

Seller Disclosure Report

Vendor/s

TROY LESLIE VIDLER, KELLIE DE-ANN VIDLER

Property Address

17 COVERDALE CR, COTSWOLD HILLS QLD 4350

Prepared On

Wednesday, September 24, 2025

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Disclosure Statement

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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 TROY LESLIE VIDLER, KELLIE DE-ANN VIDLER

Property address 17 COVERDALE CR, COTSWOLD HILLS QLD 4350
(referred to as the
“property” in this
statement)

Lot on plan description Lot 21 on RP826400

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	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <p>Rural Residential - Precinct 1 (4000m min)</p>		
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
Amount: \$1420.84	Date Range: 01/07/2025 - 31/12/2025
OR	
The property is currently a rates exempt lot.**	<input type="checkbox"/>
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	<input type="checkbox"/>

*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—
	<p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <div> Amount: \$373.06 Date Range: 01/01/2025 - 30/06/2025 </div> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <div> Amount: <input type="text"/> Insert estimated amount Date Range: <input type="text"/> Insert date range </div>

* 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	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> Yes</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

Signatures – SELLER

Signed by:
TROY VIDLER
6A4A4CDC64105448

Signature of seller

TROY VIDLER

Name of seller

25/09/2025 05:31 am

Date

Signed by:
Kellie Vidler
EDFC1F60F8A86E63

Signature of seller

Kellie Vidler

Name of seller

24/09/2025 02:31 pm

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53476032
Search Date: 24/09/2025 10:03

Title Reference: 50177977
Date Created: 15/07/1997

Previous Title: 15616242

REGISTERED OWNER

Dealing No: 715851512 24/06/2014

TROY LESLIE VIDLER
KELLIE DE-ANN VIDLER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 21 REGISTERED PLAN 826400
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

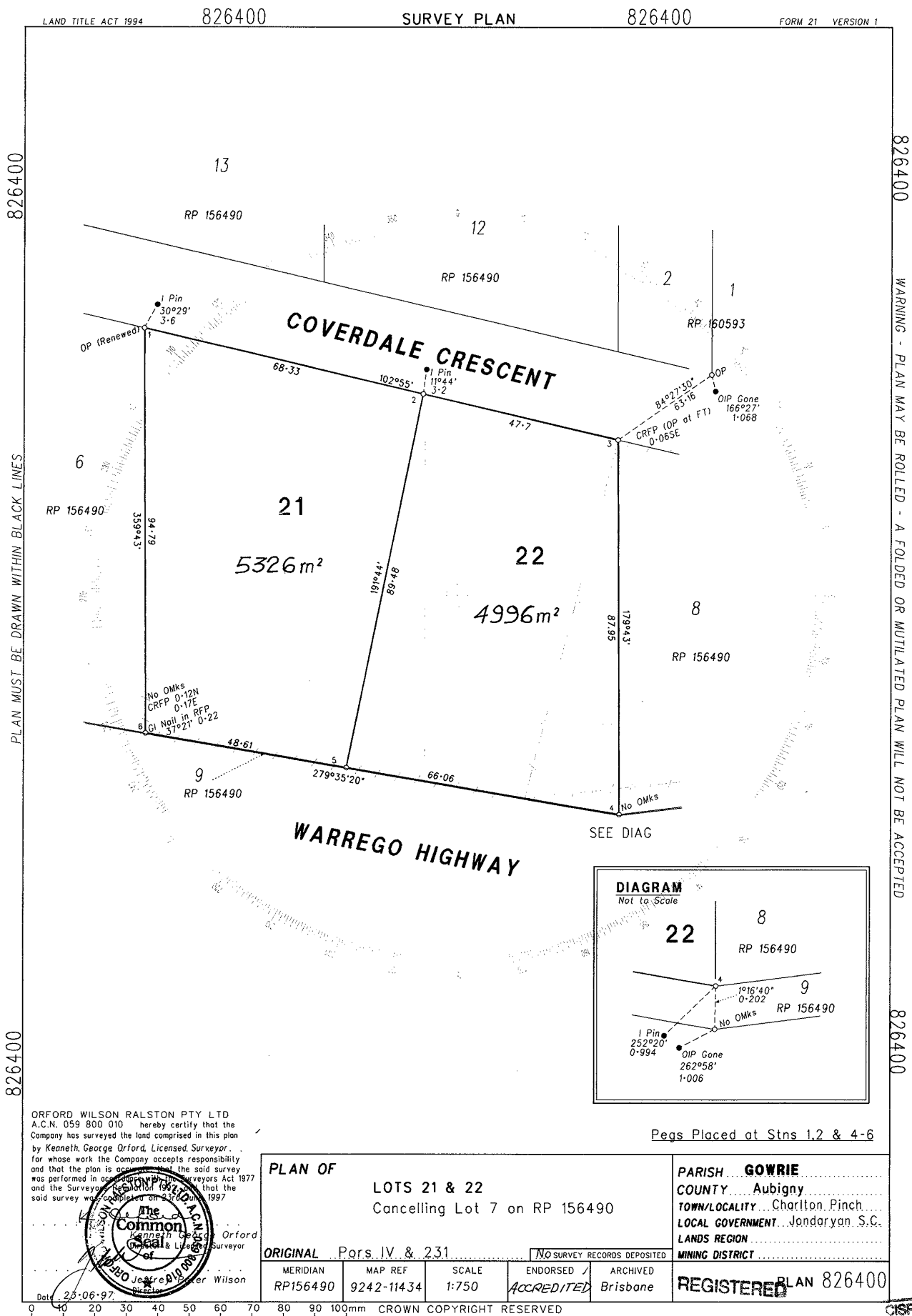
1. Rights and interests reserved to the Crown by
Deed of Grant No. 15355165 (POR 1V)
2. MORTGAGE No 715851513 24/06/2014 at 14:45
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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





702087546

\$311.00

14/07/1997 09:54

BE 400 NT PLAN OF SURV ORIG



Lodged by:

CLEWETT CORSEY & CO
TRUMAN

(Include address, phone number and reference)

Particulars entered in the Register on the Plan listed below.

REGISTERED

15 JUL 1997

EXAM. INITS.

826400

We Robert Bruce Stewart
Jennifer Mary Stewart Joint Tenants

(Names in full)

* As Registered Owner of this land * As Lessee/s of Miners Homestead
agree to this Plan, # and dedicate the Public Use Land as shown hereon
in accordance with Section 50 of the Land Title Act 1994.

Signature of * Owner/s * Lessee/s

Title Reference	Description	New Lots
15616242	Lot 7. on RP 156490	21, 22
... Portion Allocation ...		
Lots	Original Portion	
21	IV	
22	IV & 231	

FOLR

* Rule out whichever is inapplicable

NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

* Council of the Shire of Jondaryan

certifies that all the requirements of this Council, the Local Government Act
1993, the Local Government (Planning and Environment) Act 1990 and all Local
Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have
been complied with and approves this plan of Subdivision, SUBJECT TO

Dated this Twenty-Seventh day of June 19 97

Mayor
#XXXXXXXXXXXX
Chief Executive Officer

* Insert the name of the Local Government

Delete for Local Governments other than the City of Brisbane

For Additional Plans &
Document Notings
Refer to CISP

SURVEY EXAMINATION	ORIGINAL GRANT	CHARTING	LODGEMENT FEES	REFERENCES
Exam. Fee \$.....		Charted.....	Survey Exam \$ 120	Lands File.....
Receipt No.			Lodg, Exam & Ass \$ 57	Local Government Reference.....
Date			2 New Titles \$ 90	Surveyors Reference...703518RP.G01/2
Deposited.....			Photocopy \$ 14	
Examined Orford, Wilson, Rolston P/L			Postage \$	REGISTERED PLAN 826400
Passed K. Orford 25/97			TOTAL \$	

826400



Property Fact Pack

develo

17 Coverdale Crescent
Cotswold Hills QLD 4350

YOUR DIGITAL COPY



Easements



Flood History



State Flood Planning



Flood Risk



Coastal Flood Risk



Character



Overland Flow Flood Risk



Flood Planning Risk



Historic Imagery

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



NO
CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

24th of September, 2025

ADDRESS

17 COVERDALE CRESCENT

LOT/PLAN

21/RP826400

COUNCIL

Toowoomba

ZONING

- Rural Residential – Precinct 1 (4000M Min)

UTILITIES

- Power
- Water

SCHOOL CATCHMENTS

- Fairview Heights SS
- Wilsonton SHS

CLOSEST CITY

Toowoomba – 7km

Easements

What access rights exist over the property?



Sources: Qld Spatial

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.



Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

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

LEGEND

-  Selected Property
-  Easement

Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

PROPERTY DUE DILIGENCE REPORT | 17 COVERDALE CRESCENT

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

 Selected Property

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

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

LEGEND

-  Selected Property
-  Area Of Ecological Significance
-  Buffer Area Of Ecological Significance

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

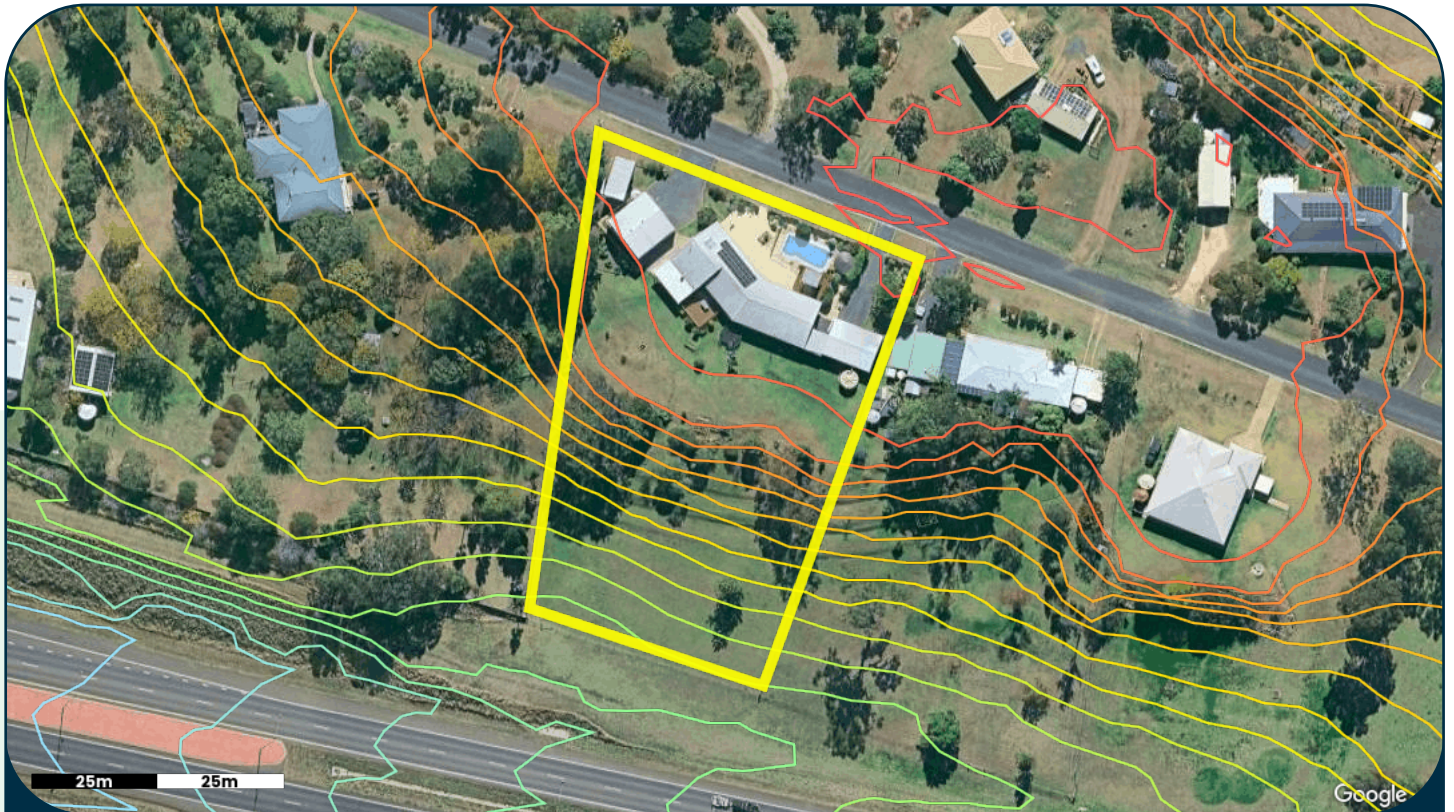
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
- Property Est. Fall: ~12m
-  Property High: ~614m
-  Property Low: ~602m



Noise

Is the property in a potential noise area?



Sources: Department Of Transport And Main Roads

THINGS TO KNOW

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







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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Very High Noise (Road)
-  High Noise (Road)
-  Moderate Noise (Road)
-  Mod. To Low Noise (Road)
-  Low Noise (Road)

Water

Are there any water pipes nearby?



Sources: Toowoomba Regional Council

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

Power

Are there any power lines on or near the property?



Sources: Ergon

THINGS TO KNOW





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

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

Questions to ask

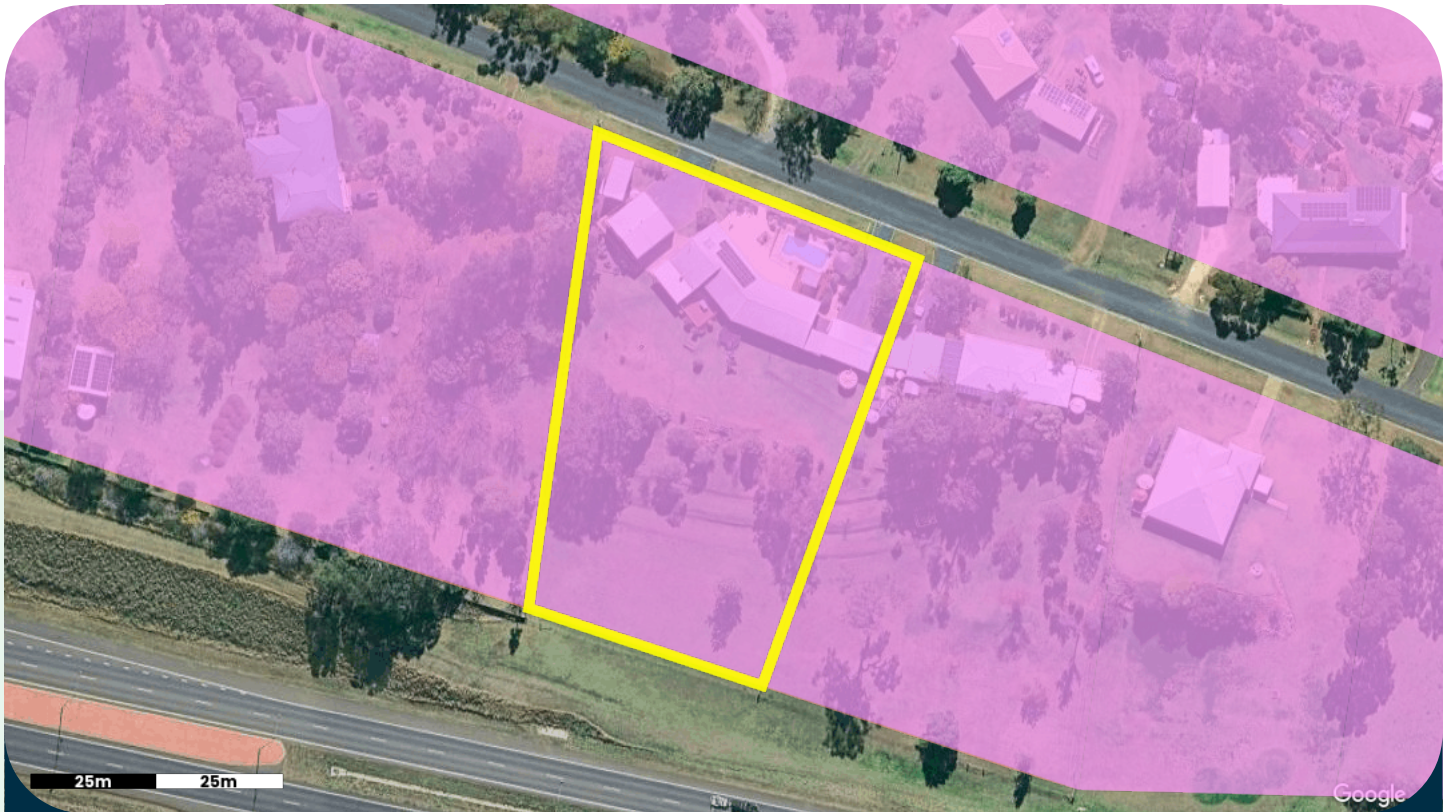
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

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

Zoning

What zone is my property?



