

# 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	Dean McCluskey & Jodi Lorraine Swan
Property address (referred to as the "property" in this statement)	55 Jessica Boulevard Minyama QLD 4575
Lot on plan description	Lot 31 on Crown Plan M9301

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme: <input type="checkbox"/> <b>Yes</b> <i>If <b>Yes</b>, refer to Part 6 of this statement for additional information</i>	<input checked="" type="checkbox"/> <b>No</b> <i>If <b>No</b>, please disregard Part 6 of this statement as it does not need to be completed</i>
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## Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details	<b>The seller gives or has given the buyer the following—</b>	
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	<input checked="" type="checkbox"/> <b>Yes</b>
	A copy of the plan of survey registered for the property.	<input checked="" type="checkbox"/> <b>Yes</b>

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Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</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> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <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><p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p></div>
Statutory encumbrances	<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 <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div><p>Utility Pole, NBN Cables, Telstra cables, water &amp; sewerage infrastructure are located on and / or border the property along Jessica Boulevard and Muringo Court. (see attached plans)</p></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" 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>) <input type="text"/></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>

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## 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <p>Low Density Residential; LDR1 (Protected Housing); Regional Land Use (Urban Footprint)</p>		
<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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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>		

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## 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"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></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>	
<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>	
<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>	

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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="\$1,990.76"/> Date Range: <input type="text" value="01/7/2025 - 31/12/2025"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

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

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

<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="\$341.06"/> Date Range: <input type="text" value="30/4/2025 - 23/7/2025"/>
	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" value="Insert estimated amount"/> Date Range: <input type="text" value="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*.

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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)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.  <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.	<input type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.  If <b>No</b> — An explanatory statement is given to the buyer that states:  » a copy of a body corporate certificate for the lot is not attached; and  » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	<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.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.  If <b>No</b> — An explanatory statement is given to the buyer that states:  » a copy of a body corporate certificate for the lot is not attached; and  » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.  <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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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Signatures – SELLER

Signed by:

Dean McCluskey

CEAC32F3F0634E0...

Signature of seller

Dean McCluskey

Name of seller

19/9/2025

Date

Signed by:

Jodi Lorraine Swan

F4A8F4932FD849D...

Signature of seller

Jodi Lorraine Swan

Name of seller

19/9/2025

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

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CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53381322  
Search Date: 16/09/2025 14:58

Title Reference: 15505196  
Date Created: 20/05/1976

REGISTERED OWNER

Dealing No: 719381498 30/04/2019

DEAN MCCLUSKEY  
JODI LORRAINE SWAN JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 31 CROWN PLAN M9301  
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 15505196 (ALLOT 31 SEC 1)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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

FOR OPENING NOTIFICATIONS SEE BACK

DRAWING OF FLAN MUST BE PROVIDED TO THE OTHER PARTIES

M. Buddina Shl.

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.



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		<a href="#">Change location</a>
Property Address	55 Jessica Bvd MINYAMA QLD 4575	
Lot Plan	31M9301	
Land Area	1083 SQ METRES	
More Information	<a href="#">View in MyMaps.</a> <a href="#">View in Development.i.</a> <a href="#">View in State Assessment Referral Agency (SARA) DA mapping (External Site).</a> <a href="#">View in State Planning Policy Interactive Mapping System (External Site).</a> <a href="#">View in Google Street View (External Site).</a>	

