

# 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 **REBECCA MAY COLBRAN and KYLE JOSEPH LANGDON**

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

22 Yellow Robin Ct, Narangba QLD 4504

Lot on plan  
description

LOT 259 SURVEY PLAN 180789

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 Land Title Act 1994 ☒ **Yes**  
showing interests registered under that Act for the property.

A copy of the plan of survey registered for the property. ☒ **Yes**

### Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

<b>Unregistered encumbrances(excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after settlement.</p> <p><b>Note</b>If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is <input type="checkbox"/> <b>Yes</b> given, together with relevant plans, if any.</p> <p><b>Other unregistered agreement in writing (if applicable)</b></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><div></div></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div><div>Pillar (Energex), and any applicar statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.Pipes, Field InLets (Moreton Bay City Council), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.Trench, Cable (NBN), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.Leadin terminates at a Customer Address (Telstra), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.Sewer Gravity Main, Sewer Fitting (Unitywater), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.</div></div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text"/></p> <p><b>Note</b>Under the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 Land use, planning and environment

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

<b>Zoning</b>	<p>The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):</p> <div>General Residential - Suburban Neighbourhood</div>
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<b>Transport proposals and resumptions</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
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\* *Transport infrastructure* has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Trees</b>	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the order or application must be given by the seller.</p>
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<b>Heritage</b>	<p>The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
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<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency</p>
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## Part 4 Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme. <input type="checkbox"/> Yes <input type="checkbox"/> No Pool compliance certificate is given. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No OR Notice of no pool safety certificate is given. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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.
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the Building Act 1975, section 246AG, 247 or 248 or under the Planning Act 2016, 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 If <b>Yes</b> , a copy of the notice or order must be given by the seller.
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.

## Part 5 Rates and services

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

### Rates

#### Whichever of the following applies

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

Amount

\$ 461.47

Date Range: 01/10/2024 to 31/12/2024

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

\$ 464.20

Date Range: 05/08/2025 to 06/11/2025

Or

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

Amount \$

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 corporates 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.**

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	<p>A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is <input type="checkbox"/> Yes</p> <p><b>Note</b> If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas</p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> If you enter into a contract, you will have implied warranties under the Body Corporate and Community Management Act 1997 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.
<b>Building Units and Group Titles Act 1980</b>	The property is included in a BUGTA scheme (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the Building Units and Group Titles Act 1980, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b> If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

## ***Signatures SELLER***

\_\_\_\_\_  
Signature of seller



11/02/2026, 10:02

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
This form is signed by one seller under the authority of all sellers  
pursuant to section 97(2)(b) of the Property Law Act 2023.  
REBECCA MAY COLBRAN and KYLE JOSEPH LANGDON

\_\_\_\_\_  
Name of seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## ***Signatures BUYER***

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50615146</b>	<b>Search Date:</b>	09/02/2026 08:40
<b>Date Title Created:</b>	04/07/2006	<b>Request No:</b>	54974759
<b>Previous Title:</b>	50604457		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 259 SURVEY PLAN 180789

Local Government: MORETON BAY

#### REGISTERED OWNER

Dealing No: 721384036 04/01/2022

REBECCA MAY COLBRAN

KYLE JOSEPH LANGDON

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10531234 (POR 60)
2. MORTGAGE No 721384037 04/01/2022 at 12:06  
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
3. CAVEAT No 723526193 11/09/2024 at 11:55  
JUEL LITIGATION FINANCE PTY LTD A.C.N. 077 657 731  
against the interest of  
KYLE JOSEPH LANGDON

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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



