

# 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 **MICHAEL CRAIG STANNARD**

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

**21 BERGHOFER STREET, ROCKVILLE QLD 4350**

Lot on plan description

**24/RP104137**

Community titles scheme  
or BUGTA scheme:

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

☐ **Yes**

☒ **No**

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

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

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

### Title details

**The seller gives or has given the buyer the following—**

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

☒ **Yes**

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

☒ **Yes**



<b>Registered encumbrances</b>	<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>						
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <table border="1" data-bbox="970 510 1487 694"> <tr> <td data-bbox="371 510 962 571">» the start and end day of the term of the lease:</td> <td data-bbox="970 510 1487 571"></td> </tr> <tr> <td data-bbox="371 577 962 638">» the amount of rent and bond payable:</td> <td data-bbox="970 577 1487 638"></td> </tr> <tr> <td data-bbox="371 645 962 694">» whether the lease has an option to renew:</td> <td data-bbox="970 645 1487 694"></td> </tr> </table> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div data-bbox="371 1014 1487 1290" style="border: 1px solid black; height: 123px;"></div>	» 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:	
» 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:							
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div data-bbox="371 1384 1487 1653" style="border: 1px solid black; padding: 5px;">         As per Annexed Before You Dig Search.       </div>						
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <span style="border: 1px solid black; padding: 2px 10px;">3 September 2024</span></p> <p><b>Note</b>—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.

<b>Zoning</b>	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px;">Low-Density Residential</div>	
<b>Transport proposals and resumptions</b>	<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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></p> <p><b>The following notices are, or have been, given:</b></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></p>	
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	
<b>Heritage</b>	<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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>   <input checked="" type="checkbox"/> <b>No</b></span></p>	
<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>	
<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>	



## Part 4 – Buildings and structures

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

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



## 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.

<b>Rates</b>	<b>Whichever of the following applies—</b>
	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: <input type="text" value="\$1424.83"/> Date Range: <input type="text" value="01/0/2025 - 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 <input type="checkbox"/> 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*.

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

\* 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.**

<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>(If Yes, complete the information below)</p>
<b>Community Management Statement</b>	<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"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <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.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—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>

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



# Signatures – SELLER

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

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

\_\_\_\_\_  
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: 53548192

Search Date: 30/09/2025 14:22

Title Reference: 13689127

Date Created: 13/08/1964

Previous Title: 13572079

REGISTERED OWNER

Dealing No: 714819266 04/12/2012

MICHAEL CRAIG STANNARD

ESTATE AND LAND

Estate in Fee Simple

LOT 24 REGISTERED PLAN 104137  
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19505040 (POR 161)
2. MORTGAGE No 716472010 05/05/2015 at 10:44  
AFSH NOMINEES PTY LTD A.C.N. 143 937 437

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



104137

Cat. No. 104137 CISP



For Additional Plan &  
Document Notings  
Refer to CISP

D104421

3572-79

D104421

35102

48-5-0

REC'D OF FILES  
RECEIVED

1961 APR 16 AM 11:48

104137

FN

11-0-0

15-5-0

12-0-0

18-5-0

16-4-64

H & B. J. Schless  
Challenger St

R. S. LAND & SON

13-9  
Schless



## RATE NOTICE

P 131 872 | F 1800 448 882 | [info@tr.qld.gov.au](mailto:info@tr.qld.gov.au) | [www.tr.qld.gov.au](http://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

092856-03349-TV1  
MICHAEL CRAIG STANNARD  
54 CROOKE STREET  
HIGHFIELDS QLD 4352

REFERENCE NO: **251305**  
ISSUE DATE: **1 AUG 2025**  
DUE DATE: **3 SEP 2025**  
AMOUNT DUE: **1,424.83**  
VALUATION: **Averaged Value 195,000**

PROPERTY LOCATION: 21 Berghofer Street, ROCKVILLE QLD 4350  
PROPERTY DESCRIPTION: L24/RP104137:PAR DRAYTON

### SUMMARY OF CHARGES

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

Rates and Charges (see over)	1,353.51
Discount (see over)	54.48 CR
State Emergency Management Levy (see over)	125.80

Total amount payable if received by 3 SEP 2025

**1,424.83**

Total amount payable if not received by the due date

**1,479.31**

### 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](http://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](http://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



**Bill Code:** 18366  
**Ref:** 251305

BPAY® this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 251305

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right Biller Code  
and Reference Number?



Pay using your  
smartphone



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



Post  
Billpay

Pay in-store at Australia Post



\*414 000251305



**24/7 phone  
payment**

Phone  
1300 451 206




## DETAILED RATES AND CHARGES


DESCRIPTION:	BASIS:		RATE / CHARGE:	AMOUNT:
General Rate - Category 1.1*	Rateable Value	195,000	0.007962	776.30
Sewerage Charge Residential*	Units	1	626.420000	313.21
Public Transport Levy	Units	1	43.580000	21.79
Domestic Waste/Recycling Service	Units	1	327.420000	163.71
Domestic Greenwaste Service	Units	1	75.000000	37.50
Waste Facilities & Landfill Rehabilitation Levy	Units	1	82.000000	41.00
<b>Total Council Rates and Charges</b>				<b>1,353.51</b>
State Emergency Management Levy 2(A)	Units	1	251.600000	125.80
<b>Total State Emergency Management Levy</b>				<b>125.80</b>


\* 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](http://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.