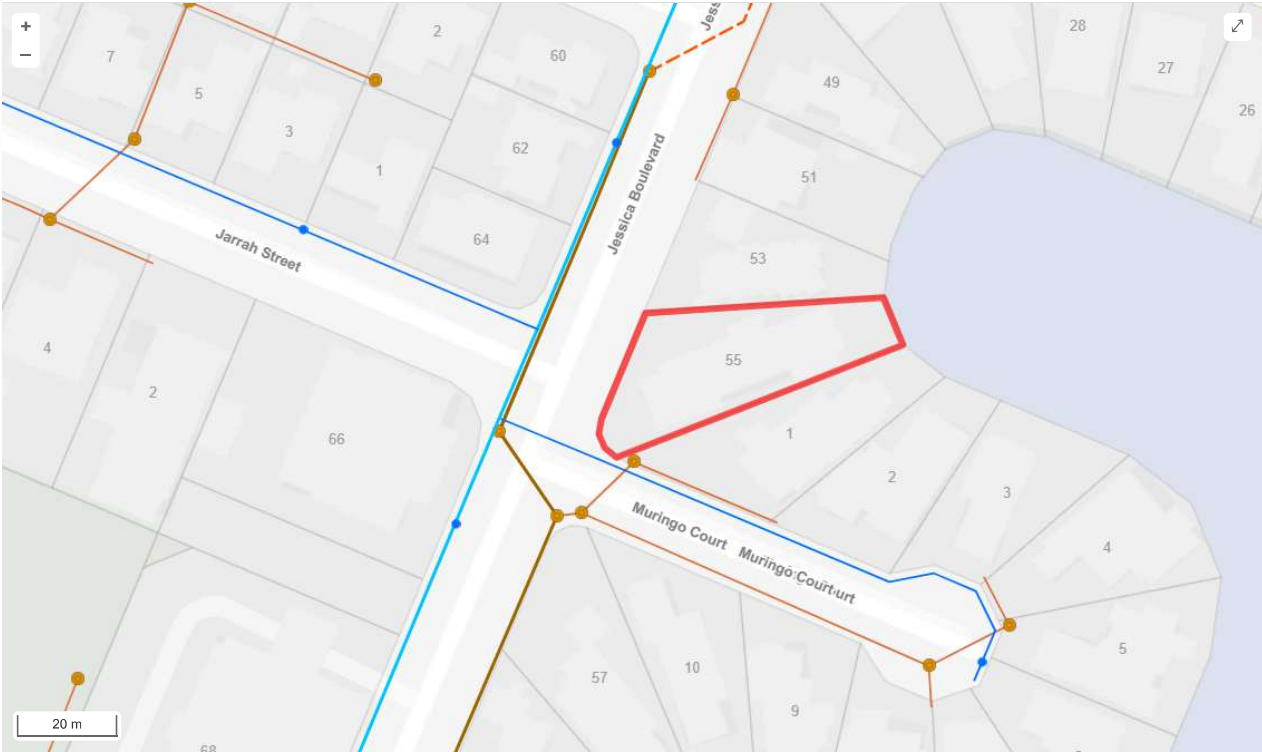


Contour Map



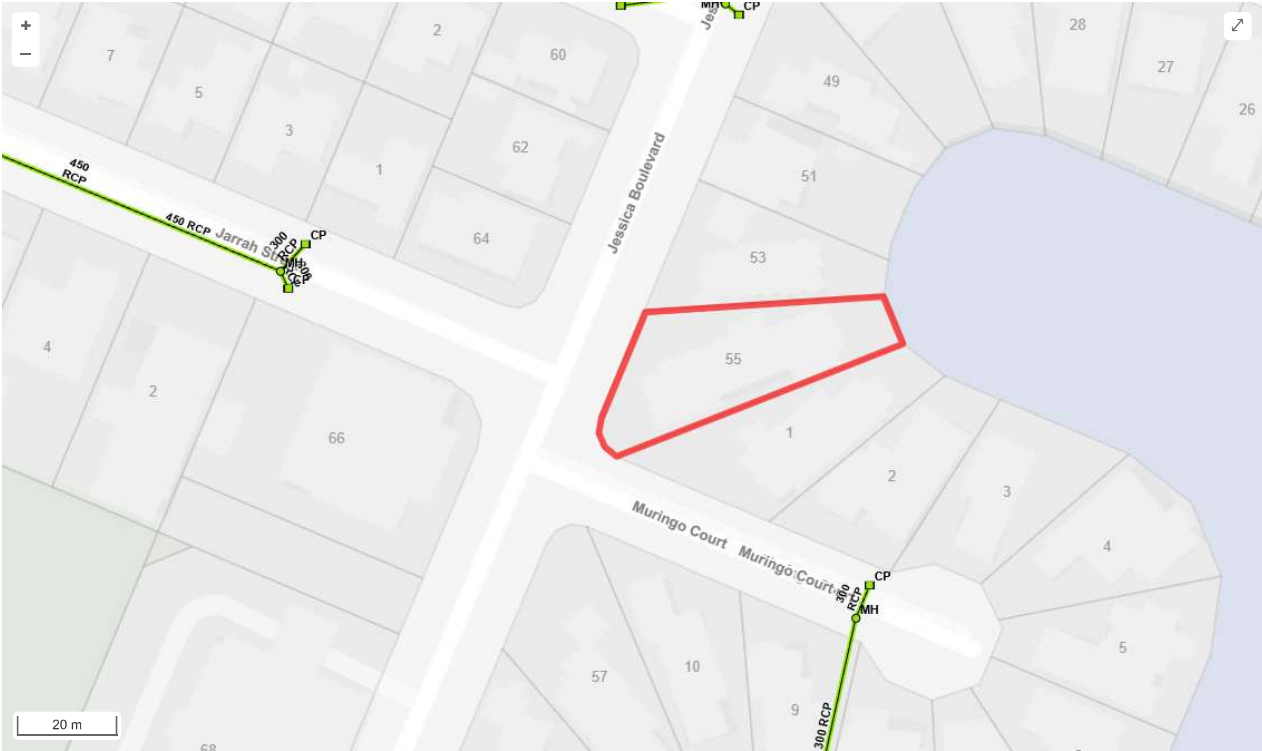
Water & Sewer Infrastructure Map

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.



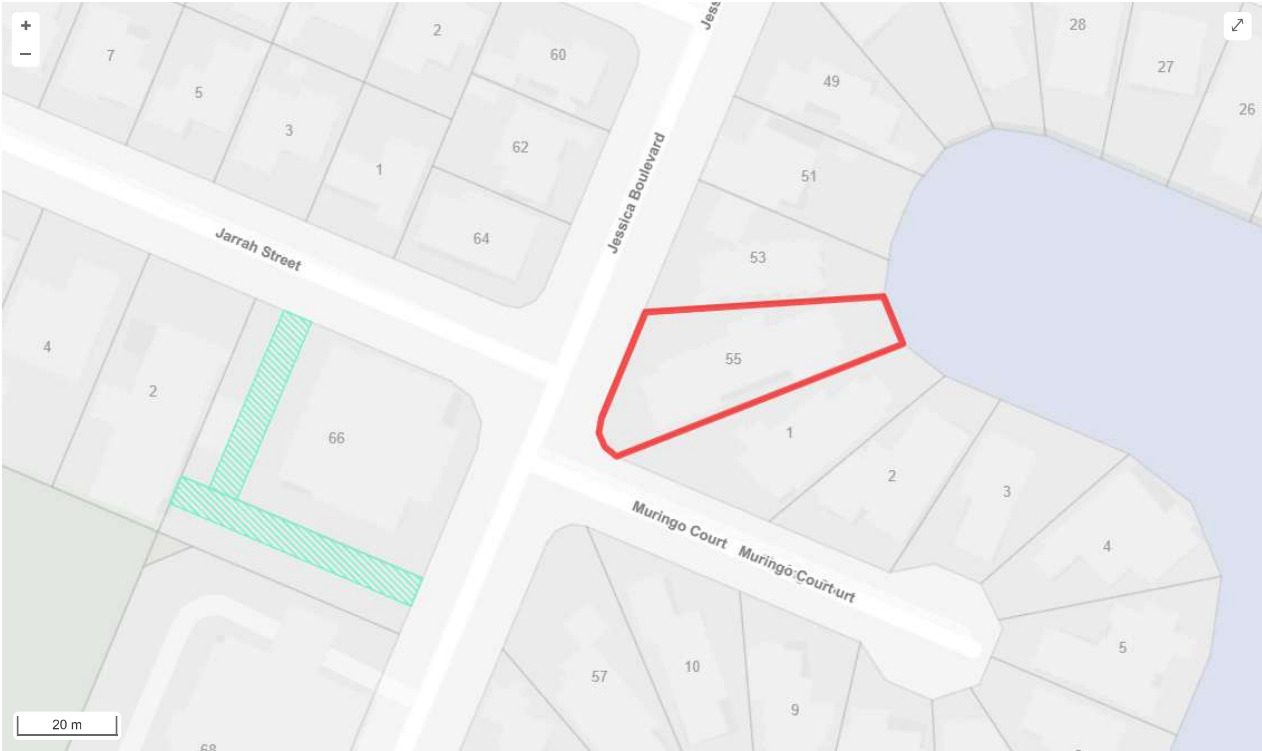


Stormwater Network



- |                     |  |                                    |
|---------------------|--|------------------------------------|
| Box Culvert         | Box                                    | EndCap                             |
| BoxCulvertCauseway  | Pipe                                   | FieldInlet                         |
| Pipe Culvert        | Stormwater Open Drain (Non Council)    | Manhole                            |
| PipeCulvertCauseway | Stormwater End Structure (Non Council) | Stormwater Open Drain (Council)    |
| Allotment           | CatchPit                               | Stormwater End Structure (Council) |