Land Title Act 1994, Land Act 1994  
Form 21 Version 2

## SURVEY PLAN

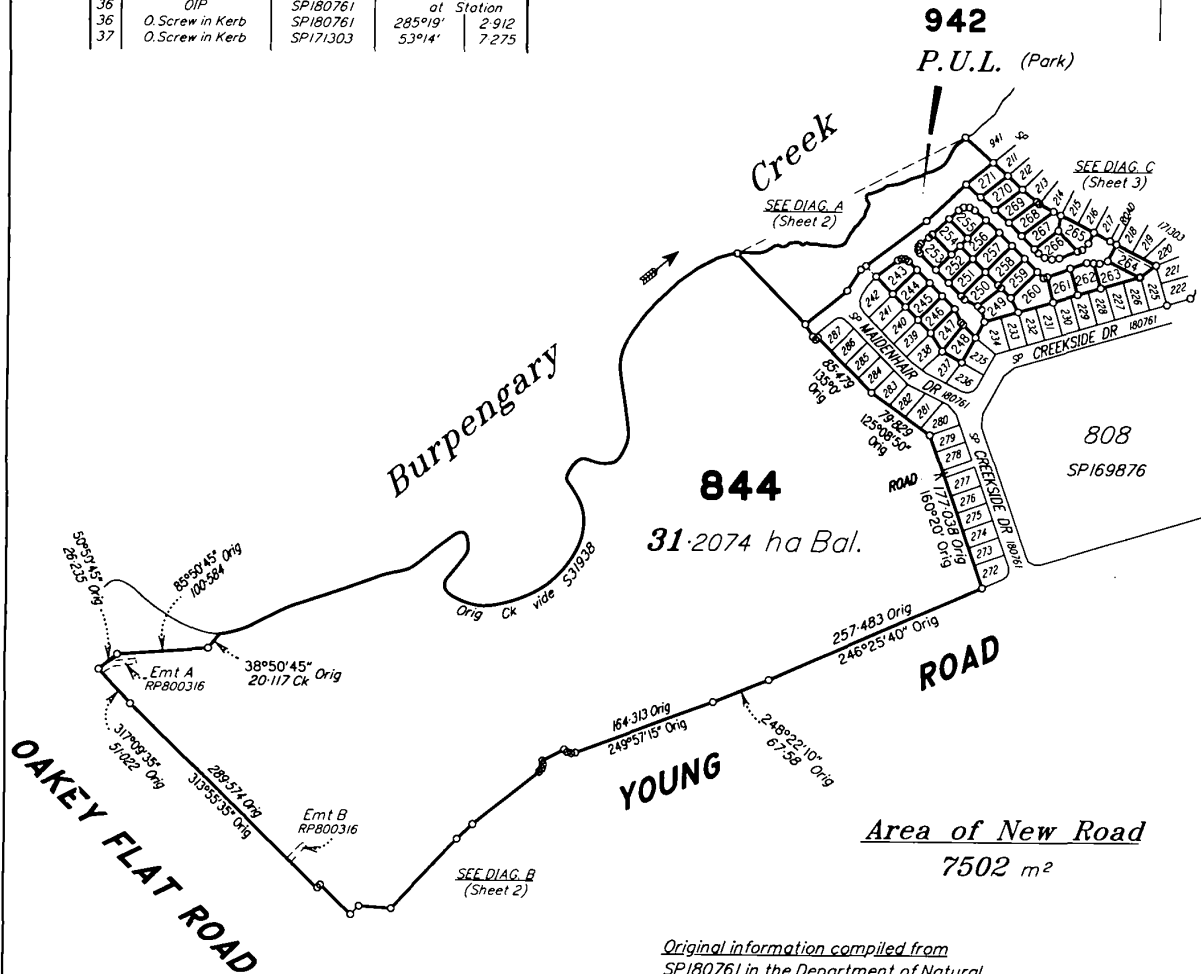
Sheet  
1 of  
3

## REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	Pin		at Station	
2	Screw in Kerb		17°39'	2.866
3	Screw in Kerb		49°15'	4.253
6	Screw in Kerb		227°21'	4.236
8	Pin		at Station	
8	Screw in Kerb		264°29'	1.749
12	Screw in Kerb		114°53'	1.49
12	Pin		188°43'	1.97
16	Screw in Kerb		22°23'30"	9.482
19	Screw in Kerb		256°01'40"	10.695
24	Pin		at Station	
24	Screw in Kerb		196°18'	1.308
26	Screw in Kerb		176°47'45"	13.81
30	Pin		280°13'	2.583
30	Screw in Kerb		292°58'	7.269
33	O.Screw in Kerb	SP171303	24°06'	6.836
36	OIP	SP180761	at Station	
36	O.Screw in Kerb	SP180761	285°19'	2.912
37	O.Screw in Kerb	SP171303	53°14'	7.275

## PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
32-OPM	SP180761	188°52'	13.295	150833
34-OPM	SP171303	127°57'50"	7.046	122067



Peg placed at all new corners  
unless otherwise stated.

Scale 1:5000 - Lengths are in Metres.

50 0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

SAUNDVILL PTY LTD (ACN 009 947 880) hereby certify that the land comprised in this plan was surveyed by the corporation, by Michael KLEINE, cadastral surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/04/2006