Sources: Toowoomba Regional Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

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

LEGEND

-  Selected Property
-  Emerging Community
-  Rural Residential - Precinct 1 (4000M Min)

Boundary

View your property boundaries



LEGEND

 Selected Property

DISCLAIMER

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

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

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

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

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

WHO ELSE COULD USE THIS REPORT

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

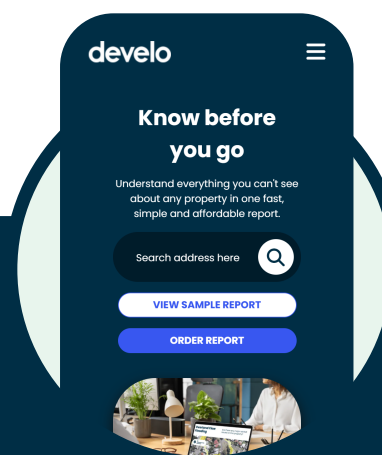
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Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

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

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

Transaction ID: 51059406 EMR Site Id: 24 September 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 21 Plan: RP826400
17 COVERDALE CR
COTSWOLD HILLS

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **952404**

Date: 24/09/2025

Search Request reference: **173991539**

Applicant details

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

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot 21 on Plan RP826400 at 17 Coverdale Cr, Cotswold Hills Qld 4350 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

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 4 APR 2025



092013 - 038341 - 1/2 - BD 042 4350

TROY LESLIE VIDLER AND KELLIE DE-ANN VIDLER
17 COVERDALE CRESCENT
COTSWOLD HILLS QLD 4350

REFERENCE NO: **7236598**
ISSUE DATE: **11 APR 2025**
DUE DATE: **14 MAY 2025**
AMOUNT DUE: **223.38**

PROPERTY LOCATION: 17 Coverdale Crescent, COTSWOLD HILLS QLD 4350
PROPERTY DESCRIPTION: Lot 21 RP826400

SUMMARY OF CHARGES

Water Infrastructure Charge for period ending 30 JUN 2025	
Opening Balance as at 4 APR 2025	255.89CR
Water Infrastructure Charge (See Over)	373.06
Water Consumption Charge (See Water Advice)	143.52
Discount on Water Infrastructure Charge @ 10%	37.31CR

Total amount payable if received by 14 MAY 2025 **223.38**

Total amount payable if not received by the due date **260.69**

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**.



092013 - 038341

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



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Ref: 7236598

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BPAY View® – View and pay this bill using internet banking.
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Post Billpay

Pay in-store at Australia Post



*414 0007236598



24/7 phone payment
phone
1300 451 206

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:	HALF YEAR CHARGE:	AMOUNT:
Residential Infrastructure Charge 20mm *	Units 1	373.06	373.06
Total Water Infrastructure Charges			373.06

*10% Discount applies if paid by due date

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: 7236598

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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 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.

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.



WATERWISE TIP:

Read your water meter regularly to keep an eye on your usage and any possible leaks

LOCATION: 17 Coverdale Crescent, COTSWOLD HILLS QLD 4350

TIER LIMIT: 1st Tier - up to 100kL
2nd Tier - Above 100kL

PROPERTY

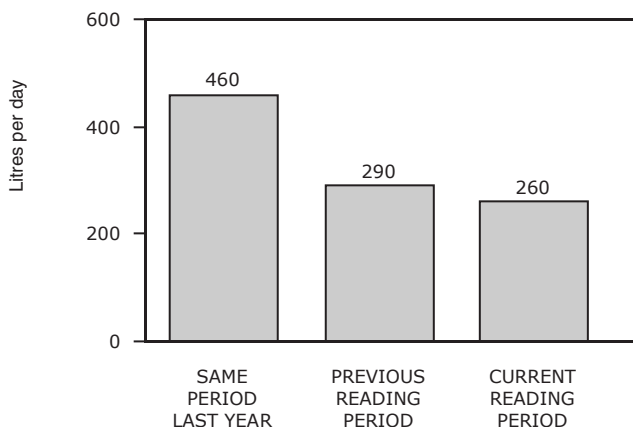
DESCRIPTION: Lot 21 RP826400

Meter	Meter Size	Readings		Consumption (Kilolitres)
		Start	End	
TRC2101S030237	20mm Bulk Res	29 Aug 2024 30	27 Feb 2025 78	48
Total Consumption →				48
	48 kL 1st Tier Consumption @ \$2.99/kL			143.52
	0 kL 2nd Tier Consumption @ \$5.09/kL			0.00
	48 kL Total			143.52



092013 - 038341

YOUR AVERAGE DAILY USAGE



MONITOR YOUR WATER USAGE

The best way to monitor your water consumption is by regularly checking your water meter.

Most properties will be fitted with either a mechanical or a smart water meter. These water meters are generally located in the front right or left corner of your property, below ground level, and beneath a cement or plastic lid.

HOW TO READ YOUR MECHANICAL WATER METER

- Read your meter from left to right.
- Black digits are kilolitres (1000L) and red digits are litres.
- Record your meter reading regularly to help gauge your water use and detect leaks early!



An example of a meter reading is

Kilolitres (figures in black)				Litres (figures in red)			
thousands	hundreds	tens	kilolitres	hundreds	tens	litres	tenths/ litre
0	3	4	6	9	1	2	5

HOW TO READ YOUR SMART WATER METER

- Lift the lid on the top of the meter (the screen will automatically turn on with sufficient light).
- By default, the smart meter will display total cumulative water consumption - the number on the screen represents kilolitres of water used to five decimals.
- Use the light sensor to toggle through meter information displayed on the screen by placing your finger on the sensor. The screen will go back to cumulative consumption after 15 seconds of inactivity.

Meter
reading (kL's)

Light sensor



Example display shows a reading of 91.5kL

HOW TO DETECT LEAKS

If your meter reading has increased for no obvious reason, there could be a hidden leak or burst pipe.

Leaks can occur in the pipes that move water around your property. Some appliances and fittings may also leak. Sometimes leaks can be detected if you have patches of unexplained wet soil or green patches of grass, however, leaks can't always be seen.

Detecting leaks with a simple water meter test:

- Turn off all taps (leave the tap at the meter turned on).
- Write down the reading on your meter.
- Don't use water for 30 minutes.
- Read the meter again after 30 minutes. If the reading has changed, you may have a water leak on your property.

Checking the toilet for leaks:

- Pour blue toilet cleaner into the cistern.
- Don't flush the toilet for 15 minutes.
- Observe whether any colour has discharged into the bowl before you flush.

If you can't find the source of the leak, a licenced plumber can test your pipes to determine where the problem lies.

TIP: Your usage will be higher in summer and lower in winter.

THE SMART METER PROJECT

The smart water meter project will deliver a Region-wide network of customer water meters that remotely collect water usage figures. This collected data will be provided to our systems to maintain the current six-monthly billing cycle. It can also provide updates on water usage directly to the customer. The project started in March 2023, with meters currently being rolled out across our Region. The expected project completion date is June 2026.

To learn more
about the smart
meter project, scan
the QR code.



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 25 JUL 2025

092856-046343

TROY LESLIE VIDLER AND KELLIE DE-ANN
VIDLER
17 COVERDALE CRESCENT
COTSWOLD HILLS QLD 4350

REFERENCE NO: **7236598**

ISSUE DATE: **1 AUG 2025**

DUE DATE: **3 SEP 2025**

AMOUNT DUE: **590.79**

VALUATION: **Averaged Value 330,000**

PROPERTY LOCATION: 17 Coverdale Crescent, COTSWOLD HILLS QLD 4350

PROPERTY DESCRIPTION: Lot 21 RP826400

SUMMARY OF CHARGES

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

Opening Balance as at 25 JUL 2025	776.62 CR
Rates and Charges (see over)	1,295.04
Discount (see over)	53.43 CR
State Emergency Management Levy (see over)	125.80

Total amount payable if received by 3 SEP 2025

590.79

Total amount payable if not received by the due date

644.22

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



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Ref: 7236598

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**24/7 phone
payment**

Phone
1300 451 206


DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:		RATE / CHARGE:	AMOUNT:
General Rate - Category 1.3*	Rateable Value	330,000	0.006476	1,068.54
Public Transport Levy	Units	1	43.580000	21.79
Domestic Waste/Recycling Service	Units	1	327.420000	163.71
Waste Facilities & Landfill Rehabilitation Levy	Units	1	82.000000	41.00
Total Council Rates and Charges				1,295.04
State Emergency Management Levy 2(A)	Units	1	251.600000	125.80
Total State Emergency Management Levy				125.80


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




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 - 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).*



Bill Code: 18366
Ref: 7236598

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

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.

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IMPORTANT INFORMATION

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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 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 Sniiip app, and receive your bills directly into your mobile via a push notification.

