

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 NETTA JOYCE OBST

Property address 35 BLUE HILLS DRIVE

(referred to as the
“property” in this
statement)

RANGEVILLE QLD 4350

Lot on plan description LOT 6 ON RP 222305

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: Insert date range » the amount of rent and bond payable: Insert amount of rent and bond » whether the lease has an option to renew: Insert option to renew information 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: Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Registered Easement No. 602250008 benefiting the land over Easement B ON RP222305; Any applicable statutory easements or rights including for electricity, telecommunications, water supply, sewerage and drainage - see also dial 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 <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: 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 <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☐ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

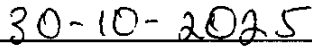

Signature of seller

Signature of seller

Netta Joyce Obst

Name of seller

Name of seller


Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53888054

Search Date: 28/10/2025 18:39

Title Reference: 17232113

Date Created: 12/12/1988

Previous Title: 17012222

REGISTERED OWNER

Dealing No: 724362717 23/09/2025

NETTA JOYCE OBST

ESTATE AND LAND

Estate in Fee Simple

LOT 6 REGISTERED PLAN 222305
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10581092 (POR 727B)
2. EASEMENT No 602250008 (J692017M) 14/11/1988
BENEFITING THE LAND
OVER EASEMENT B ON RP222305

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

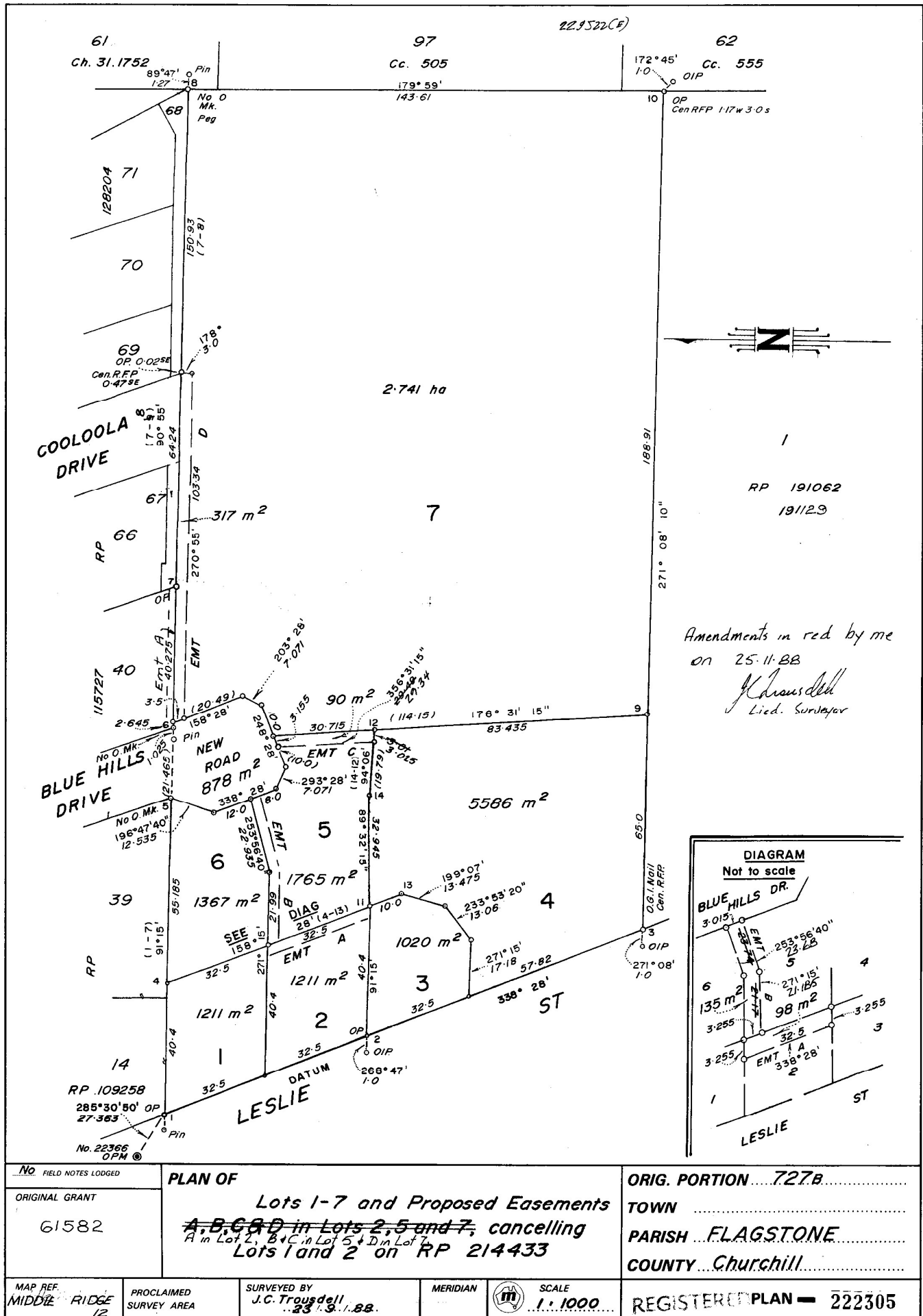
** End of Current Title Search **

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

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

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES



FOR TITLES OFFICE USE ONLY

.....I, John Charles TROUSDELL
hereby certify thatI, have surveyed the land
comprised in this plan personally

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 23-9-88

Date.....25.9.88.....

Signature of Licensed Surveyor

