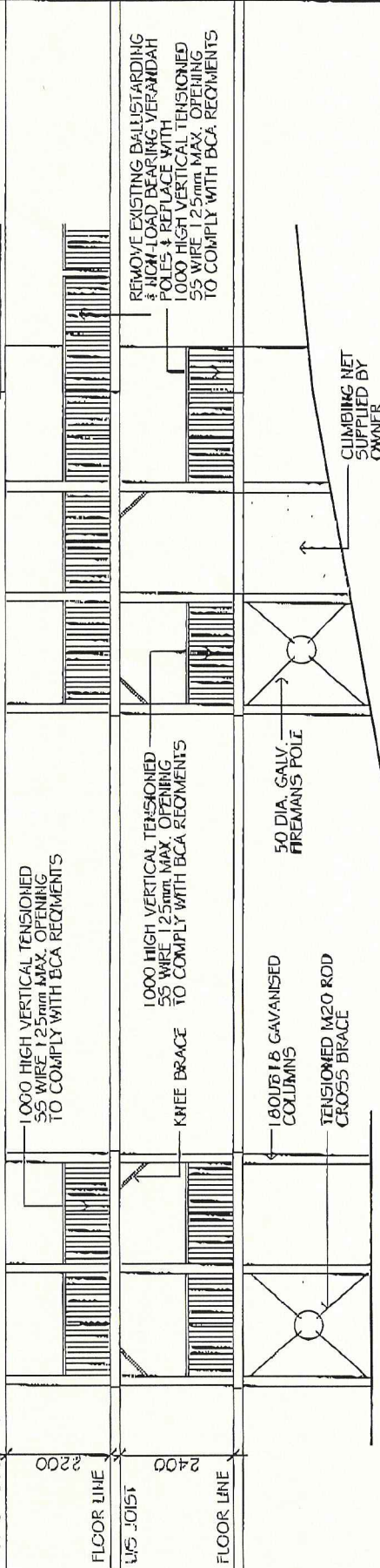
ARCHITECTS PTY LTD
 ARCHITECTS & PLANNERS
 CNR SAMUEL ST. & WERTHYR RD
 P.O. BOX 28 NEW FARM QLD 4002
 PHONE 07 32541707 FAX 07 33581897
 E-mail: kha@khaarchitects.com
 A.C.N. 078-94085

Client
 PADDY & NIKI BRISCOE

Project
 253 WOODWARD ROAD,
 SAMSONVALE.

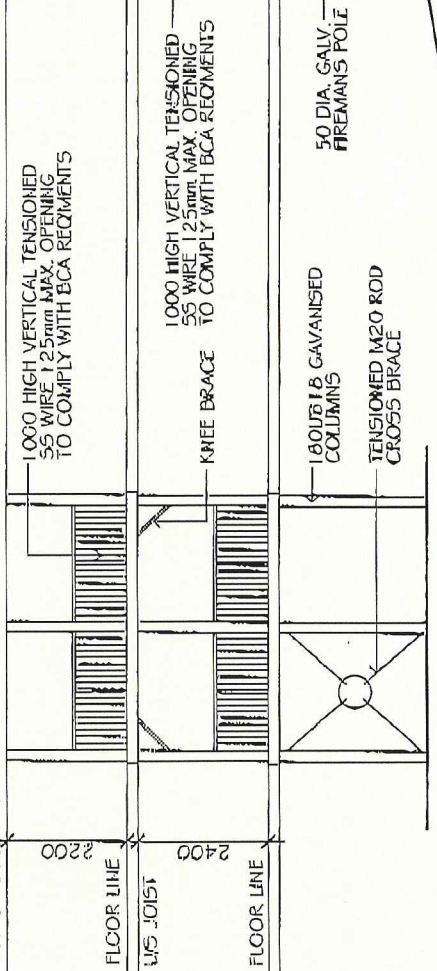
| Scale | Date | Drawn |
|---------|-------------|----------|
| 1:100 | JUNE '05 | A5 |
| Job No. | Drawing No. | Rev. No. |
| 2550 | BA 06 | |

ALL USE RALPHEN 110
 COMPLY WITH BCA
 MIN. HEIGHT IN THIS
 MAX. GAPS 125mm
 EXISTING
 RESIDENCE

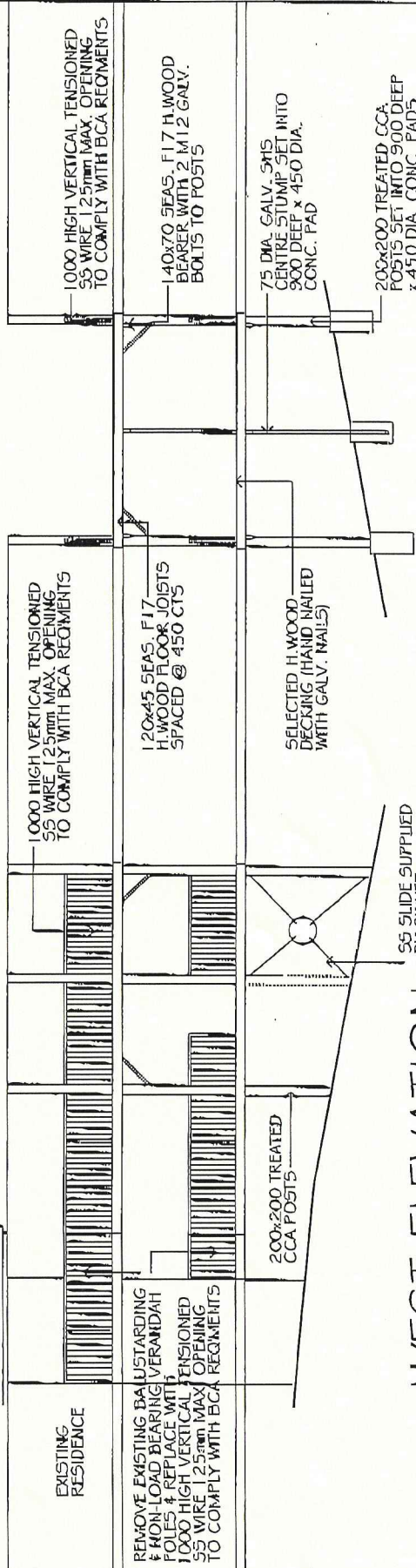


EAST ELEVATION

STAIRS REQUIREMENTS OF BCA WHEN USED STAIRS STEEL BALUSTARDING IS TO BE TESTED IN ACCORDANCE WITH THE BCA JOBS TABLE 19.2.1. ENSURING THAT THE CONSTRUCTION AND WORKS SELECTION COMPLIES WITH THE SPECIFIC REQUIREMENTS AND MAXIMUM PERMISSIBLE DEFLECTION HORIZONTAL BALUSTARDS CANNOT BE INSTALLED WHERE THE FLOOR LEVEL EXCEEDS 200mm ABOVE FINISHED GROUND LEVEL CERTIFICATE OF COMPLIANCE FROM INSTALLER TO BE PROVIDED PRIOR TO GRANTING