Easements and Covenants Map



- |                     |                                  |                     |
|---------------------|----------------------------------|---------------------|
| Acoustic            | Protective Mechanism             | Other Covenant Type |
| Geotechnical Report | Vegetation Protection            | Easements           |
| Agricultural Buffer | Voluntary Conservation Agreement |                     |

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.

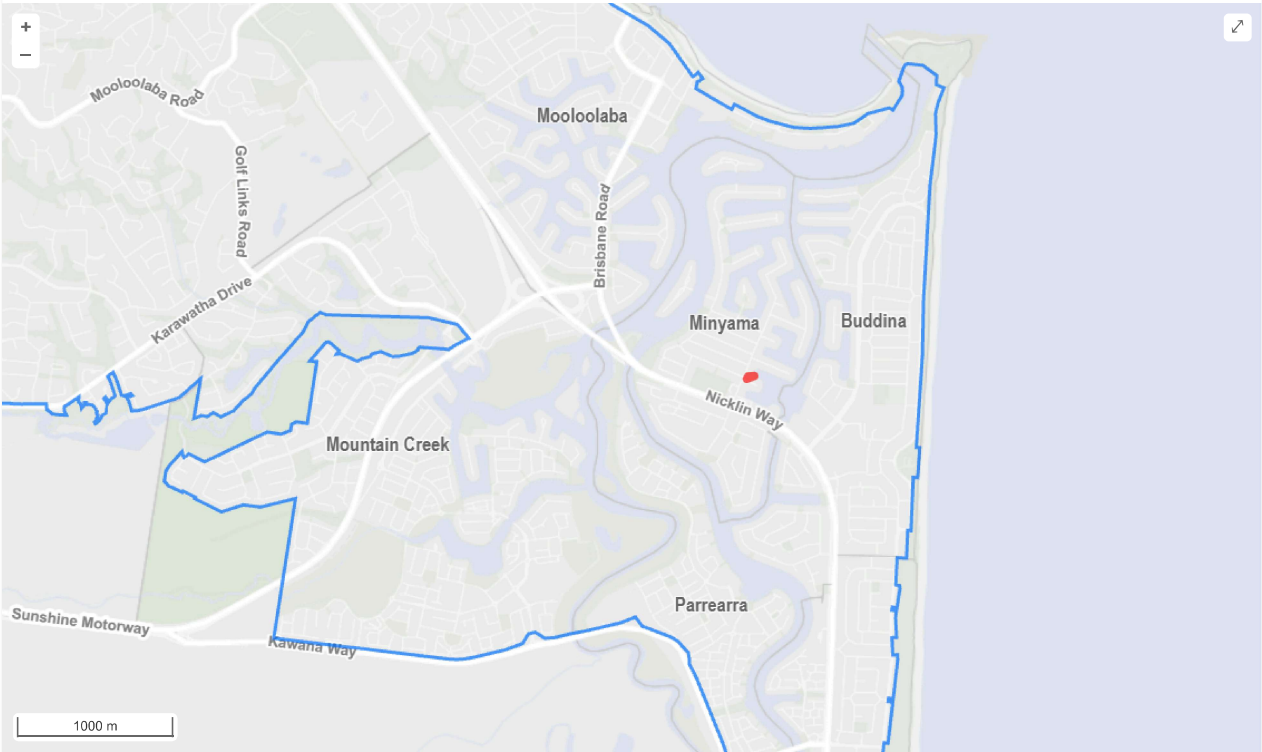
<b>Lodged over current land parcel</b> (Decided or Past):	<a href="#">CAR19/0518 - 55 Jessica Blvd MINYAMA - Carport - Caloundra Building Approvals</a> , Received: Fri Aug 02 2019
	<a href="#">PC19/5984 - CARPORT, BOAT SHED, ADDITIONS AND ALTERATIONS (VERANDAH EXTENSION AND NEW AWNING) - 55 Jessica Bvd MINYAMA - Caloundra Building Approvals Pty Ltd</a> , Received: Wed Oct 02 2019

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 <a href="#">View Tables of Assessment</a> <a href="#">View Zone Codes</a>	Low Density Residential Zone
Zone Precincts <a href="#">View Tables of Assessment</a> <a href="#">View Zone Codes</a>	Precinct LDR1 (Protected Housing Area)
Local Plan Area <a href="#">View Tables of Assessment</a> <a href="#">View Local Plan Codes</a>	Kawana Waters Local Plan Area
Land Subject to Acid Sulfate Soils Overlay <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a>	Area 1 : land at or below 5m AHD
Land Subject to Airport Environs Overlay <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a>	Runway Separation Distances Obstacle Limitation Surface (OLS)
Land Subject to Biodiversity, Waterways and Wetlands Overlay <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a>	Constructed Waterbodies
Land Subject to Flood Hazard Overlay <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a> <b>Note:</b> 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 <a href="#">View Tables of Assessment</a> <a href="#">View Overlay Code</a>	8.5 metres
Local Government Infrastructure Plan <a href="#">View Local Government Infrastructure Plan</a> <a href="#">View Local Government Infrastructure Plan (LGIP) Maps</a>	Priority Infrastructure Area
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Growth Management Area