Council of theC.I.T.Y..... ofT.O.W.N.....B.R..... certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1987 and all By-Laws have been complied with and approves this Plan of Subdivision SUBJECT TO THE REGISTRATION OF STOPWATCH DRAWING ASSESSMENT DOCUMENTS OVER EASEMENT IN HEREIN IN FAVOUR OF THE REGISTERED PROPRIETORS OF LOTS 1, 3, 4 AND OVER EASEMENT IN FAVOUR OF THE REGISTERED PROPRIETORS OF LOTS 1, 2, 3, 4 AND OVER EASEMENT IN FAVOUR OF THE REGISTEREDT.Y..... day ofA.C.T.O.B.E.R..... 1986

OF THE REGISTERED
PROPRIETORS OF LOT 4 AND
THE REGISTRATION OF WATER
SUPPLY EASEMENT DOCUMENTS
OVER EASEMENT IN LOT 7
HEREIN IN FAVOUR OF COUNCIL

[Signature] Mayor or
Chairman
[Signature] Acting Town or
Shire Clerk

+ We JACOBUS. FABRY DE JONSE AND
JOHANNA DELPHINA FABRY DE JONSE
(Names in full)

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

Signature of
Proprietor / s

Previous Titles

CT 7012-221 Lot 2 RP 214433
 CT 7012-222 Lot 1 RP 214433
 JG92029C Entt A to Lots 1 and 3 (Stormwater Drainage)
 JG92017M Entt B to Lots 1,2,3 and 6
 JG92019R Entt C to Lot 4
 JG92015G Entt D to Council of the City of
 Toowoomba (Water Supply)

Allocations			
CT	Lots	New Road	Easements
7012-221	2,3,4,5 and 7	NIL	A
7012-222	1,2,4,5,6 and 7	New Road	A,B,C and D

For Additional Plans &
Document Notings
Refer to C18P

[illegible]

Lodged by

D.A. + Kinson
Wanderley + Hall

Fees Payable

Postal fee and Postage

..... 120 Lodgt. Exam. & Ass. 140

Lodgt.Exam. & Ass.

Entd. on Docs.

New Title

Entd. on Deeds

Photo Fee

Total

Short Fees Paid

Recd. per
Registrar

Journal No. _____

Receipt No.

Calc. Bk. No. ... 384 / 100 ...

Examined 30/11/1988: *Lut*

Passed 30/11/1988 det.

Charted 21/12/88 ... W.G.....

Map Ref.

Middle Ridge 12

Particulars entered in
Register Book

Vol 7018 Folio 221

7012 332

at 10-6 on

REGISTRAR OF TITLES

PLAN - 222305

N/A

[Review responses online](#) ↗


Received 5 of 5 responses

All responses received

35 Blue Hills Drive, Rangeville QLD 4350

Job dates

29/10/2025 → 28/12/2025

These plans expire on

25 Nov 2025

Lodged by

Tasha Mills

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (90073)	Received	4
🏠 Ergon QLD	Received	56
🏠 NBN Co Qld	Received	96
🏠 Telstra QLD Regional	Received	107
🏠 Toowoomba Regional Council	Received	115

Contact Details

Contact Tasha Mills Email tmills@wonderley.com.au	Contact number (07) 4638 1133	Company Wonderley and Hall Solicitors Address 33 Neil Street Toowoomba City QLD 4350	Enquirer ID 3743256
--	---	--	-------------------------------

