

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller AMANDA VAN ROOYEN

Property address 2B MCSTAY STREET, MIDDLE RIDGE QLD 4350

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

Lot on plan description LOT 2 ON SP339811

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* showing interests registered under that Act for the property.

☒ Yes

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

☒ Yes

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue ☐ **Yes** ☒ **No** to affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No**

*If **Yes**, the details of any statutory encumbrances are as follows:*

Any applicable statutory easements or rights including for electricity, telecommunications, water supply, sewerage and drainage. Please also refer to the enclosed Before You Dig reports.

Residential tenancy or rooming accommodation agreement

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. ☐ **Yes** ☒ **No**

If **Yes**, 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*)

Note—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.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning The zoning of the property is *(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):*

Rural Residential

Transport proposals and resumptions The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *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.

Contamination and environmental protection The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

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). ☐ Yes ☒ No

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). ☐ Yes ☒ No

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). ☐ Yes ☒ No

Trees There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage 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). ☐ Yes ☒ No

Flooding Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: 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.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☐ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☐ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER



Signature of seller

Signature of seller

Amanda van Rooyen

Name of seller

Name of seller

21/11/2025

Date

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54166975

Search Date: 20/11/2025 09:23

Title Reference: 51308917

Date Created: 22/02/2023

Previous Title: 15735148

REGISTERED OWNER

Dealing No: 722302412 21/02/2023

AMANDA VAN ROOYEN

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 339811
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14040194 (POR 745)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ DYE & DURHAM (S)

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet
1 of
2

PERMANENT MARKS

PM	REMARKS	BEARING	DIST	NO	TYPE
I-OPM	1/IS271940	338°20'50"	54.528	100780	Standard

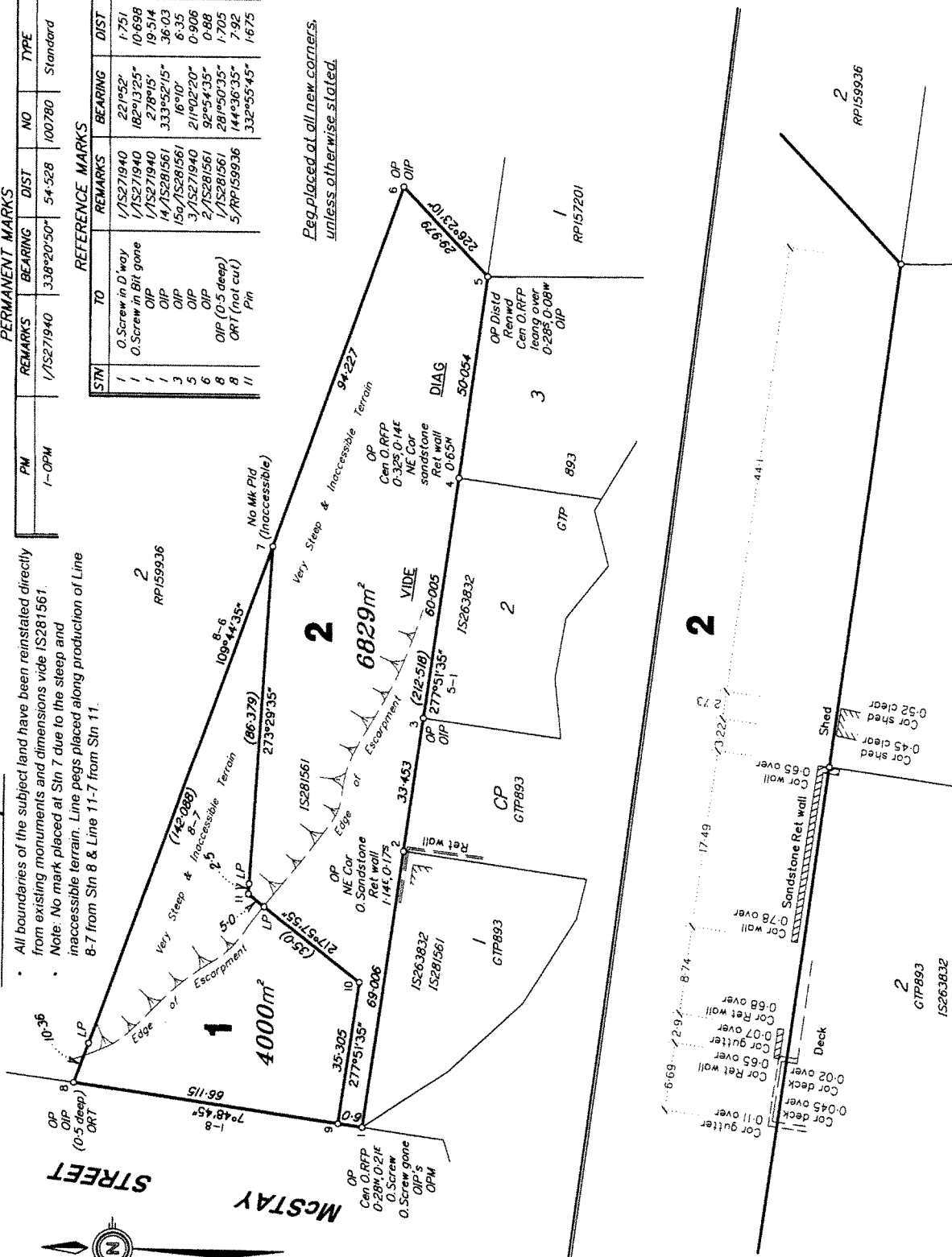
REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST
1	O Screw in D'way	1/IS271940	221°52'	1.751
1	O Screw in Bit gone	1/IS271940	182°13'25"	10.698
1	OIP	1/IS271940	278°15'	19.514
3	OIP	14/IS281561	333°52'15"	36.03
3	OIP	150/IS281561	16°10'	6.35
5	OIP	3/IS271940	211°02'20"	0.906
6	OIP (0.5 deep)	2/IS281561	92°54'35"	0.88
8	OIP (not cut)	1/IS281561	201°50'35"	1.705
8	ORT (not cut)	5/RP159936	144°36'35"	7.92
11	Pin	332°53'45"		1.675

Peg placed at all new corners,
unless otherwise stated.

Reinstatement Report

- All boundaries of the subject land have been reinstated directly from existing monuments and dimensions vide IS281561.
- Note: No mark placed at Stn 7 due to the steep and inaccessible terrain. Line pegs placed along production of Line 8-7 from Stn 8 & Line 11-7 from Stn 11.

DIAGRAM
Scale 1:400

Improvements have been exaggerated for clarity.

MINSTAFF SURVEY PTY. LTD. ACN 609 874 875,
hereby certify that the land comprised in this plan was surveyed
by the corporation, by Simon Neale DENNIS, Registered
Surveyor, for whose work the corporation accepts responsibility
under the supervision of Michael Randall KOSCHEL, Cadastral
Surveyor, and that the plan is accurate, that the said survey was
performed in accordance with the Survey and Mapping
Infrastructure Act 2003 and Surveyors Act 2003 and associated
Regulations and Standards and that the said survey was
completed on 22/12/2022.

Date 25/11/2023

Director

Plan of Lots 1 & 2

Cancelling Lot 1 on RP159936

LOCAL GOVERNMENT: TOOWOOMBA
REGIONAL COUNCIL

LOCALITY: MIDDLE RIDGE

Meridian: IS281561

Survey Records: No

Scale: 1:1000

Format: STANDARD



SP339811

DRAWN: Stanfield's

M1230005

M1581

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

Sheet
2 of
2

722302412

\$638.14
21/02/2023 13:26

BE 400 NT

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15735148	Lot 1 on RP159936	1 & 2		

NOTIFICATION ISSUED TO THE OWNER(S) OF LOT 1 ON RP159936 &
LOT 2 ON GTP893 ON 25/01/2023, IN ACCORDANCE WITH s18 OF THE
SURVEY AND MAPPING INFRASTRUCTURE REGULATION 2014.

