

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 Steven Thomas Gibbs

Property address 16 Aroona Ave

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

Buddina QLD 4575

Lot on plan description Lot 665 on CP B92919

Community titles scheme
or BUGTA scheme:

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

☐ Yes

☒ No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ Yes

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

☒ Yes

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

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

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

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

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

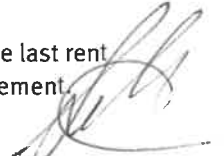
Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

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



Part 3 – Land use, planning and environment

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

Zoning The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

Low Density Residential; Regional Land Use (Urban Footprint)

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

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

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

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

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

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ **Yes** ☒ **No**

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ **Yes** ☒ **No**

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ **Yes** ☒ **No**

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

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

Heritage The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ **Yes** ☒ **No**

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

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

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input 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: \$3,212.54

Date Range: 1/7/2025-31/12/2025

OR

The property is currently a rates exempt lot.**

☐

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: \$346.13

Date Range: 14/2/2025-22/5/2025

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: Insert estimated amount

Date Range: Insert date range

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.



Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.
(If Yes, complete the information below)

☐ Yes ☒ No

Community Management Statement

A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.

☐ Yes

Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.

Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.

☐ Yes ☐ No

If No— An explanatory statement is given to the buyer that states:

☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Statutory Warranties

Statutory Warranties—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980

The property is included in a BUGTA scheme
(If Yes, complete the information below)

☐ Yes ☒ No

Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.

☐ Yes ☐ No

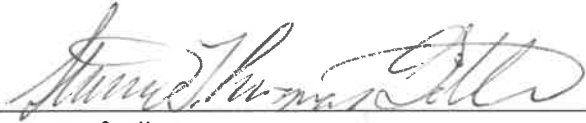
If No— An explanatory statement is given to the buyer that states:

☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER



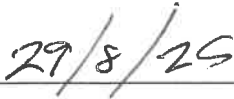
Signature of seller

Signature of seller

Steven Thomas Gibbs

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: 52977170

Search Date: 14/08/2025 10:08

Title Reference: 16157099

Date Created: 11/08/1981

Previous Title: 14833211

REGISTERED OWNER

Dealing No: 723843394 04/02/2025

STEVEN THOMAS GIBBS

ESTATE AND LAND

Estate in Fee Simple

LOT 665 CROWN PLAN B92919
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14833211 (ALLOT 665 SEC 16)
2. MORTGAGE No 703932336 14/03/2000 at 12:01
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

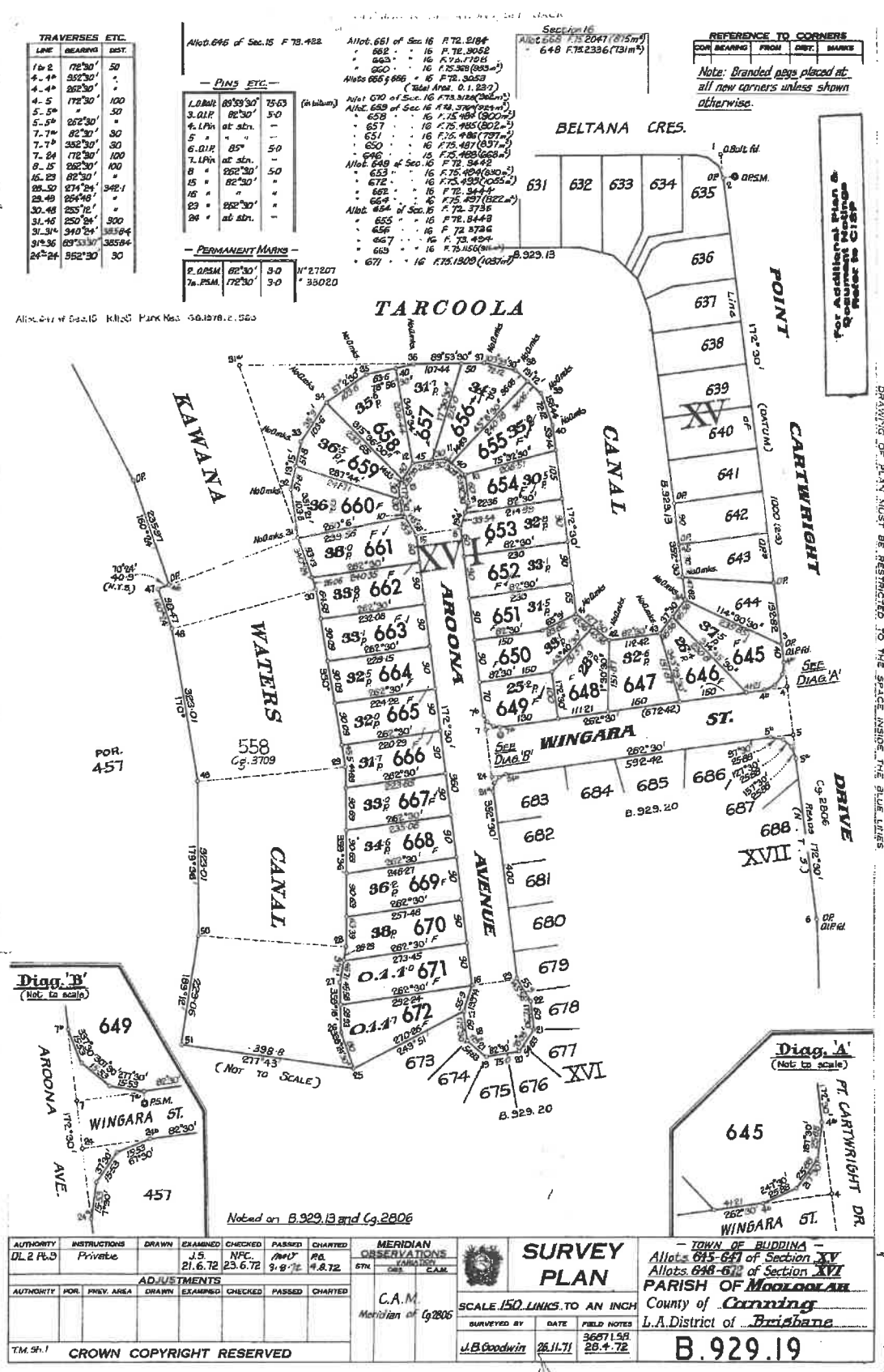
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED



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The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

If you are undertaking development or building certification, it is recommended that Council [property searches](#) are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.