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 28/10/2025	Start date 29/10/2025	End date 28/12/2025	On behalf of Other Wonderley and Hall Solicitors	Job purpose Design	Locations Both Road, Nature Strip, Footpath	Onsite activities 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 35 Blue Hills Drive	Address 35 Blue Hills Drive Rangeville 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
263294126	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
263294125	Ergon QLD	13 10 46	NOTIFIED
263294124	NBN Co Qld	1800 687 626	NOTIFIED
263294127	Telstra QLD Regional	1800 653 935	NOTIFIED
263294123	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST



Plan

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



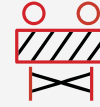
Prepare

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



Pothole

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



Protect

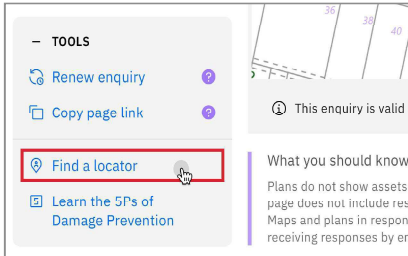
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

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

Engage a skilled Locator



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

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

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



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

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

GET QUOTE

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

Book a FREE BYDA Session



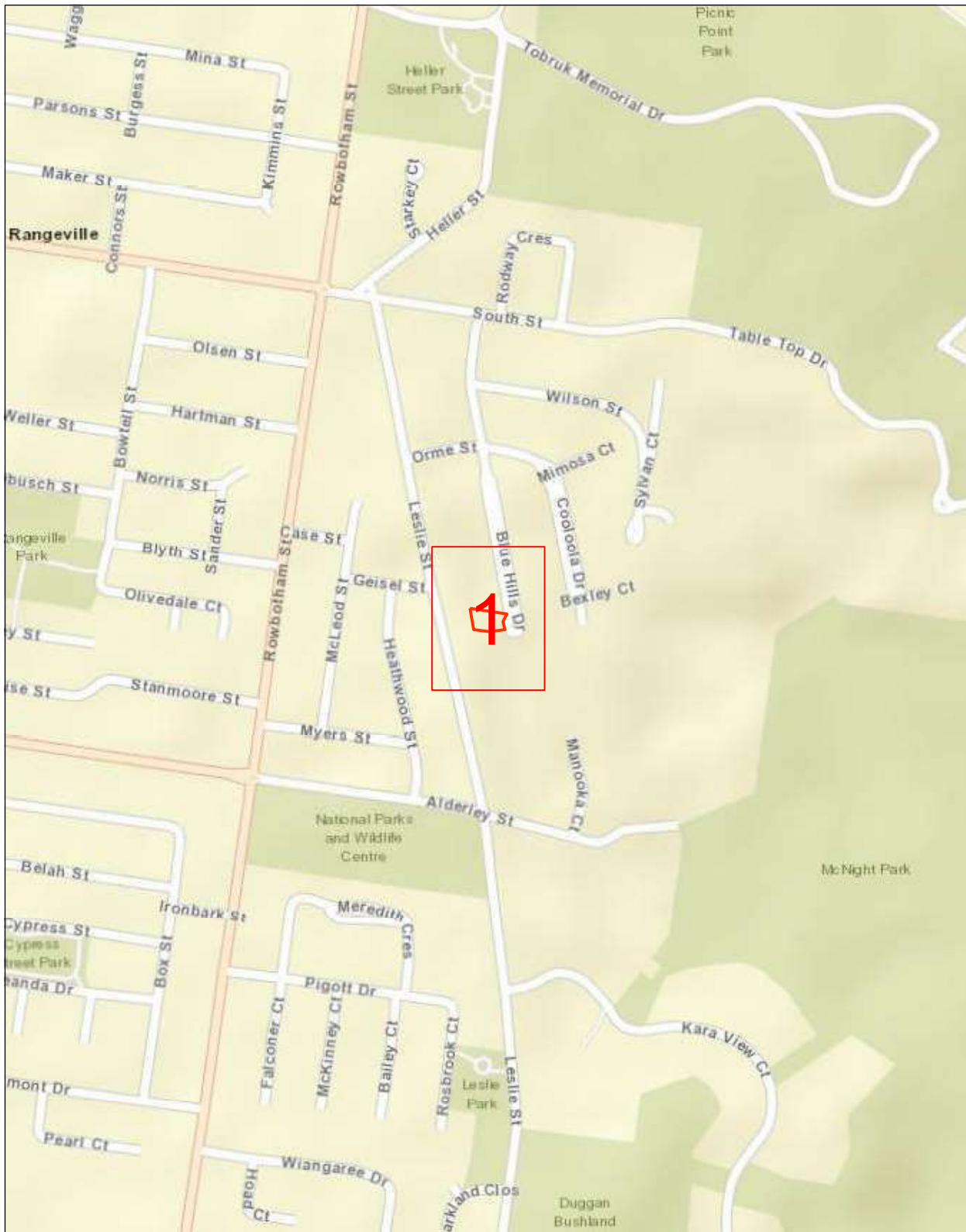
BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