6. Building Format Plans only.

I certify that :

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

~~Delete words not required~~

7. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert
Plan
Number

SP339811

I & 2	Por.745
Lots	Orig

2. Orig Grant Allocation :

3. References :

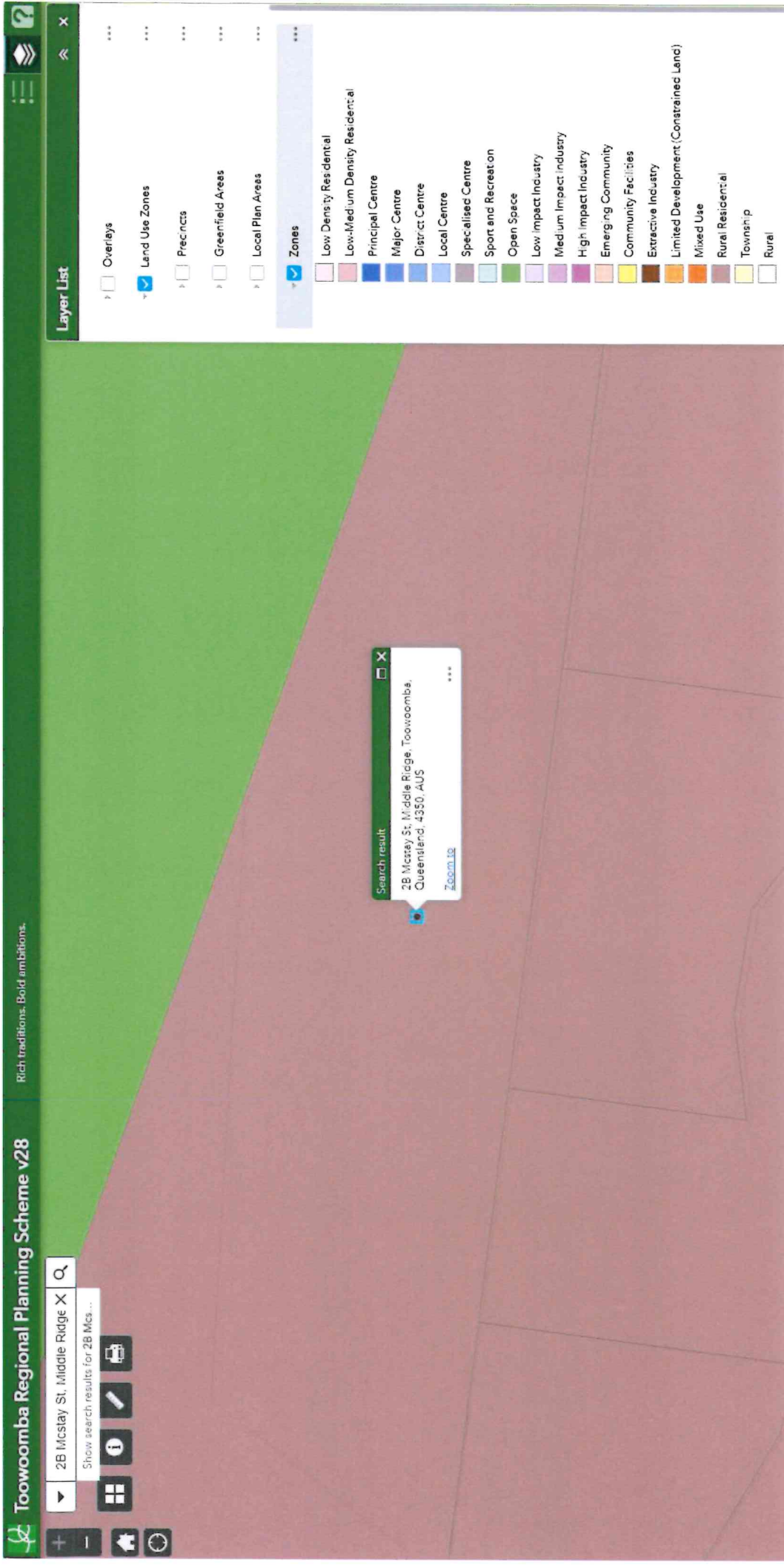
Depr File :
Local Govt :
Surveyor :

M3581

5. Passed & Endorsed :

By : MINSTAFF SURVEY PTY. LTD.
A.C.N. 609 674 875
Date : 25/1/2023
Signed : 
Designation : Liaison Officer

DRAWN - Starfield's
M1230005
M3581





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)

Dye and Durham
GPO BOX 1612
BRISBANE QLD 4000

Transaction ID: 51086996 EMR Site Id: 20 November 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 2 Plan: SP339811
2B MCSTAY ST
MIDDLE RIDGE

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



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

2B McStay Street Middle Ridge

Submit



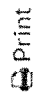
Search the register

- > List all places
- > Show all places on a map
- > Heritage explorer

Heritage register search results

Filtered by: McStay Street x

No results found. Please [search again](#).



Print

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](#).

RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 786 305 360



This information was prepared as at 25 JUL 2025

092856-016764
AMANDA VAN ROOYEN
PO BOX 1294
TOOWOOMBA QLD 4350

REFERENCE NO: 7642043
ISSUE DATE: 1 AUG 2025
DUE DATE: 3 SEP 2025
AMOUNT DUE: 1,068.95
VALUATION: Averaged Value 428,333

PROPERTY LOCATION: 2B Mc Stay Street, MIDDLE RIDGE QLD 4350
PROPERTY DESCRIPTION: Lot 2 SP339811

SUMMARY OF CHARGES

Rates and Charges for the half-year ending 31 DEC 2025

Rates and Charges (see over)	1,085.91
Discount (see over)	51.16 CR
State Emergency Management Levy (see over)	34.20

Total amount payable if received by 3 SEP 2025 1,068.95

Total amount payable if not received by the due date 1,120.11

FREQUENTLY ASKED QUESTIONS

I've recently purchased this property, why do I have to pay full rates?

Most likely your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this or contact your solicitor and/or agent.

How to view my rates account online?

Your rate notice may show an opening balance (debit or credit). The opening balance is made up of any unpaid rates and charges and/or payments made since your last notice. You can view receipts, rate notices or water rate notices, create an arrangement to pay or check your current balances online as a registered user at www.tr.qld.gov.au/propertydetails

Do I need to call to change my postal address?

You can update your postal address as well as other details and services here at: www.tr.qld.gov.au/requests or contact the customer service centre on 131 872.

HOW TO PAY - for a full list of payment options please see over the page



Billers Code: 18366
Ref: 7642043

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 7642043

© Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right Biller Code and Reference Number?



Pay using your smartphone



Download the Sniip App and scan the code to pay now.



Post Billpay

Pay in-store at Australia Post



*414 007642043



24/7 phone payment
Phone
1300 451 206

Page 1 of 1

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:		RATE / CHARGE:	AMOUNT:
General Rate - Category 1.1*	Rateable Value	428,333	0.007962	1,023.12
Public Transport Levy	Units	1	43.580000	21.79
Waste Facilities & Landfill Rehabilitation Levy	Units	1	82.000000	41.00
Total Council Rates and Charges				1,085.91
State Emergency Management Levy 1(A)	Units	1	68.400000	34.20
Total State Emergency Management Levy				34.20

* 5% Discount applies if paid by the due date

Council has received an annual payment of \$4,806,624 from the State Government to mitigate any direct effects of the State Waste Levy on households in Council's area.

METHODS OF PAYMENT



Paying online - Visit www.tr.qld.gov.au/payments



Direct debit (rates easy-pay) - You may have your rate notice paid directly from your nominated cheque or savings account on the due date or in small, regular payments in advance. Allow 7 days for the direct debit to be set up. For more information please contact Council on 131 872.



Paying by phone - 24/7, pay by phone using your Visa or Mastercard. Phone **1300 451 206**.



By mobile - Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (Sniip is not available for iPads or tablets.)



Biller Code: 18366
Ref: 7642043

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518



In-store

Australia Post - Payments can be made at any Australia post office with a copy of your rate notice. Cash, cheque or eftpos payments are accepted.



Paying in person - Cash, cheque, money order, eftpos, Visa or Mastercard. Present this notice to Council's customer service centres, 8.30am to 5pm weekdays (except public holidays). Service Centres are in Clifton, Crows Nest, Goombungee, Highfields, Millmerran, Oakey, Pittsworth and Toowoomba.



Services Australia

Centrepay - Go to servicesaustralia.gov.au/centrepay for more information. Centrepay Reference: 555 071 719T.



Mail - Mail your payment to Toowoomba Regional Council, PO Box 3021 Toowoomba Qld 4350. (Payment must be received by the due date).

Visa and Mastercard payments will attract 0.33% surcharge.

Council cannot accept cheques issued by financial institutions that have discontinued cheque services. Please contact your financial institution about any change in cheque services that may impact you.

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the owner(s) of the property by the due date specified on the front of this notice.

Discount, if applicable, will only be allowed if the Amount Due is received at Council by the due date. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date. Discount will not be allowed if your payment is received after the due date.

Valuations are used in the calculation of the general rate. Any enquiries concerning valuations and objections should be addressed to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, 203 Tor Street, Toowoomba - phone 137 468.

Pensioners who hold a pensioner concession card or Veterans Affairs gold card are eligible for a remission of rates. An application form must

be completed at your local service centre on or before the due date for payment of this rate notice.

Interest is charged on all overdue rates and charges six monthly in arrears (ie. at the end of the previous half-year in which same became due and payable) at the rate of 8.5% per annum, calculated and charged half yearly.



Are you moving? Please ensure that you advise Council of your new postal address.



Please quote your Reference Number when writing or phoning.



If you are unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

To view the Rating Category Statement 2025/26 which includes information as to your right to object to the categorisation of your land please visit www.tr.qld.gov.au/ratecategories or contact us.