**In-store**


**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](http://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).


**BPAY**  
**Bill Code: 18366**  
**Ref: 251305**  
**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](http://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.

® Registered to BPAY Pty Ltd ABN 69 079 137 518

## IMPORTANT INFORMATION

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




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

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

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

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

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

-  Are you moving? Please ensure that you advise Council of your new postal address.
-  Please quote your Reference Number when writing or phoning.
-  If you are unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

To view the Rating Category Statement 2025/26 which includes information as to your right to object to the categorisation of your land please visit [www.tr.qld.gov.au/ratecategories](http://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](http://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.





# PLANTS 2025

from Toowoomba Regional Council



**This is your free plant voucher! It's worth two free plants to you or as your donation to a local community group.**

Present this voucher at your local collection point. Our collection points and opening times are listed over the page.

These plants are provided to every residential or rural property each year. Plants are to be grown within your property boundary (footpath plantings are not permitted).

If conditions are not suitable for planting at this time in your area, you may save and redeem this voucher at one of our next programs.

**Please bring your own bag or box.**

Plants are subject to availability.



## Collection points & opening times

# OCTOBER & NOVEMBER 2025

- **Crows Nest Community Nursery, Depot St**

Thursdays 8.30am - 1pm during October

Saturday 1 November, 8.30am - noon

- **Highfields, Peacehaven Botanic Park, Kuhls Rd**

Saturday 11 October, 8.30am - 1pm

Thursday 16, 23, 30 October, 9am - noon

- **Yarraman depot, Barr Smith St**

Wednesdays 8.30am - noon during October

- **Goombungee Service Centre,  
(rear of centre), Mocatta St**

Wednesdays 8.30am - noon during October

- **Pittsworth Town Hall, courtyard area**

Wednesdays 9am - noon during October

- **Charlton, Kuhrt Crt (off Nass Rd)  
(Toowoomba collection point)**

Saturdays 8am - noon during

October/November



**TOOWOOMBA  
REGION**

PO Box 3021 Toowoomba QLD 4350

131 872 | [www.tr.qld.gov.au](http://www.tr.qld.gov.au)

Plants are subject to availability.



# 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 - 013082 - 1/2 -  
MICHAEL CRAIG STANNARD  
54 CROOKE STREET  
HIGHFIELDS QLD 4352

REFERENCE NO: **251305**  
ISSUE DATE: **11 APR 2025**  
DUE DATE: **14 MAY 2025**  
AMOUNT DUE: **551.03**

PROPERTY LOCATION: 21 Berghofer Street, ROCKVILLE QLD 4350  
PROPERTY DESCRIPTION: L24/RP104137:PAR DRAYTON

## 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)	215.28
Discount on Water Infrastructure Charge @ 10%	37.31CR

Total amount payable if received by 14 MAY 2025 **551.03**

Total amount payable if not received by the due date **588.34**

## 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](http://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](http://www.tr.qld.gov.au/requests) or contact the customer service centre on **131 872**.



092013 - 013082

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



**Biller Code: 18366**  
**Ref: 251305**

BPAY® this payment via Internet or phone banking.  
BPAY View® – View and pay this bill using internet banking.  
BPAY View Registration No.: 251305

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right biller code and reference number?



Pay using your smartphone



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



Post Billpay

Pay in-store at Australia Post



\*414 000251305



**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
<b>Total Water Infrastructure Charges</b>			<b>373.06</b>

\*10% Discount applies if paid by due date

## METHODS OF PAYMENT



**Paying online** - Visit [www.tr.qld.gov.au/payments](http://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: 251305**

**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](http://www.bpay.com.au)

© Registered to BPAY Pty Ltd ABN 69 079 137 518



**In-store**

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



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



Services Australia

**Centrepay** - Go to [servicesaustralia.gov.au/centrepay](http://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](http://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:** 21 Berghofer Street, ROCKVILLE QLD 4350

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

**PROPERTY**

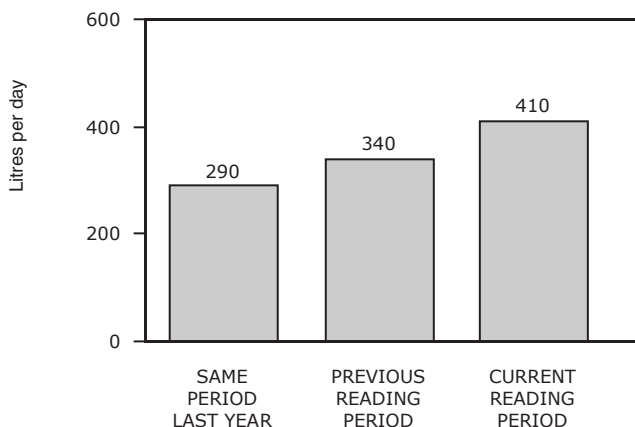
**DESCRIPTION:** L24/RP104137:PAR DRAYTON

Meter	Meter Size	Readings		Consumption (Kilolitres)
		Start	End	
19W043206	RES 20MM 5 DIGITS	3 Jun 2024 429	26 Nov 2024 501	72
<b>Total Consumption</b> →				72
	72 kL 1st Tier Consumption @ \$2.99/kL			215.28
	0 kL 2nd Tier Consumption @ \$5.09/kL			0.00
	72 kL Total			215.28