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

BOOK NOW

Site 35 Blue Hills Drive
Address: Rangeville
QLD 4350

Sequence 263294126
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area



Site 35 Blue Hills Drive
Address: Rangeville
QLD 4350

Sequence 263294126
Number:



Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

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



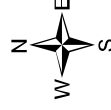
BYDA

Sequence: 263294125
Date: 28/10/2025
Scale: 1:1025
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'

AS5488 Category 'D' Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Ergon Energy Network Corporation (Ergon) and its employees shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained herein. The use of such information is subject to and constitutes acceptance of these terms.



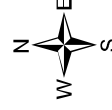
BYDA

Sequence: 263294125
Date: 28/10/2025
Scale: 1:500
Title 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



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, PalcanCorp shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or response or the information contained in this plan. The accuracy or completeness of such information, use of such information is subject to and constitutes acceptance of these terms.



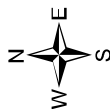
BYDA

Sequence: 263294125
Date: 28/10/2025
Scale: 1:500
Title No: 2

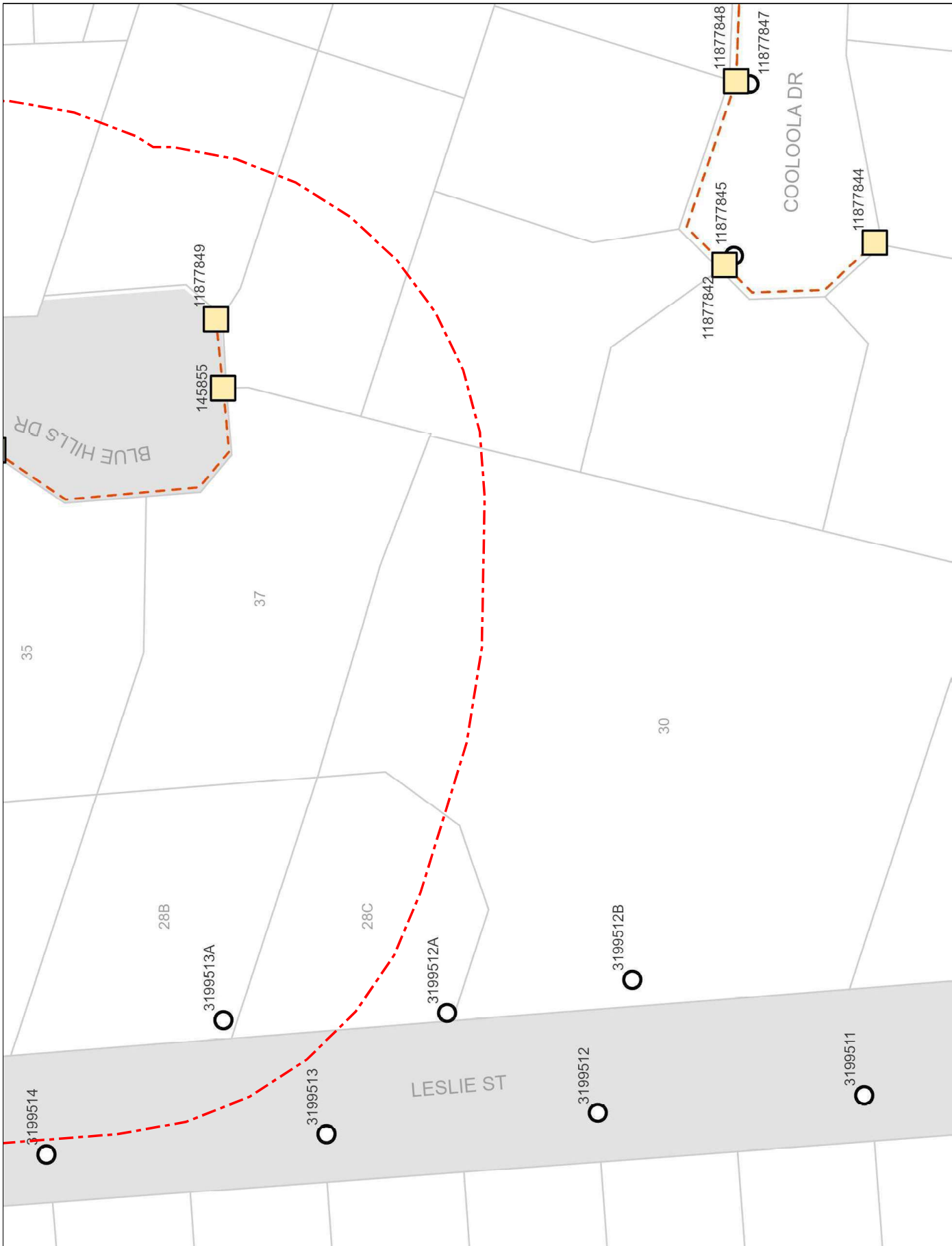
LEGEND

- 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



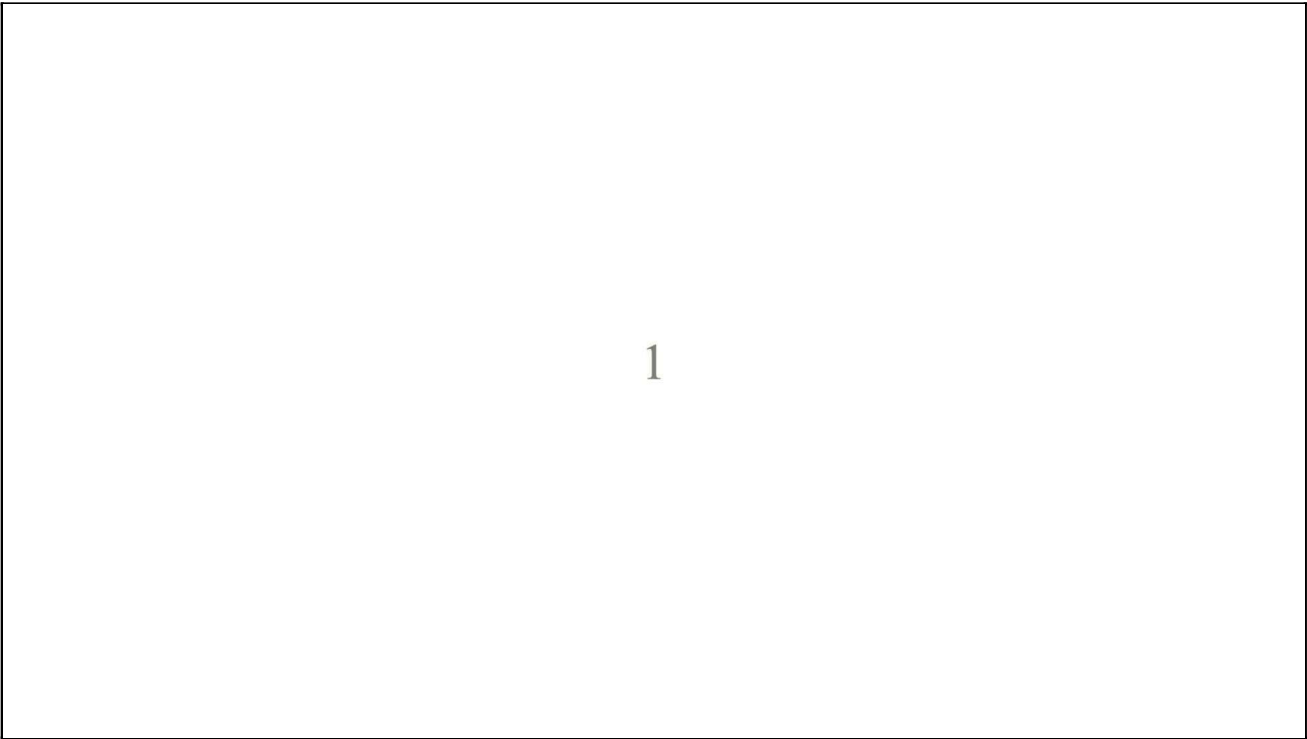
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, PalcanCorp does not warrant or represent that the information shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained therein. The user acknowledges and agrees that the user releases, defends, indemnifies and holds PalcanCorp harmless from and against all claims, damages, costs and expenses of whatever kind or nature that may be asserted against or incurred by PalcanCorp in connection with the use of this information. Use of such information is subject to and constitutes acceptance of these terms.