RECEIVE THIS NOTICE ELECTRONICALLY

BPAY VIEW

BPAY VIEW NOTICES

By using BPAY View, you can receive, pay and store your rate notices in your online banking account. You will be notified when your next notice arrives by email, SMS or internet bank notification, depending on your preference and Financial Institution.



EMAIL NOTICES

You can now choose to receive your rates notices via email rather than through the post. Please help save our environment and register today. Follow these steps:

- go to www.tr.qld.gov.au/emailmyrates
- register using information from the front of this notice.



GO PAPERLESS WITH SNIIP

Simply register for m-Billing™ in the Sniip app, and receive your bills directly into your mobile via a push notification.

**A simple guide
to better waste
practices!**



Need more help?

Scan the QR code below for:

A-Z of Waste

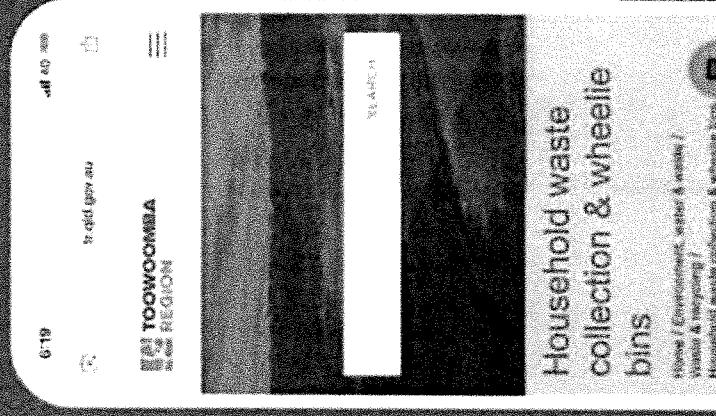
Find out how to responsibly dispose of hundreds of items.

Recycle Mate

A mobile-friendly app with guides on the correct bin to use and recycling options near you.

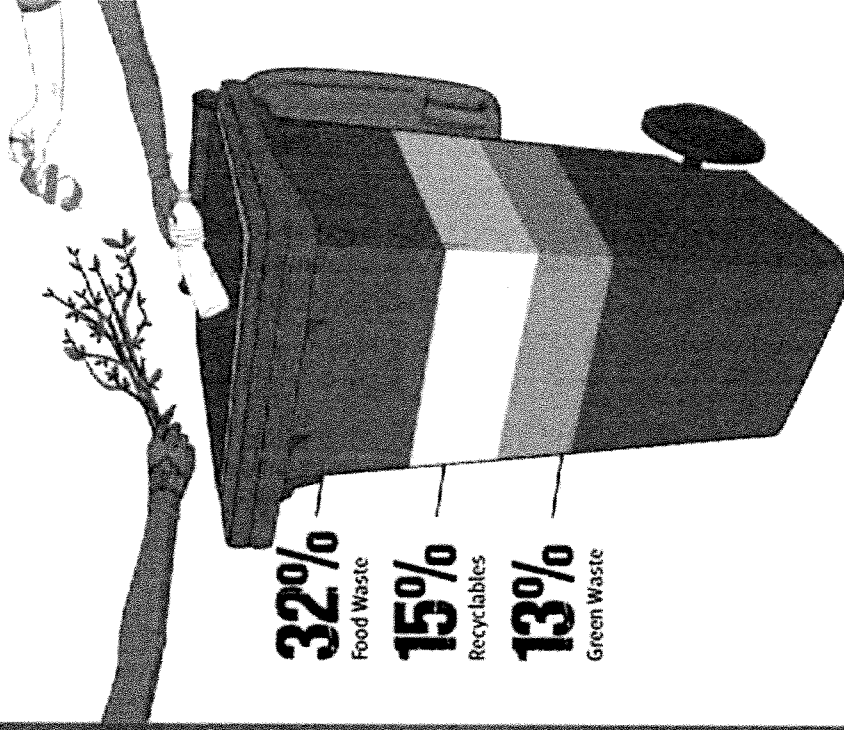
Need another language?

Use the dropdown menu on our website to translate any page.



Let's get it sorted Toowoomba Region

Most of the waste in the average kerbside general waste bin can be avoided, reused or recycled. Including:



Do the right thing. Choose the right bin.

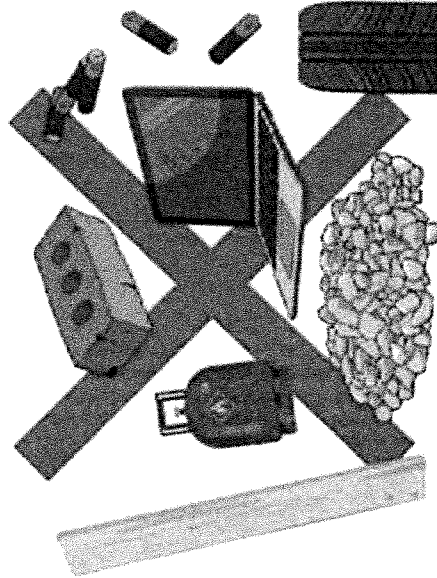
General Waste

AVA Red Lin Bin

Use your kerbside general waste bin for household waste that can't be reused, repurposed or recycled.

Do **NOT** place the following items in your red bin:

- ✗ Batteries or battery-powered items
- ✗ Liquids, paints or oils
- ✗ Chemicals
- ✗ Electrical/electronic waste
- ✗ Fire extinguishers, gas or other pressure cylinders
- ✗ Tyres or other car parts
- ✗ Asbestos materials
- ✗ Building/renovation waste
- ✗ Bricks, tiles, concrete and rocks
- ✗ Items longer than 50cm



Generate minimal waste?
Downsize to a 140L general waste bin!

Recycling

AVA Yellow Lin Bin

For clean and loose recyclable items from your kitchen, bathroom and laundry.

What goes in:

- ✓ Hard plastic bottles and containers
- ✓ Hard plastic food trays (no black trays)
- ✓ Glass bottles and jars
- ✓ Aluminium foil, trays, cans and aerosols
- ✓ Paper and cardboard (no baking paper, foil paper or waxed cardboard)
- ✓ Steel cans and aerosols
- ✓ Tetra packs, milk and juice cartons.



Keep your recycling loose
- never bag or box items.

Need more space?
You can order as many 240L or 360L recycling bins as you need.

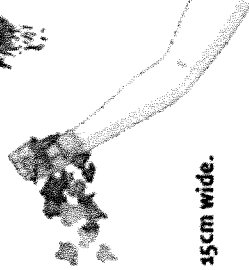
Green Waste

AVA Lime Green Lin Bin

Perfect for your lawn and garden waste. Pop it in loose with no plastic bags.

Accepted items:

- ✓ Lawn clippings
- ✓ Leaves
- ✓ Dead flowers
- ✓ Garden prunings
- ✓ Branches up to 50cm long and 15cm wide.



Don't send it to landfill. Using your green waste bin is faster, easier and more cost-effective than putting it in your general waste bin.

Need more room? You can order as many green waste bins as you need.

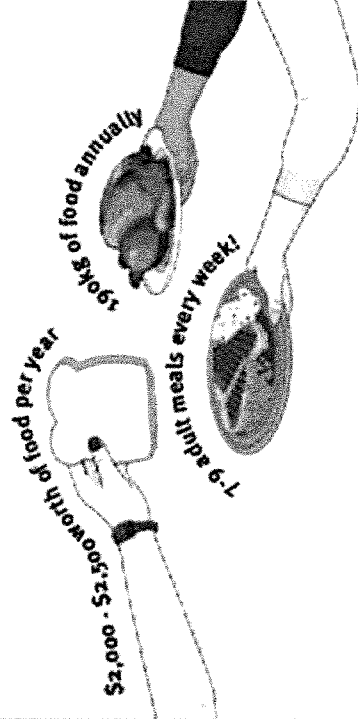
Food Waste

On average, households in our region waste:

\$2,000 - \$2,500 worth of food per year

190kg of food annually

1-9 adult meals every week!



Collectively, we waste over 13,600 tonnes of food each year, releasing 3,400 tonnes of CO₂-e greenhouse gases, which is equivalent to permanently removing 816 cars from our roads.

Let's stop throwing away money and meals, and reduce, compost and plan meals to cut food waste.



Want to learn more!
Scan the QR code for more information.

Cost of living support for Toowoomba Region residents

Residents of the Toowoomba Region may be eligible to access a range of cost-of-living measures offered by Toowoomba Regional Council, the Queensland State Government and the Australian Government. For some of these measures, please see below. Check the web links for further details and eligibility.

Toowoomba Regional Council

Discount

A 5% pay-on-time discount on your general and water rates for all residential ratepayers including rural residential.