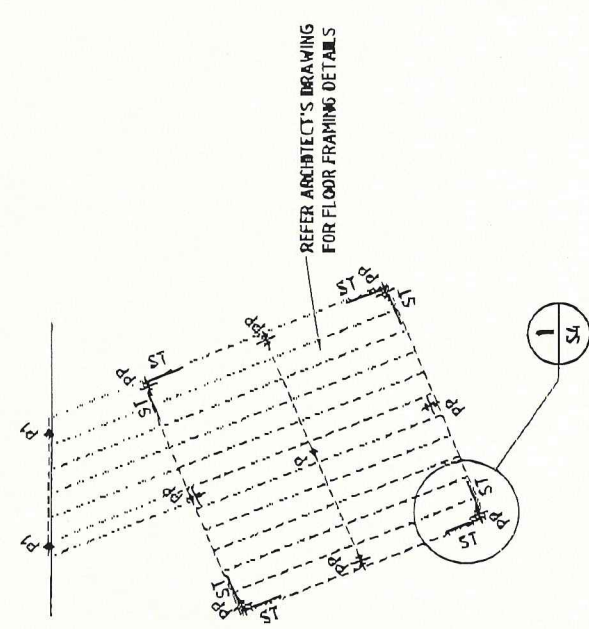


NORTH ELEVATION



WEST ELEVATION

SECTION BB

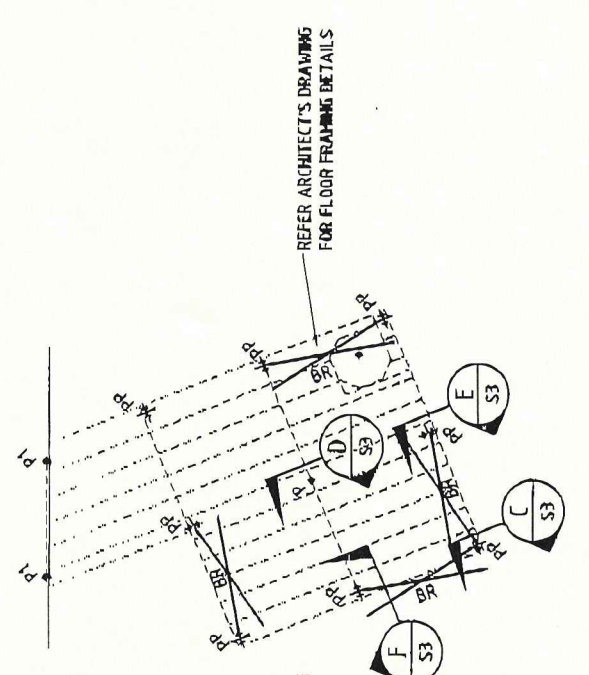


FOOTING PLAN

SCALE = 1 : 100

NOTE

- 1. REFER ARCHITECT'S DRAWING FOR ALL SETOUT DIMENSIONS

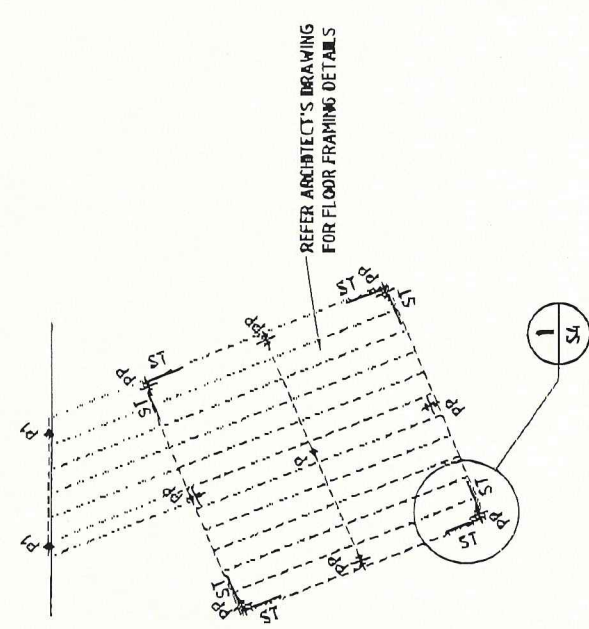


LOWER FLOOR PLAN

SCALE = 1 : 100

NOTE

- 1. REFER ARCHITECT'S DRAWING FOR ALL SETOUT DIMENSIONS
- 2. P1 - DENOTES 100x100x6.0 SHS POST (GALV)
- 3. PP - DENOTES 100x100x8 POST (GALV)
- 4. P - DENOTES 75x4.0 CHS POST (GALV)
- 5. BR - DENOTES TENSIONED M20 ROD CROSS BRACE REFER DETAIL