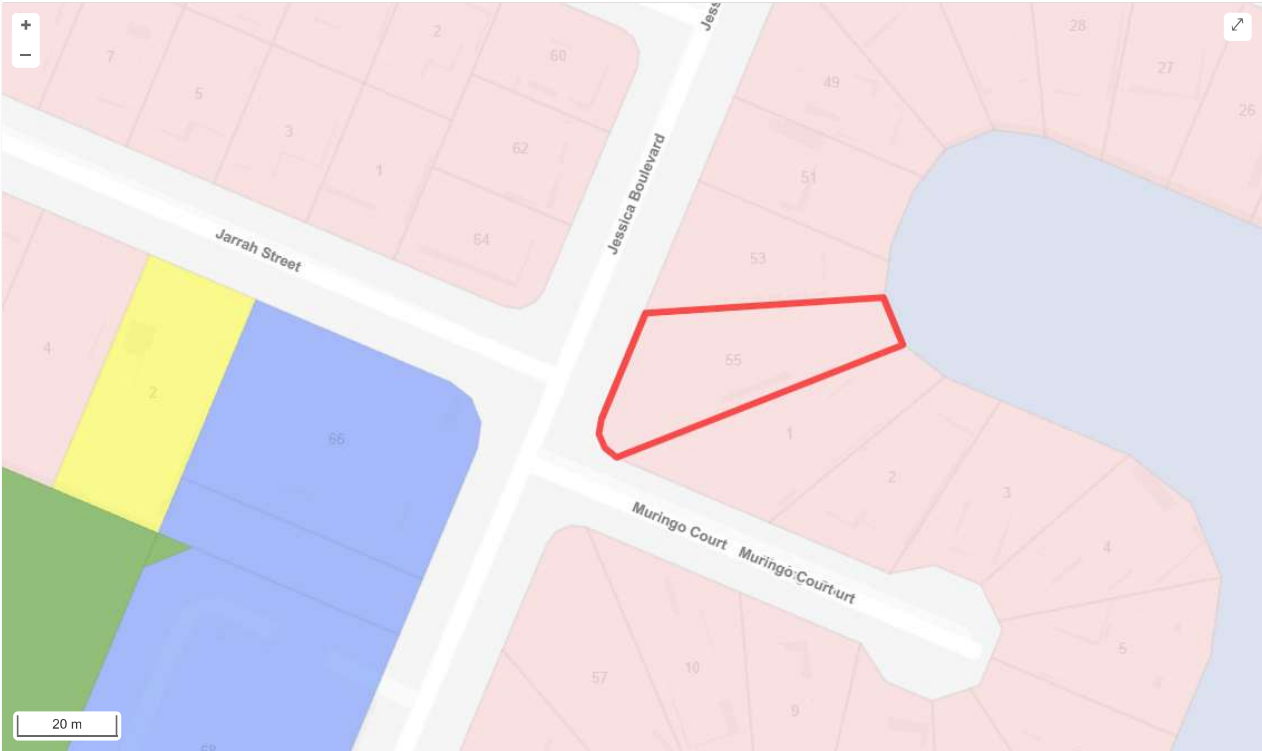


- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

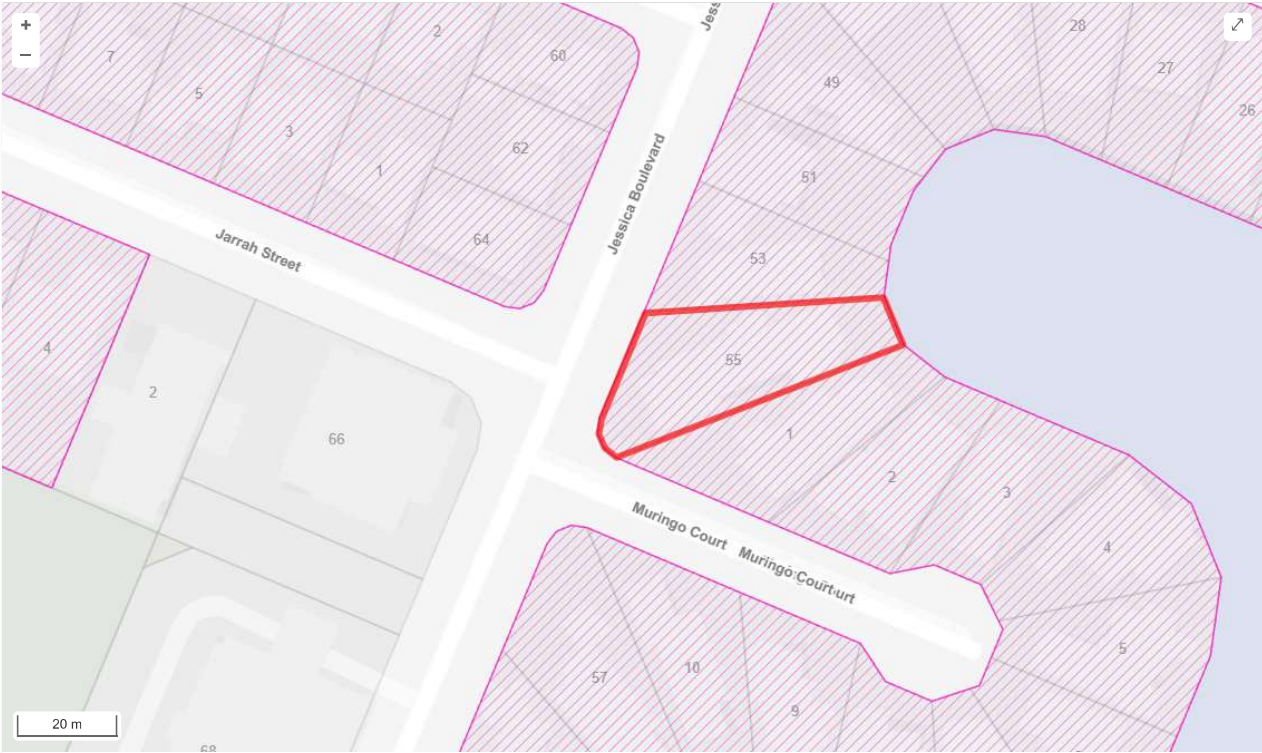


<div></div> Low Density Residential Zone	<div></div> Sport and Recreation Zone	<div></div> Community Facilities Zone
<div></div> Medium Density Residential Zone	<div></div> Open Space Zone	<div></div> Emerging Community Zone
<div></div> High Density Residential Zone	<div></div> Environmental Management and Conservation Zone	<div></div> Limited Development (Landscape Residential) Zone
<div></div> Tourist Accommodation Zone	<div></div> Low Impact Industry Zone	<div></div> Rural Zone
<div></div> Principal Centre Zone	<div></div> Medium Impact Industry Zone	<div></div> Rural Residential Zone
<div></div> Major Centre Zone	<div></div> High Impact Industry Zone	<div></div> Specialised Centre Zone
<div></div> District Centre Zone	<div></div> Waterfront and Marine Industry Zone	<div></div> Tourism Zone
<div></div> Local Centre Zone		