Pensioners

A \$120 rebate off general rates for eligible pensioner households in addition to the 5% pay-on-time discount.
A \$70 water infrastructure charge rebate for eligible pensioner households. This supports 10,900 pensioner households for general rates and over 9,900 for water rates.

Support with paying your rates

Council offers various options for residents to enter into a payment agreement to support the payment of general and water rates.

Rates exemption for community organisations

Council has a 'Rates exemption for community organisations policy' which allows charities, community organisations and non-profit groups to apply to Council to receive a rate exemption.

For full details on these cost-of-living measures and other support available, visit Council's web site at www.tr.qld.gov.au

RECEIVE YOUR RATES NOTICES BY EMAIL

Sign up today to receive your rate and water rate notices via email. Register in three easy steps ...

1. Visit www.tr.qld.gov.au/emailmyrates
2. Register by clicking the online registration form and complete using the information from your rate notice.
3. You will receive an email confirmation when your registration has been approved.

State and Federal cost of living support for residents

Queensland State Government

Rates Subsidy

In addition to TRC's subsidy, eligible pensioners can receive a subsidy of 20% from the Queensland State Government (up to a maximum amount of \$200 each year) of the gross rates and charges levied by Council.

Emergency Management Levy

Eligible pensioners can receive a 20% discount on the State Government's Emergency Management Levy which is included on your Council rates.

For a full list of Queensland State Government Concessions available visit - www.qld.gov.au/community/cost-of-living-support/concessions

Australian Government

Tax cuts

The Australian Government has rolled out tax cuts for every taxpayer, with another two tax cuts in 2026 and 2027 and introduced a minimum \$1,000 tax deduction every year for all workers.

Energy bill relief

In 2025, the Australian Government is providing another \$150 off power bills for every household and around one million small businesses. The money will come straight off your bill.

Support for students and apprentices

The Australian Government is wiping 20% off everyone's student debt and they are providing support to the next generation of tradies with a \$10,000 payment to help construction and clean-energy apprentices finish their studies.

Minimum wage increase

If you're on the minimum wage or an award, you received a pay rise of 3.5% from 1 July, 2025. That includes workers in hospitality, retail, community support and more.

For a full list of Australian Government cost-of-living measures visit - www.pm.gov.au/our-work/help-cost-living

Toowoomba Region

STRENGTHENING OUR FOUNDATIONS

2025/26 Budget

BUDGET HIGHLIGHTS

\$705 million
total budget

\$469 million
operational expenditure

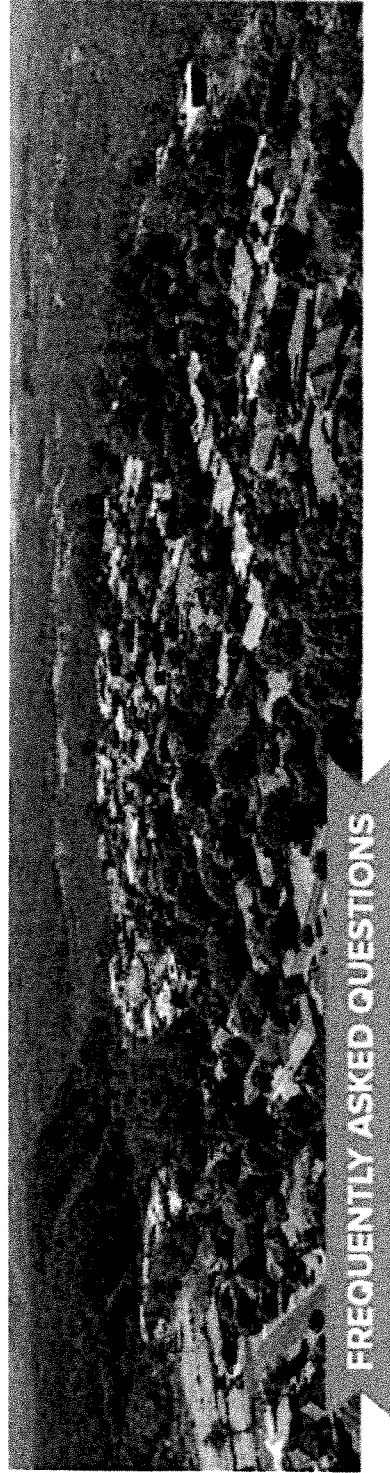
\$236 million
capital projects

\$1.5 million
budget surplus

Find out what it means for you, including changes to residential rates and charges, by visiting www.tr.qld.gov.au/budget



TOOWOOMBA
REGION



FREQUENTLY ASKED QUESTIONS

Why have my rates gone up?

Council has recently been faced with:

- Decreased funding from other levels of government.
- Increased costs in operational expenses.
- Rising costs well above inflation.

Each of these factors play a role in why rates have increased. We're continuing to focus on our financial sustainability, while also advocating to other levels of government for our fair share of funding, to try and reduce our reliance on ratepayers to shoulder these cost increases.

Why has Council's pay-on-time discount changed?

Council's financial sustainability was being impacted by offering all rateable properties a 10% pay-on-time discount. Council determined a more sustainable approach would be to

offer a 5% pay-on-time discount for all residential properties (including rural residential).

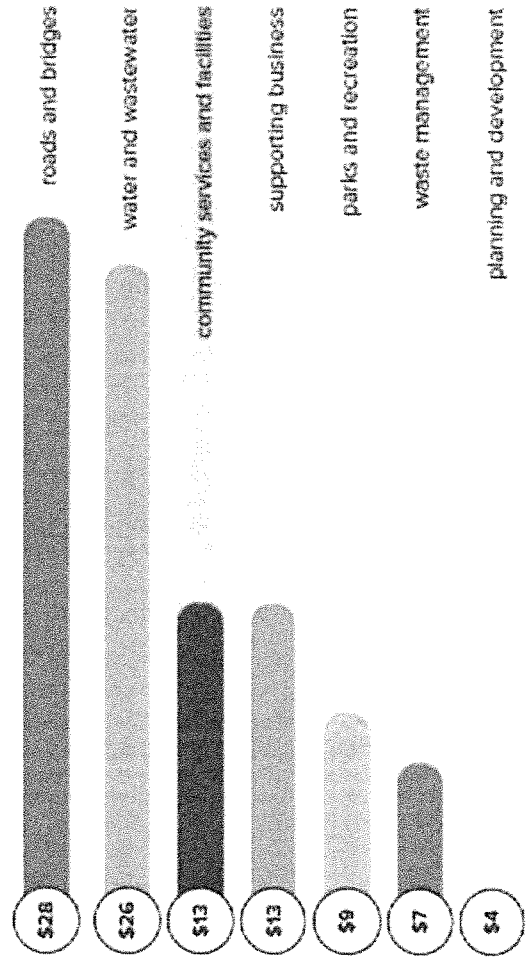
I live in a rural part of the Region, what do I get for my rates?

Even if you don't regularly use facilities like pools or libraries, your rates go toward shared services that benefit the entire region — like rural roads, bushfire, flood and disaster preparedness, animal control, waste facilities, and pest management.

Is Council looking at ways to save money?

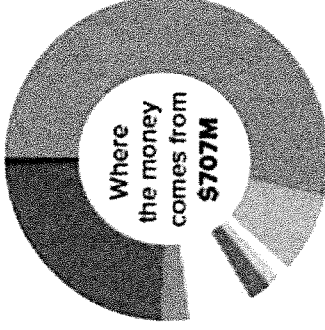
Yes, Council has factored in \$14.75 million of savings in materials, services and operational expenditure into this year's budget. We're continually looking at ways to gain efficiencies and ensure that we provide value-for-money services and facilities to our 185,000+ residents.

How your rates are spent (for every \$100)

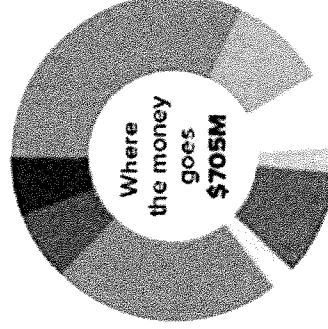


STATE GOVERNMENT WASTE LEVY BIN TAX

- Council is taxed by the State Government for waste in landfill.
- Council is set to pay \$9 million, \$4.8 million funded through subsidies. The cost to Council is \$4.2 million covered through both general rates and gate fees.