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

1. Pool safety certificate number

Identification number: PSC0255765

2. Location of the swimming pool

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

Street address:

17 COVERDALE CRES

COTSWOLD HILLS QLD

Postcode

4

3

5

0

Lot and plan details:

21/RP/826400

Local government area:

TOOWOOMBA REGIONAL

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

☐

Non-shared pool

☒

Number of pools

1

5. Pool safety certificate validity

Effective date:

1

1

/

0

6

/

2

0

2

5

Expiry date:

1

1

/

0

6

/

2

0

2

7

6. Certification

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

Name:

BRADLEY MICHAEL HOGAN

Pool safety inspector
licence number:

PS101581

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

[Review responses online](#) ↗






Received 5 of 5 responses
All responses received

17 Coverdale Cr, Cotswold Hills QLD 4350

Job dates
24/09/2025 → 24/09/2025

These plans expire on
22 Oct 2025

Lodged by
Megan Grima

Authority	Status	Page
 BYDA Confirmation		2
 Ergon QLD	Received	4
 NBN Co Qld	Received	44
 Nextgen NCC - QLD	Received	55
 Telstra QLD Regional	Received	67
 Toowoomba Regional Council	Received	76

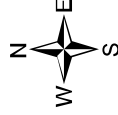


BYDA

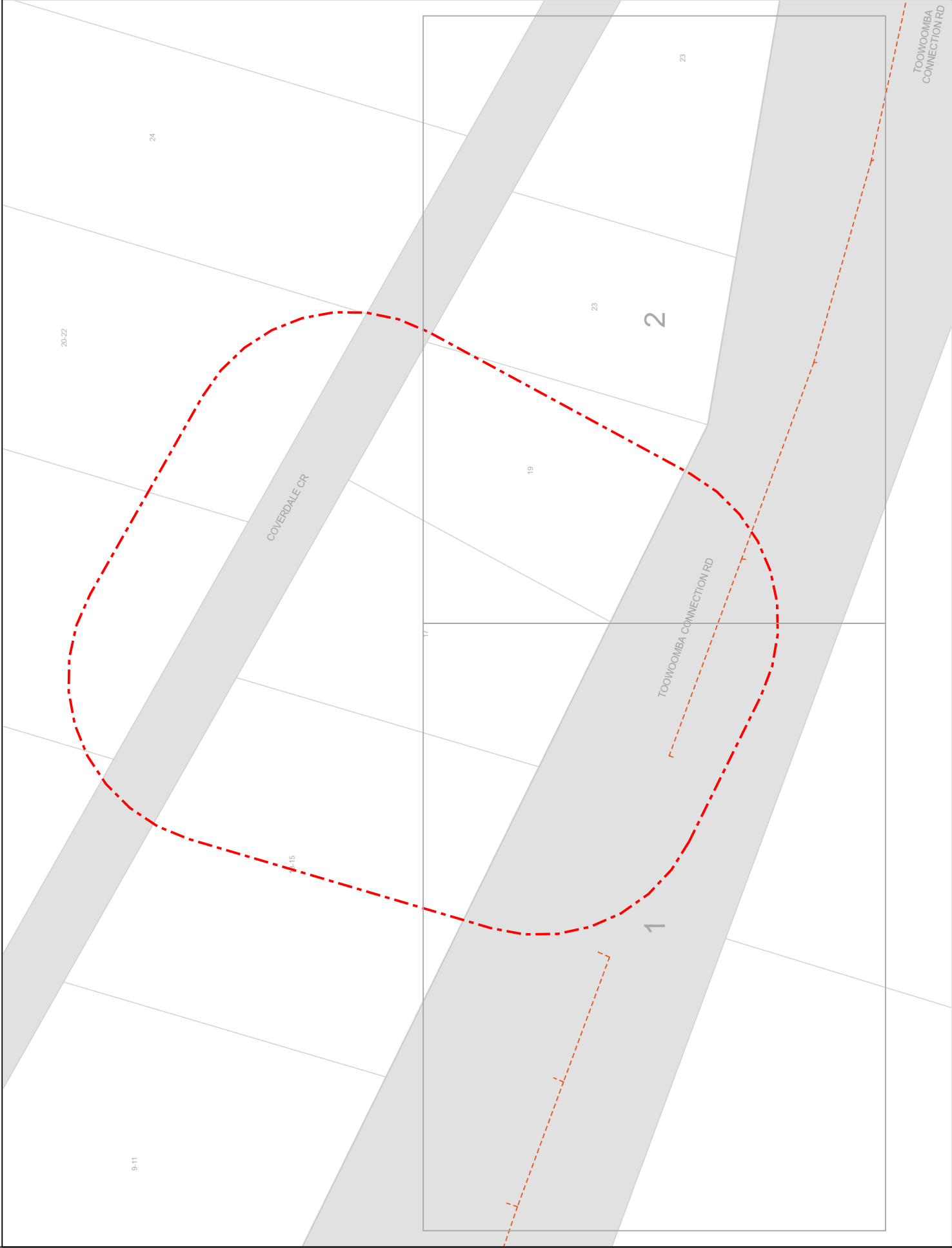
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Date: 24/09/2025
Scale: 1:1025
Title No: **OVERVIEW**

- 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 report, 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 herein. The user acknowledges and agrees that the user assumes all responsibility for the accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



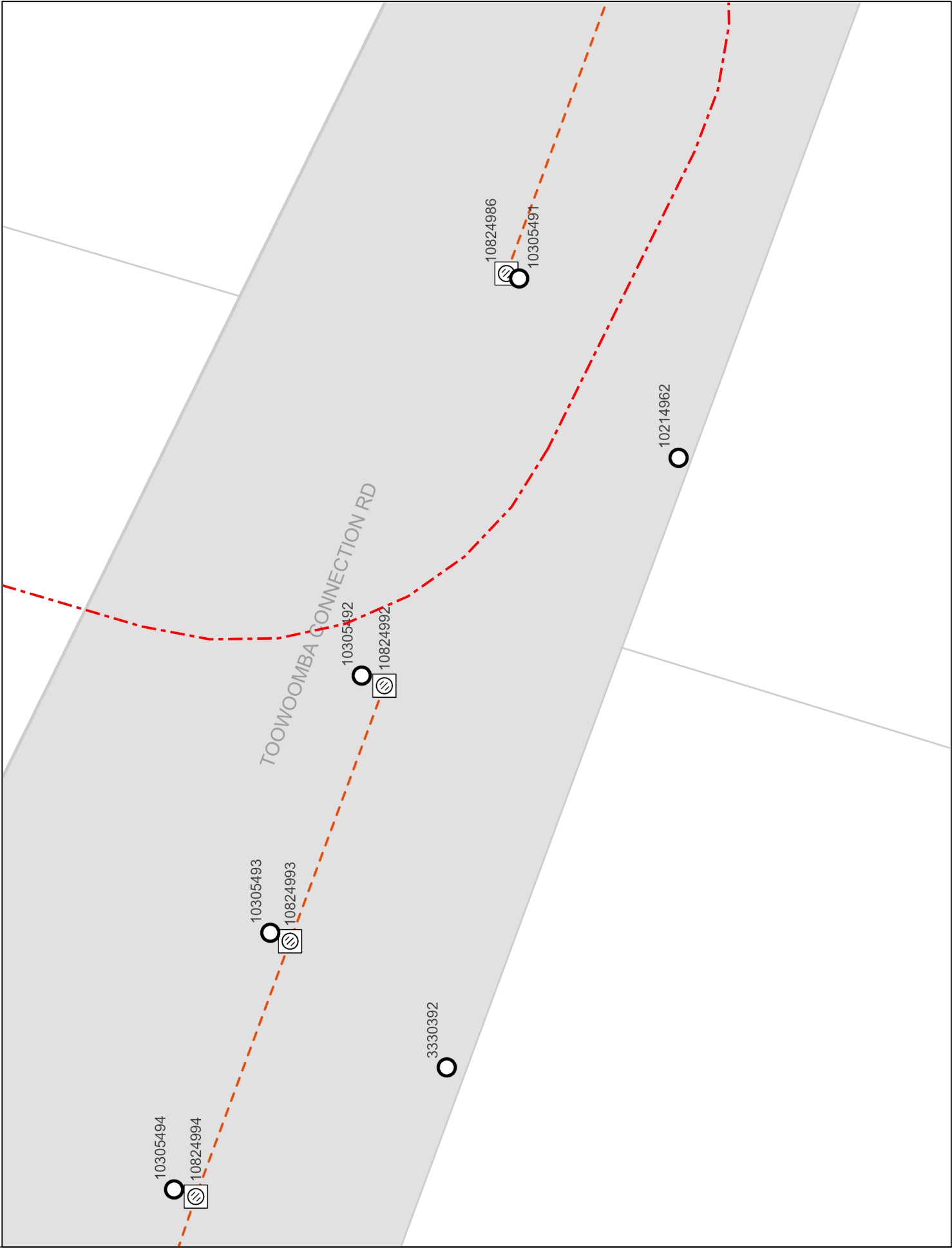


BYDA

Sequence: 261612148
Date: 24/09/2025
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 document, 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 herein. The user acknowledges and accepts the accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 261612148
Date: 24/09/2025
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