092013 - 013082

**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.





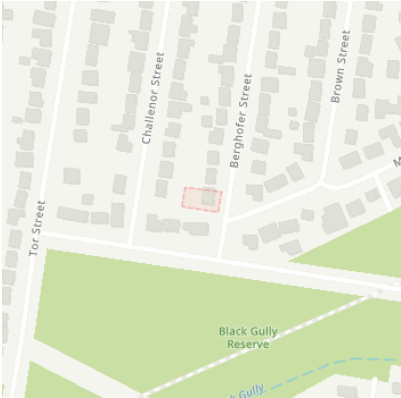
Contact Details

Contact	Contact number	Company	Enquirer ID
Chelsea McDonald	0499 418 278	Enterprise Legal	3732520
Email	Address		
chelsea@enterpriselegal.com.au	11 Annand Street Toowoomba City QLD 4350		

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
30/09/2025	30/09/2025	30/09/2026	Other Conveyancing	Design	Both Road, Nature Strip, Footpath	Conveyancing



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

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

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

User Reference	Address	Notes/description
21 Berghofer St	21 Berghofer St Rockville QLD 4350	-

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](http://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
261901214	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
261901213	Ergon QLD	13 10 46	NOTIFIED
261901212	NBN Co Qld	1800 687 626	NOTIFIED
261901215	Telstra QLD Regional	1800 653 935	NOTIFIED
261901211	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST



# APA

Australia's energy  
infrastructure partner



## Before You Dig Australia

Classification: Networks

<b>Enquiry date</b>	30/09/2025
<b>Sequence number</b>	261901214
<b>Work site address</b>	21 Berghofer St Rockville QLD 4350





## Before You Dig Checklist

---



### 1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
  - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
- 



### 2. Prepare

- Electronically locate gas assets and mark locations.
  - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
- 



### 3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
  - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
- 



### 4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
  - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
  - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
  - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
- 



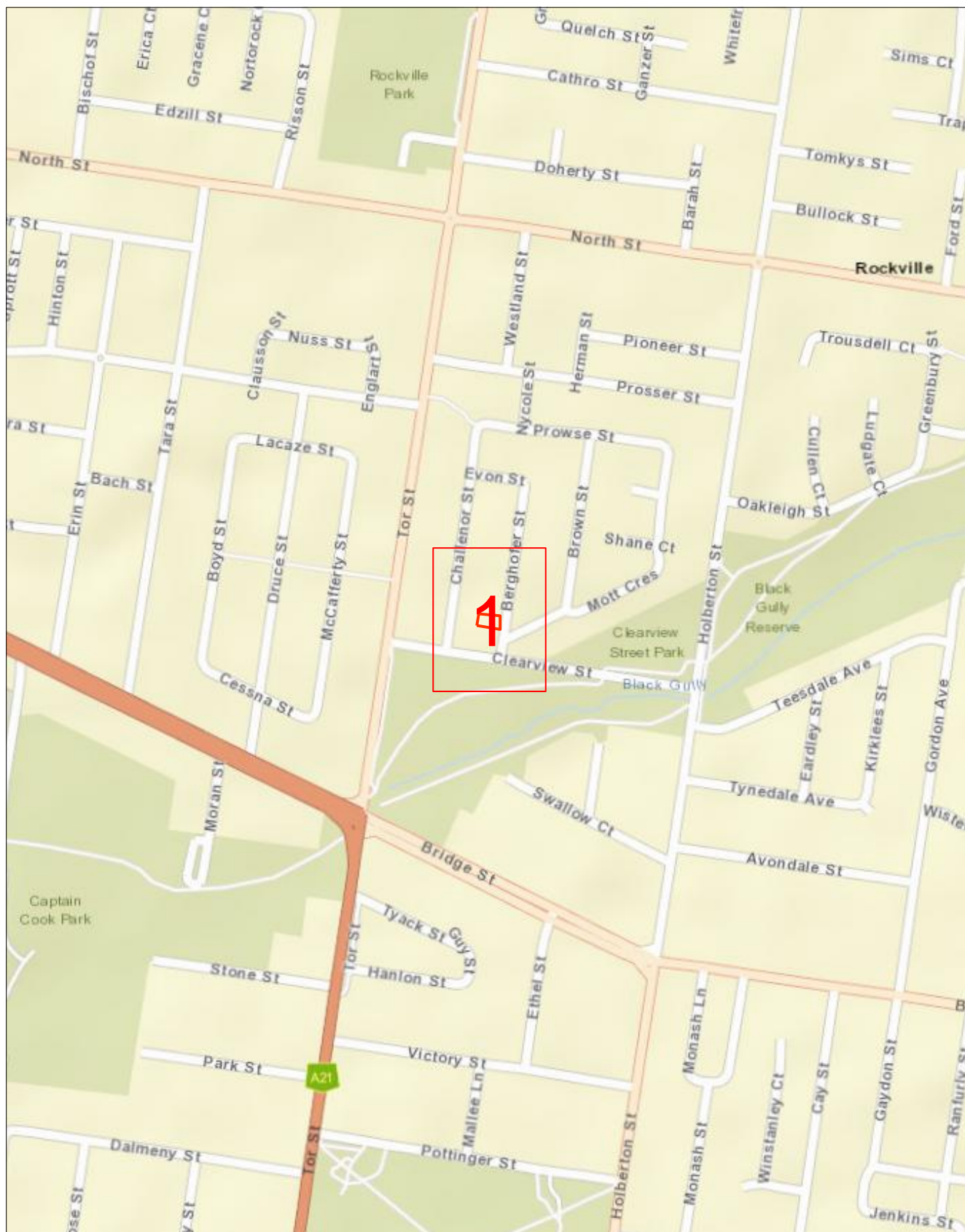
### 5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
  - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-