To: Tasha Mills
Phone: Not Supplied
Fax: Not Supplied
Email: tmills@wonderley.com.au

Dial before you dig Job #:	51540721	
Sequence #	263294124	
Issue Date:	28/10/2025	
Location:	35 Blue Hills Drive , Rangeville , QLD , 4350	

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

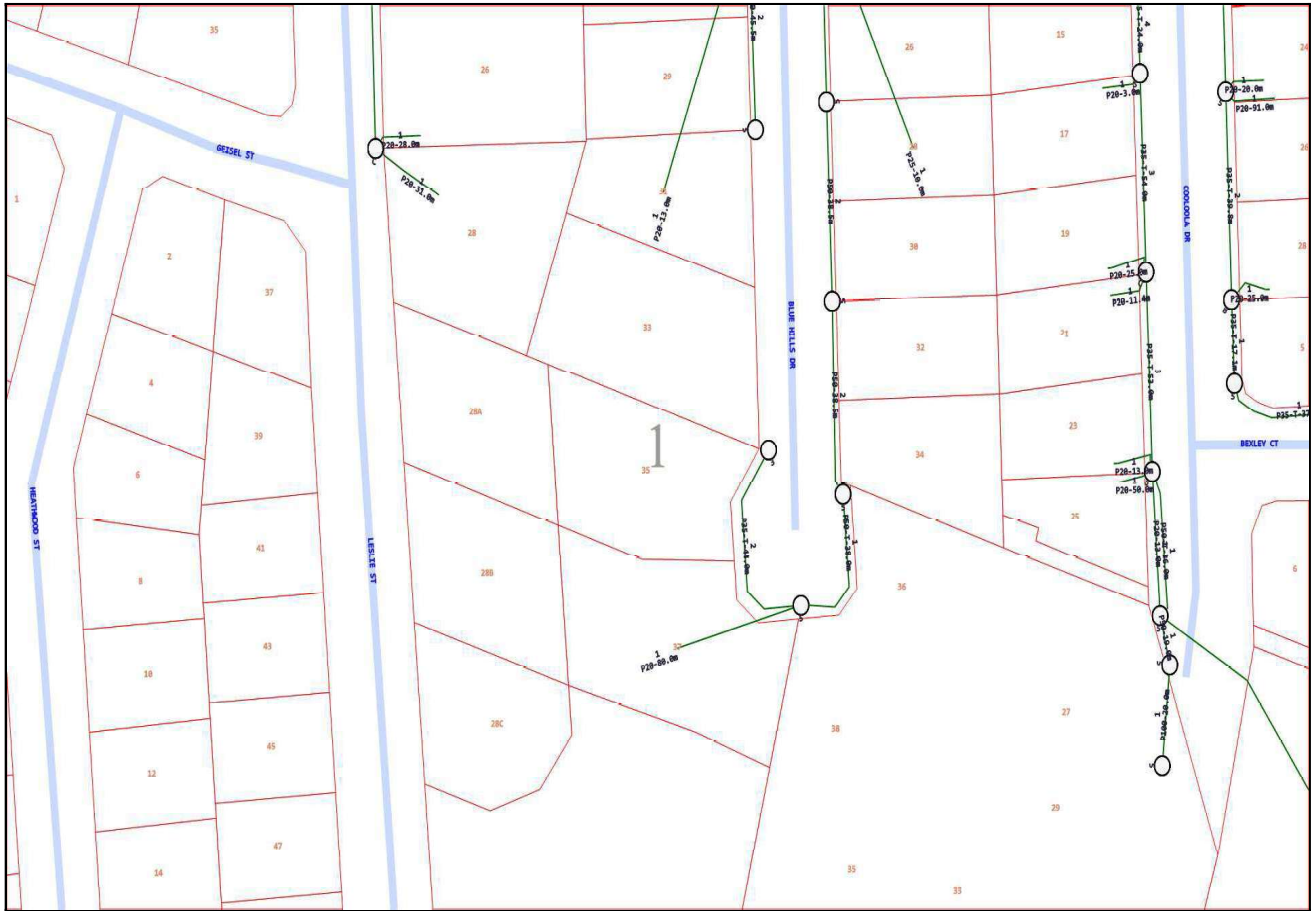




LEGEND



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



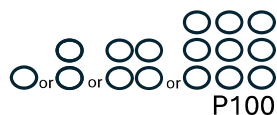
Emergency Contacts

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

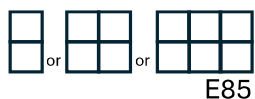
LEGEND



	Lead-in terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts	M	Marker Post Installed
MC	Main Cable ducts on a Distribution Plan	T or TR	Buried Transponder
	Blocked or Damaged Duct	MT	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

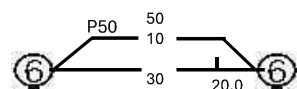


Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

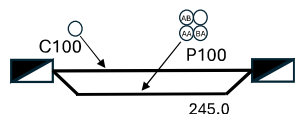


Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

Some Examples of how to read Telstra Plans



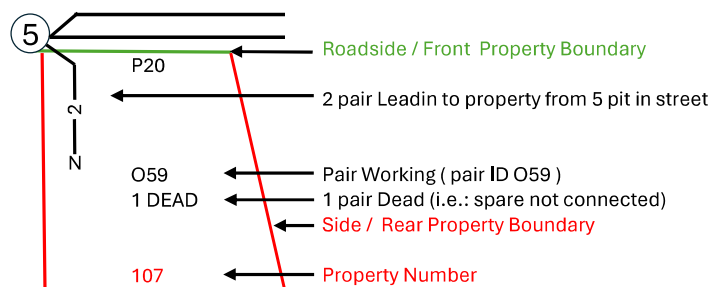
One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two pits (6) approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. One run contains 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
 - Water Hydrant
 - Reticulation Main
 - Water Service
 - Pit
 - Stormwater Pipe
 - Sewer Gravity Main
 - Sewer Manhole
 - Pump Station
 - Sewer Pressure Main
 - Sewer Service
 - Street Tree

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.