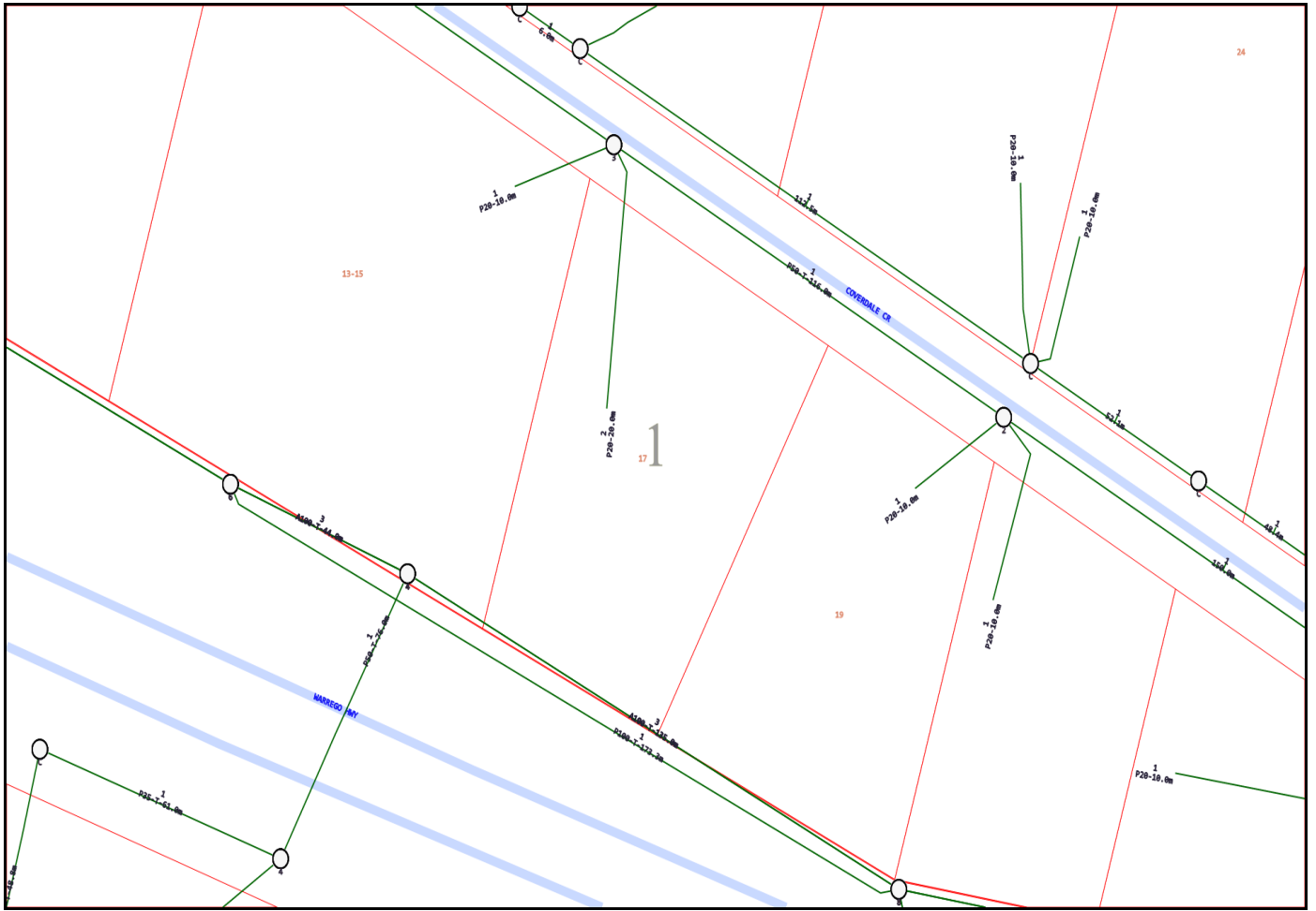
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this document, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or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



LEGEND

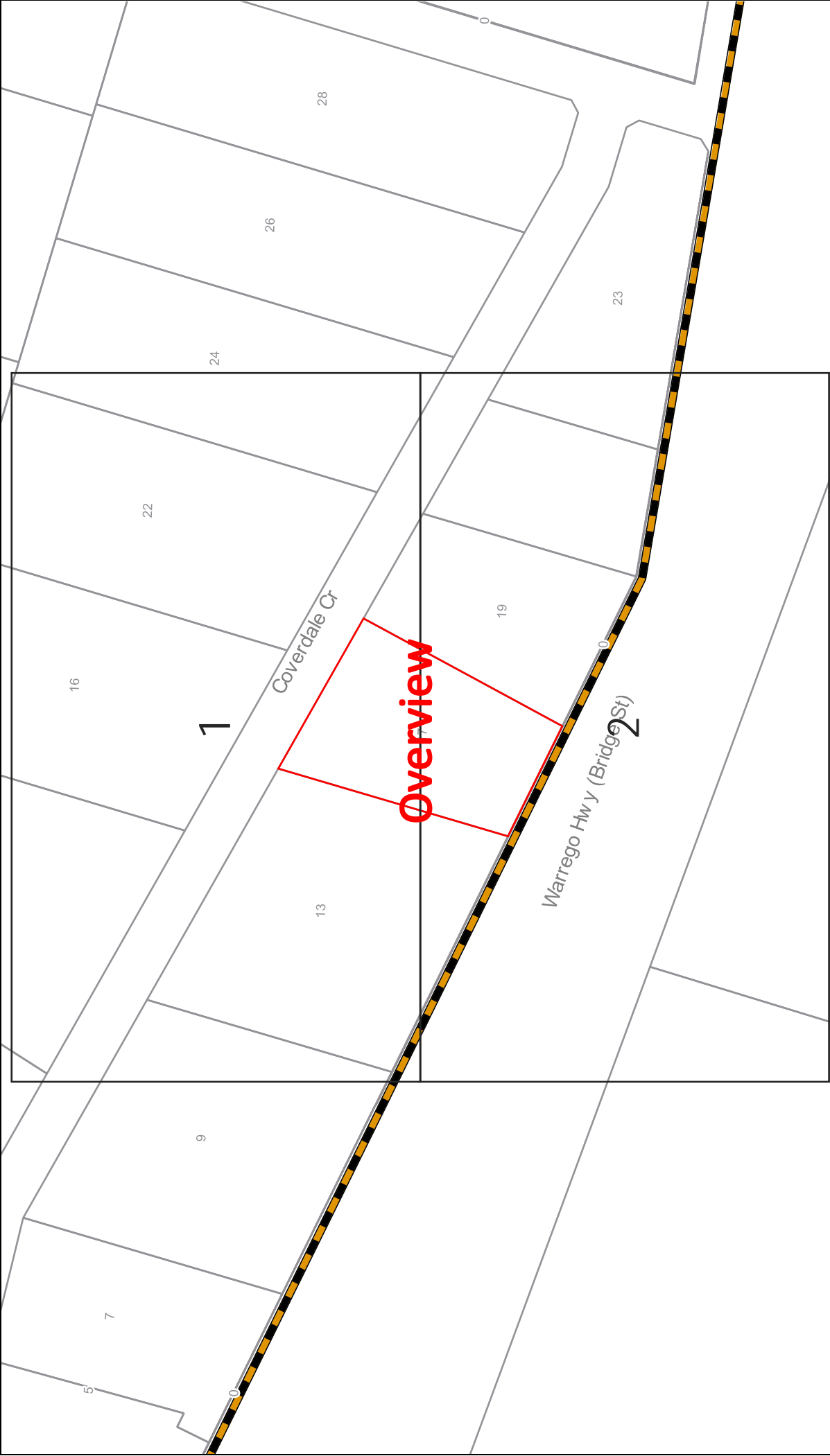


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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	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.