Site 21 Berghofer St  
Address: Rockville  
QLD 4350

Sequence 261901214  
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area







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		
<b>Pipe</b> <b>40P6 in 80C2</b> 40 mm high pressure medium density poly in an 80 mm cast iron casing <b>63S8</b> 63 mm medium pressure steel	<b>Pipe code</b> Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter	This map was created in colour and should be printed in colour









BYDA

Sequence: 261901213  
Date: 30/09/2025  
Scale: 1:500  
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan



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





# Working near **nbn**<sup>TM</sup> cables

**nbn** has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

## Practice safe work habits

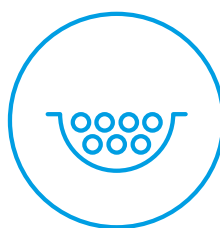
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



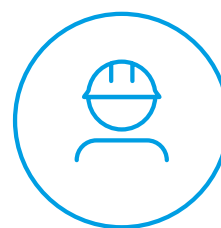
**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



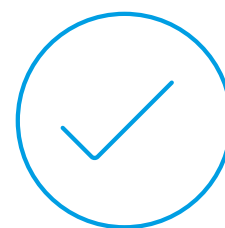
**Prepare:** Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



**Pothole:** Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



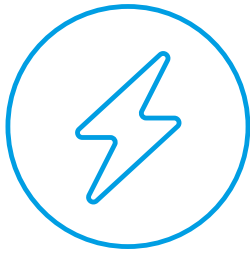
**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities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



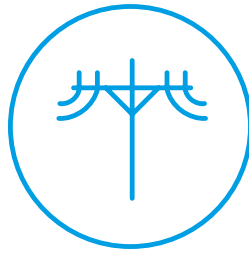
**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.



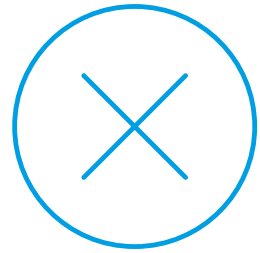
# Working near **nbn**<sup>™</sup> cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

## Contact

All **nbn**<sup>™</sup> network facility damages must be reported online [here](#).  
For enquiries related to your DBYD request please call 1800 626 329.

### Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

**nbn** will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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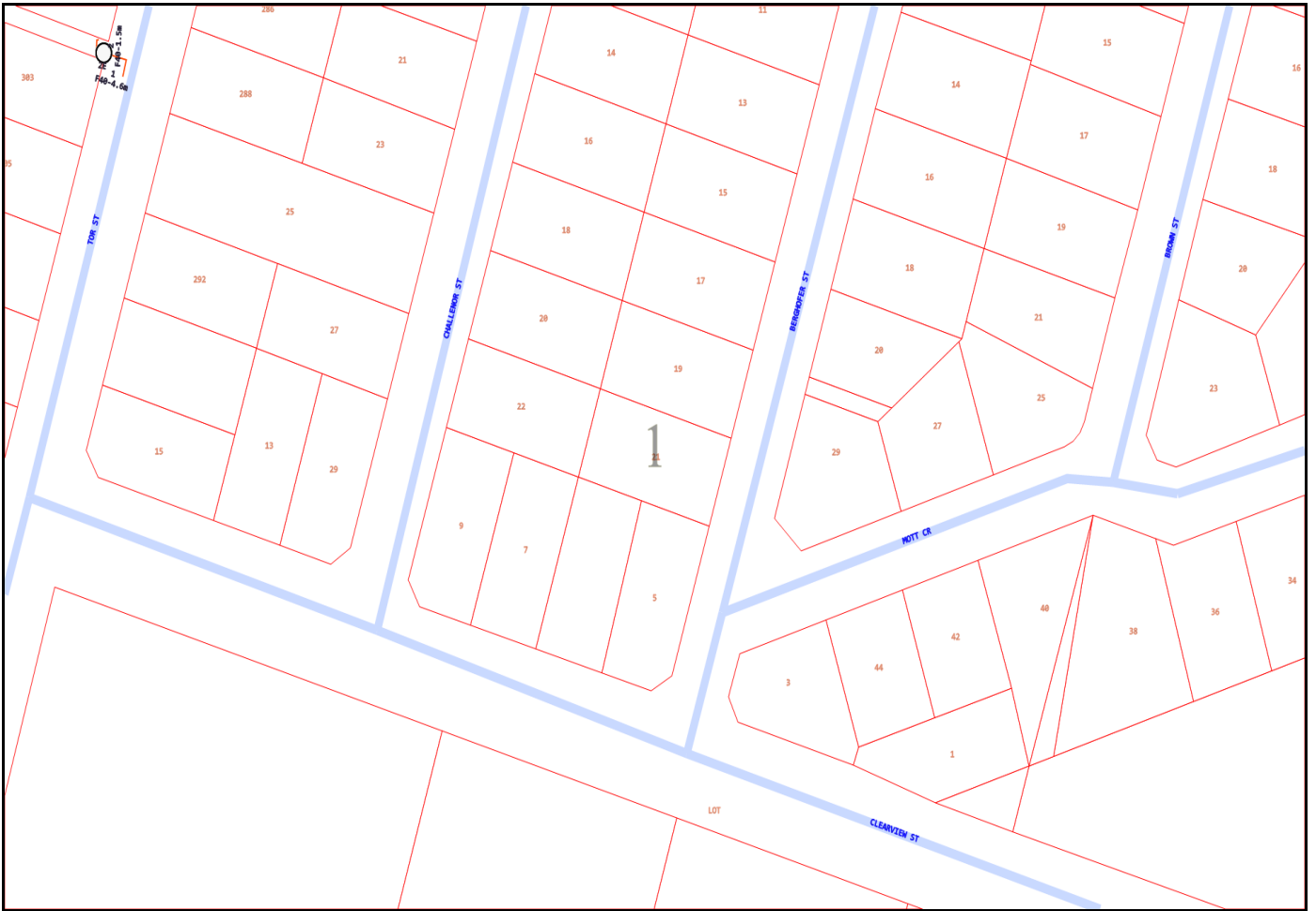