- Rates and charges \$379.66M, 53.73%
- Fees and charges \$56.24M, 7.96%
- Operating grants and contributions - other \$9.36M, 1.32%
- Interest received \$9.4M, 1.33%
- Operating grants - Disaster Recovery \$15.47M, 2.19%
- Funding Arrangements \$45.03M, 6.37%
- Loans \$20M, 2.83%
- Revenue and reserves \$166.76M, 23.6%
- Sale of assets \$4.69M, 0.66%



- Water \$223.81M, 31.74%
- Community Services and Facilities \$70.82M, 10.04%
- Parks and Recreation \$51.4M, 7.29%
- Planning and Development \$17.89M, 2.54%
- Business, Strategy and Operations \$74.47M, 10.56%
- Roads and Drainage: Disaster Recovery Funding Arrangements \$17.5M, 2.48%
- Roads, drainage, footpaths and bikeways \$160.19M, 22.72%
- Waste services \$49.67M, 7.04%
- Wastewater \$39.37M, 5.58%

WATER RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



This information was prepared as at 10 OCT 2025

093125 - 007845 - 1/1 -
AMANDA VAN ROOYEN
PO BOX 1294
TOOWOOMBA QLD 4350

REFERENCE NO: 7642043
ISSUE DATE: 17 OCT 2025
DUE DATE: 19 NOV 2025
AMOUNT DUE: 681.69

PROPERTY LOCATION: 2B Mc Stay Street, MIDDLE RIDGE QLD 4350
PROPERTY DESCRIPTION: Lot 2 SP339811

SUMMARY OF CHARGES

Water Infrastructure Charge for period ending 31 DEC 2025
Water Infrastructure Charge (See Over) 681.69

FREQUENTLY ASKED QUESTIONS

I've recently purchased this property, why do I have to pay full rates?

Most likely your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this or contact your solicitor and/or agent.

What period does this water consumption charge cover?

Where applicable a detailed water advice is included. This provides a breakdown of when your meter was read and the period these charges cover.

How to view my rates account online?

Your rate notice may show an opening balance (debit or credit). The opening balance is made up of any unpaid rates and charges and/or payments made since your last notice. You can view receipts, rate notices or water rate notices, create an arrangement to pay or check your current balances online as a registered user at www.tr.qld.gov.au/propertydetails

Do I need to call to change my address?

You can update your postal address as well as other details and services here at: www.tr.qld.gov.au/requests or contact the customer service centre on 131 872.



093125 - 007845

Total amount payable if received by 19 NOV 2025 681.69
Total amount payable if not received by the due date 681.69

HOW TO PAY - for a full list of payment options please see over the page

iB PAY
Biller Code: 18366
Ref: 7642043
BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 7642043

* Registered to BPAY Pty Ltd ABN 69 079 137 518

iBPAYVIEW

Are you using the right biller code and reference number?



Available on the
App Store



Pay using your
smartphone



Download the
Sniip App and
scan the code
to pay now.

Available on the
Google play



Post
Billpay

Pay in-store at Australia Post



*414 0007642043



**24/7 phone
payment**
phone
1300 451 206

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:	HALF YEAR CHARGE:	AMOUNT:
Non Residential Infrastructure Charge 25mm	Units 1	681.69	681.69
Total Water Infrastructure Charges			681.69

METHODS OF PAYMENT



Paying online - Visit www.tr.qld.gov.au/payments



Direct debit (rates easy-pay) - You may have your rate notice paid directly from your nominated cheque or savings account on the due date or in small, regular payments in advance. Allow 7 days for the direct debit to be set up. For more information please contact Council on 131 872.



Paying by phone - 24/7, pay by phone using your Visa or Mastercard. Phone **1300 451 206**.



By mobile - Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (Sniip is not available for iPads or tablets.)



Biller Code: 18366
Ref: 7642043

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518



In-store

Australia Post - Payments can be made at any Australia Post office with a copy of your rate notice. Cash, cheque or eftpos payments are accepted.



Paying in person - Cash, cheque, money order, eftpos, Visa or Mastercard. Present this notice to Council's customer service centres, 8.30am to 5pm weekdays (except public holidays). Service Centres are in Clifton, Crows Nest, Goombungee, Highfields, Millmerran, Oakey, Pittsworth and Toowoomba.



Centrepay - Use Centrepay to arrange regular deductions from your Centrelink payment. Call Centrelink to request a Centrepay deductions form. Centrepay reference: 555 071 719T.



Mail - Mail your payment to Toowoomba Regional Council, PO Box 3021 Toowoomba Qld 4350. (Payment must be received by the due date).

Visa and Mastercard payments will attract 0.33% surcharge.

Council cannot accept cheques issued by financial institutions that have discontinued cheque services. Please contact your financial institution about any change in cheque services that may impact you.

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the owner(s) of the property by the due date specified on the front of this notice.

Discount, if applicable, will only be allowed if the Amount Due is received at Council by the due date. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date. Payment will not be allowed if your payment is received after the due date.

Pensioners who hold a pensioner concession card or Veterans Affairs gold card are eligible for a remission of rates. An application form must be completed at your local service centre on or before the due date for payment of this rate notice.

Interest is charged on all overdue rates and charges six monthly in arrears (ie. at the end of the previous half-year in which same became due and payable) at the rate of 8.5% per annum, calculated and charged half yearly.



Are you moving? Please ensure that you advise Council of your new postal address.



Please quote your reference number when writing or phoning.



If you're unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

RECEIVE THIS NOTICE ELECTRONICALLY



BPAY VIEW NOTICES

By using BPAY View, you can receive, pay and store your rate notices in your online banking account. You will be notified when your next notice arrives by email, SMS or internet bank notification, depending on your preference and Financial Institution.



EMAIL NOTICES

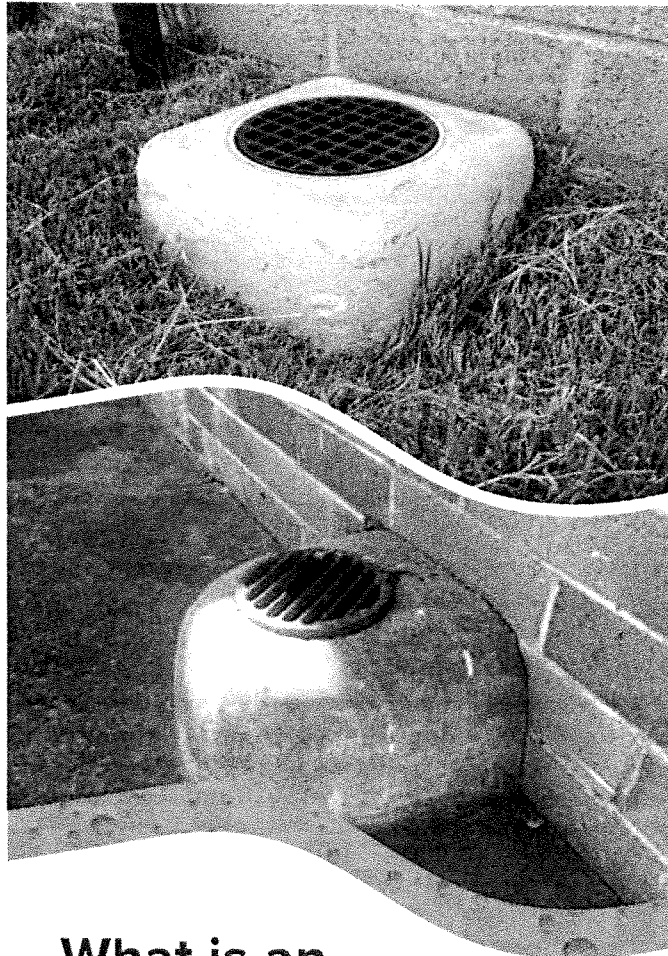
You can now choose to receive your rates notices via email rather than through the post. Please help save our environment and register today. Follow these steps:

- go to www.tr.qld.gov.au/emailmyrates
- register using information from the front of this notice.



GO PAPERLESS WITH SNIIP

Simply register for **m-Billing™** in the Sniip app, and receive your bills directly into your mobile via a push notification.



What is an **ORG?**

An Overflow Relief Gully (ORG) is a vital part of the sewer system for any building. It is designed to release sewage outside the building if a blockage occurs, which prevents dangerous and costly overflows inside.

Check your Overflow Relief Gully (ORG)

An Overflow Relief Gully (ORG) is a removable grated outlet located in the ground outside your home. It acts as a release valve in the event of a blockage or if there's excess rainwater in the sewerage network. Ensure your yard's stormwater does not build up and flood your ORG.

Your ORG sits at least 75mm above ground level and 150mm below your floor waste gully or shower grate. If there's a blockage in the Council main, the sewage should discharge out the ORG, not inside the house.

Check your ORG is not buried or covered by landscaping, garden beds, pot plants or other items. If you believe your ORG does not meet these requirements, please check with a licensed plumber.

Compliance

What are the consequences if your ORG doesn't meet the Australian Standards? It may not work properly when you need it most and sewage could flood your home leaving lasting damage.

Did you know that licensed plumbers are the only people qualified to make changes or fix your ORG?

Do:

- ✓ Keep it clear – free of debris, leaves and pot plants
- ✓ Regularly check that your ORG grate can pop off easily.

Don't:

- ✗ Alter it without advice from a licensed plumber
- ✗ Never cover the ORG with landscaping, garden beds, or other objects that could obstruct its function
- ✗ Connect or direct stormwater pipes to your ORG.