Date: 12/04/06

### Plan of Lots 243-271, 844, 942 & Easement A in Lot 264.

Cancelling Lot 843 on SP180761

PARISH: CABOOLTURE COUNTY: Stanley

Meridian: MGA (Zone 56) vide SP171303

F/N's: Yes

Scale: 1:5000

Format: STANDARD



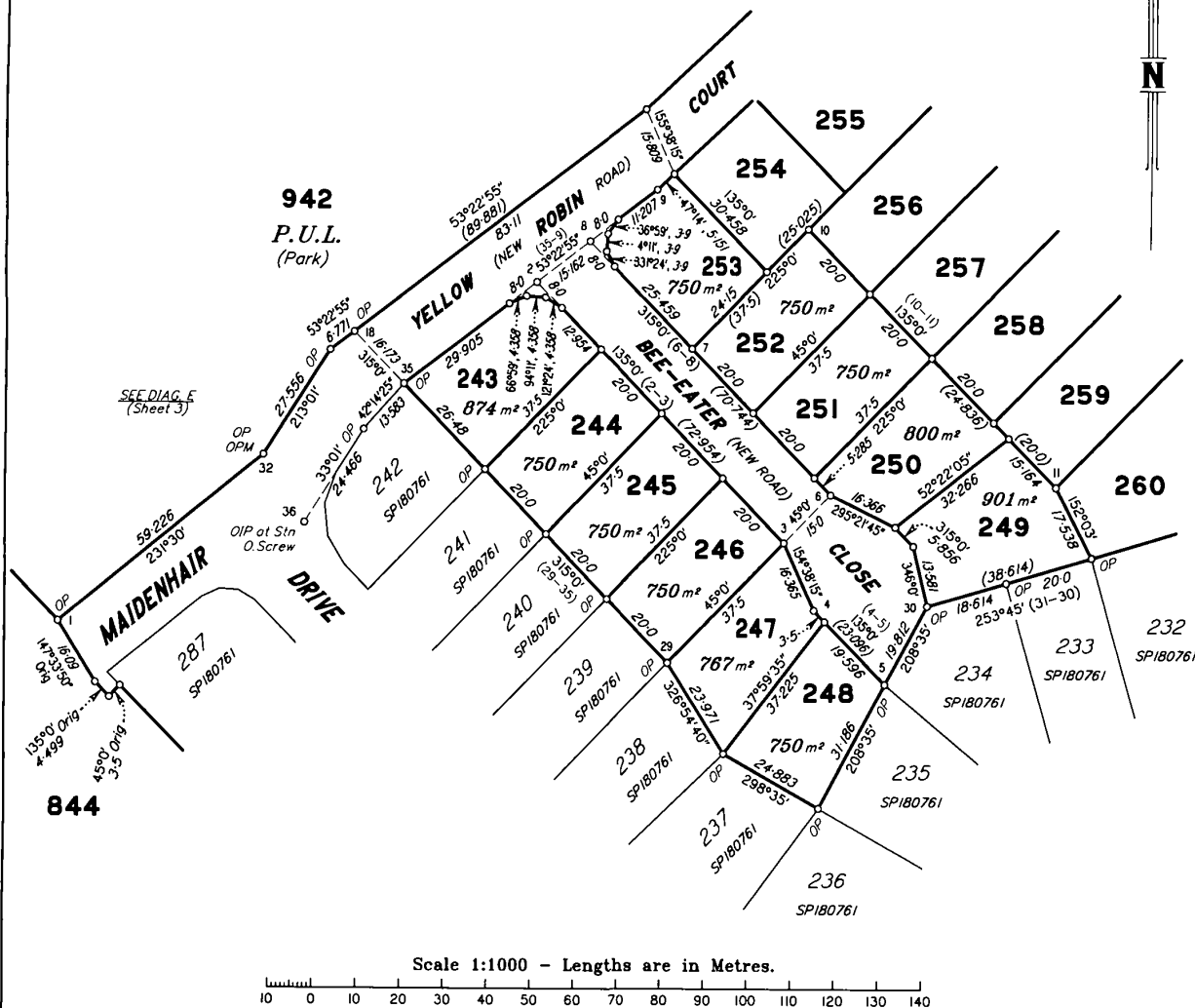
SP180789

Plan Status:

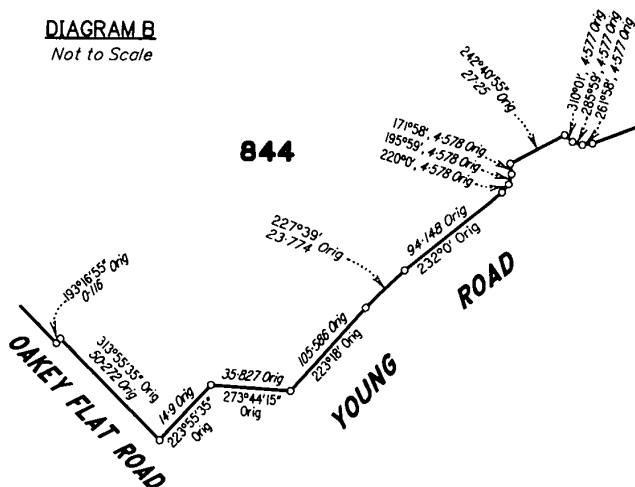
1700-3604 SP180789.DWG PGR

<b>709740989</b> \$2310.00 03/07/2006 14:17 <b>BE 400 NT</b>		<b>WARNING : Folded or Mutilated Plans will not be accepted.</b> <b>Plans may be rolled.</b> <b>Information may not be placed in the outer margins.</b>																										
Registered		5. Lodged by  ID ROBERTS SOLICITOR C/O BOX 2484 BRISBANE Q 4001 <div style="text-align: right; font-size: 1.5em;">125</div>																										
1. Certificate of Registered Owners or Lessees. I/We <u>Heritage Properties Pty Ltd</u>     (Names in full)  * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.  <del>* as Lessees of this land agree to this plan:</del> <u>Heritage Properties Pty. Ltd.</u> <u>A.C.N. 010 754 953 by its duly</u> <u>constituted attorney Paul Henri</u> <u>Barrett under power of attorney</u> <u>No. J324838E who hereby declares</u> <u>that he has not received any notice</u> <u>of revocation thereof.</u>  <div style="text-align: center;"> </div>		6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>50604457</td> <td>843</td> <td>SP180761</td> <td>243-271,844 &amp; 942</td> <td>A</td> <td>New Rd</td> </tr> </table> <div style="text-align: center;"> <b>ENCUMBRANCE EASEMENT ALLOCATIONS</b>  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> <tr> <td>601079084</td> <td>844</td> </tr> </table>           (Emts A &amp; B on RP800316)         </div> <div style="text-align: center;"> <b>MORTGAGE ALLOCATIONS</b>  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>705443454</td> <td>243 - 271 &amp; 844</td> <td></td> </tr> <tr> <td>705595296</td> <td>243 - 271 &amp; 844</td> <td></td> </tr> </table> </div>		Title Reference	Lot	Plan	Lots	Emts	Road	50604457	843	SP180761	243-271,844 & 942	A	New Rd	Easement	Lots to be Encumbered	601079084	844	Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	705443454	243 - 271 & 844		705595296	243 - 271 & 844	
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705443454	243 - 271 & 844																											
705595296	243 - 271 & 844																											
2. Local Government Approval. * <u>CABOOLTURE SHIRE COUNCIL</u> hereby approves this plan in accordance with the: % <u>Integrated Planning Act 1997</u>          Dated this <u>Eighteenth</u> day of <u>May</u> 2006  <div style="text-align: center;"> </div> # <u>Delegated Officer</u>  # _____  <small>* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or          # Insert designation of signatory or delegation Local Government (Planning &amp; Environment) Act 1990</small>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">243-271,844 &amp; 942</td> <td style="width: 50%;">Por 60</td> </tr> <tr> <td>Lots</td> <td>Orig</td> </tr> </table> 7. Portion Allocation : 8. Map Reference : <div style="text-align: center;">9443-12422</div> 9. Locality : <div style="text-align: center;">Narangba</div> 10. Local Government : <div style="text-align: center;">CABOOLTURE SHIRE</div> 11. Passed & Endorsed : By : SAUNDVILL PTY LTD Date : <u>29/04/2006</u> Signed : Designation : <u>Cadastral Surveyor/Director</u>		243-271,844 & 942	Por 60	Lots	Orig																					
243-271,844 & 942	Por 60																											
Lots	Orig																											
3. Plans with Community Management Statement : CMS Number : Name :		4. References : Dept File : Local Govt : <u>RAL-2004-2975</u> Surveyor : <u>3804</u>																										
12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. * Part of the building shown on this plan encroaches onto adjoining lots and road  Cadastral Surveyor/Director * Date <input checked="" type="checkbox"/> Delete words not required		13. Lodgement Fees : Survey Deposit \$ _____ Lodgement \$ _____ .....New Titles \$ _____ Photocopy \$ _____ Postage \$ _____ TOTAL \$ _____																										
14. Insert Plan Number		<b>SP180789</b>																										