New Sunshine Coast Planning Scheme Project. In partnership with our community, council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. Up-to-date information on the status of the New Planning Scheme Project is available on [Council's website](#), where you can also register to receive project updates and be notified of future community engagement activities

Site Information

[Change Location](#)

Property Address 16 Aroona Ave BUDDINA QLD 4575

Lot Plan 665B92919

Land Area 809 SQ METRES

More Information [View in MyMaps.](#)
[View in Development.i.](#)
[View in State Assessment Referral Agency \(SARA\) DA mapping \(External Site\).](#)
[View in State Planning Policy Interactive Mapping System \(External Site\).](#)
[View in Google Street View \(External Site\).](#)

Location Map




Contour Map

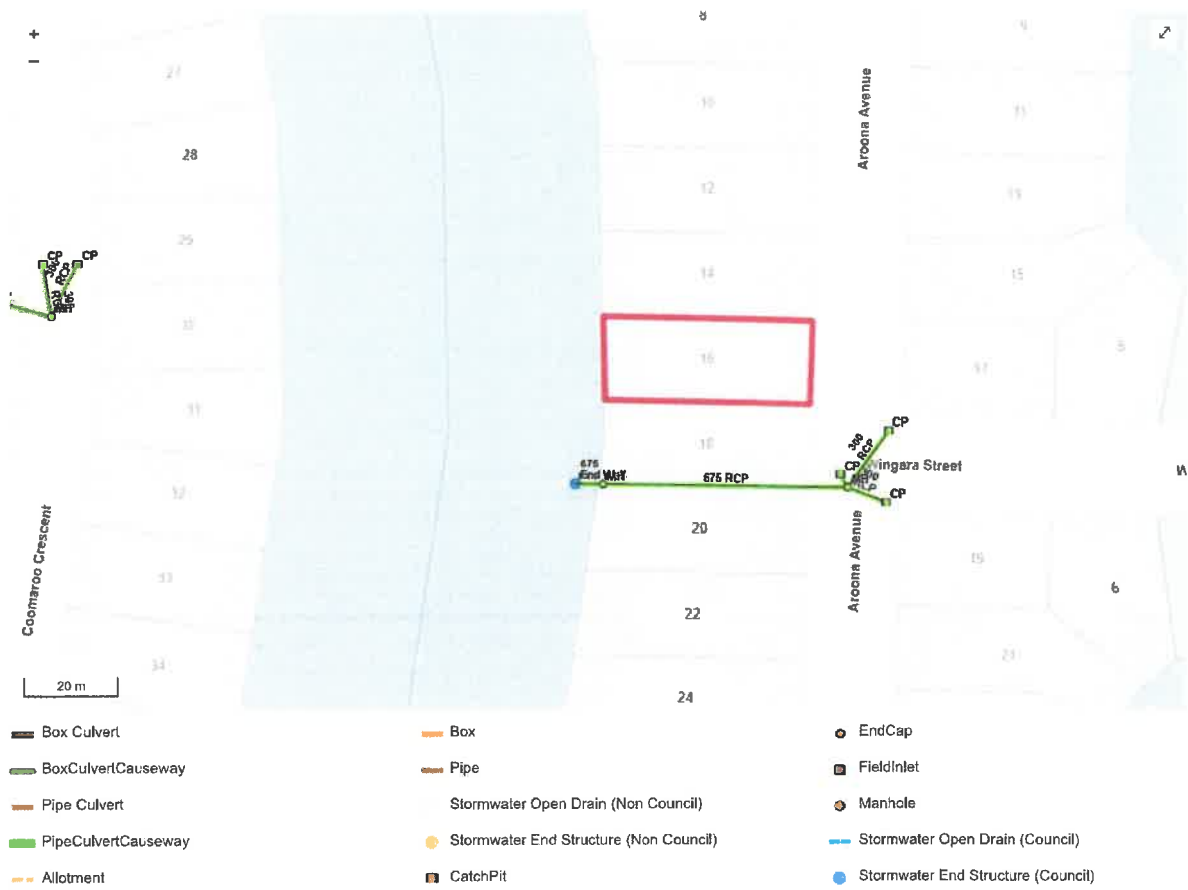


Water & Sewer Infrastructure Map

The following information has been provided and maintained by [Unitywater](#). Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 terms and conditions.