If you want to know more, visit *blocked sewers and burst or leaky pipes* on our website!

Scan the QR code or visit www.tr.qld.gov.au/sewage



Contact Details

Contact	Contact number	Company	Enquirer ID
Shari Collingwood	0409 073 412	-	3779185
Email	Address		
scollingwood@wonderley.com.au	33 Neil Street Toowoomba City QLD 4350		

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
20/11/2025	20/11/2025	20/11/2025	Private	Design	Both Road, Nature Strip, Footpath	Conveyancing



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

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

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

User Reference

3018043

Address

2b McStay St
Middle Ridge QLD 4350

Notes/description

-

Your Responsibility and Duty of Care

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

Asset Owner Details

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

Referral ID (Seq. no)	Authority Name	Phone	Status
264505239	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
264505237	Ergon QLD	13 10 46	NOTIFIED
264505236	NBN Co Qld	1800 687 626	NOTIFIED
264505238	Telstra QLD Regional	1800 653 935	NOTIFIED
264505235	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST

PLEASE NOTE: This is an automated response. Please **DO NOT REPLY to this email**. If you require further information in relation to this Before You Dig response, please contact

BYDA_APA@apa.com.au

Enquiry Details:

Impact	not affected
Sequence Number	264505239
Enquirer Id	3779185
Activity	Conveyancing
Job Number	51744894
User Reference	3018043
Message	

Site Details:

Address	2b McStay St Middle Ridge QLD 4350
---------	--

Enquirers Details:

Contact	Shari Collingwood
Company	
Email	scollingwood@wonderley.com.au
Phone	+61409073412
Address	33 Neil Street Toowoomba City QLD 4350

APA Group

Enquiry Date: 20/11/2025
Enquirer: Shari Collingwood
Sequence Number: 264505239
Work Site Address: 2b McStay St
Middle Ridge
QLD 4350

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are NO Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Site 2b McStay St
Address: Middle Ridge
QLD 4350

Sequence 264505239
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area



Legend

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

This map was created in colour and should be printed in colour

No Assets Recorded

Before You Dig Australia (BYDA) Request

Please **DO NOT SEND A REPLY** to this email as it has been automatically generated and replies are not monitored.

Our search has revealed within the nominated search area, ERGON ENERGY NETWORK does not have any Assets recorded.

A detailed plan has not been provided.

You:

Shari Collingwood

BYDA Enquiry No:

264505237

Company:

Not Supplied

Date of Response:

20 Nov 2025

Search Location:

2b McStay St
Middle Ridge,
QLD 4350

Period of Plan Validity:

4 Weeks

External Comments (if any):

**WARNING: When working in the vicinity of ERGON ENERGY NETWORK Assets
You have a legal *Duty of Care* that must be observed.**

It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ERGON ENERGY NETWORK on **13 16 70**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ERGON ENERGY NETWORK are only an indication of the presence of Assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ERGON ENERGY NETWORK do not encompass ERGON ENERGY NETWORK overhead Assets.
6. ERGON ENERGY NETWORK, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ERGON ENERGY NETWORK against any claim or demand for any such loss or damage to You, Your servants or Your agents.

7. You are responsible for any damage to Assets caused by works pursuant to or in any way connected with this BYDA Request.
8. In addition to Assets marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Neutral(MEN) conductors, Single Wire Earth Return(SWER), Substation Earth Conductors, ABS Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from ERGON ENERGY NETWORK mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
9. Independent underground cable locators can be found via the [Certified Locator website](#) with LV Cable (up to 1kV), HV Cable (1kV-<33kV) & HV cable (33kV and over) displayed.
10. The ERGON ENERGY NETWORK Before You Dig Australia (BYDA) information map(s) provide the vicinity of Assets and will not be adequate for conveyancing purposes. A Request for Search (Property Search) can be arranged through ERGON ENERGY NETWORK.
11. The attached plans are only valid for a period of four weeks from receipt. If excavation does not commence within four weeks, a new plan should be obtained.
12. The ERGON ENERGY NETWORK BYDA map (named maps.pdf) may contain shaded area(s), indicating the location of planned work(s). Should You find planned works that You believe may affect Your planned work(s), please contact the ERGON ENERGY NETWORK BYDA team on the details listed below.
13. ERGON ENERGY NETWORK may contact you to discuss Your proposed excavation in the vicinity of feeders identified on the attached plan(s).
14. Do not access any Assets, for example conduits, cables, pits or cabinets.
15. Your work will need to comply with:
 - [Working near overhead and underground electric lines - Electrical safety code of practice 2020](#)
 - [Managing electrical risks in the workplace Code of Practice 2021 \(worksafe.qld.gov.au\)](#)
 - [Excavation work Code of Practice 2021 \(worksafe.qld.gov.au\)](#)

General enquiries (7:00am - 5:30pm Mon to Fri) **13 74 66**

Life threatening emergencies only triple zero (000) or **13 16 70**

E: byda@energyq.com.au

ABN: 40 078 849 055

To re-submit or change the nominated search area please visit BYDA.com.au



Part of Energy Queensland

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

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#).

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

For Emergency Situations
Please Call 13 16 70



BYDA

Sequence: 264505237
Date: 20/11/2025
Scale: 1:924
Title 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

ASS488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network 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.

This output provides details of the ERGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

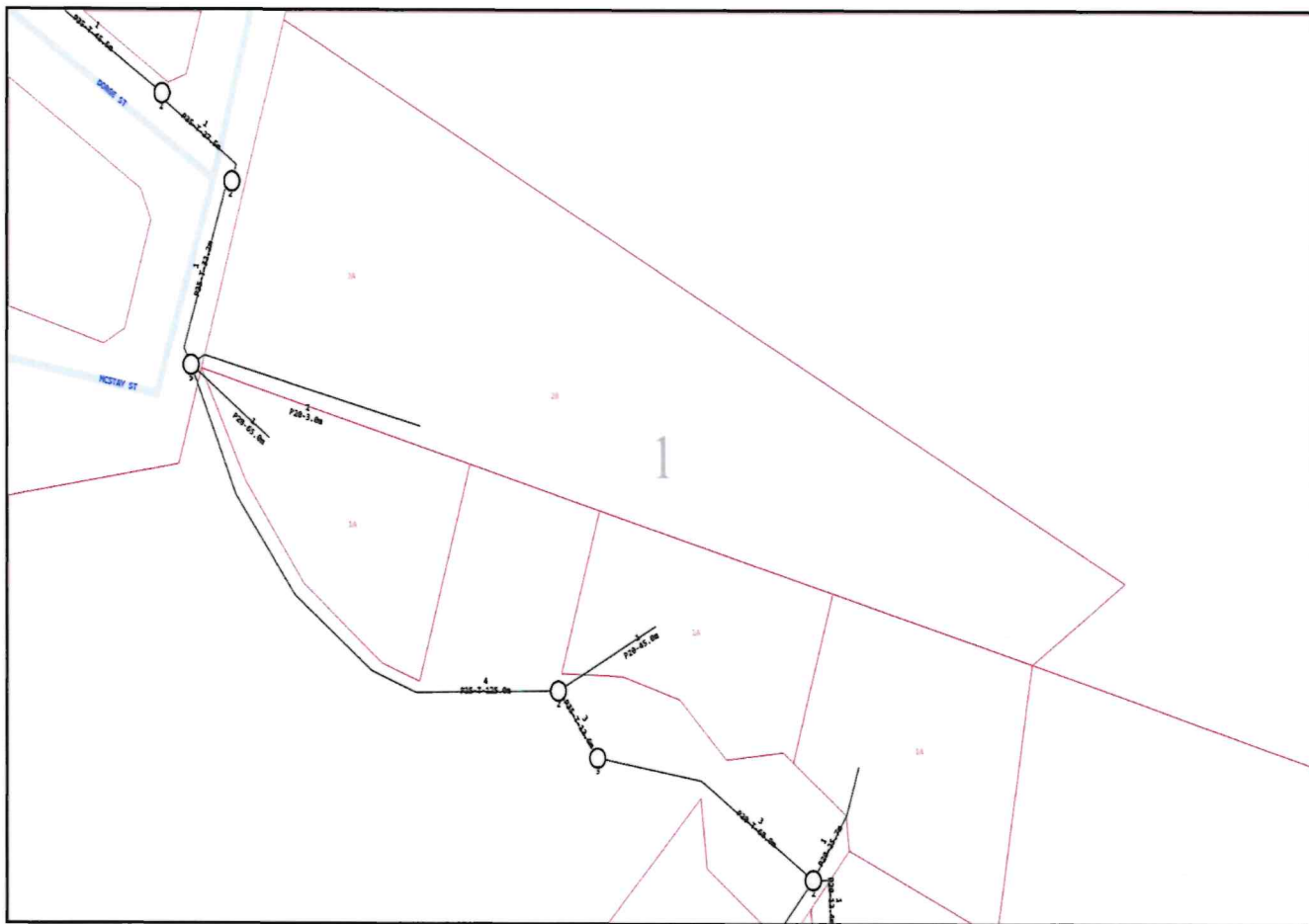
Plans generated 20 Nov 2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com