**DIAGRAM A**  
1:1000



**DIAGRAM B**  
Not to Scale

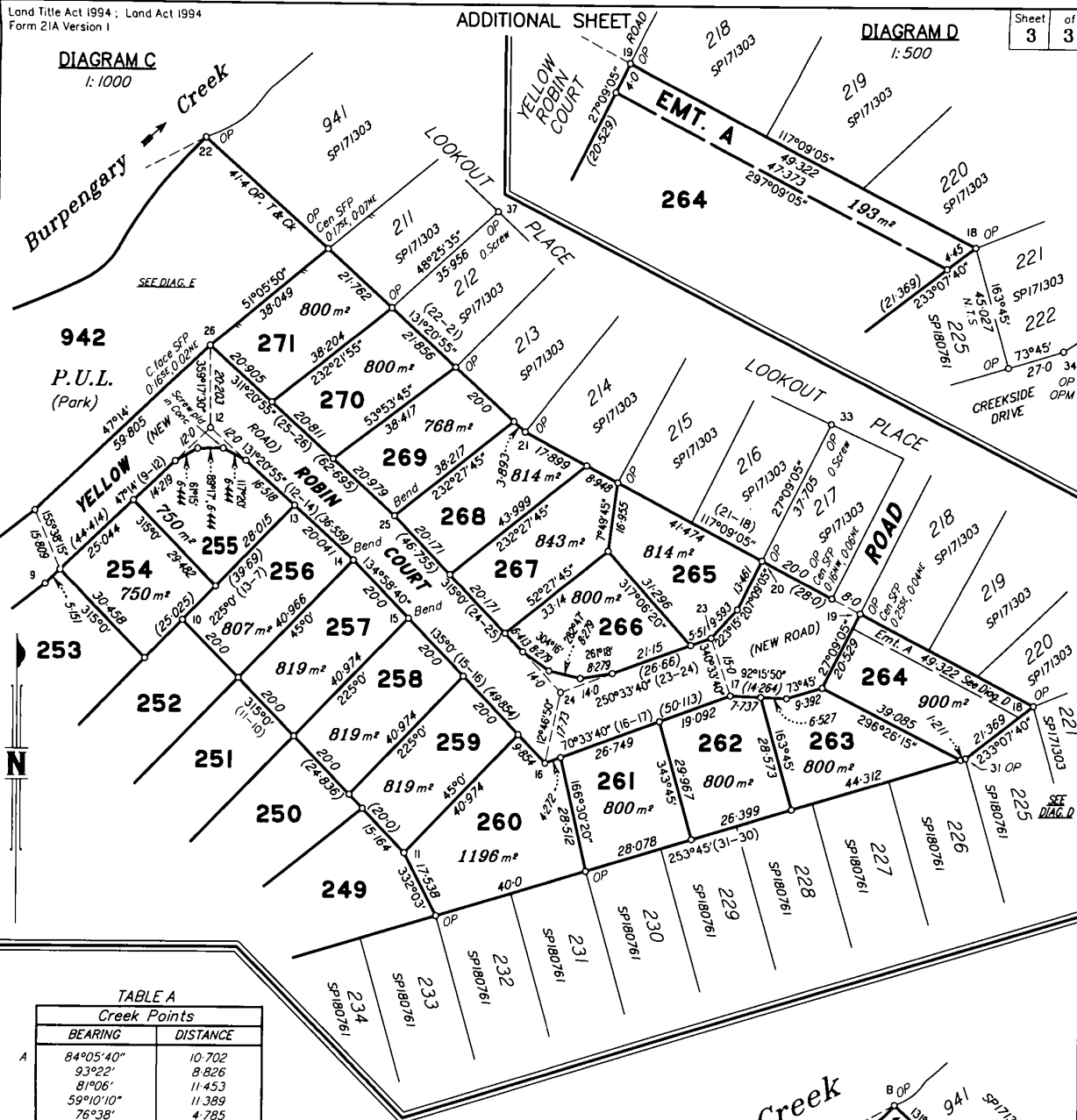


State copyright reserved.