Stormwater Network



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Easements and Covenants Map



Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

Lodged over current land parcel (Decided or Past):

PC10/4740 - REPLACEMENT POOL FENCE - ALLIANCE BUILDING APPROVALS 2010/144 - 16 Aroona Ave BUDDINA - Leslie C Gibbs, Received: Tue Nov 23 2010
 PC23/07315 - REPLACEMENT OF EXISTING ROOF CLADDING - 16 Aroona Ave BUDDINA - Bca Certifiers Australia Pty Ltd, Received: Fri Oct 20 2023
 OPW14/0390 - 16 Aroona Ave BUDDINA - Pontoon Extension - Leslie Gibbs - Superior Jetties, Received: Tue Aug 19 2014

Other Approval Information

- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

Sunshine Coast Planning Scheme 2014

Growth Management Area

Land within the Urban
Growth Management
Boundary

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

Low Density Residential
Zone

Zone Precincts

[View Tables of Assessment](#)

[View Zone Codes](#)

Kawana Waters Local Plan
Area

Precinct LDR1 (Protected
Housing Area)

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)

Kawana Waters Local Plan
Area

Land Subject to Acid Sulfate Soils Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

Area 1 : land at or below
5m AHD

Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

Runway Separation
Distances
Obstacle Limitation Surface
(OLS)

Land Subject to Flood Hazard Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

Note: The Flood Hazard Overlay should not be used for any purpose other than triggering the Sunshine Coast Planning Scheme's Flood Hazard Overlay Code. This map is not for Building Regulation Purposes. A separate map has been prepared as the Flood Hazard Area for Building Regulation Purposes. This map is referenced later in this report.

Flooding and Inundation
Area

Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

8.5 metres

Local Government Infrastructure Plan

[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)

Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



Growth Management Area



1000 m

Urban Growth Management Boundary

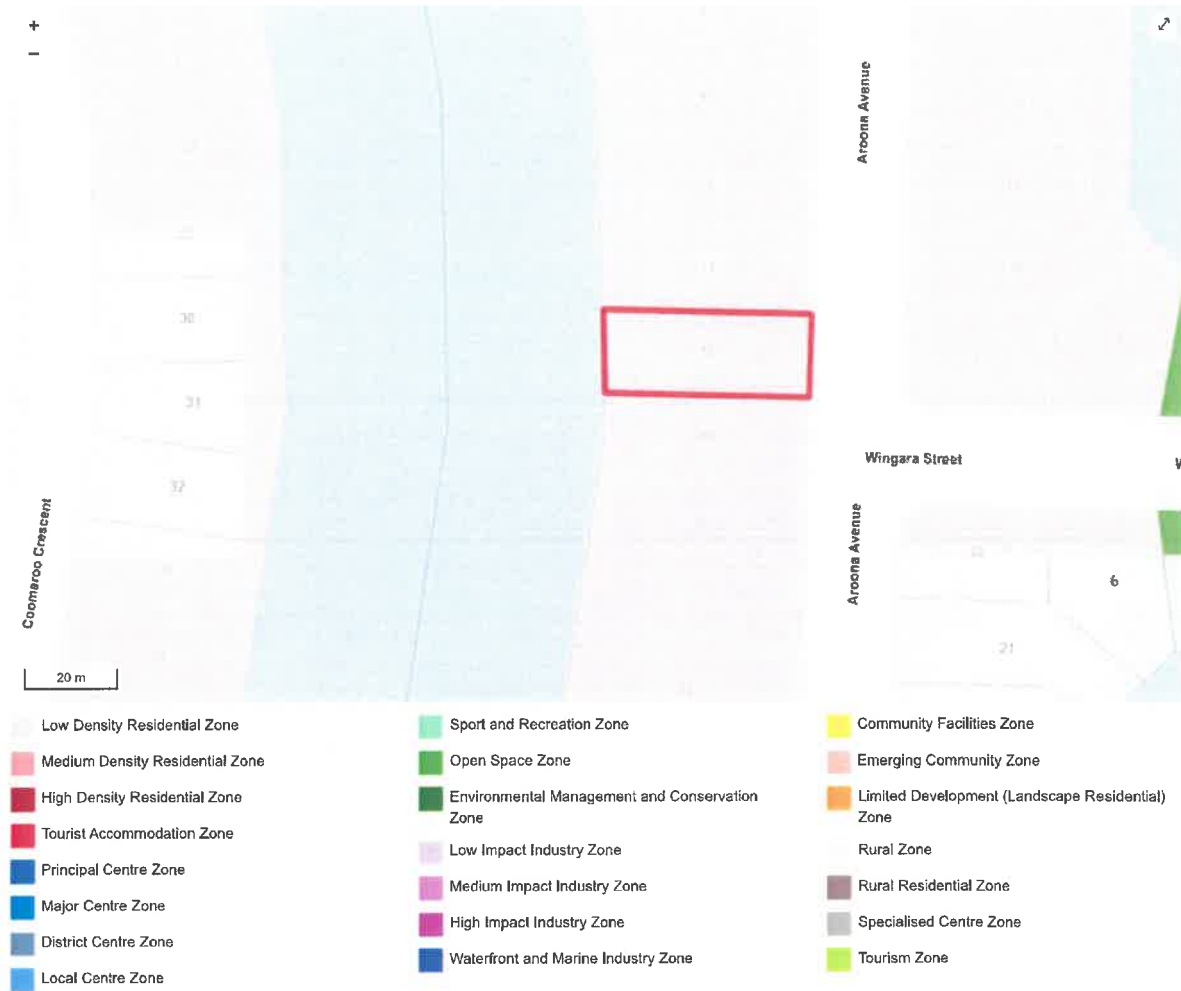
Rural Residential Growth Management Boundary

A handwritten signature in black ink, located in the bottom right corner of the page.