Zone Precincts

[View Tables of Assessment](#)

[View Zone Codes](#)



Precinct LDR1 (Protected Housing Area)

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)



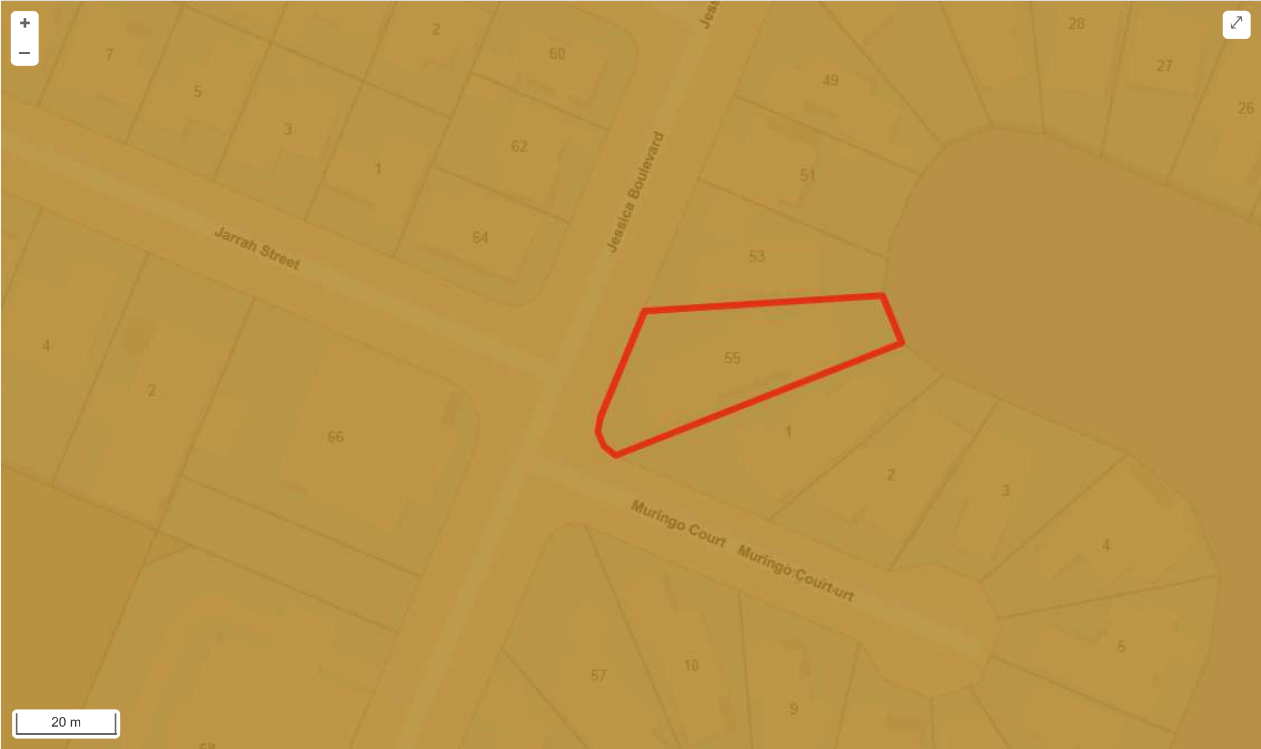
Local Plan Area Boundary



Land Subject to Acid Sulfate Soils Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



Area 1 : land at or below 5m AHD

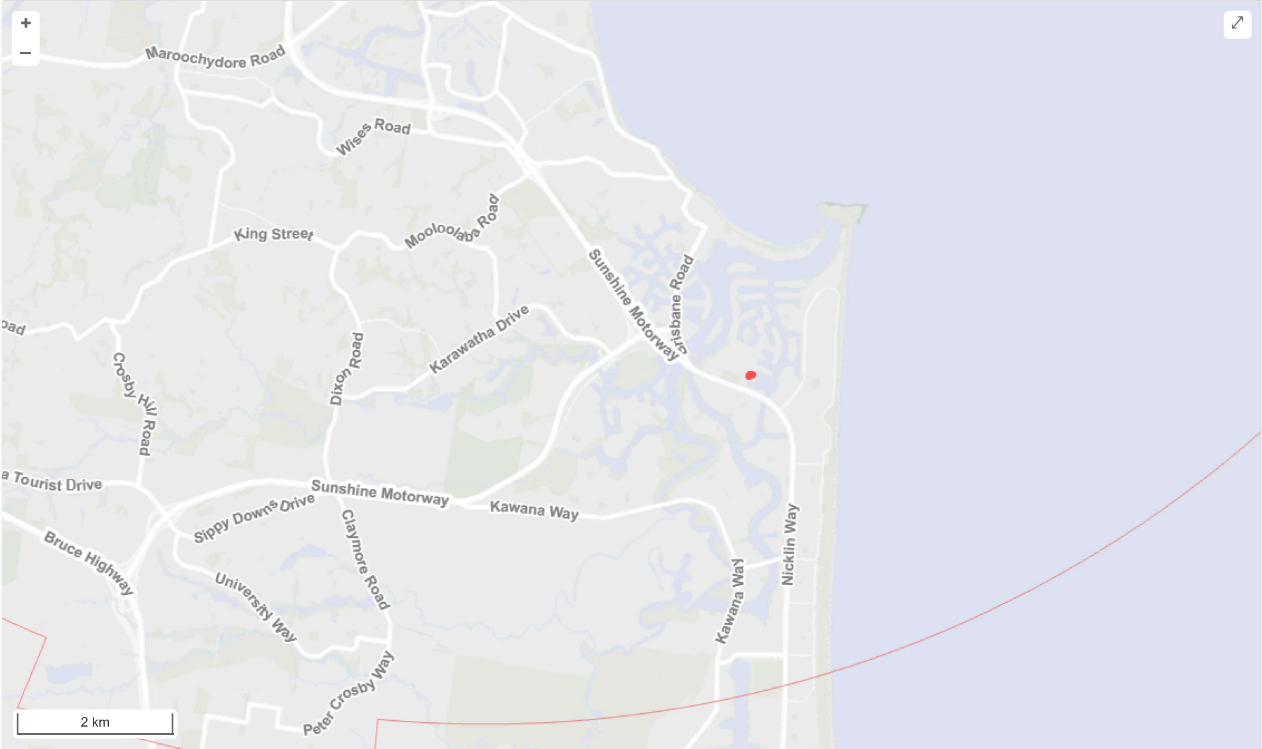
Area 2 : land above 5m AHD and below 20m AHD




Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)




**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

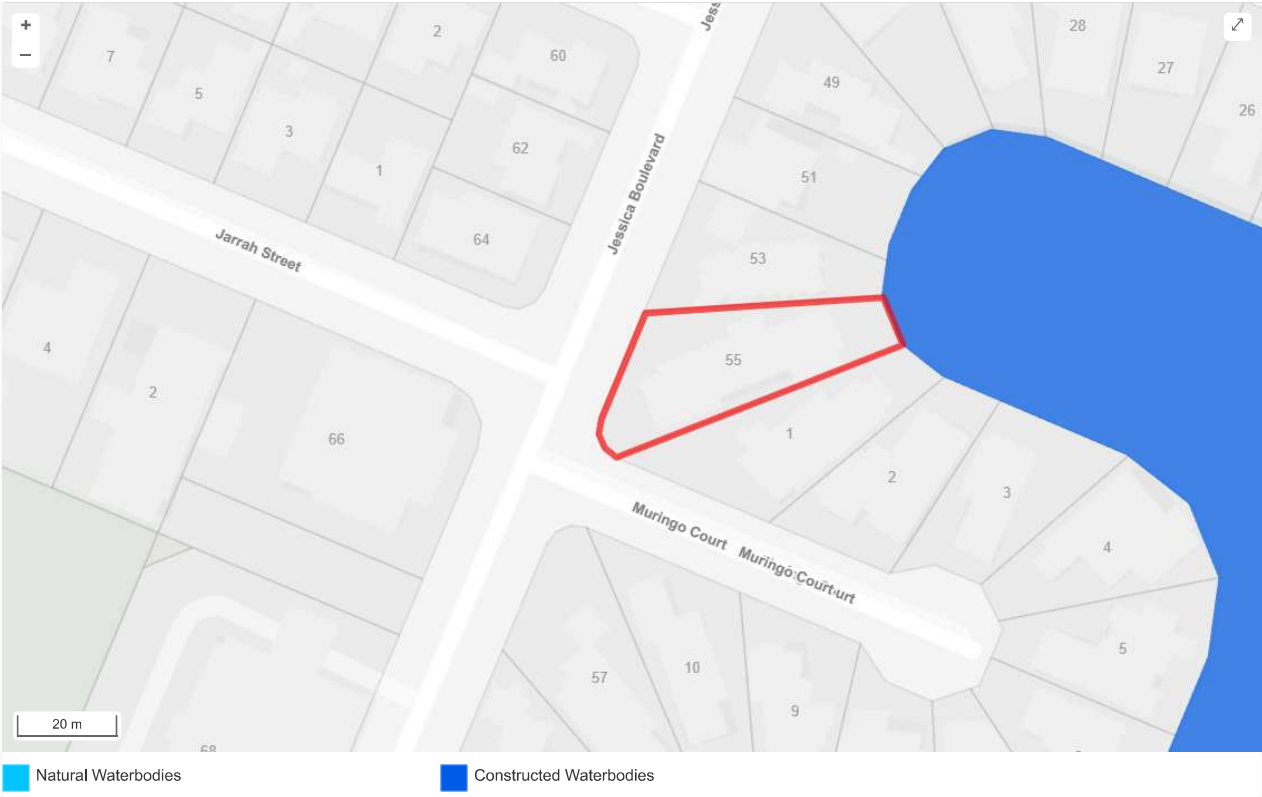
 20-25

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Land Subject to Biodiversity, Waterways and Wetlands Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