## LEGEND



	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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (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.



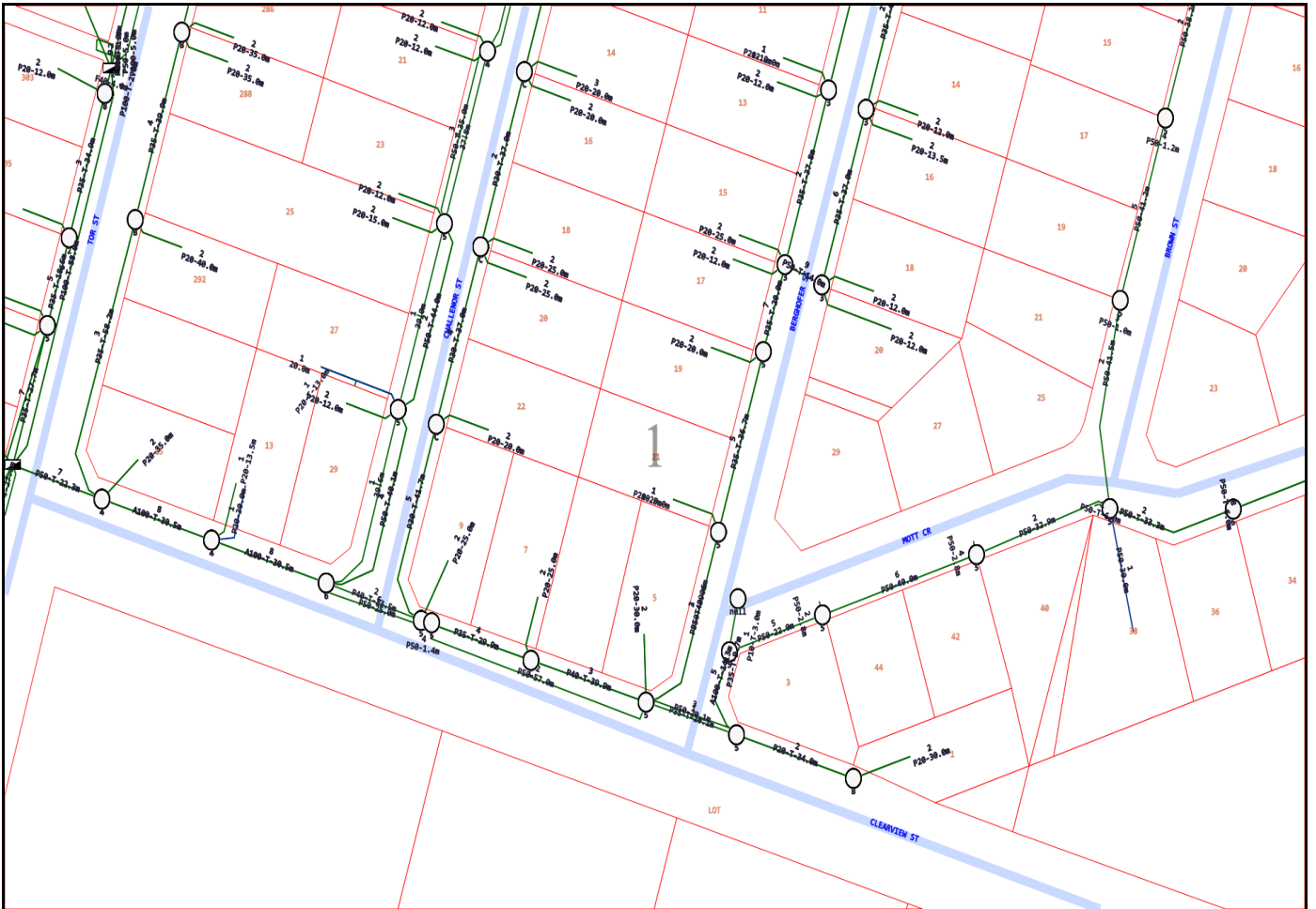


## LEGEND



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	Pit with size "5"
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	Road and the street name "Broadway ST"
Scale	Meters 1:2000 1 cm equals 20 m