LEGEND



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



Emergency Contacts

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

To: Shari Collingwood
Phone: Not Supplied
Fax: Not Supplied
Email: scollingwood@wonderley.com.au

Before You Dig Australia Job #:	51744894	
Sequence #	264505236	
Issue Date:	19/11/2025	
Location:	2b McStay St , Middle Ridge , QLD , 4350	

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 uniform 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,

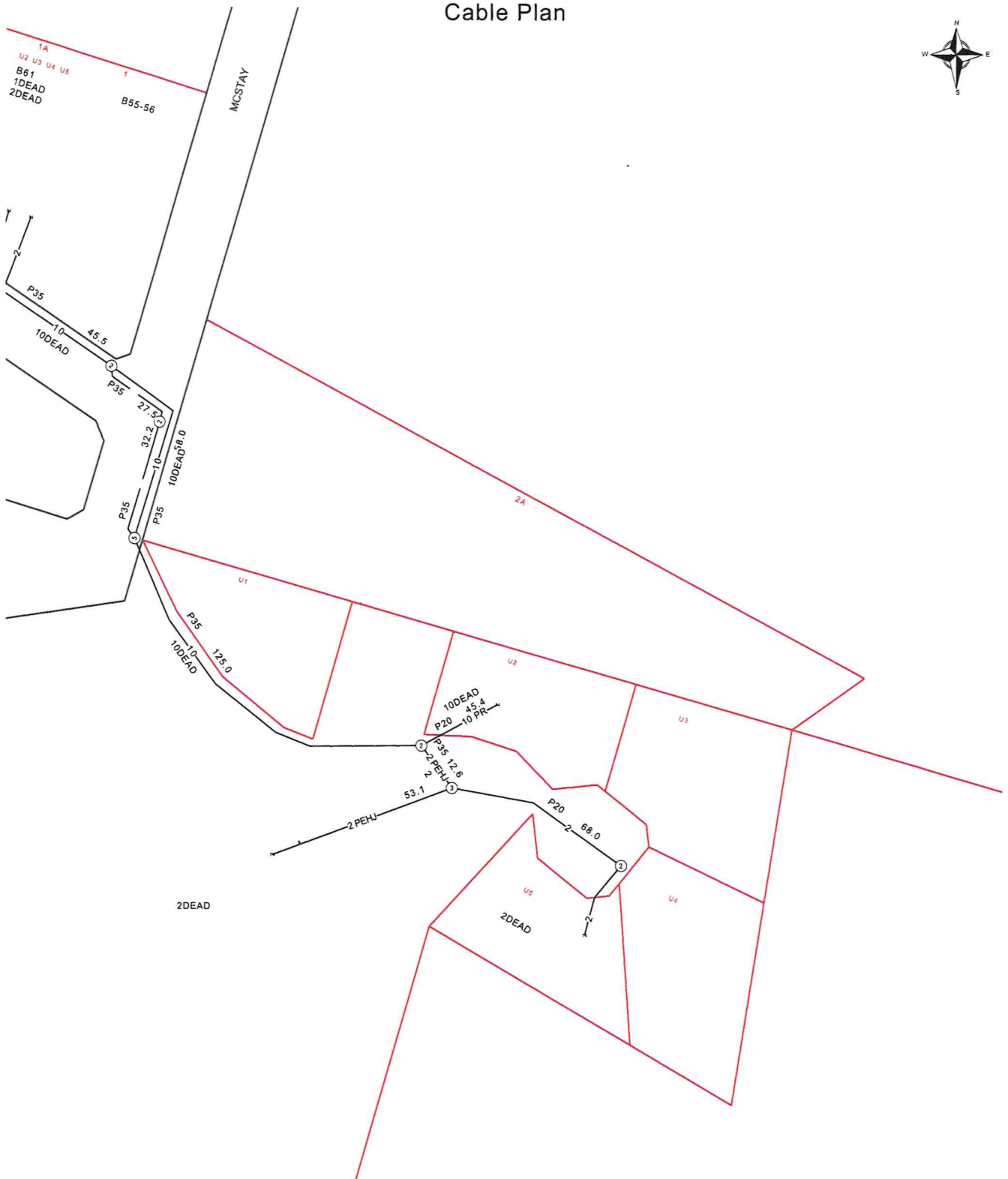
nbn BYDA

Date: 19/11/2025

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.

Cable Plan



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

Sequence Number: 264505238

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

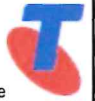
Generated On 20/11/2025 10:14:47

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



	Leadin 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

Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
 P100
 (attached text denotes conduit type and size)

Multiple Square Conduit configurations 2,4,6 respectively
 E85
 (attached text denotes conduit type and size)

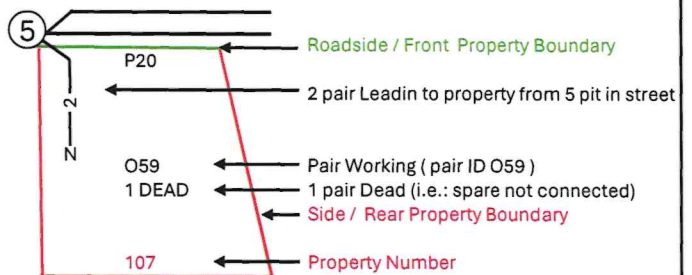
Some Examples of how to read Telstra Plans

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.

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



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

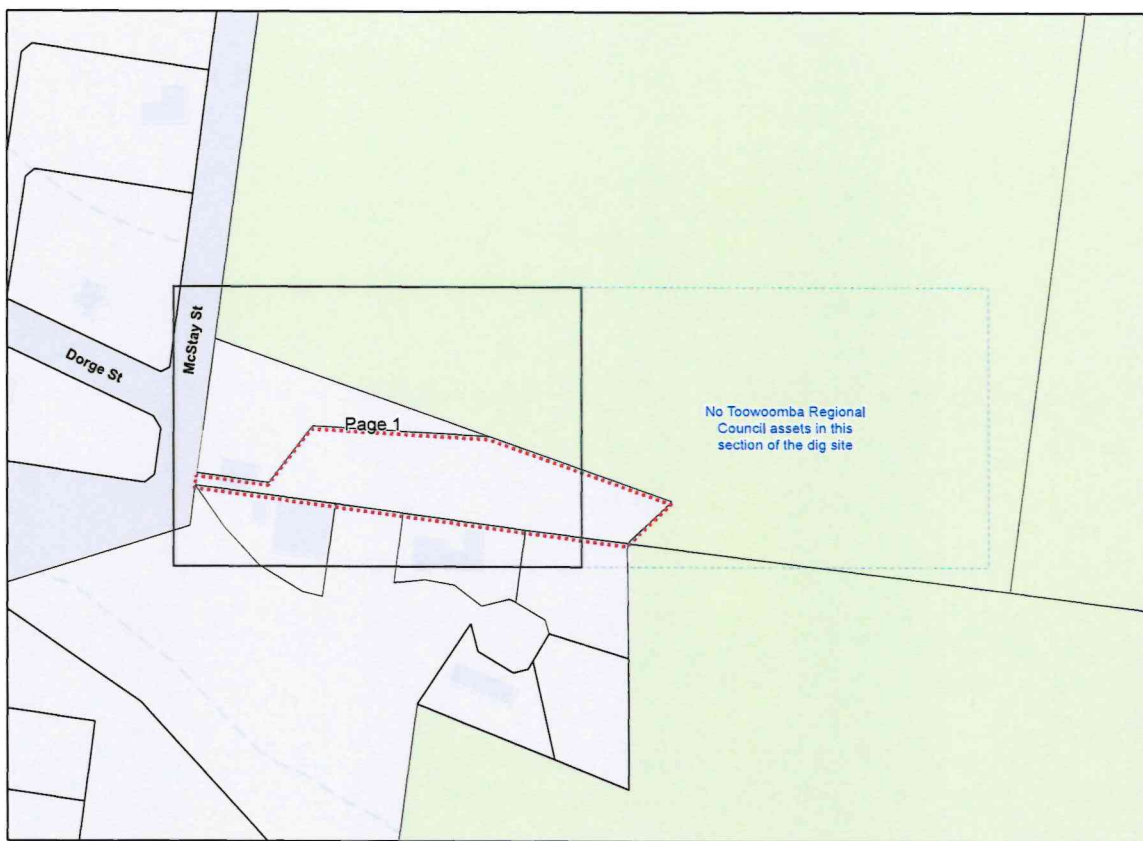
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

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.