Sequence Number: 261612147

Date: 24/09/2025

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALLY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite



Area

Assets



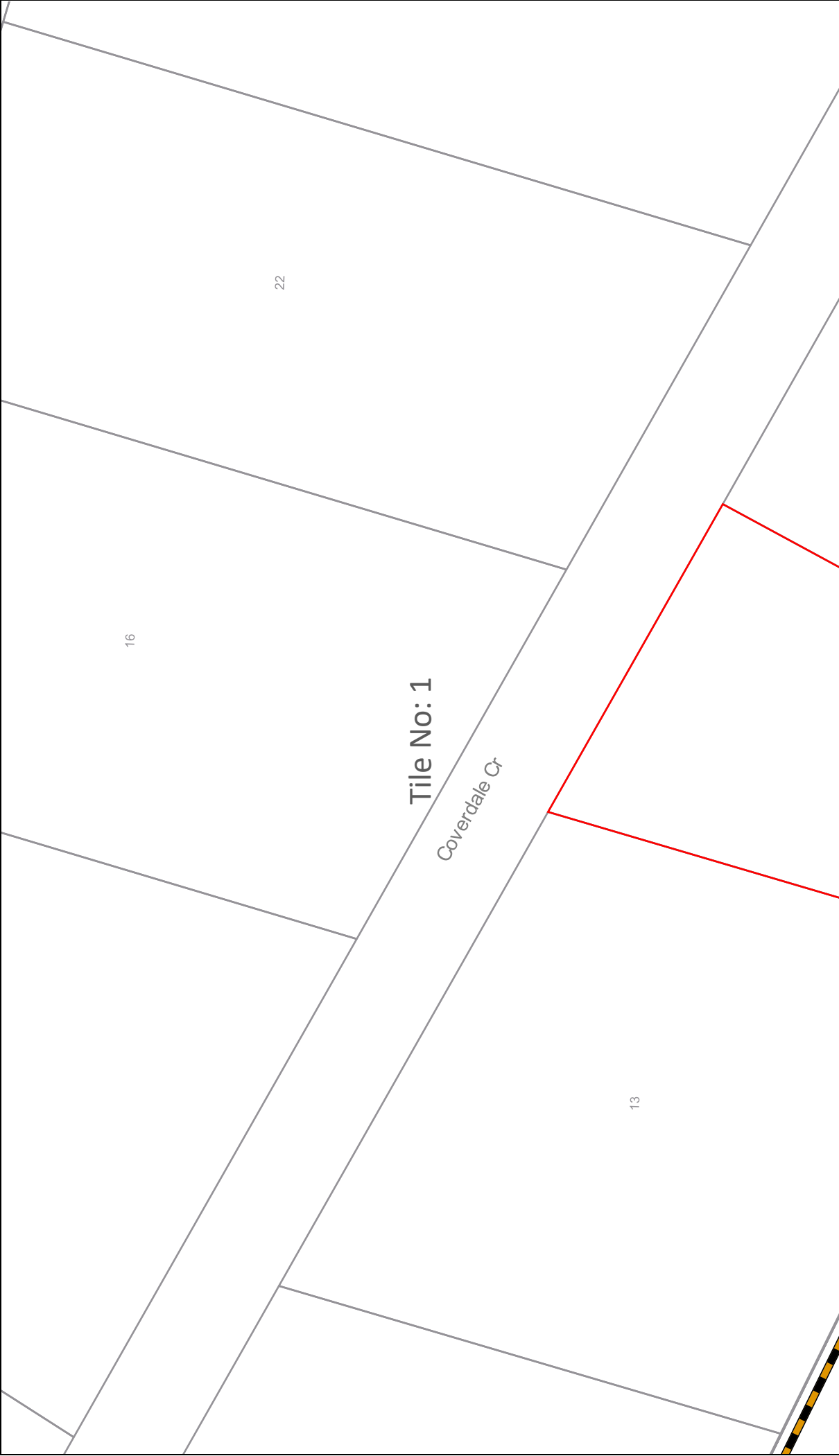
Cable



3rd Party Duct



Marker Post



Sequence Number: 261612147

Date: 24/09/2025

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LEGEND

Digsite



Assets



Cable

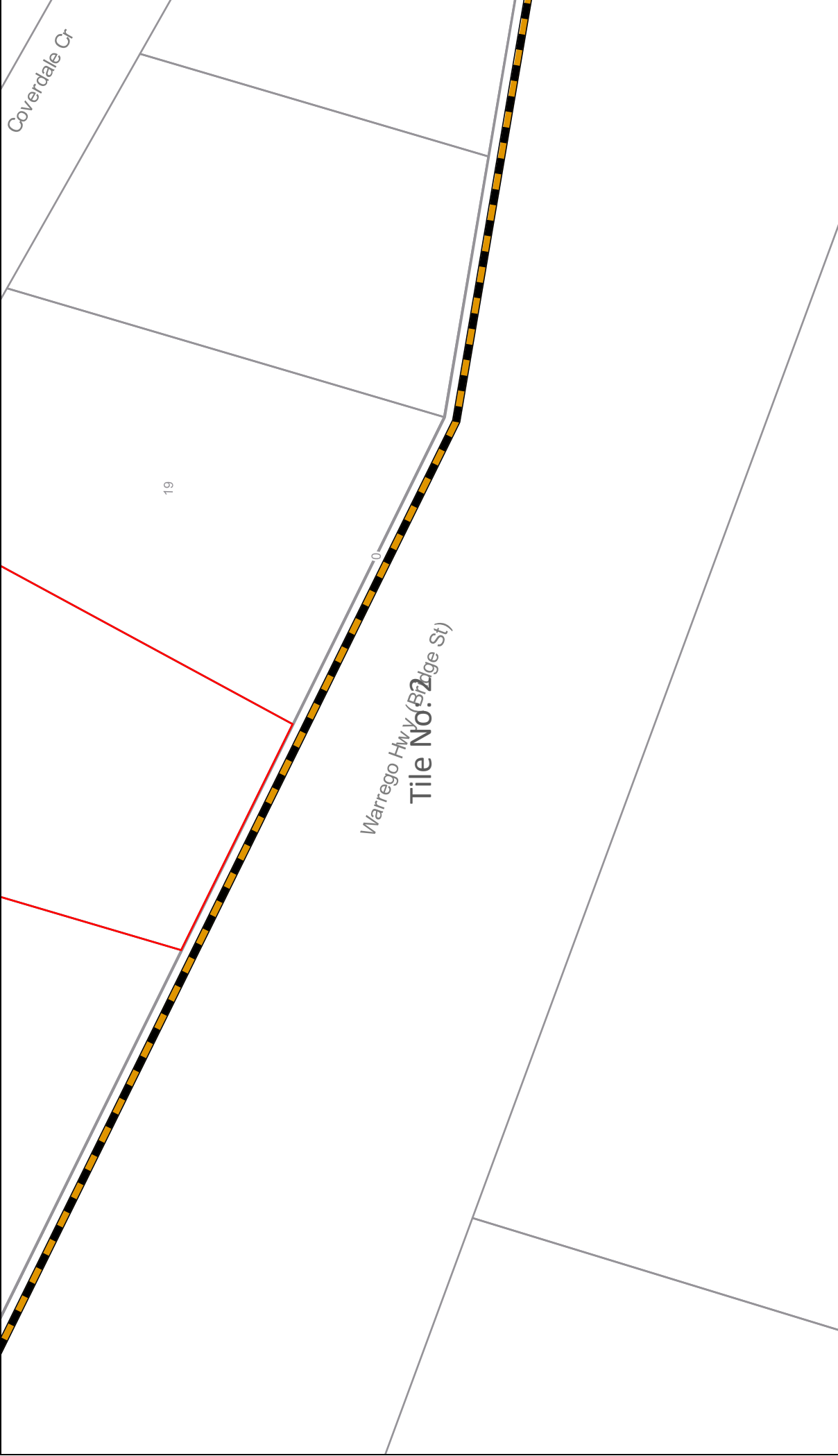


3rd Party Duct



Marker Post





Sequence Number: 261612147

Date: 24/09/2025

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LEGEND

Digsite



Area

Assets



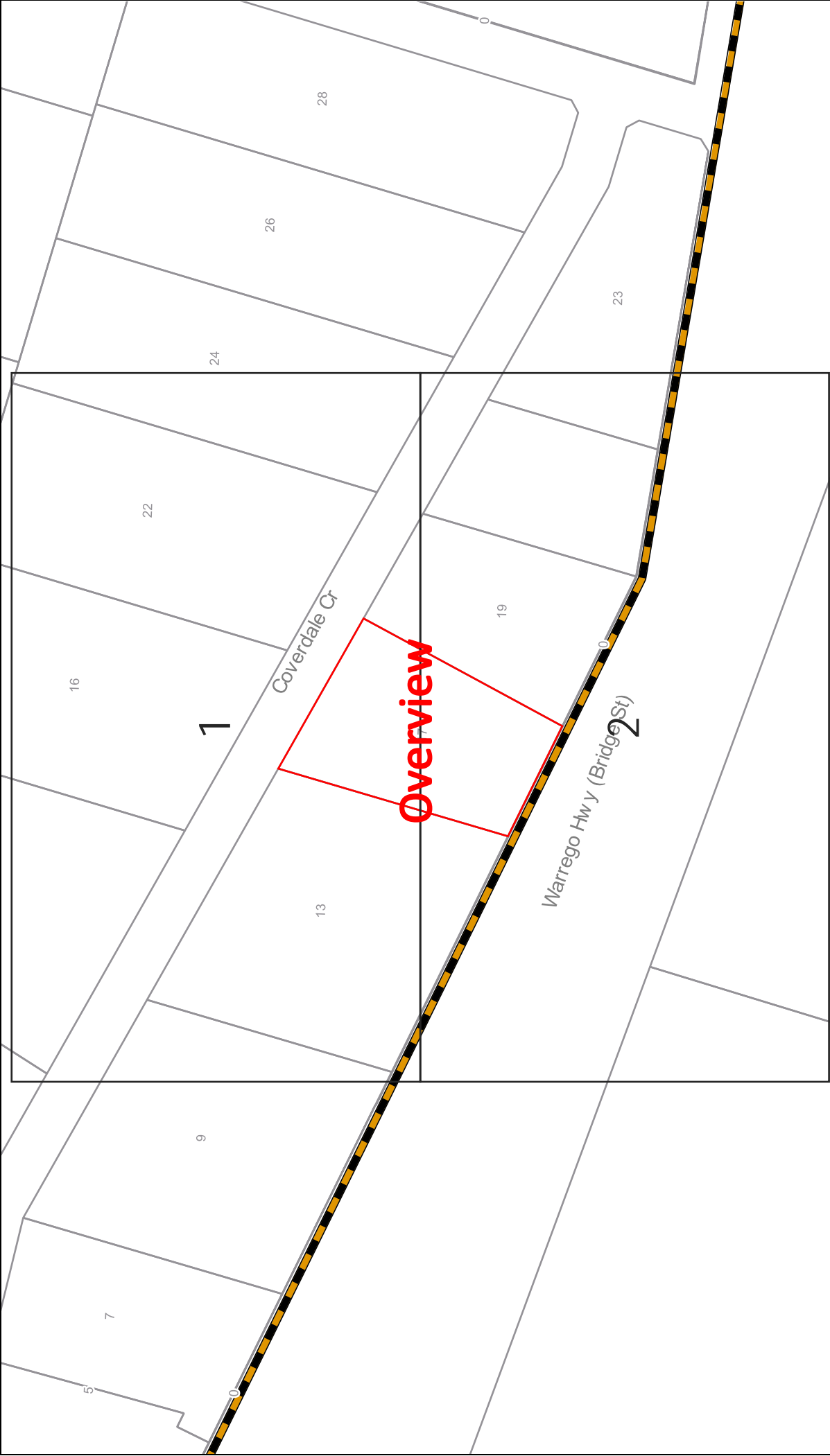
Cable

3rd Party Duct



Marker Post





Sequence Number: 261612147