UPPER FLOOR PLAN

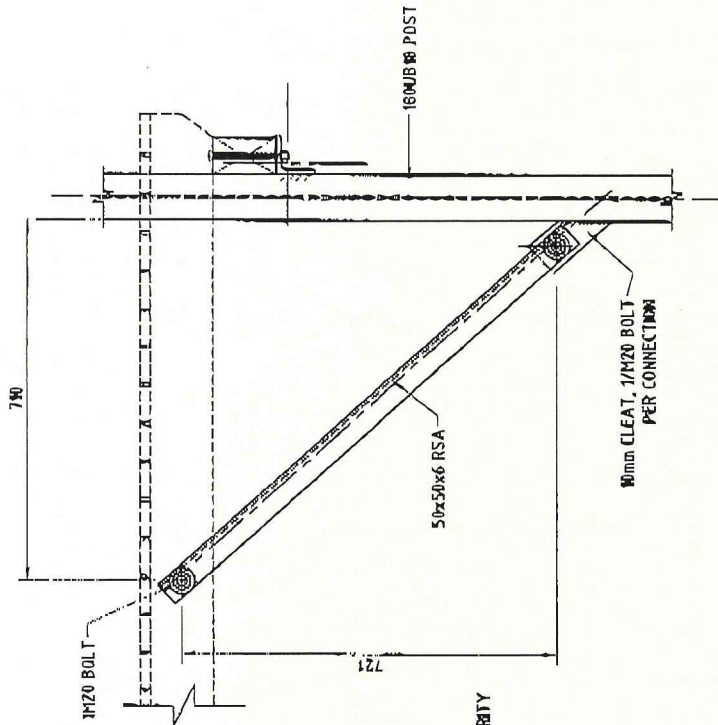
SCALE = 1 : 100

NOTE

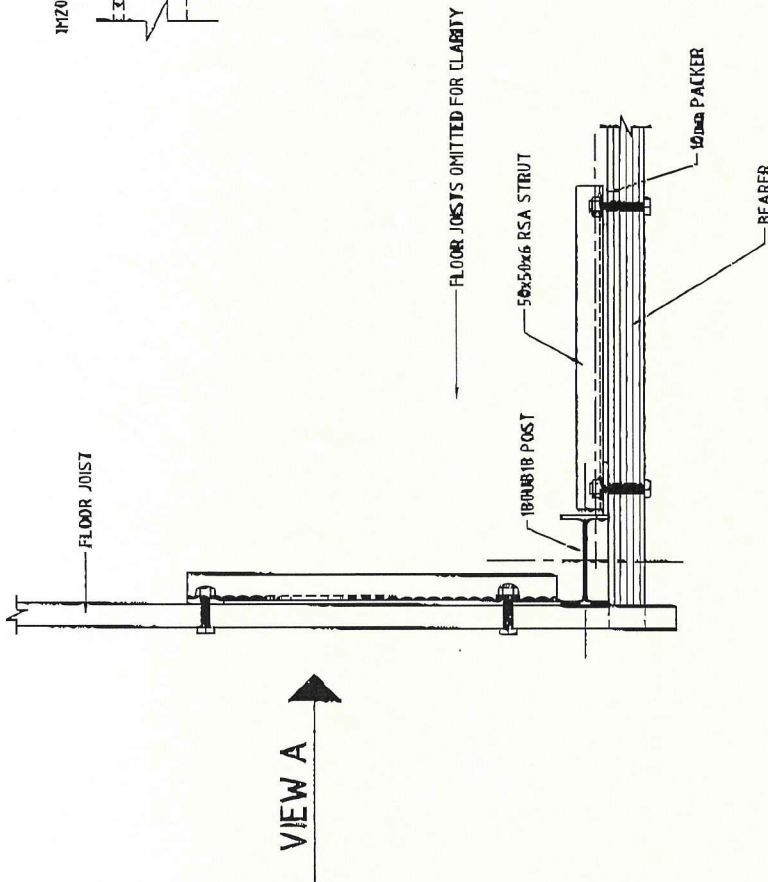
- 1. REFER ARCHITECT'S DRAWING FOR ALL SETOUT DIMENSIONS
- 2. ST - DENOTES 50x50x6 RSA STRUT

| | | | |
|--|--|----------------------------|--|
| PROJECT PROPOSED ADDITIONS TO RESIDENCE 253 WOODWARD ROAD SAMSONVALE | ARCHITECT KEVIN HAYES ARCHITECTS PTY. LTD. | DESIGN JOB DRAWN GCV | |
| | | DATE JULY 2005 | |
| DRAWING TITLE FOOTING PLAN LOWER FLOOR PLAN UPPER FLOOR PLAN | | SCALE AS SHOWN | |
| | | SHEET 2 of 5 | |
| | | DRAWING No 05146-S2 | |

JOHN G. BATTERHAM PTY. LTD.
 CONSULTING ENGINEERS
 26 PINDARI STREET THE GAP 4061
 TELEPHONE 07 33001278

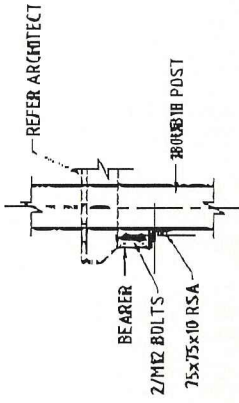


VIEW A
SCALE = 1:10

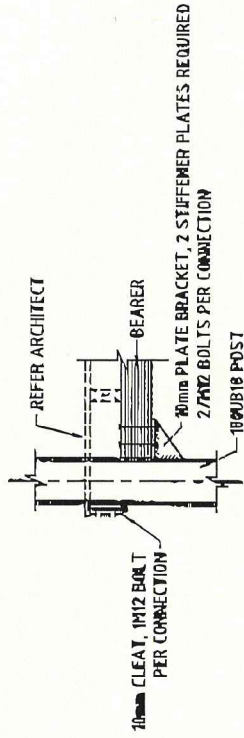


DETAIL 1
SCALE = 1:10

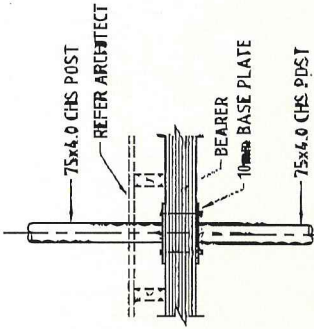
| | | | | |
|---|---|---|---|-----------|
| PROJECT PROPOSED ADDITIONS TO RESIDENCE 253 WOODWARD ROAD SAMSONVALE | DRAWING TITLE STRUCTURAL DETAILS SHEET 2 | ARCHITECT KEVIN HAYES ARCHITECTS PTY. LTD. | JOHN G. BATTERHAM PTY. LTD. CONSULTING ENGINEERS 26 PINDARI STREET THE GAP 4061 TELEPHONE 07 33001278 | |
| | | | DESIGN | JGB |
| | | | DRAWN | GCV |
| | | | DATE | JULY 2005 |
| | | | SCALE | AS SHOWN |
| SHEET 4 of 5 | | DRAWING NO | 05146-S5 | |



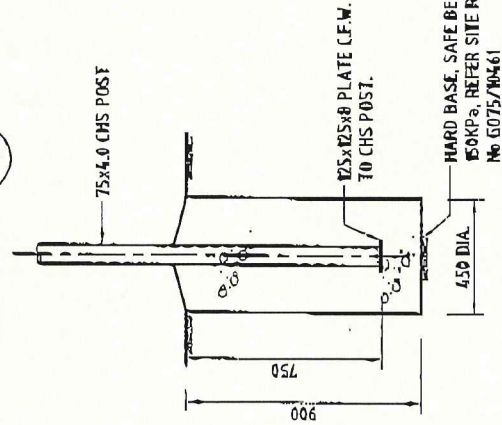
SECTION E
SCALE = 1:20



SECTION F
SCALE = 1:20

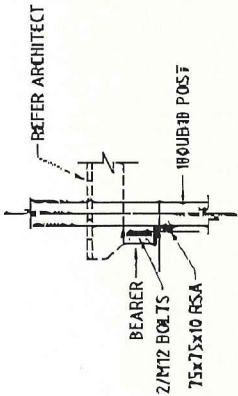


SECTION D
SCALE = 1:20

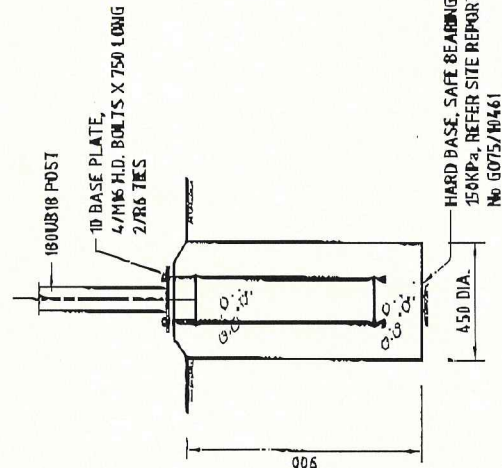


SECTION B
SCALE = 1:20

(TYPICAL BORED PIER BP3 DETAIL)
(BORED PIER BP1 DETAIL SIMILAR)