+

-

▼

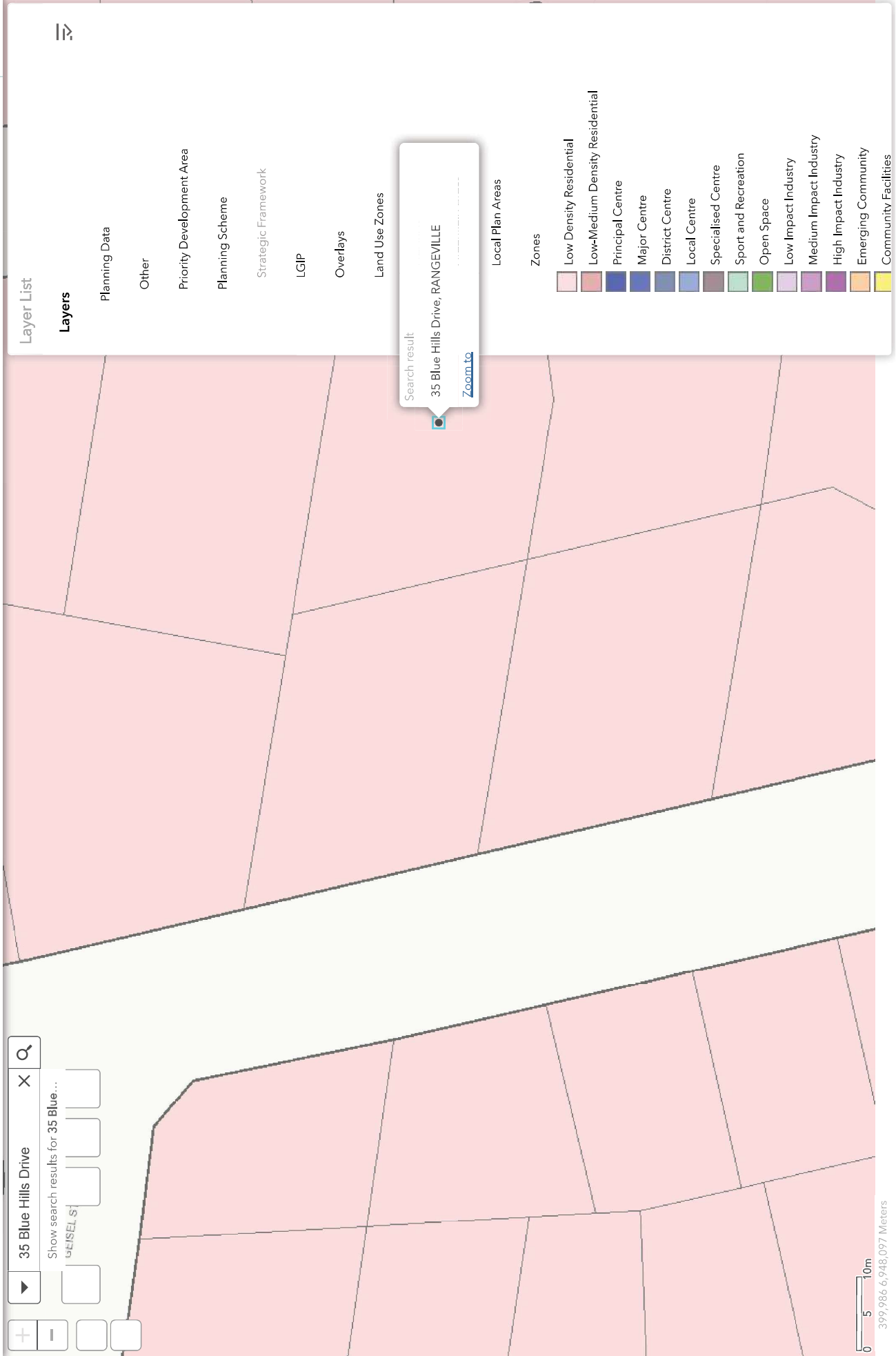
35 Blue Hills Drive

×

Q

Show search results for 35 Blue...

35 Blue Hills Drive





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)

Search Team
PO 1612
Brisbane QLD 4001

Transaction ID: 51076560 EMR Site Id: 29 October 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 6 Plan: RP222305
35 BLUE HILLS DR
RANGEVILLE

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

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



092013 - 022034 - 1/2 - BD 042 4350

EARLE CHARLES OBST AND NETTA JOYCE OBST
35 BLUE HILLS DRIVE
RANGEVILLE QLD 4350

Handwritten: EXN ✓, 8-5-25, # 0840286204
This information was prepared as at 4 APR 2025

REFERENCE NO: 606961
ISSUE DATE: 11 APR 2025
DUE DATE: 14 MAY 2025
AMOUNT DUE: 521.13

PROPERTY LOCATION: 35 Blue Hills Drive, RANGEVILLE QLD 4350
PROPERTY DESCRIPTION: L6/RP222305:PAR FLAGSTONE

SUMMARY OF CHARGES

Water Infrastructure Charge for period ending 30 JUN 2025	
Water Infrastructure Charge (See Over)	373.06
Water Consumption Charge (See Water Advice)	185.38
Discount on Water Infrastructure Charge @ 10%	37.31CR

Total amount payable if received by 14 MAY 2025	521.13
Total amount payable if not received by the due date	558.44

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.

092013 - 022034

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

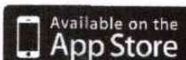
Biller Code: 18366