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LEGEND

Digsite



Area

Assets



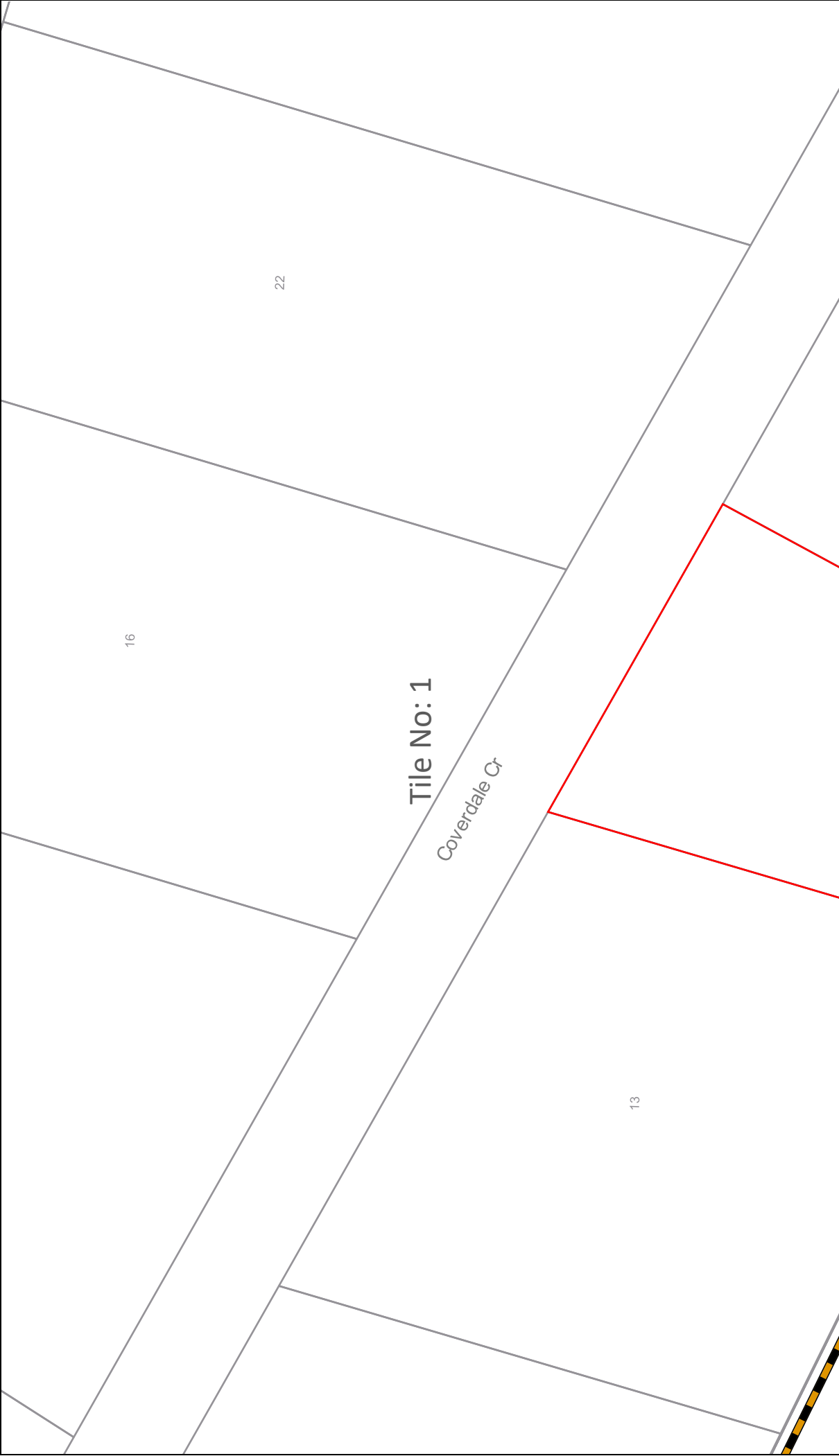
Cable



3rd Party Duct



Marker Post



Sequence Number: 261612147

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LEGEND

Digsite



Assets



Cable



3rd Party Duct



Marker Post





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LEGEND

Digsite



Area

Assets



Cable



3rd Party Duct

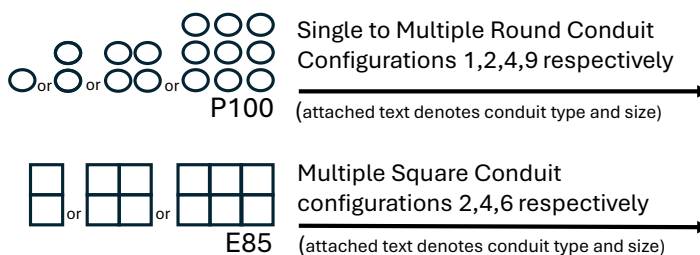


Marker Post

LEGEND



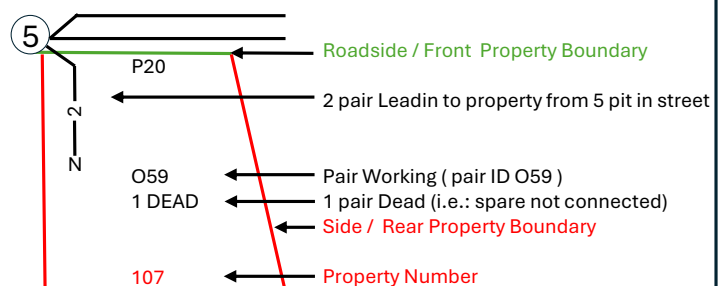
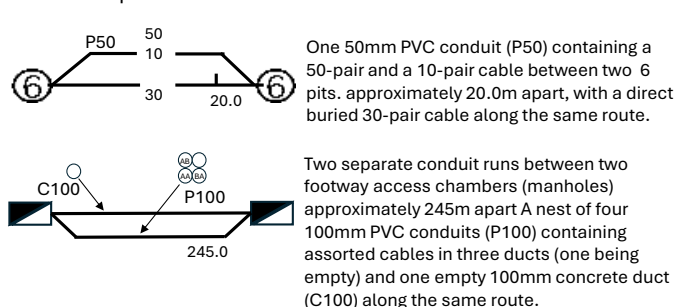
	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment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