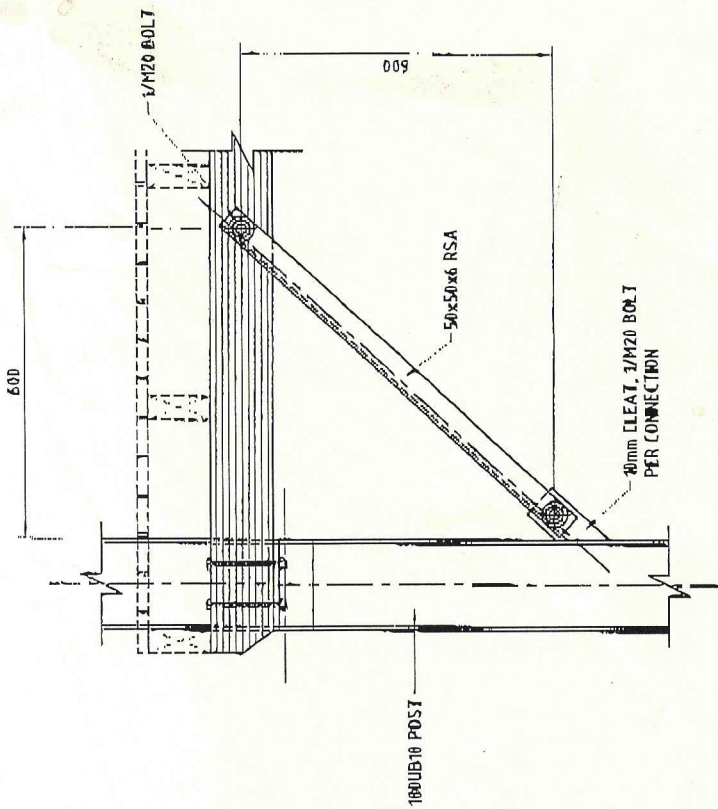
SECTION C
SCALE = 1:20



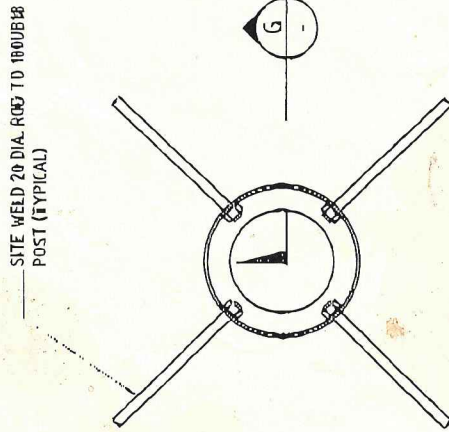
SECTION A
SCALE = 1:20

(TYPICAL BORED PIER BP2 DETAIL)

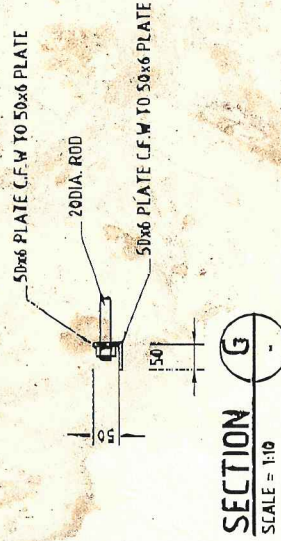
| | | | |
|---|---|---|----------------------------|
| PROJECT PROPOSED ADDITIONS TO RESIDENCE 253 WOODWARD ROAD SAMSONVALE | DRAWING TITLE FOOTING & STRUCTURAL STEEL DETAILS | ARCHITECT KEVIN HAYES ARCHITECTS PTY. LTD. | DESIGN JMB |
| | | | DRAWN GCW |
| | | | DATE JULY 2005 |
| | | | SCALE AS SHOWN |
| | | | SHEET 3 of 5 |
| JOHN G. BATTERHAM PTY. LTD. CONSULTING ENGINEERS 26 PINDARI STREET THE GAP 4051 TELEPHONE 07 33004278 | | | DRAWING No 05146-S3 |



VIEW B
SCALE = 1:10



TYPICAL DETAIL OF CROSS BRACING
SCALE = 1:10



SECTION G
SCALE = 1:10

| | | | | |
|--|--|--|--|---|
| <p>PROJECT PROPOSED ADDITIONS TO RESIDENCE 253 WOODWARD ROAD SAMSONVALE</p> | <p>DRAWING TITLE STRUCTURAL DETAILS SHEET 3</p> | <p>ARCHITECT KEVIN HAYES ARCHITECTS PTY. LTD.</p> | <p>ENGINEER JOHN G. BATTERHAM PTY. LTD. CONSULTING ENGINEERS 26 PINDARI STREET THE GAP 4061 TELEPHONE 07 33001278</p> | <p>DESIGNER JGB DRAWN GCW DATE JULY 2005 SCALE AS SHOWN SHEET 5 of 5 DRAWING NO. 05146-S5</p> |
|--|--|--|--|---|

GENERAL

- 61. DIMENSIONS ARE NOT TO BE OBTAINED BY SCALING. REFER TO ARCHITECT'S DRAWINGS FOR ALL SET OUT DIMENSIONS.
- 62. THESE DRAWINGS ARE TO BE READ IN CONNECTION WITH ALL OTHER WORKING DRAWINGS, SPECIFICATIONS AND WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONSTRUCTION. REFER DISCREPANCIES TO THE ARCHITECT FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- 63. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE S.A.L. CODES, GOVERNMENT BY-LAWS AND ORDINANCES.
- 64. THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IT IS NOT AN AUTHORITY FOR AN EXTRA PAYMENT. ANY EXTRA APPROVAL MUST BE TAKEN UP WITH THE ARCHITECT BEFORE WORK COMMENCES.
- 65. THE FOUNDS HAVE BEEN DESIGNED TO CARRY THE FOLLOWING LIVE LOADS: INTERMIAL = 1.5 KPa. EXTERIAL = 3.0 KPa.