Insert Plan Number SP180789

**DIAGRAM C**

1:1000

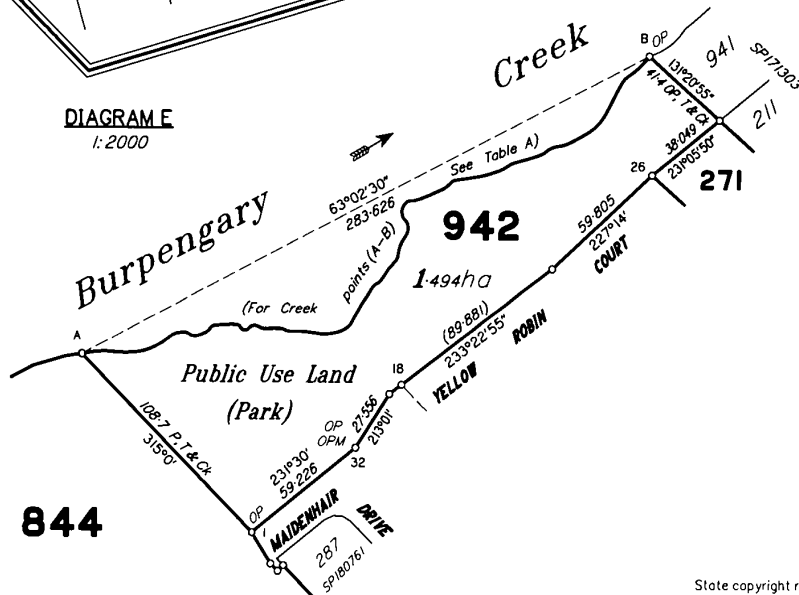


**DIAGRAM D**

1:500

**DIAGRAM E**

1:2000



**TABLE A**  
Creek Points

BEARING	DISTANCE
84°05'40"	10.702
93°22'	8.826
81°06'	11.453
59°10'10"	11.389
76°38'	4.785
105°31'	5.891
72°01'	4.82
51°27'	4.618
87°32'30"	10.427
127°17'	3.625
70°20'	5.646
106°40'	4.322
88°57'	6.804
104°18'	4.906
91°06'10"	7.637
98°14'	6.726
80°42'20"	9.314
52°38'	5.082
29°33'40"	9.423
34°38'50"	9.156
55°04'	3.842
37°46'10"	11.571
14°42'	6.097
27°34'	7.383
346°27'30"	10.308
60°33'	6.662
68°07'30"	13.473
53°44'	6.319
81°37'20"	11.41
73°49'20"	8.609
62°33'20"	7.489
73°11'10"	12.477
67°57'30"	13.011
60°41'40"	12.086
40°29'30"	9.119
28°39'	16.12
50°33'15"	8.934
42°40'	6.718

State copyright reserved

Insert Plan Number **SP180789**



BYDA

Sequence: 267888286  
Date: 09/02/2026

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

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 267888286  
Date: 09/02/2026  
Scale: 1:500  
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan



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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations  
Please Call 13 19 62