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

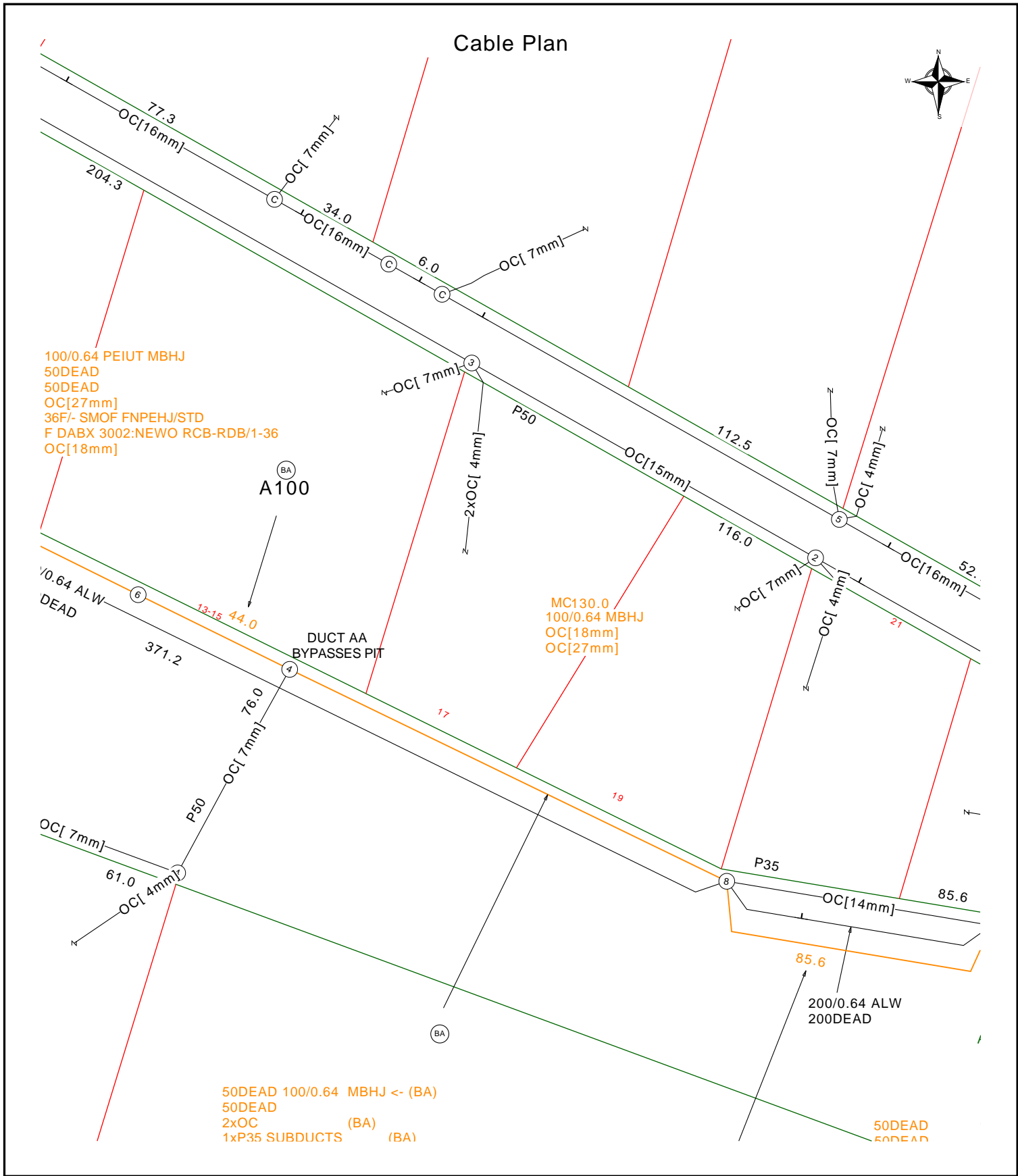
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.


Protect

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

Proceed

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

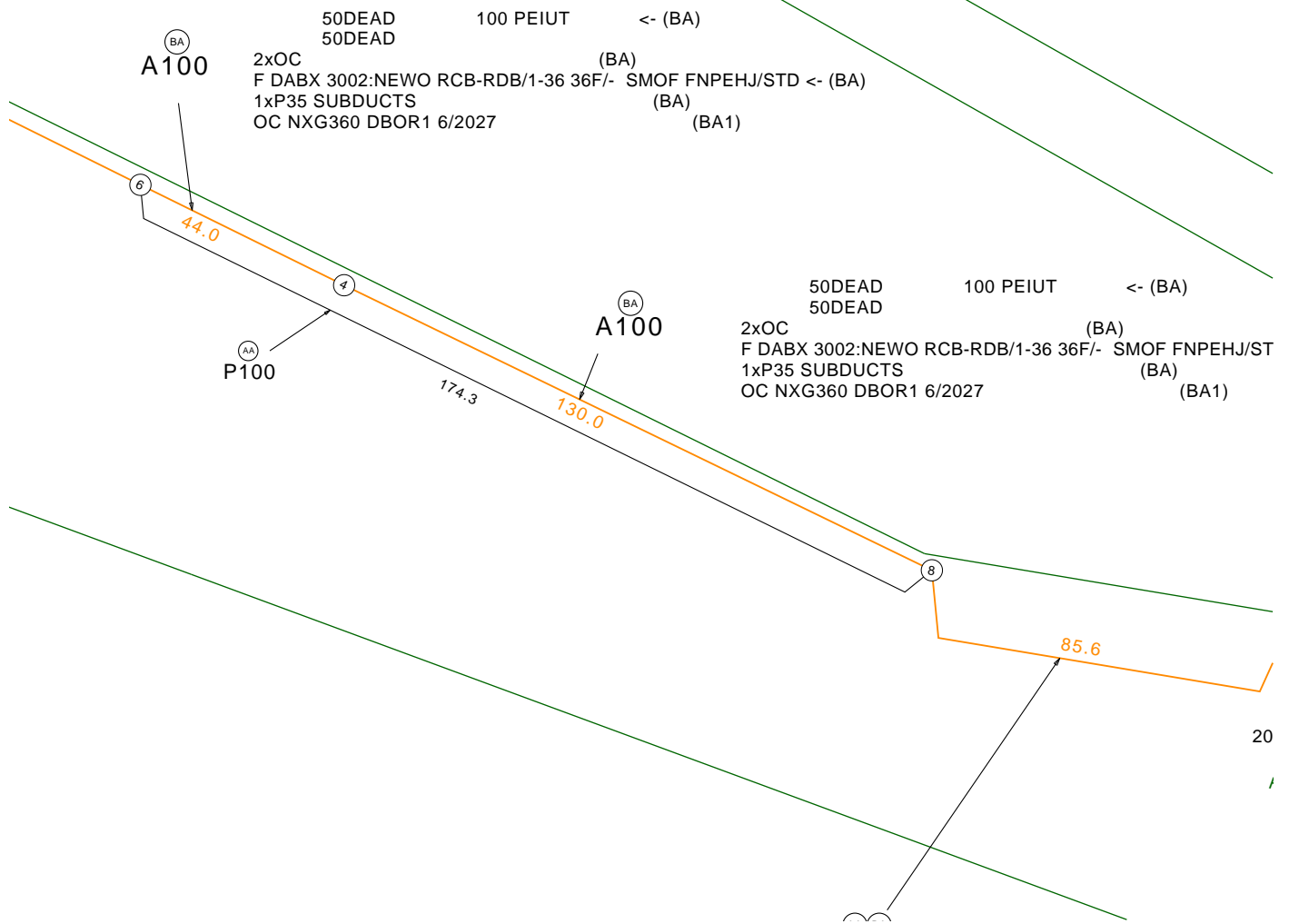


	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 261612149</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 24/09/2025 10:17:24</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

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

<p>WARNING Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing 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.</p>
--

Mains Cable Plan



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

Sequence Number: 261612149

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 24/09/2025 10:17:25

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

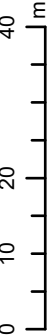
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

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



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

24/09/25 (valid for 30 days)



Scale 1:1,000

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.

Statutory Encumbrance Report

Property: 17 Coverdale Cr, Cotswold Hills QLD 4350

This report details statutory encumbrances that directly impact the property.

1. Telstra

Telstra has underground mains and communication cables located within the subject property. These assets are indicative only, and their exact position must be verified by a certified locating organisation prior to any construction or excavation work. The assets may include fibre optic and/or major network cables.

2. Ergon Energy Network

Ergon Energy Network has underground electricity cables and assets located within the subject property.

3. Toowoomba Regional Council

The Toowoomba Regional Council maintains underground water and sewerage infrastructure that traverses the subject property. This includes, but is not limited to, water mains, sewerage pipes, and associated access points.

4. NBN Co Qld

NBN Co has communication infrastructure located within the subject property. This may consist of underground cables, conduits, and other related assets necessary for the provision of the National Broadband Network.

5. Nextgen NCC – QLD

Nextgen NCC - QLD maintains telecommunications infrastructure on or near the subject property.



Vendor/s

TROY LESLIE VIDLER, KELLIE DE-ANN VIDLER

Property Address

17 COVERDALE CR, COTSWOLD HILLS QLD 4350