FOUNDATIONS

- FA. FOOTINGS HAVE BEEN DESIGNED FOR A SAFE BEARING PRESSURE OF 80 KILOPASCALS. FOUNDATION MATERIAL TO BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE IN FOOTINGS.
- FZ. ALL FOOTING EXCAVATIONS SHALL BE CLEARED OF MOIST MATERIAL AND GRAVEL.
- FA. WHERE VERIFIED FOUNDATION MATERIAL IS BELOW UNDERSIDE OF FOOTINGS AS DETAILED, BACKFILL ADDITIONAL EXCAVATION WITH MASS CONCRETE.
- FA. SEDES OF FOOTINGS SHALL BE FINISHED AS NECESSARY WHEN EXCAVATED FACE IS NOT STABLE AND/OR EXCESSIVE SETTLEMENT OCCURS.
- FS. UNLESS APPROVED BY THE ENGINEER, EXCAVATIONS SHALL NOT EXCEED BEYOND A LINE DIPPING AT 1:1 DEGREES AND AWAY FROM THE NEAREST UNDERSIDE CORNER OF ANY FOOTING.

MASONRY

- FL. MATERIALS AND WORKMANSHIP OF BLOCKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS 3700.
- FN. BLOCKS SHALL BE AS SERIES WITH A CHARACTERISTIC UNCOMPAKED COMPRESSIVE STRENGTH OF 15 MPa.
- FO. THE CHARACTERISTIC UNCOMPAKED COMPRESSIVE STRENGTH OF BLOCKWORK IF AND SHALL BE 20 MPa.
- FP. ALL WALLS SHALL BE BRENDED OR TIED AT THEIR INTERSECTIONS, UNLESS DETAIL OTHERWISE. IN BRICK WALLS USE MEDIUM DUTY CAVITY TIES EVERY SECOND COURSE. IN SEA FRONT LOCATIONS, INSTALL STAINLESS STEEL CAVITY TIES.
- FN. GROUT EMPLOYED MASONRY SHALL HAVE F_{ck} = 20 MPa, SLUMP = 80 +/- 30mm. MINIMUM AGGREGATE SIZE = 6mm MINIMUM CEMENT CONTENT OF 300 KG/CUBIC METRE.
- FO. GROUT FILLING SHALL BE STRUCK FLUSH.
- FR. RETAINING WALLS SHALL NOT BE BACKFILLED UNTIL A MINIMUM FORTY-EIGHT DAYS AFTER GROUT FILLING. RETAINING WALLS SUPPORTED AT THE TOP BY A SLAB SHALL NOT BE BACKFILLED UNTIL THE SLAB OVER HAS BEEN CAST A MINIMUM SEVEN DAYS AND THE WALL HAS BEEN DRY FOR FIFTEEN DAYS.
- FR. PROVIDE CLEANOUT BLOCKS AT BOTTOM COURSE OF FILLED BLOCKWORK, REMOVE BEFORE BACKFILLING BEFORE CONCRETING.
- FR. SEPARATE SLABS FROM TOP OF LOAD BEARING BRICK WALLS BY HEADS OF ONE LAYER OF HALF-BRICK OR EQUIVALENT LAY ON FLAT SURFACE EXCEPT WHERE REINFORCED.
- FR. PROVIDE VERTICAL CONTRA JOINTS WITH JOINT AND JOINT BLOCKS AT ALL BAY/JAMB CENTRES IN BLOCKWORK AND 100mm WIDE SEALED JOINTS AT ALL CENTRES IN WORK.

REINFORCED CONCRETE

- 66. ALL CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITIONS OF: AS 3600, AS 3080.
- 67. ALL CONCRETE SHALL HAVE THE FOLLOWING STRENGTH AND QUANTITIES:-

| STRENGTH GRADE | SLUMP ON SITE | MAX. AGGREGATE SIZE |
|-----------------|---------------|---------------------|
| FOOTINGS | 210 | 20mm |
| SLABS ON GROUND | 100 ± 50mm | 20mm |
| SUSPENDED SLABS | 80 ± 50mm | 20mm |
| WALLS | 100 | 20mm |
| COLUMNS | 100 | 20mm |

- 68. ALL CONCRETE SHALL BE VIBRATED. USE IMPRESSION TYPE VIBRATOR VERTICALLY AND CONTINUE UNTIL AIR BUBBLES CEASE TO APPEAR.
- 69. SLABS POURED IN WINDY CONDITIONS OR TEMPERATURES OVER 30°C TO BE SPRAYED WITH COMPAK OR EQUIVALENT IMMEDIATELY AFTER SPREADING. CHECK COMPATIBILITY WITH THE ADHESIVE AND WATERPROOFING COMPOUND PRIOR TO USE.
- 70. CONCRETE TESTING SHALL BE BY PRODUCTION ASSESSMENT AS PER AS 3700.
- 71. FORMWORK COVER TO REINFORCEMENT UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:

| INTERVAL | EXTERIAL |
|--------------------|----------|
| FOOTINGS: 0 to 30m | 50mm |
| SLABS: 0 to 30m | 20mm |
| BEAMS: 0 to 30m | 40mm |
| COLUMNS: 0 to 30m | 40mm |
| WALLS: 0 to 30m | 40mm |

- 72. NO BARS OR CHAINS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE UNLESS APPROVED BY THE ARCHITECT. APPROVAL OF THE ARCHITECT, CONTRACTOR AND ENGINEER MUST BE OBTAINED BEFORE ANY CHAINS OR BARS ARE PLACED IN THE CONCRETE COVER.
- 73. REINFORCEMENT SHALL NOT BE CUT ON SITE TO CLEAR OBSTRUCTIONS WITHOUT APPROVAL BY THE ENGINEER. REPLACE REINFORCEMENT SUFFICIENT AS NECESSARY TO CLEAR OBSTRUCTIONS.
- 74. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR AS OTHERWISE APPROVED BY THE ENGINEER.
- 75. ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED PLASTIC TYPED BAR CHAIRS, SPACERS OR SUPPORT BARS.
- 76. CONSTRUCTION AND LOCATIONS AND DETAILS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- 77. THE FACE OF ALL CONCRETE AGAINST WHICH BLENDED CONCRETE IS TO BE CAST IS TO BE THOROUGHLY SCRAMBLED, FULLY EXPOSING THE AGGREGATE MATRIX.
- 78. ALL CONCRETE WORK TO BE CURED BY AN APPROVED METHOD AND SHALL BE CURED BY FORMS FOR SEVEN DAYS AFTER PLACEMENT.
- 79. FORMWORK TO SUSPENDED SLABS TO REMAIN IN PLACE FOR TEN DAYS AFTER POURING. PROP FOR TEN DAYS AFTER POURING.
- 80. FOR SLABS ON GROUND, ALL TOPSOIL AND UPPER STRATA CONTAINING ORGANIC MATTER AND LARGE FILL IS TO BE REMOVED.
- 81. BUILDING ELEMENTS LIKELY TO BE DAMAGED BY DEFLECTION ARE NOT TO BE SET ON SUSPENDED CONCRETE UNTIL ALL PROPPING HAS BEEN REMOVED.