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)



Zone Precincts

[View Tables of Assessment](#)

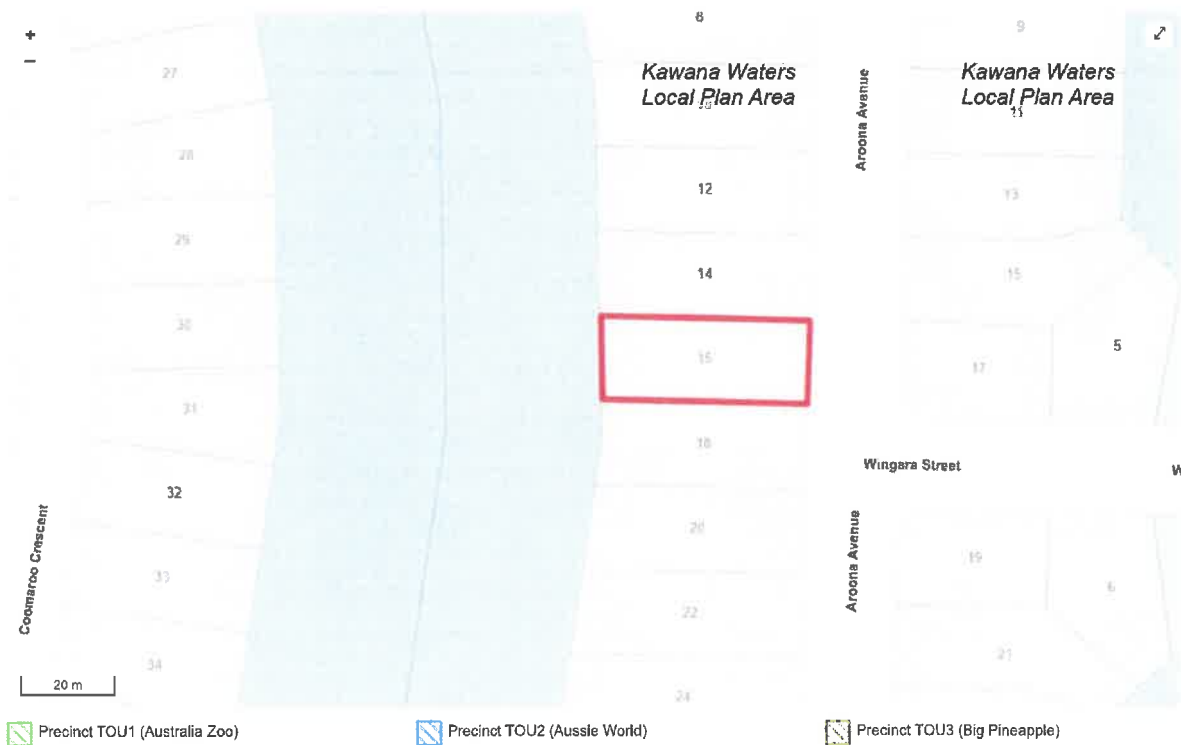
[View Zone Codes](#)



Zone Precincts

[View Tables of Assessment](#)

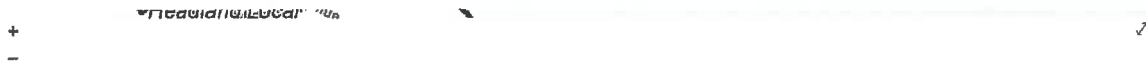
[View Zone Codes](#)



Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)



1000 m


 Local Plan Area Boundary

Land Subject to Acid Sulfate Soils Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



 Area 1 : land at or below 5m AHD

 Area 2 : land above 5m AHD and below 20m AHD

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Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

+

--

2 km

Public Safety Area

Public Safety Area

Runway Separation Distances

Runway Separation Distances

On Airport Aviation Facilities

Distance Measuring Equipment (DME) & CVOR

Non-directional Beacon (NDB)

Very High Frequency (VHF)

Aviation Facility Sensitive Area

NDB 500m Radius Buffer

CVOR 1000m Radius Buffer

DME 1500m Radius Buffer

VHF 600m Radius Buffer

Obstacle Limitation Surface (OLS)

Obstacle Limitation Surface (OLS)

Australian Noise Exposure Forecast (ANEF)
Level

35+

30-35

25-30

20-25

0-20

Land Subject to Flood Hazard Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

Note: The Flood Hazard Overlay should not be used for any purpose other than triggering the Sunshine Coast Planning Scheme's Flood Hazard Overlay Code. This map is not for Building Regulation Purposes. A separate map has been prepared as the Flood Hazard Area for Building Regulation Purposes. This map is referenced later in this report.



Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

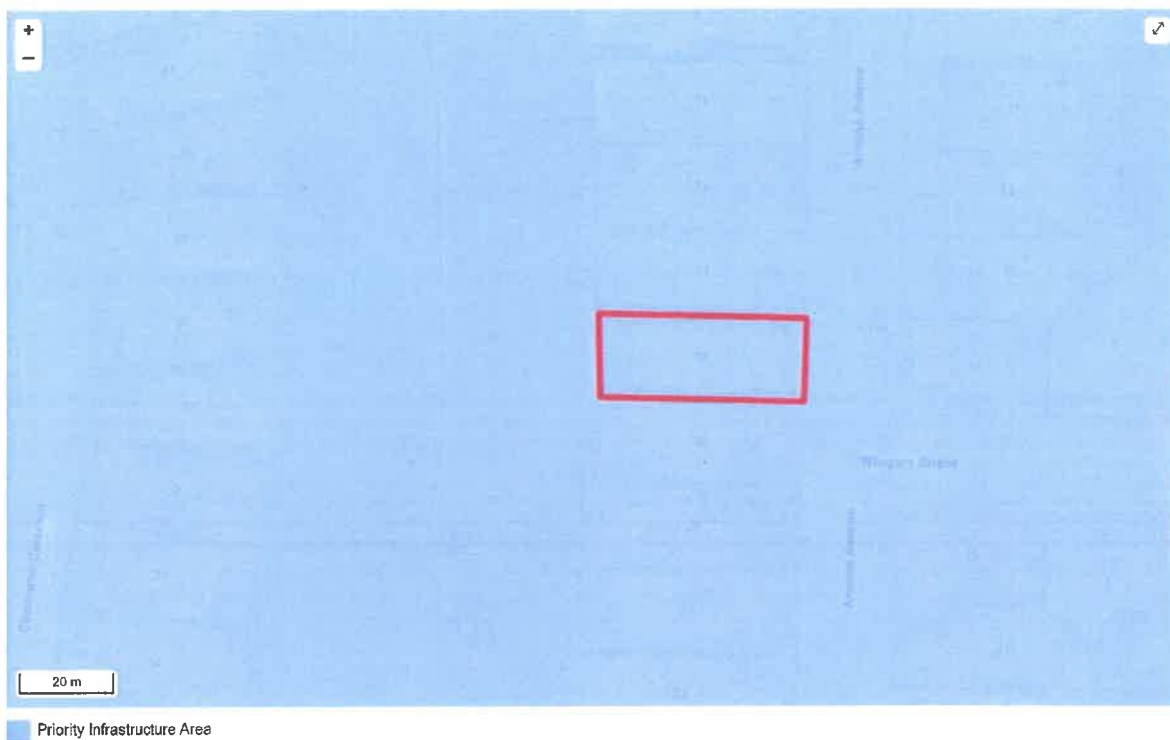
[View Overlay Code](#)