## Emergency Contacts

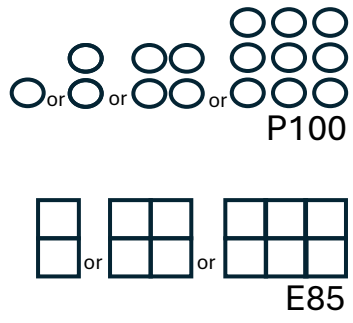
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



LEGEND



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



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

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

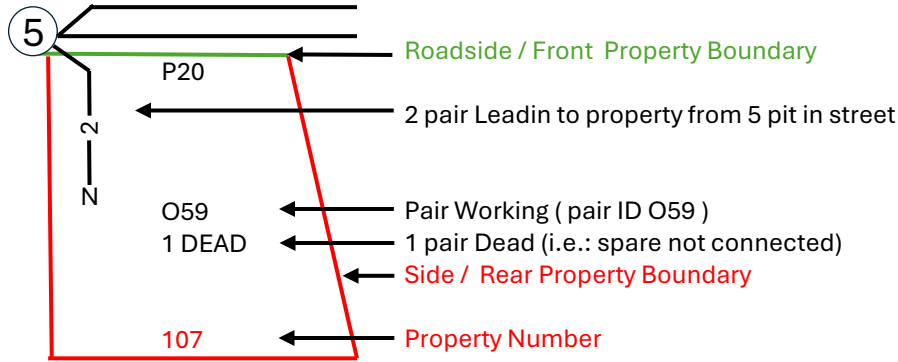
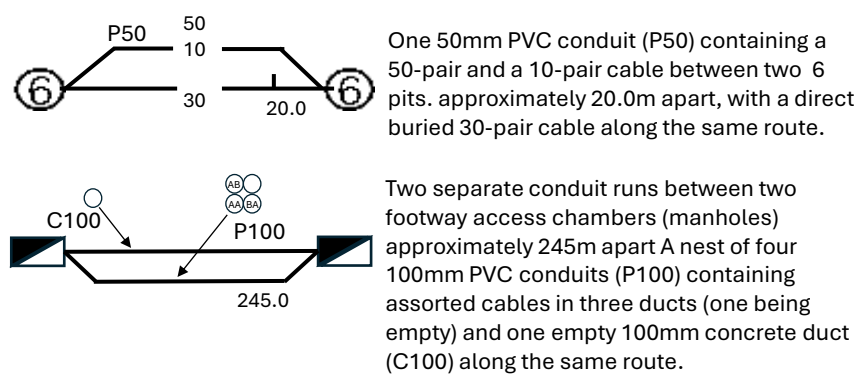
**Some examples of conduit type and size:**