BYDA

Sequence: 267888286  
Date: 09/02/2026

Scale: 1:500  
Tile No: 2

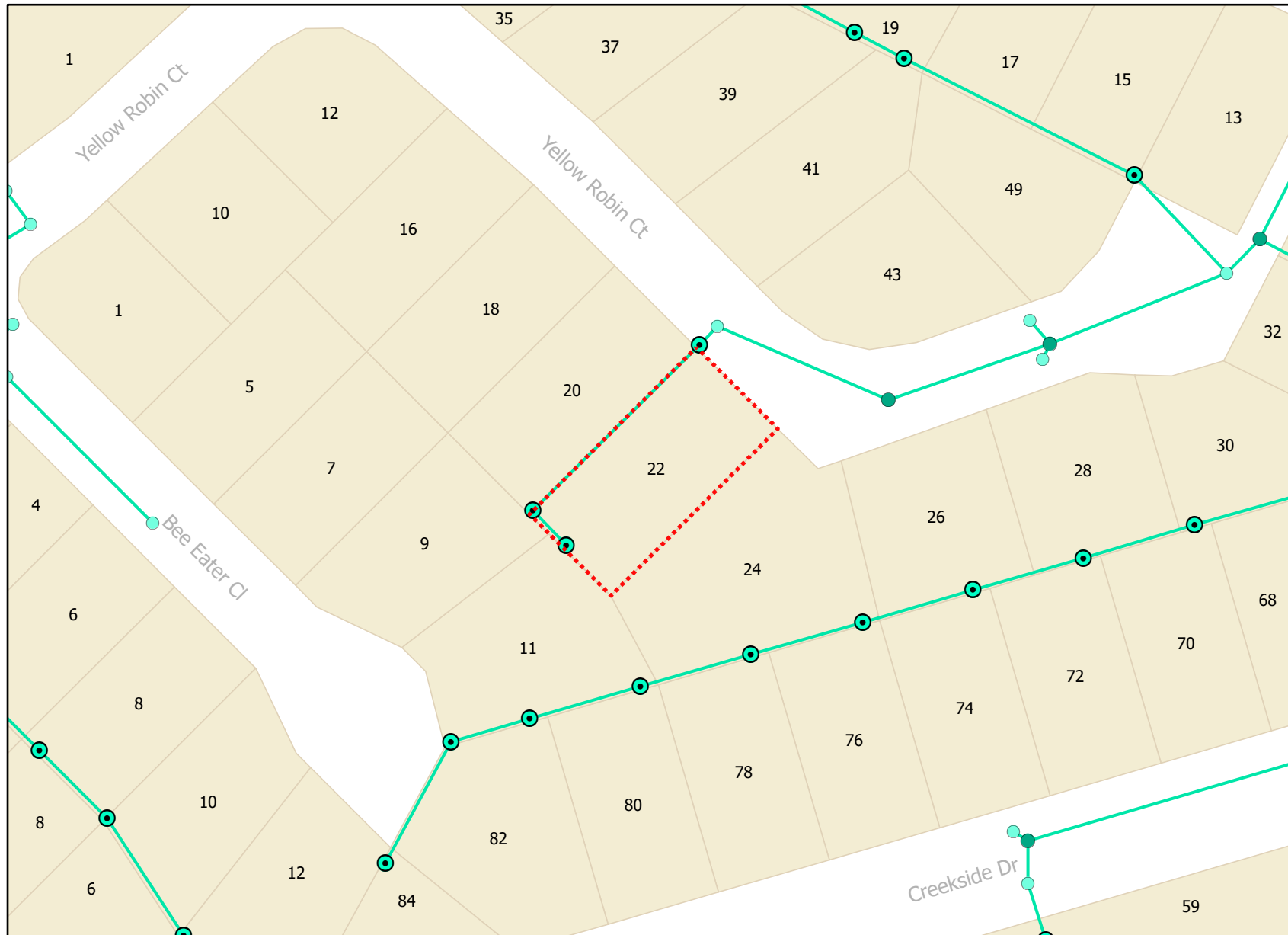
LEGEND

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






AS5488 Category "D" Plan



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



### Legend

-  BYDA Enquiry
-  Field Inlet
-  Kerb Inlet
-  Manhole
-  Pipes

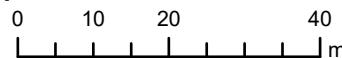
**Disclaimer:** The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided 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.

© Moreton Bay Regional Council 2021

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

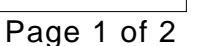
09/02/26 (valid for 30 days)

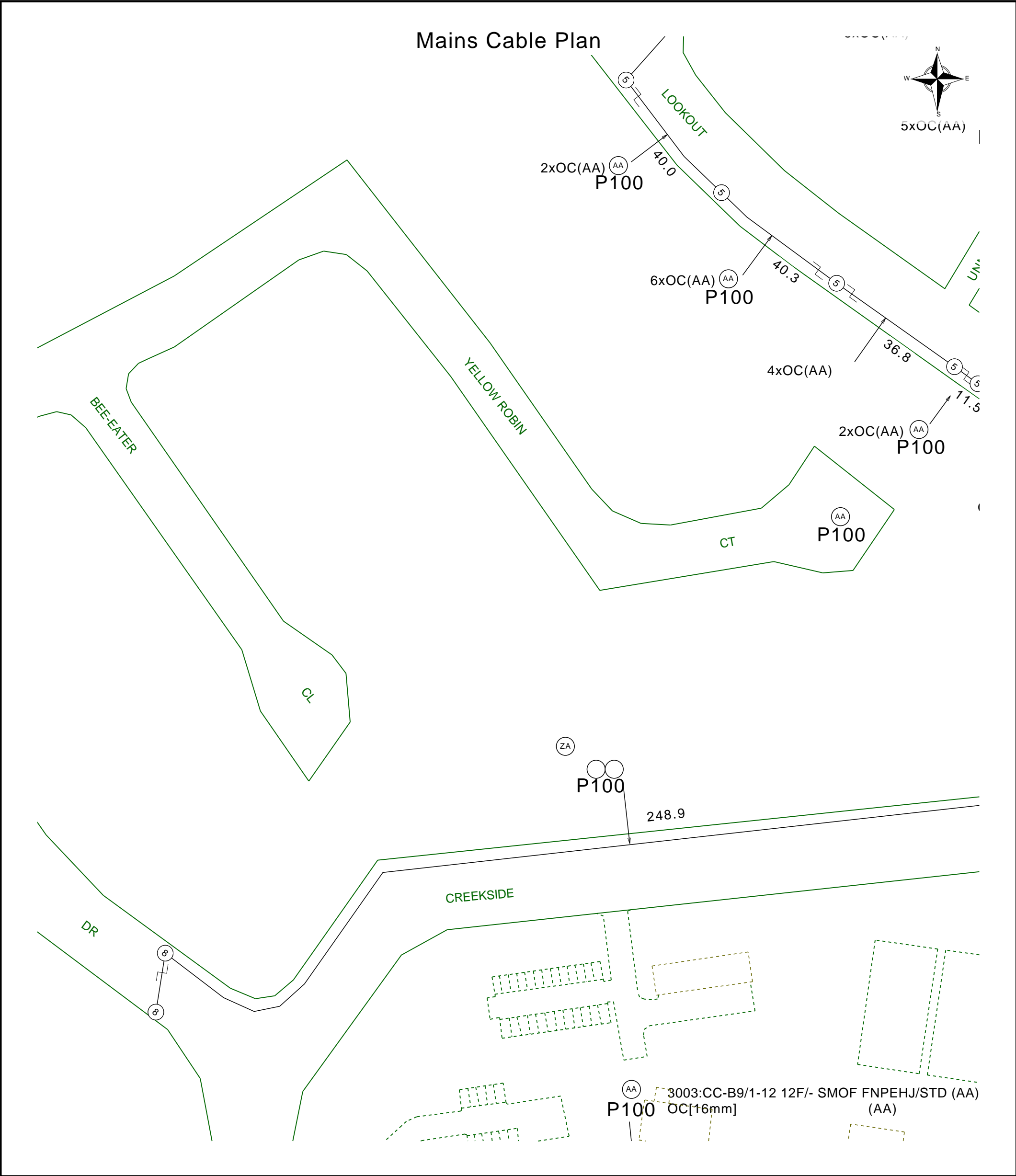
Plans generated by SmarterWX™ Automate




Scale 1:1,000



[illegible]