STEELWORK

- 82. THESE DRAWINGS SHALL BE READ IN CONNECTION WITH THE SPECIFICATION AS 4600. ALL THIS SECTIONS SHALL BE GRABE 304 (CONFORME WITH AS 1570-1919 AND OTHER RELEVANT).
- 83. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4600-1919 AND OTHER RELEVANT.
- 84. UNLESS OTHERWISE NOTED ALL STEEL SHALL BE GRADE 250 IN ACCORDANCE WITH AS 4600-1919 AND OTHER RELEVANT.
- 85. UNLESS OTHERWISE NOTED ALL BOLTS SHALL BE HIGH STRENGTH GRADE A193 (CONFORME TO AS 207) AND SHALL BE ASSEMBLED AND TIGHTENED BY THE SAME METHOD AS CONCRETE. STEEL BOLTS, HOLD STEEL BOLTS GRADE A193, F. SPECIFIED SHALL CONFORM TO ASTM. THE TENSILE LENGTH OF BOLT SHALL BE SUCH TO EXHAUST TENSILE FROM SHEAR PLANE.
- 86. UNLESS OTHERWISE NOTED ALL WELDS SHALL BE CONTINUOUS FILLET WELDS AND ALL GUSSET PLATES SHALL BE 10mm THICK.
- 87. EXCELLENCE CONNECTIONS TO BE FINISHED WITH POWER VIBRE BUSHING OR SIMILAR TOOL FOLLOWED BY ONE STEP GRAY OF RFLP. U.L.A.
- 88. THE CONTRACTOR SHALL SUBMIT 3 SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR PERIOD PRIOR TO WHICH FABRICATION COMMENCES.
- 89. CONNECTIONS TO BE IN ACCORDANCE WITH A.I.S.C. STANDARD STRUCTURAL CONNECTIONS UNLESS NOTED OTHERWISE.
- 90. HANDWAY ARCHERS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

VEGETATION NOTES

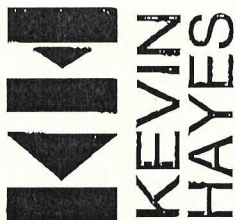
- 91. ALL EXISTING TREES, WHICH ARE WITHIN A RADIIUS EQUAL TO THE NATURE FULL HEIGHT OF THE TREE FROM ANY POINT OF THE BUILDING, SHOULD BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S LAWS.
- 92. IF THE EXISTING TREES ARE KEPT AND/OR USES ARE PLANNED WITHIN THE ABOVE MENTIONED RADIIUS, THEN A ROOT BARRIER IS RECOMMENDED BETWEEN THE BUILDING AND THE TREES (CONSISTING OF A 1.5 METRE DEEP, 150mm THICK ZINCP CONCRETE BARRIER AT THE GROUND WITH CENTRAL SLUG RELEASE) OR A PERMEABILITY SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

| | | | |
|---|-----------------------------|--|--|
| <p>PROJECT</p> <p>PROPOSED ADDITIONS TO RESIDENCE</p> <p>253 WOODWARD ROAD SAMSONVALE</p> | <p>GENERAL NOTES</p> | <p>ARCHITECT</p> <p>KEVIN HAYES ARCHITECTS PTY LTD</p> | <p>DESIGN JOB</p> <p>DRAWN GCW</p> <p>DATE JULY 2005</p> <p>SCALE -</p> <p>SHEET 1 of 5</p> <p>DRAWING No 05146-S1</p> |
| <p>JOHN G. BATTERHAM PTY. LTD.</p> <p>CONSULTING ENGINEERS</p> <p>26 PINDARI STREET THE GAP 4061</p> <p>TELEPHONE 07 33001278</p> | | | |

THIS DRAWING IS THE PROPERTY OF ALLY DESIGN GROUP. IT IS NOT TO BE REPRODUCED, EITHER IN WHOLE OR PART, WITHOUT THE WRITTEN PERMISSION BY KEVIN HAYES ARCHITECTS PTY LTD. # CONFIRM ALL DIMENSIONS ON SITE. # DO NOT SCALE DRAWINGS. # ALL WORKMANSHIP, MATERIALS & CONSTRUCTION TO COMPLY WITH THE CURRENT BUILDING ACT & BCA.

| Date | No. | Details | Sign |
|------|-----|---------|------|
| | | | |

Revisions & Copies



ARCHITECTS & PLANNERS
 KEVIN HAYES ARCHITECTS PTY LTD
 P.O. BOX 281 NEW FARM QLD 4006
 PHONE 07 33581897 FAX 07 33581889
 E-mail: kha@khaarchitects.com.au
 A.C.N. 078194065