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

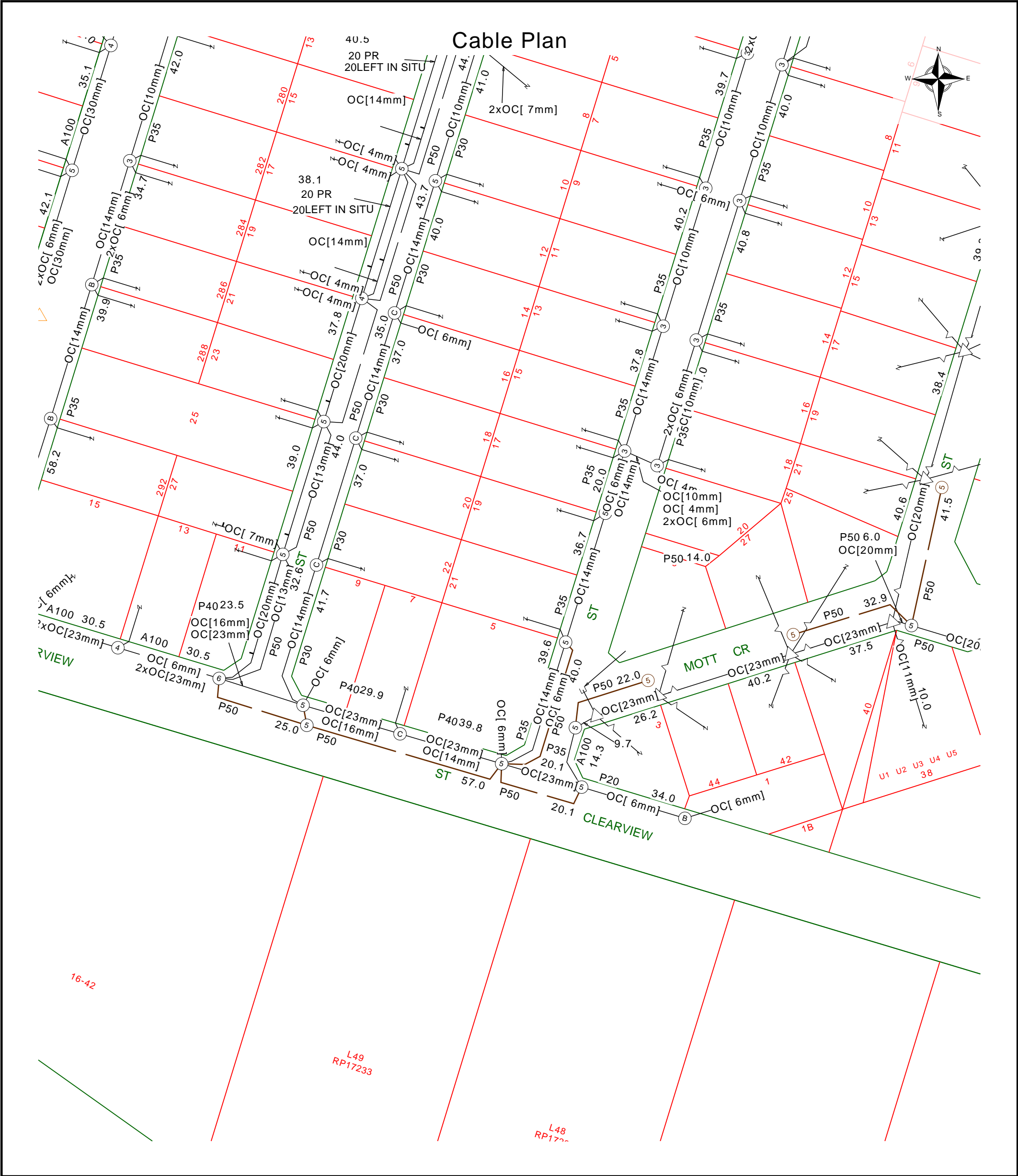



The 5 Ps of Safe Excavation

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

<b>Plan</b>	<b>Prepare</b>	<b>Pothole</b>	<b>Protect</b>	<b>Proceed</b>
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.





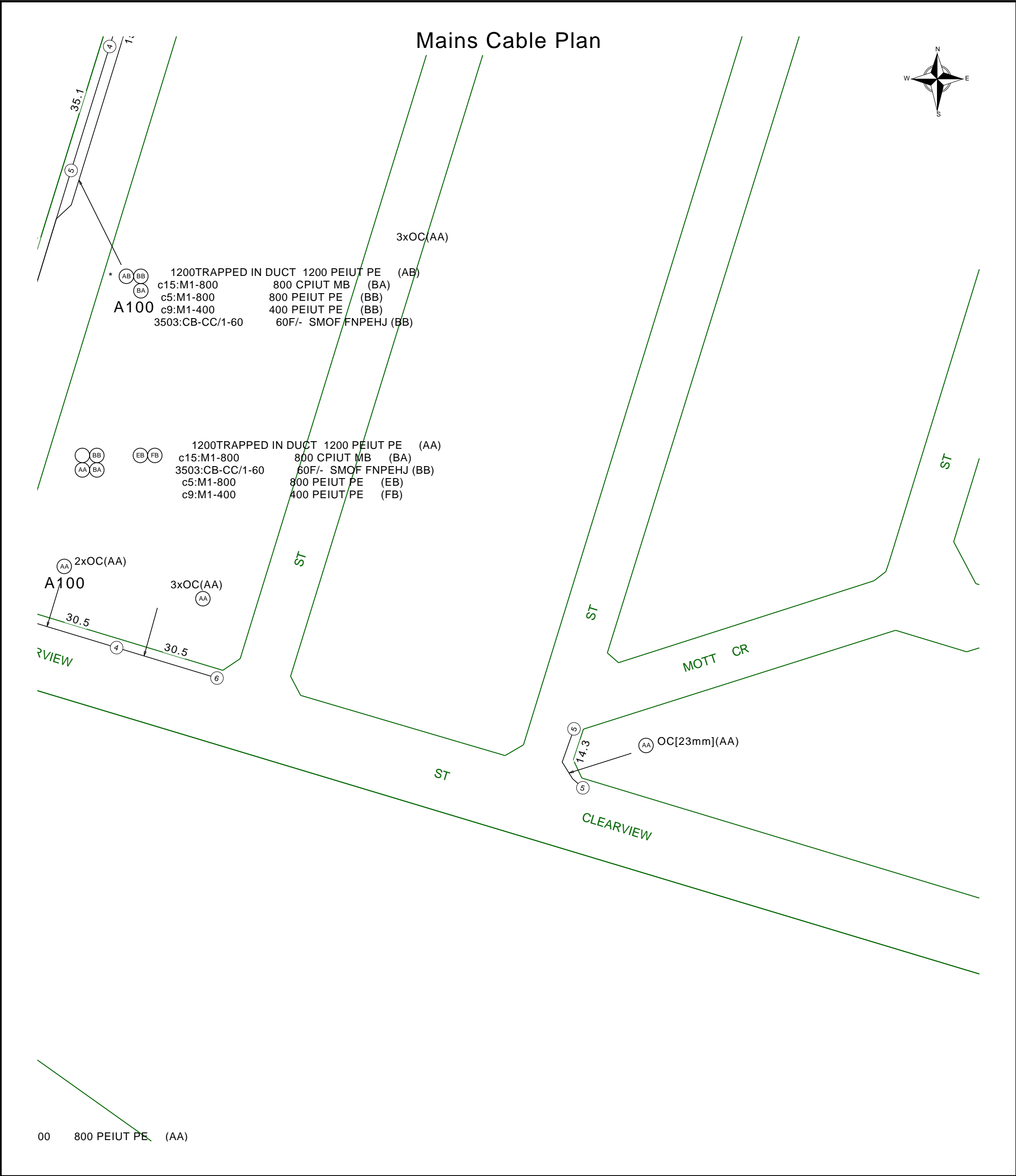
	<p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 261901215</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 30/09/2025 14:27:50</p>		<p><b>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.</b></p>