Local Government Infrastructure Plan

[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)



Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



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Additional Site Information

Electoral Division

DIVISION 4 Joe Natoli

State Assessment Referral Agency
(SARA) DA Mapping

This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to [SARA DA Mapping](#).

Note: Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit [Koala Maps](#) for more information.

State Assessment Referral Agency (SARA) DA Mapping



Flood Hazard Area for Building Regulation Purposes

This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

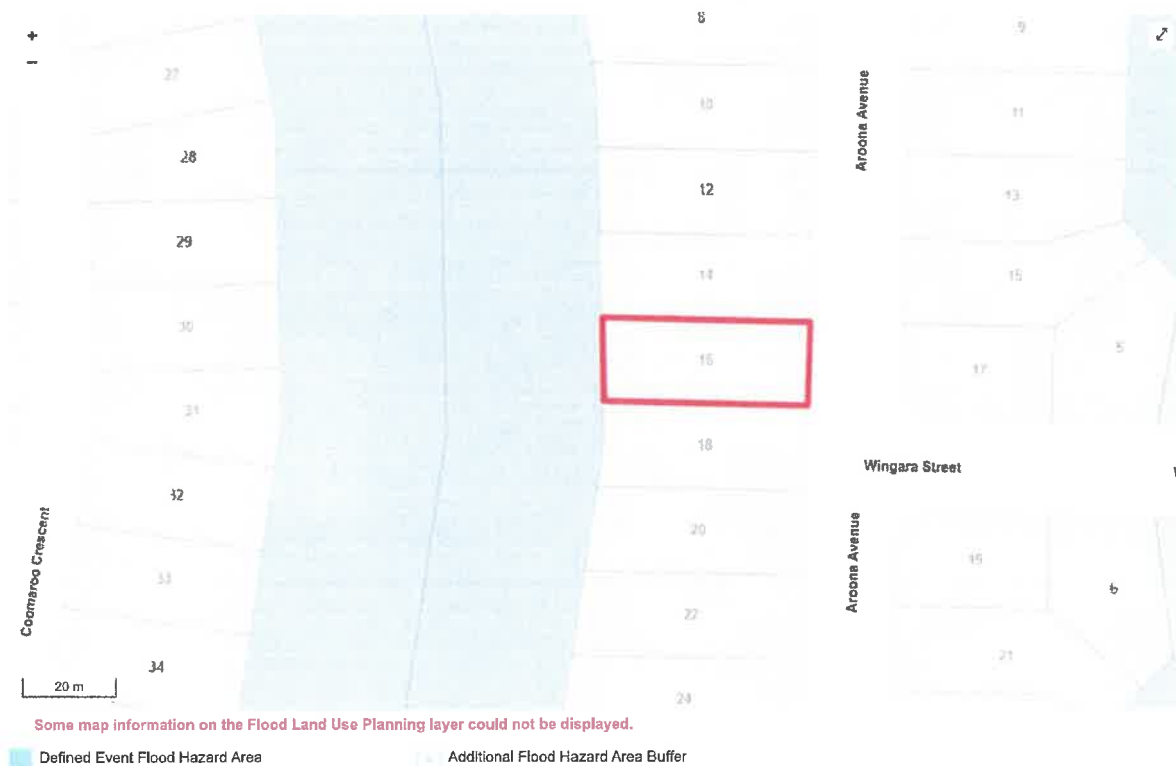
The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

The minimum floor level considers multiple mechanisms, including flooding, overland flow, street drainage and storm tide. It is possible that one mechanism, such as street drainage, generates the Defined Flood Level, while another mechanism, such as flooding generates the minimum floor level, due to the greater freeboard associated for flooding.

For complex situations where the flood search is unable to be automated, application for a customised [Flood Information Search \(self-assessable\)](#) will need to be requested from council.

For more information please refer to Council's Website: [Flood information relevant to building works \(sunshinecoast.qld.gov.au\)](http://sunshinecoast.qld.gov.au)



Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

For the purposes of the QDC MP3.5 (2012) and the Building Regulations s8 (2021), the levels provided in this table for new buildings are a declaration of the finished floor level requirements for Class 1 Buildings built in all or part of the Flood Hazard Area

Defined Flood Level	2.44 mAHD
Maximum Flow Velocity	Up to 0.5 m/s
Inactive Flow or Backwater Area	Yes
Freeboard	500 mm
Minimum Floor Level	2.94 mAHD
Notes	None Applicable

Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

Risk rating definitions

High risk - these areas present a high and unacceptable flood risk to life and property.