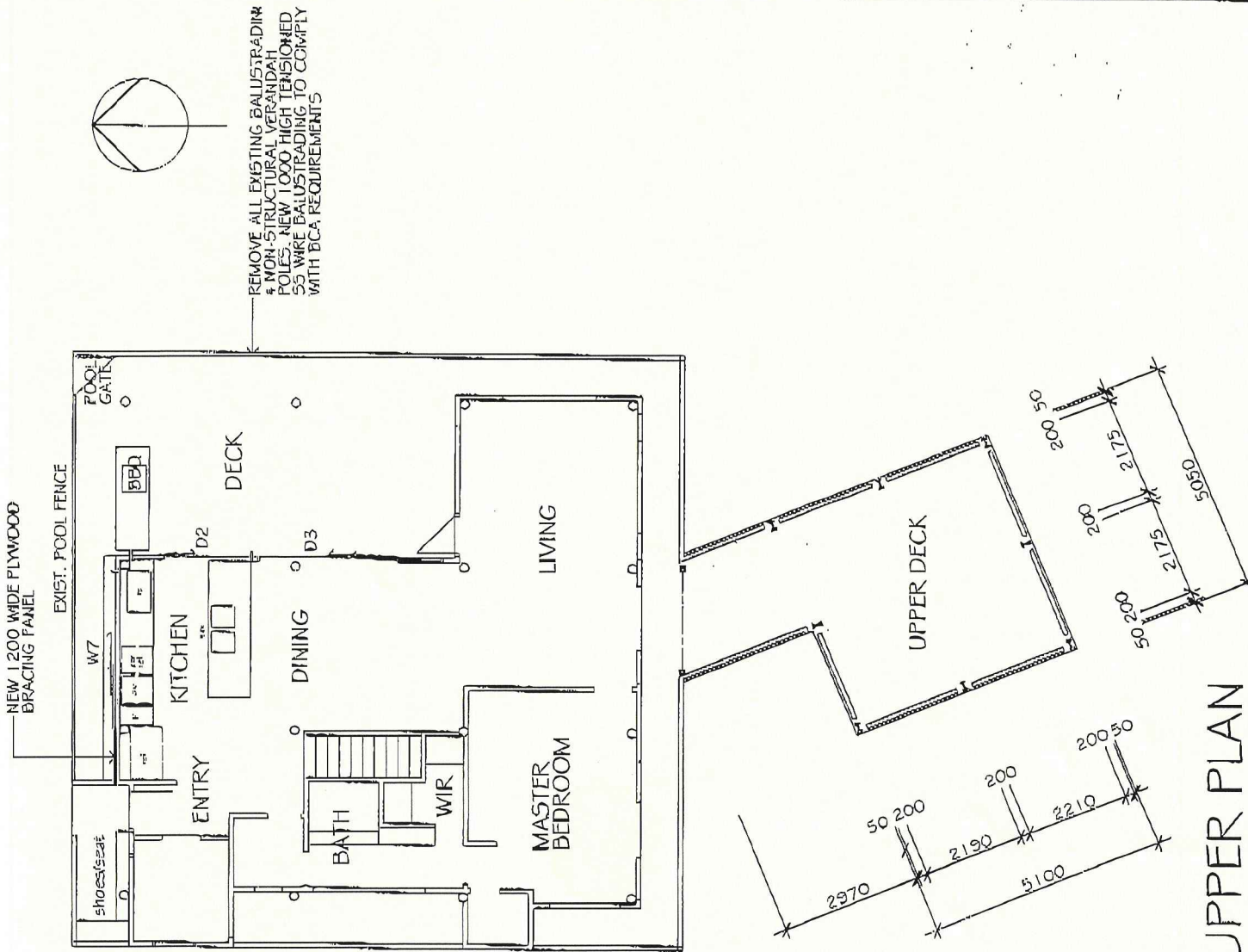
Client
 PADDY & NIKI BRISCOE

Project
 PROPOSED ADDITIONS TO
 253 WOODWARD ROAD,
 SAMSONVALE.

Title
 UPPER FLOOR PLAN

| Scale | Date | Drawn | Rev. No. |
|-------|---------|-------|----------|
| 1:100 | JUNE 05 | AS | |

Job No. Drawing No. Rev. No.
 2550 BA 3.

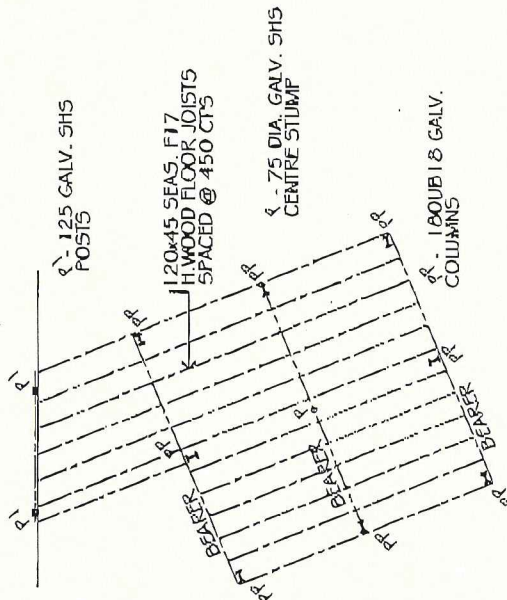


UPPER PLAN

NOTE: ALL LEVELS TO BE DETERMINED ON SITE BEFORE COMMENCEMENT OF WORK

FLOOR FRAMING SCHEDULE

120x70 SEAS. F17 H. WOOD BEARERS WITH 2 M12 GALV. BOLTS TO STUMPS
 120x45 SEAS. F17 H. WOOD FLOOR JOISTS SPACED @ 450 CTS



UPPER FLOOR FRAMING PLAN

NEVIN HAYES

Facsimile No : 3308 1129.

ARCHITECTS

P/L A.C.N. 078-940-851

Date: 30/11/05.

Attention : Nicki Birch

Memorandum

To :

Transmittal

Mode : Fax / Post / Courier / By Hand

Instruction

Record of Meeting

Project : 253 WOODWARD RD.

| | | | | | | |
|---|---|---|---|---|---|---|
| 2 | 5 | 5 | 0 | W | 0 | 0 |
|---|---|---|---|---|---|---|

NICK,

PLEASE FIND B/A ATTACHED

REGARDS

Gerard Lynch

CC.

From : GERARD LYNCH.

Page 1 of 2/3

Required Inspections & Building Conditions (Attachment A) Building Application NO: 00052759

| Stage | Inspections | Inspection Agency | Contact for Inspections |
|---------------|--------------------|------------------------------|-------------------------|
| Footing Stage | Footing Inspection | RPEQ Engineer | Contact Your Engineer |
| Final Stage | Final inspection | Brisbane Certification Group | Phone 1300 130 168 |

Application Specific Conditions

- 1 Swimming Pool fencing to comply with AS1296.1/1993.
No direct access is permitted from the decks to the existing swimming pool.
- 2 The following elements are not included as part of this approval:
 - Proposed Study
 - Roof over the proposed Decks.
 - Firemans Pole & Climbing Net are deleted and are not to be installed.