Legend

- BYDA Enquiry Area
- Detailed Map Page
- No Toowoomba Regional Council assets in this section of the dig site

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

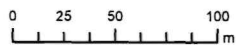
All information MUST be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

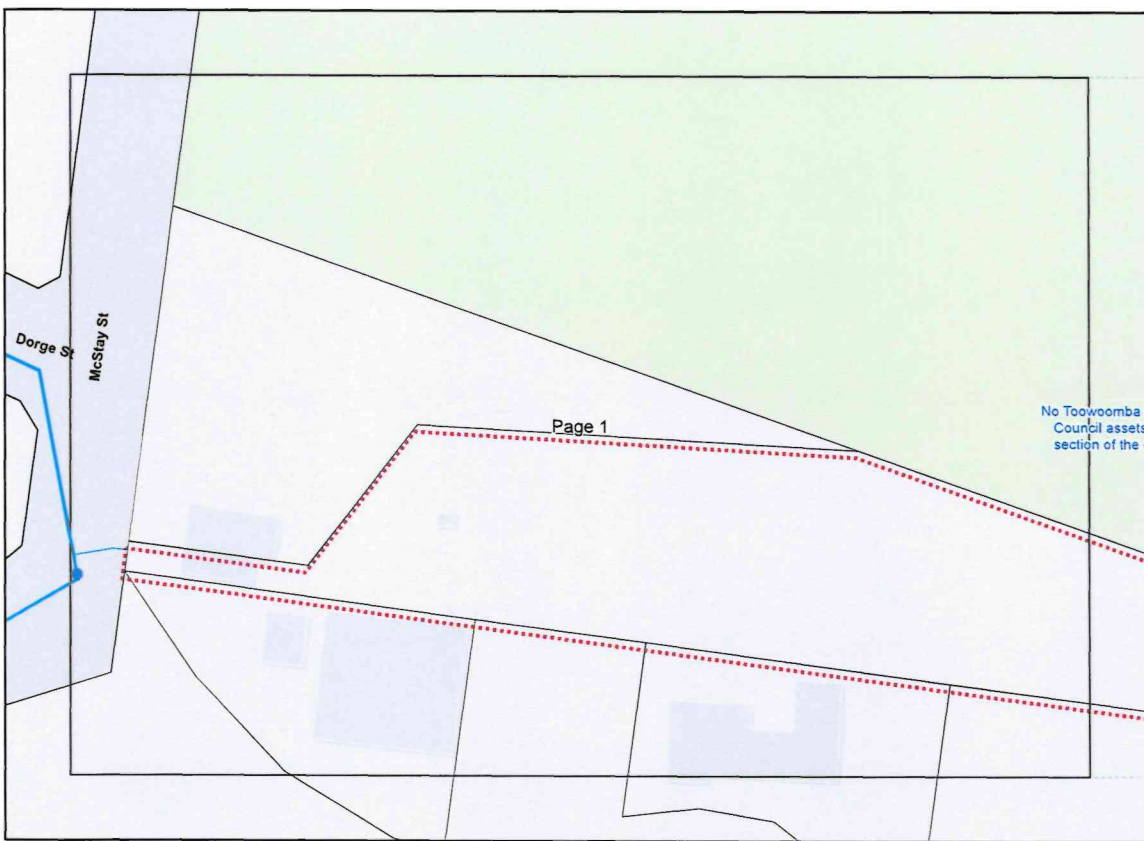
Refer to the attached Disclaimer for more information.

In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)

[Index Sheet](#)



Scale 1:2,500



- Legend**
- ⋯ BYDA Enquiry Area
 - Water Hydrant
 - Reticulation Main
 - Water Service

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

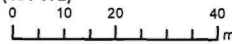
All information **MUST** be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.

In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)

20/11/25 (valid for 30 days)



Scale 1:1,000

Disclaimer

1. This Plan/Information is provided for reference purposes in response to an underground infrastructure enquiry.
2. **This response does not provide approval to carry out any works. You may still need to contact the appropriate Toowoomba Regional Council department and/or QLD Government Department of Natural Resources, Mines and Energy (DNRME) to obtain approval and permits.**
3. The permission granted by Council to provide the Plan/Information is subject to the following:
 - 3.1. Council does not warrant that the Information is accurate or complete, and provides no assurances in this regard;
 - 3.2. Third Parties shall conduct their own investigations and/or enquiries regarding the accuracy and completeness of the Information;
 - 3.3. Council does not warrant that a third party shall not infringe upon the intellectual property rights of other third party should it publish or reproduces the Information;
 - 3.4. neither Council nor its agents, officers, Councillors, servants, employees or representatives shall be liable for any damages or losses (whatsoever and however arising) suffered by any third party should the Information be published, reproduced or relied upon by a third party;
 - 3.5. Any Third Party releases and indemnifies Council and its agents, officers, Councillors, servants, employees and representatives from and against all actions whatsoever, which may be brought or made against any of them, by any person, arising from or in any way related to the reproduction of the Information, publication of the Information or reliance upon the Information; and
 - 3.6. The permission to reproduce the Information does not, and shall not be interpreted as constituting the grant of any intellectual property rights in the Information.
 - 3.7. For the avoidance of doubt, Council expressly reserves all of its rights.

Duty of Care

4. The enclosed Plan/Information should be used as a reference only; it indicates the presence of underground infrastructure in the general vicinity of the proposed works. It is the applicant's responsibility to ensure that precise location of underground infrastructure is determined. All underground infrastructure in the vicinity of the proposed works must be located prior to the commencement of work.

Important General Information about Underground Infrastructure
5. Underground Infrastructure

- 5.1. Toowoomba Regional Council's underground infrastructure comprises:
 - 5.1.1. Sewer (wastewater) infrastructure, including but not limited to sewerage pipes and access chambers;
 - 5.1.2. Stormwater infrastructure, including but not limited to drainage pipes, drainage inlet structures, access chambers;
 - 5.1.3. Water infrastructure, including but not limited to water pipes and fittings; and
 - 5.1.4. Electrical and communication infrastructure in the central business district (CBD), and at road intersections. Please note that electrical and communication infrastructure information is not stored digitally. For further information on this infrastructure please call 131 TRC (131 872) for plans. Fees and charges may apply*.
- 5.2. Toowoomba Regional Council does not own or control the location of other underground infrastructure including but not limited to: Telstra, Ergon, National Broadband Network, and Energex.

6. Plan/Information

- 6.1. The enclosed plan/information covers Toowoomba Regional Council's underground infrastructure in the vicinity of proposed works. If this map does not cover the full extent of the area of proposed works please contact us on 131 TRC (131 872). Housing Connection Plans (HCP) for domestic (internal to the property boundary) sewer drainage infrastructure must be obtained separately from the Plumbing and Drainage section of the Toowoomba Regional Council by contacting 131 TRC (131 872). Fees and charges apply*. Location information for water pipe connections from water meters to a dwelling/structure are not available.

7. Locating Underground Infrastructure

- 7.1. If you require further assistance locating Council's underground infrastructure, please contact 131 TRC (131 872) for more information.

8. Your Responsibility

- 8.1. Visually locate Toowoomba Regional Council underground infrastructure by hand digging where construction activities may damage or interfere with Toowoomba Regional Council underground infrastructure.
- 8.2. On receipt of plans/information, and before commencing works in the vicinity of Toowoomba Regional Council underground infrastructure, carefully locate the infrastructure by using the abovementioned method.
- 8.3. Council Parks and Recreation branch should be contacted on 131 TRC (131 872) to make arrangements to minimize damage to tree roots.
- 8.4. Other relevant authorities should be contacted for locating their infrastructure.
- 8.5. Notification should be given to residents affected by work before commencement.
- 8.6. If an electronic cable locator is used, hand excavation to the depth of the underground infrastructure must be done in advance to the use of excavators.
- 8.7. Any damage to Council's infrastructure must be promptly reported to Toowoomba Regional Council by phoning 131 TRC (131 872).
- 8.8. Any damage to council assets shall be repaired or reinstated by Toowoomba Regional Council at the applicants cost to the appropriate Council Standard.
- 8.9. Toowoomba Regional Council may elect to carry out rectification/reinstatement works itself because of public safety, continuity of service or for other reason(s). In such circumstances, the cost of such repairs will be recovered from the applicant.
- 8.10. For all work within 2.5 metres of nominal location, you are required to hand dig (pothole) and expose the underground infrastructure, proving its exact location before work can commence.

Where works impact on road users, a traffic control plan shall be submitted to Council for consideration prior to works commencing. Depending on the impact of such works, certain conditions may be imposed, i.e. Day/time of works.

For more information including inverts and size queries please refer to our Toowoomba Regional Council website (www.tr.qld.gov.au) and access the online maps section.

For Further Enquiries & Onsite Surface Locations for TRC underground infrastructure, please phone 131 TRC (131 872)

*Council's Fees and Charges can be accessed at www.tr.qld.gov.au or by calling 131 TRC (131 872)