Ref: 606961

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 606961

* Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

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 000606961



24/7 phone payment
phone
1300 451 206

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



092856-023410

BD 042

EARLE CHARLES OBST AND NETTA JOYCE OBST
35 BLUE HILLS DRIVE
RANGEVILLE QLD 4350

ETN
19-8-25
#1940702430

This information was prepared as at 25 JUL 2025

REFERENCE NO: 606961

ISSUE DATE: 1 AUG 2025

DUE DATE: 3 SEP 2025

AMOUNT DUE: 3,009.85

VALUATION: Averaged Value 693,333

PROPERTY LOCATION: 35 Blue Hills Drive, RANGEVILLE QLD 4350

PROPERTY DESCRIPTION: L6/RP222305:PAR FLAGSTONE

SUMMARY OF CHARGES

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

Rates and Charges (see over)	3,023.92
Discount (see over)	139.87 CR
State Emergency Management Levy (see over)	125.80

Total amount payable if received by 3 SEP 2025

3,009.85

Total amount payable if not received by the due date

3,149.72

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



Biller Code: 18366
Ref: 606961

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using Internet banking.

BPAY View Registration No.: 606961

® 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 Snip App and scan the code to pay now.



Post Billpay

Pay in-store at Australia Post



*414 000606961



24/7 phone payment

Phone 1300 451 206