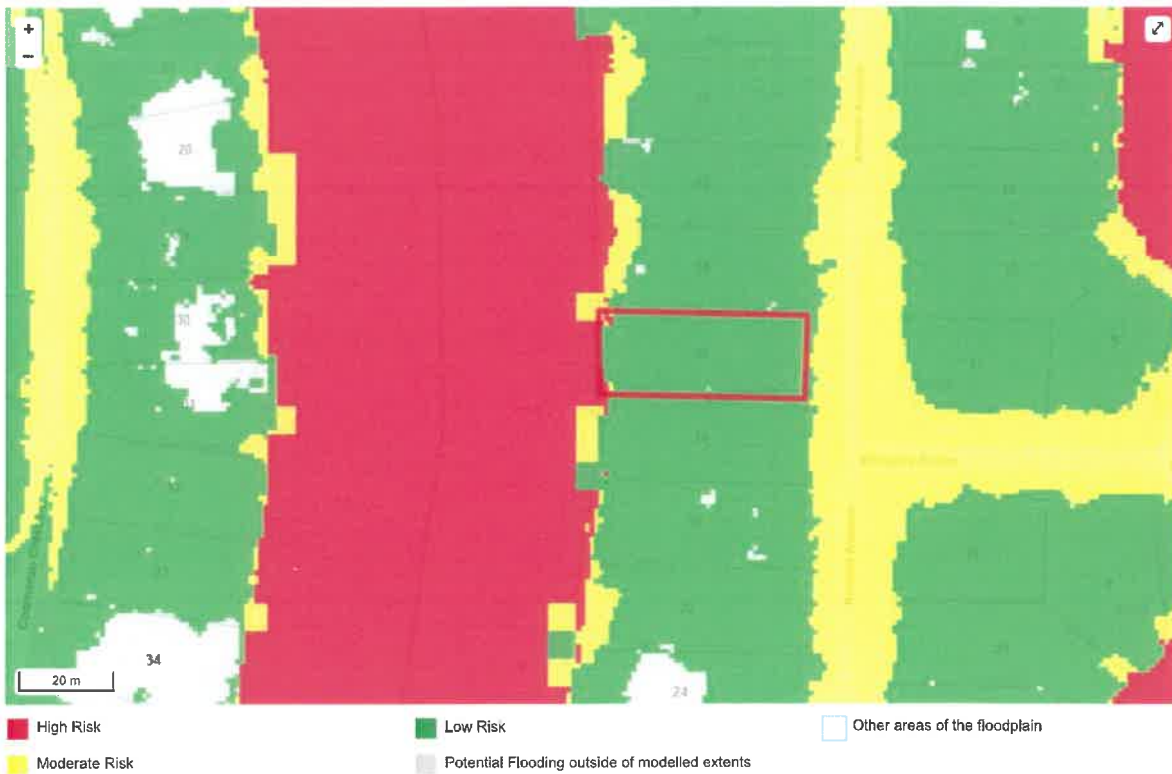
Moderate risk - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

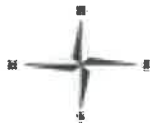
Low risk - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.

Recent development area - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

Other areas of the floodplain - these areas present a very low risk to life and property.

How Flood Risk is calculated: [Sunshine Coast Council Flood Risk Assessment Methodology](#)





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
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>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.</p>
<p>2 10.0m</p>	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.
BROADWAY ST 	Road and the street name "Broadway ST"
Scale	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



Plans generated by SmarterWX™

Automate

14/08/25 (valid for 30 days)

In an emergency contact Sunshine Coast Council on (07) 5475 7272



Job # 50913848

Seq # 259534670

Legend

BYDA Enquiry



Scale 1:500

0 2.5 5 10 m

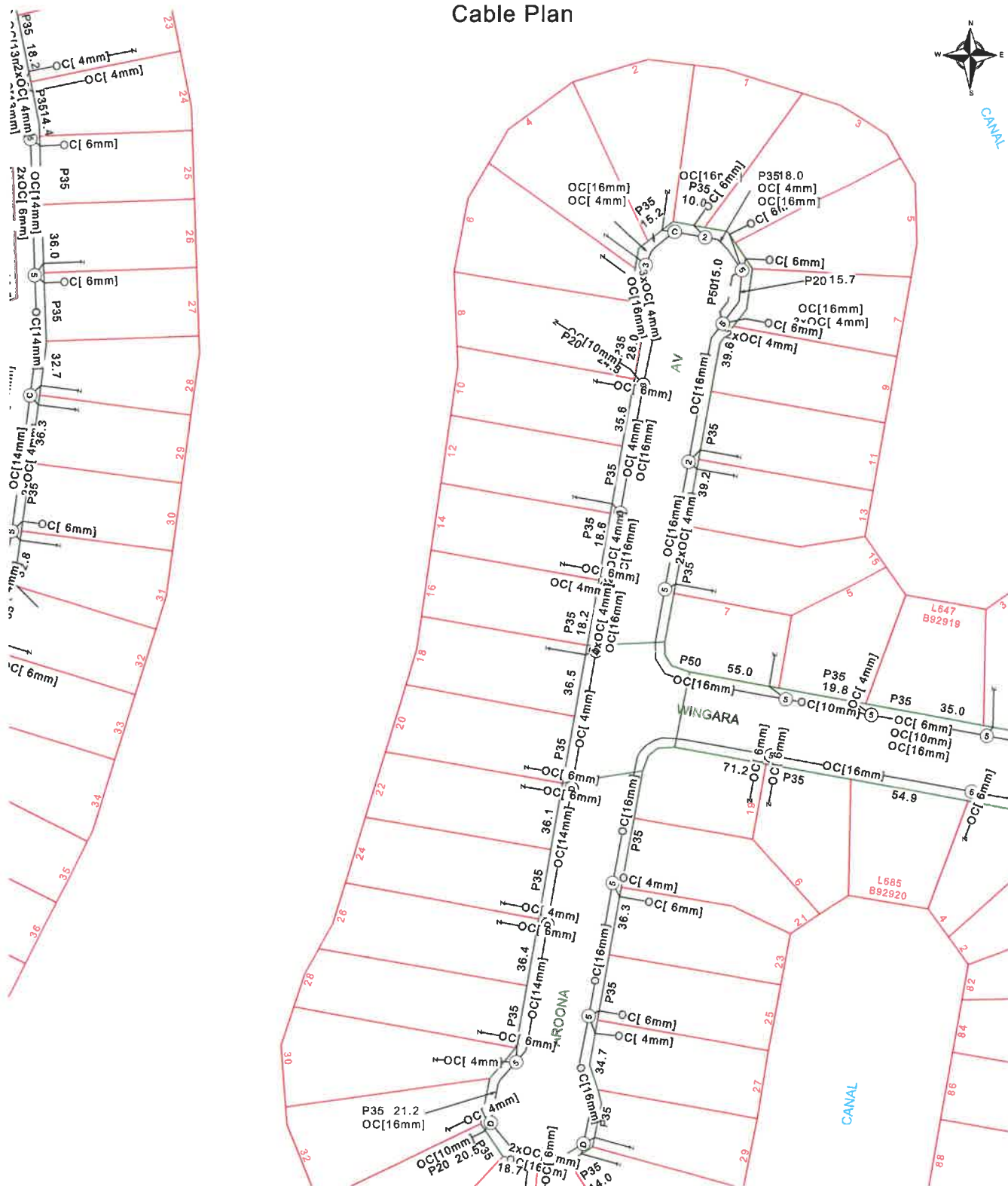
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Provided by Sunshine Coast Council