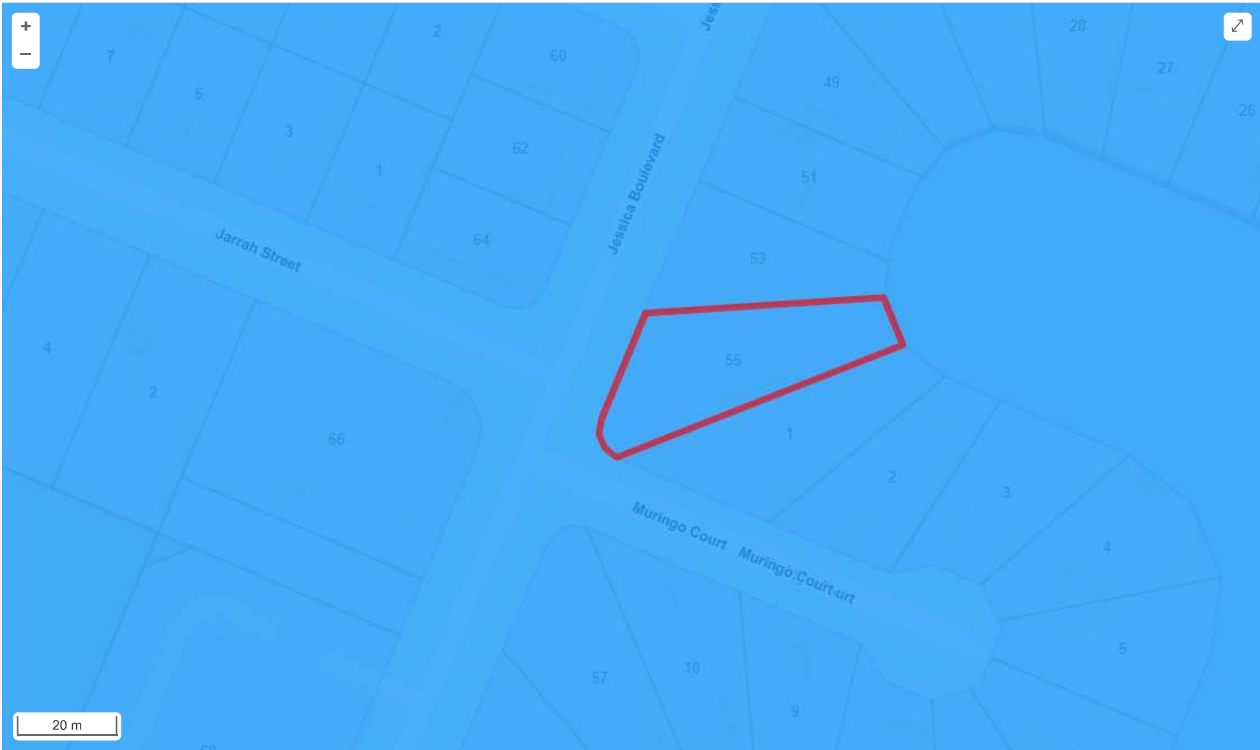



Land Subject to Flood Hazard Overlay

[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.