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

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

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





	Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-</a> Ph - 13 22 03 Email - <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a> Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 261901215
	TELSTRA LIMITED A.C.N. 086 174 781	<b>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.</b>
	Generated On 30/09/2025 14:27:52	

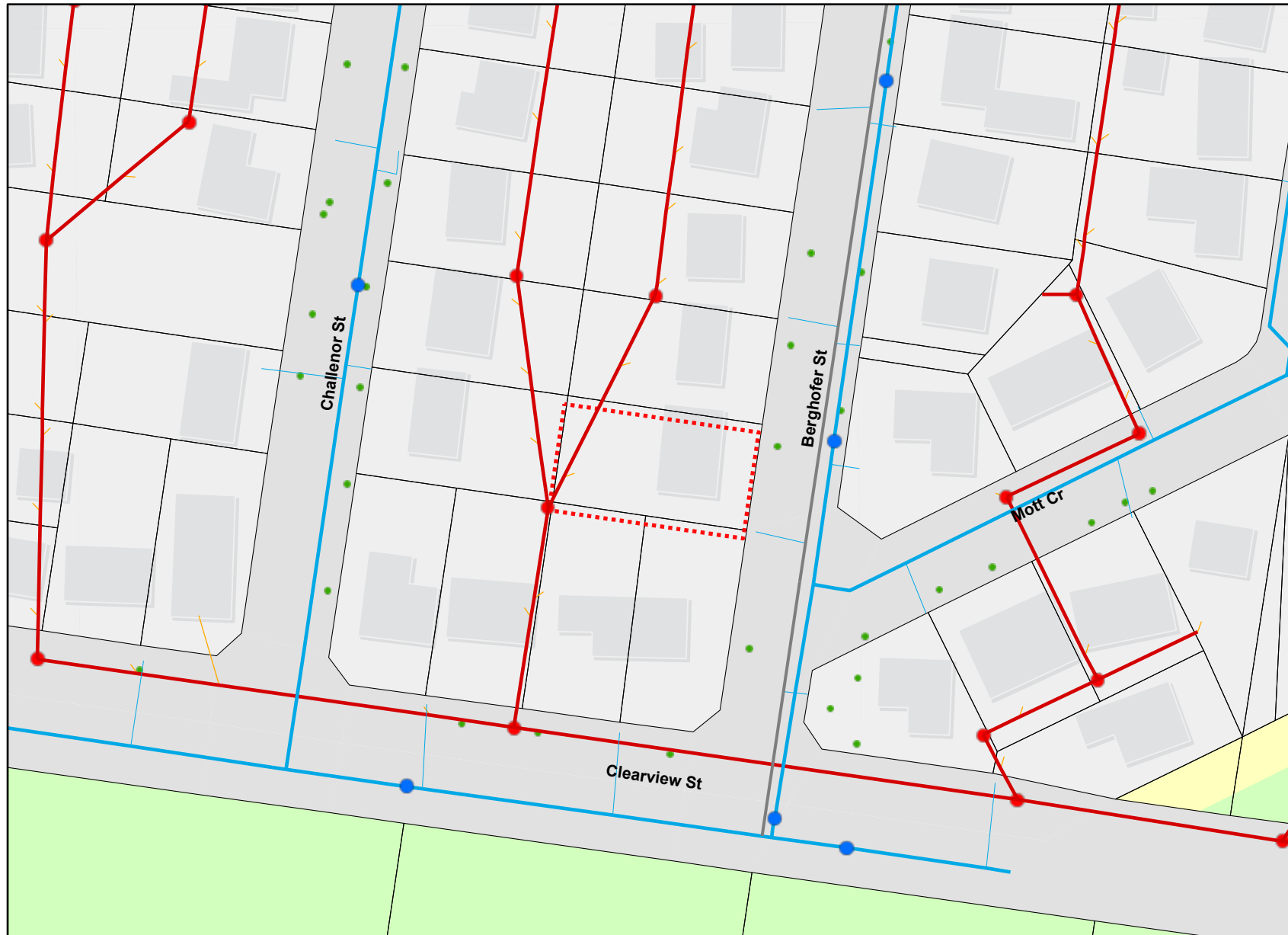
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Page 2 of 2





- Legend**
- BYDA Enquiry Area
  - Abandoned Water Pipe
  - Water Hydrant
  - Reticulation Main
  - Water Service
  - Pit
  - Sewer Gravity Main
  - Sewer Manhole
  - 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.

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Refer to the attached Disclaimer for more information.





## End of document

**i** This document may exclude some files (eg. DWF or ZIP files)

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