	<p>Report Damage:<a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/</a> Ph - 13 22 03 Email - <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a> Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 267888288</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 09/02/2026 09:43:42</p>		<p>Please read Duty of Care prior to any excavating</p>

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

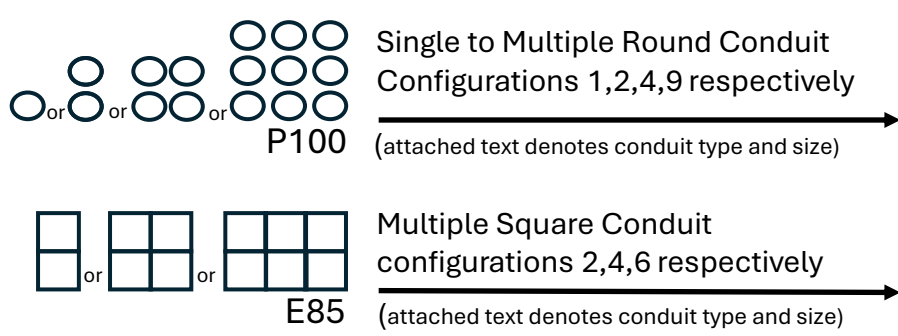
**WARNING**  
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS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

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

LEGEND



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



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

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

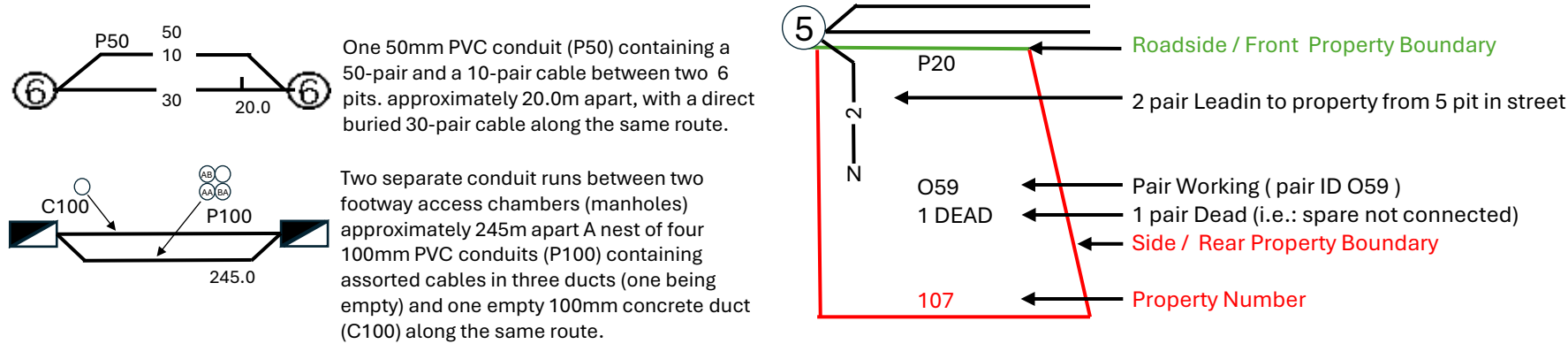
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan	Prepare	Pothole	Protect	Proceed
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 by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



UNITYWATER BYDA MAP

Sequence Number: 267888285  
Job Number: 52314078  
Printed On: 9/02/2026

Emergency Situations  
Call Unitywater:  
1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

**Legend**

Extent of Unitywater Area

**Water**

Water Pump Station

Water Service

Water Valve

Water Pipe (Abandoned)

Water Hydrant

Water Fitting

**Water Main**

Trunk Main

Reticulation Main

**Sewer**

Sewer Pump Station

Sewer Maintenance Hole

Sewer Valve

Sewer Fitting

**Sewer Gravity Main**

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

**Sewer Pressure Main**

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

**Recycled Water**

Recycled Water Pump Station

Recycled Water Valve

Recycled Water Hydrant

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

Recycled Water Main

Map Tile: 1  
Scale: 1:1000  
(If printed at 100%  
on A3 size paper)



Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510  
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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