Sequence Number: 259534673

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 14/08/2025 10:23:42

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.

Page 1 of 1

UNITYWATER BYDA MAP

Sequence Number: 259534672

Job Number: 50913848

Printed On: 14/08/2025

Emergency Situations

Call Unitywater:

1300 086 489

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

Legend

Water		Sewer Gravity Main	
	Water Main		Trunk Main
	Water Pump Station		Reticalation Main
	Water Service		Overflow Main
	Water Valve		Sewer Pipe (Abandoned)
	Water Pipe (Abandoned)		Sewer Pressure Main
	Water Hydrant		Pressure Sewer
	Water Fitting		Rising Main
	Vacuum Main		Pressure Sewer Service
	Sewer		Sewer Service
	Sewer Pump Station		Recycled Water
	Sewer Maintenance Hole		Recycled Water Pump Station
	Sewer Valve		Recycled Water Valve
	Sewer Fitting		Recycled Water Hydrant
	Recycled Water Fitting		Recycled Water Pipe (Abandoned)
	Recycled Water Main		Recycled Water Main

Map Tile: 1

Scale: 1:1000

(If printed at 100%

on A3 size paper)



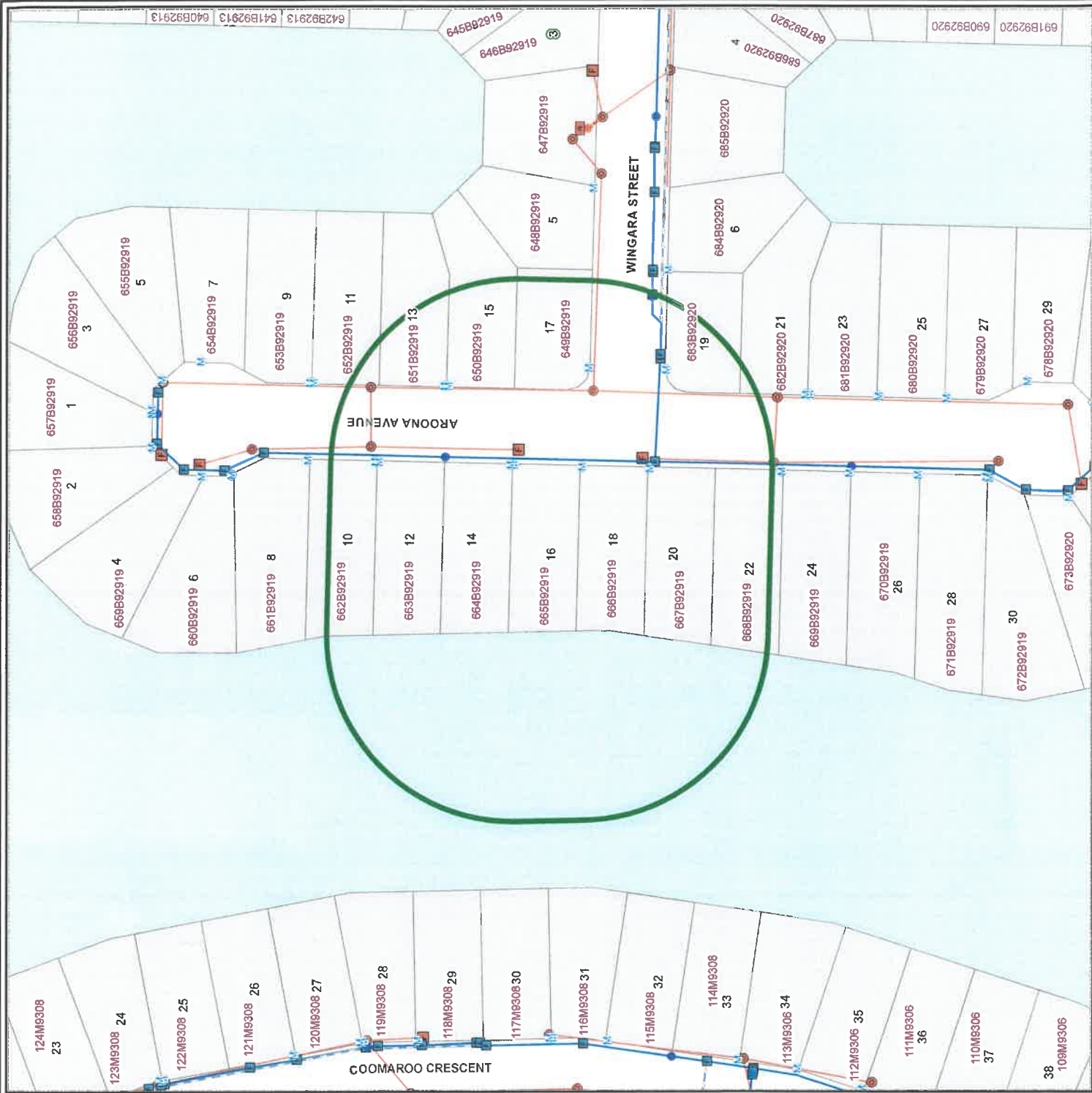
Before You Dig Australia

PO Box 955

Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 937439

Date: 14/08/2025

Search Request reference: 170268936

Applicant details

Applicant: Megan Thompson

megan@goodlawqld.com.au

Buyer: TBA TBA

Search response:

Your request for a property search on Lot 665 on Plan B92919 at 16 Aroona Av, Buddina Qld 4575 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.



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: 51038526 EMR Site Id: 14 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 665 Plan: B92919
16 AROONA AV
BUDDINA

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

A handwritten signature in black ink, appearing to be 'J. H. H.', located at the bottom right of the page.



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: 251260

Certificate Number: CA024490

Result 1 of 1

InfoTrack PTY LTD
PO Box 10314, Adelaide Street

QLD 4001

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 665 Plan: B92919
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment, Science and Innovation*

Date of issue: 14/08/2025
Receipt No: 6600772

A handwritten signature in black ink, located in the bottom right corner of the page.

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Thursday, 14 August 2025 11:01 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 251260

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

STEVEN THOMAS GIBBS

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 1/8/2025.

Queensland Civil and Administrative Tribunal

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S T Gibbs
PO BOX 117
BUDDINA QLD 4575

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults
Account enquiries
24 Hours, 7 days
8am-5pm Mon-Fri

unitywater.com
2671 85 791 717 472

Account number 100150789
Payment reference 1001 5078 94
Property 16 Arpina Ave, BUDDINA, QLD

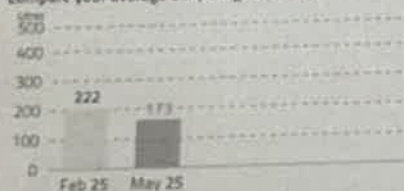
Bill number 7127280953
Billing period 14 Feb 2025
98 days to 22 May 2025
Issue date 26 May 2025
Approximate date of next meter reading 12 Aug 2025

Your account activity

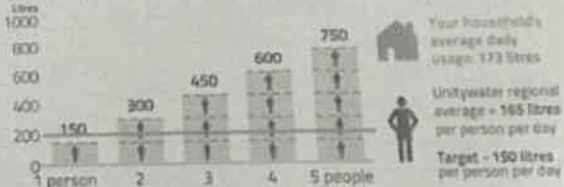
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$339.32	\$339.32	\$0.00	\$346.13	\$346.13
				Due date 25 Jun 2025

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



My Account

With new features, managing your account online has never been easier.

Everything you need, right at your fingertips.

To find out more visit unitywater.com/myaccount



Easy ways to pay



BPAY®
Biller Code: 130393
Ref: 1001 5078 94

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au

* Registered to BPAY Pty Ltd ABN 60 079 137 518



Direct Debit
Login to My Account at
unitywater.com to set up
automatic payments from your
bank account or credit card or
call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at
unitywater.com/smoothpay

Rate notice

Customer enquiries: T 07 5475 7542 E rates@sunshinecoast.qld.gov.au

SUNSHINE COAST COUNCIL
ABN 37 876 873 913



Mr ST GIBBS
40 MOOLOOLAH DR
MINYAMA QLD 4575

Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025
Property no. 183553
Valuation \$2,100,000
Payment reference no 100831881
Due date for payment 22 August 2025

Amount payable \$3,212.54

Property location: 16 Aroona Ave BUNDINA QLD 4575
Property description: Lot 665 B 92919

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
Overdue Rates and Charges			0.13
General Rate - Category 19	2100000 x	007623 x 5 =	2,754.15
Waste Bin - 240 Litre	1 x	\$471.00 x 5 =	235.50
Garden Organics Bin - 240 Litre	0.50 x	\$96.00 x 5 =	24.00
Arts and Heritage Levy	1 x	\$20.00 x 5 =	10.00
Environment Levy	1 x	\$82.00 x 5 =	41.00
Transport Levy	1 x	\$43.92 x 5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x 5 =	125.80
TOTAL:			\$3,212.54

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.

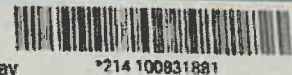
Easy ways to pay:

ib PAY
Billir Code: 18259
Ref: 100831881

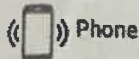
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Make this payment from your
cheque, savings, debit, credit card
or transaction account.



Pay in store at Australia
Post, or online at
auspost.com.au/postbillpay



*214 100831881



Call 13 18 16 and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 1 0083 1881



Go to www.sunshinecoast.qld.gov.au, click on
'Pay and Apply' and follow the prompts.
Reference: 1 0083 1881
MasterCard and Visa