Certifier's Standard Conditions

- 3 Building work approved on this building application must be finalized within 24 months of the approval date on the Decision Notice.
- 4 Alterations made in red.
- 5 Amendments to the plans and re-inspections will attract additional fees.
- 6 Ensure structural adequacy of existing structure prior to commencement of work.
- 7 Applicant should check with the local authority to ascertain whether a clearing permit is required to remove vegetation.
- 8 Check with Department of Primary Industries on 13 25 23 to check if property is in a Fire Ant Restricted Area
- 9 Comply with all statutory requirements under the Workplace Health & Safety Act.
- 10 Services to be located prior to commencement of work and were applicable reinstated. Builder to ensure any Council services are not damaged during construction.
- 11 Stormwater system to be designed to AS3500.5
- 12 Site drainage to comply with BCA 3.1.2.
- 13 Certificates are to be supplied to the Private Certifier within 5 working days of the Inspection.
- 14 Certificates
On completion, we will need to see certificates for the following (if applicable): -
 - Engineer's Certificates of Inspection
 - Stainless Steel Balustrade Installation
- 15 Ensure point loads are adequately supported.
- 16 All building work to comply with AS1684/99 Residential Timber Frame Construction Manual, Building Code of Australia and Manufacturer's Specifications.
- 17 Stairs and Balustrades must to comply with BCA 3.9.1, 3.9.2 and AS 1170.1. Refer to the Building Code of Australia and the Australian Standard for the construction requirements.
- 18 Any cutting or filling of the site, or construction of retaining walls or other structure on the site, shall not jeopardise any existing overland flow drainage system or cause ponding or nuisance stormwater to neighbouring properties.
- 19 Driveway Maximum Gradient to be 1:4 and to comply with relevant council requirements.
- 20 Stainless Steel balustrades to comply with the specific requirements of BCA3.9.2. Certificate to be provided by installer to confirm compliance with necessary requirements. Please be aware that changes in temperature may render the balustrades to be unlawful and reduce the safety element. Owner to ensure compliance of the stainless steel balustrades at all times.
- 21 Protection against termites is to be provided in accordance with AS 3660.1-2:2000. Certificate to be supplied at final from a licensed applicator of an approved method. Regular inspections and maintenance to be carried out to ensure there is no breach of the termite barrier. System to be PHYSICAL & VISUAL BARRIERS.
- 22 Retaining Walls and Fences - (If Applicable) Retaining walls over 1 metre high need building approval and an engineer's certificate for the design. Fences can be up to 2 metres in height above natural ground level without needing approval. The combined height of a retaining wall and fence is not to exceed 2 metres above natural ground level without approval. Retaining walls within 1.5 metres from another structure require approval.
- 23 'Natural Ground Surface' in relation to an allotment, means the ground level of the allotment at the date of registration of the title deed for that allotment. SBR Part 1 Div 2 Interpretation.
- 24 Applicant must apply to the Local Authority for a Driveway Crossover Permit and Stormwater Crossover Permits prior to commencement of building works. All building works outside the property require written permission from the relevant authority.

| Drawing Type | Identification Numbers |
|---------------|---|
| Architectural | Kevin Hayes Architects Pty Ltd, Job No. 2550, Drawing No. BA 01, 02, 3 & 06, June '05 |
| Structural | John G. Batterham Pty Ltd, Structural Design Certificate, 8 August 2005 |
| | |

End Conditions

Information Regarding Appeals to Court Relating to Development Applications

Appeal Rights-

You may appeal against any matter stated in this Decision Notice. The appeal must be started within 20 business days (10 days for building advice agencies), after the date this notice is given.

Integrated Planning Act 1997

Chapter 4, Part 1, Division 8 - Appeals to court relating to development applications

Appeals by applicants

4.1.27.(1) An applicant for a development application may appeal to the court against any of the following:

- a) the refusal, or the refusal in part, of a development application;
- b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;90-
- c) the decision to give a preliminary approval when a development permit was applied for;
- d) the length of a currency period;
- e) a deemed refusal

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicants appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Chapter 4, Part 2, Division 3 - Appeals to tribunals relating to development applications

Appeals by applicants

4.2.9.(1) An applicant for a development application may appeal to a tribunal against any of the following:

- a) the refusal, or the refusal in part, of a development application;
- b) a matter stated in a development approval, including any condition applying to the development, but not including the identification of a code under section 3.1.6;101
- c) the decision to give a preliminary approval when development permit was applied for;
- d) the length of a currency period;
- e) a deemed refusal

(2) An appeal under subsection (1)(a) to (d) must be started 20 business days (the "applicants appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Appeal by advice agency

4.2.10.(1) An advice agency may, within the limits of its jurisdiction, appeal to a tribunal about the giving of a development approval if the development application involves code assessment for the aspect of building work to be assessed against the Building Act 1975.

(2) The appeal must be started within 10 business days after the day the decision notice or negotiated decision notice is given to the advice agency.

Certificate Of Completion

Envelope Id: C204289F-AAC7-4DA3-90C3-B98E7E16D2B1

Status: Completed

Subject: Kindly review and sign this document

Originator organisation: Keenan Legal Pty Ltd

Originator: maddi@keenanlegal.com.au

Source Envelope:

Document Pages: 107

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

InfoTrack AU

AutoNav: Enabled

Level 8, 135 King Street

Envelopeld Stamping: Enabled

Sydney, NSW 2000

Time Zone: (UTC+10:00) Canberra, Melbourne, Sydney

signit.au@infotrack.com.au

IP Address: 52.62.167.139

Record Tracking

Status: Original

Holder: InfoTrack AU

Location: DocuSign

5/3/2026 | 11:45

signit.au@infotrack.com.au

Signer Events

Elizabeth Nicole Briscoe

nebriscoe@gmail.com

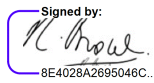
Security Level:

.Email

ID: bee1858a-4420-4a36-b984-b5bd53ec75b3

5/3/2026 | 17:29

Signature

Signed by:

 8E4028A2695046C...

Signature Adoption: Uploaded Signature Image

Using IP Address:

2406:2d40:25e7:f808:ac22:bf4b:9cee:a21

Signed using mobile

Timestamp

Sent: 5/3/2026 | 11:45

Viewed: 5/3/2026 | 17:29

Signed: 5/3/2026 | 17:30

Electronic Record and Signature Disclosure:

Accepted: 5/3/2026 | 17:29

ID: 43d5a6bb-e1a7-4b94-b476-9681436bf3a5

Patrick Leon Briscoe

paddy.nik@bigpond.com

Security Level:

.Email

ID: 0ec114c1-4bb9-4094-aedd-0de16dadbc27

5/3/2026 | 15:50

Signed by:

 81A29EE3409145D...

Signature Adoption: Drawn on Device

Using IP Address: 168.140.255.109

Signed using mobile

Sent: 5/3/2026 | 11:45

Viewed: 5/3/2026 | 15:50

Signed: 5/3/2026 | 15:55

Electronic Record and Signature Disclosure:

Accepted: 5/3/2026 | 15:50

ID: a28497de-2edb-4412-b17c-e244b240bff6

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 Sent | Hashed/Encrypted | 5/3/2026 11:45 |
| Certified Delivered | Security Checked | 5/3/2026 15:50 |
| Signing Complete | Security Checked | 5/3/2026 15:55 |
| Completed | Security Checked | 5/3/2026 17:30 |

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

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, InfoTrack Ltd AU (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 InfoTrack Ltd AU:

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 advise InfoTrack Ltd AU 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 john.ahern@infotrack.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 InfoTrack Ltd AU

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 signit@infotrack.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 InfoTrack Ltd AU

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 signit@infotrack.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 InfoTrack Ltd AU 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 InfoTrack Ltd AU during the course of your relationship with InfoTrack Ltd AU.