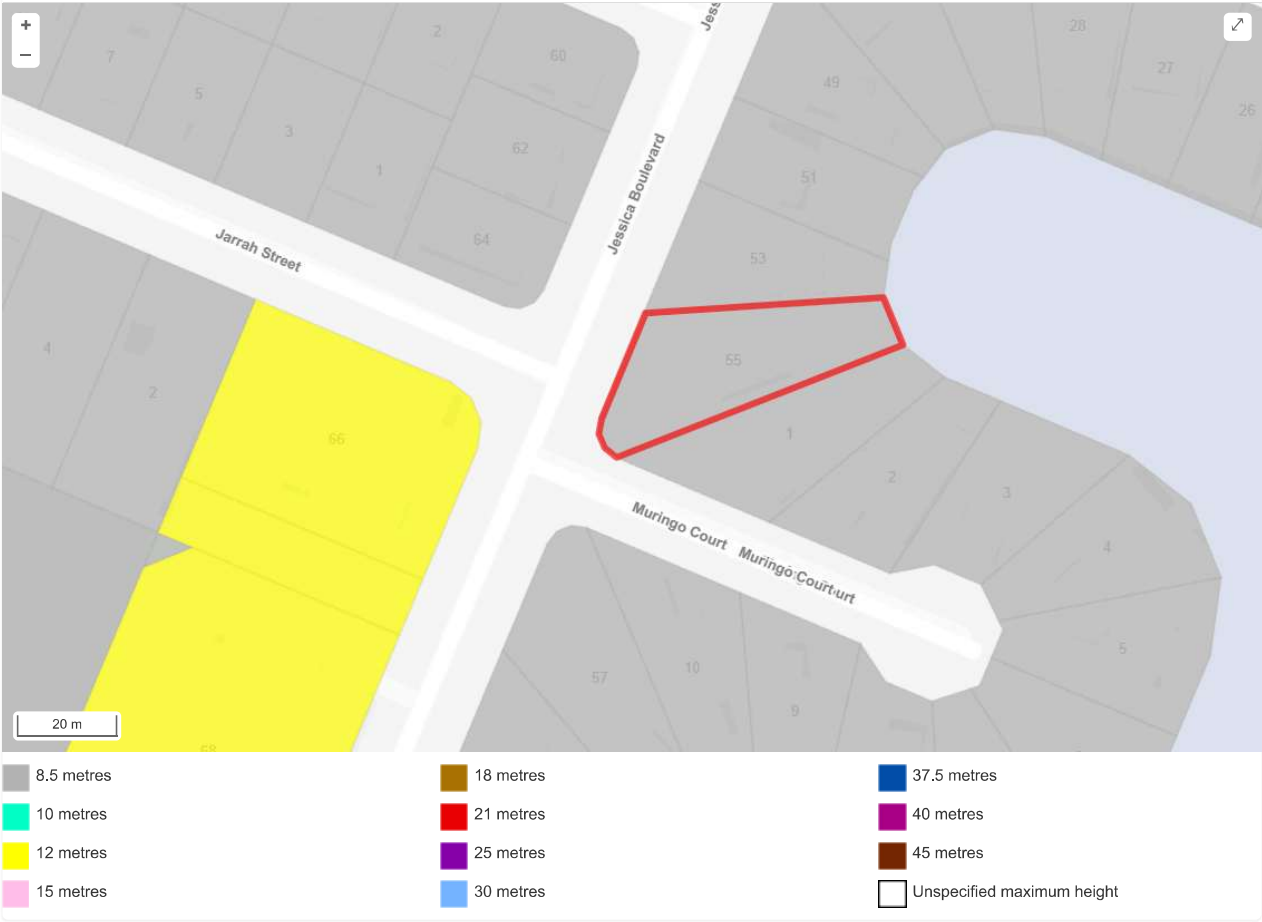


 Flooding and Inundation Area

Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

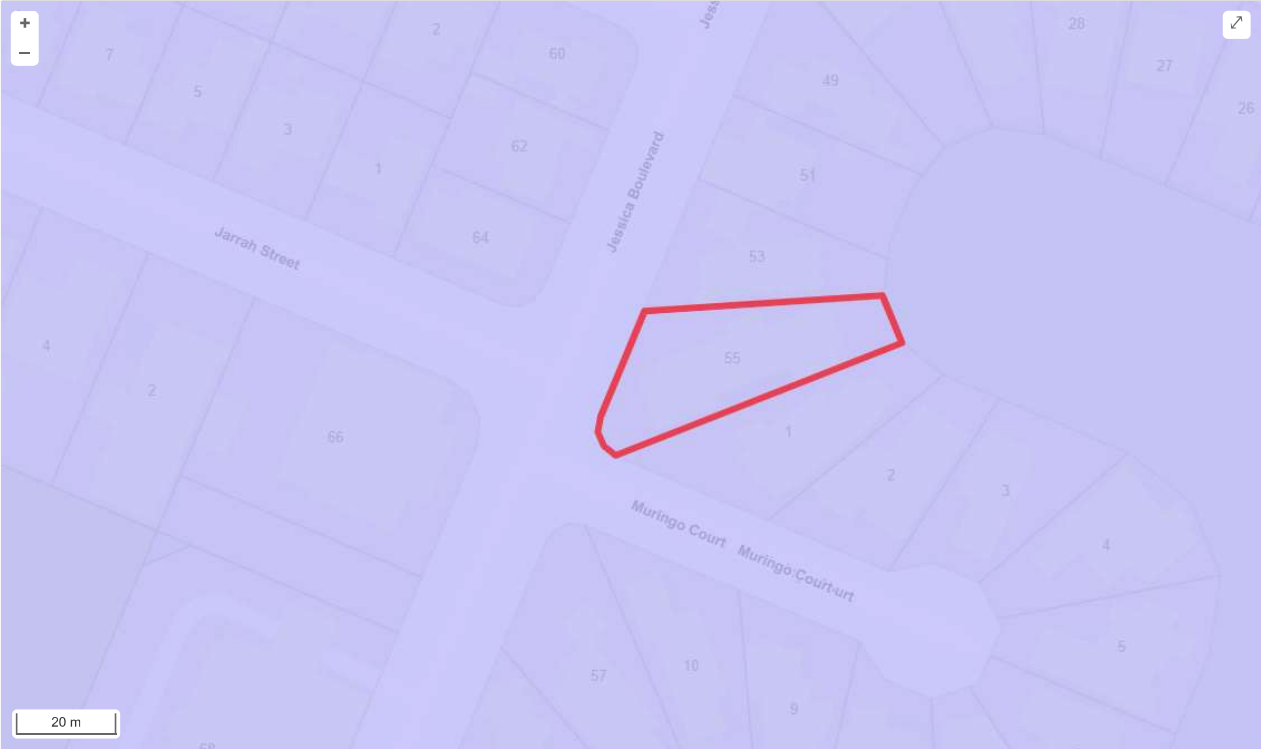
[View Overlay Code](#)



Local Government Infrastructure Plan

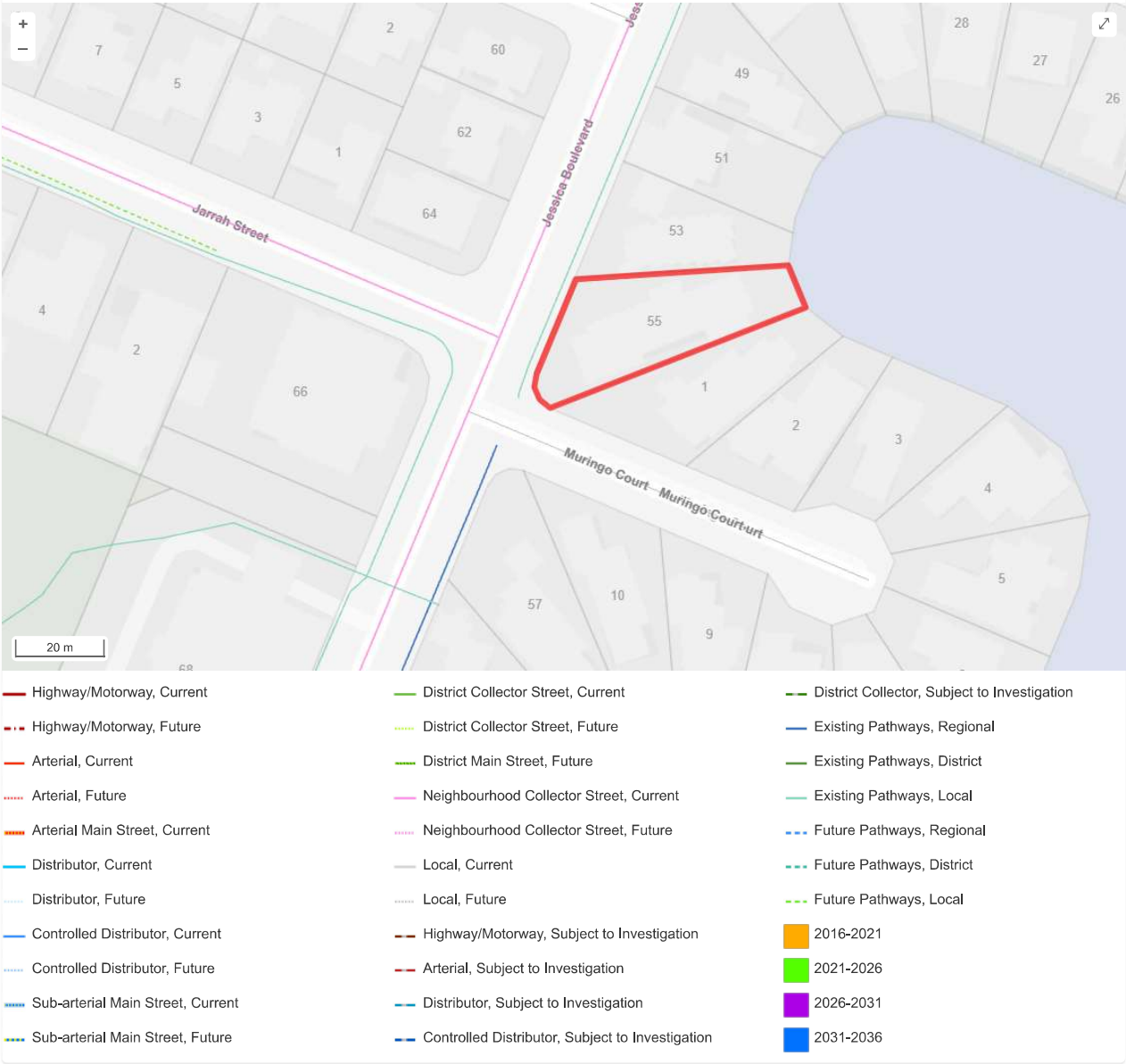
[View Local Government Infrastructure Plan](#)

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



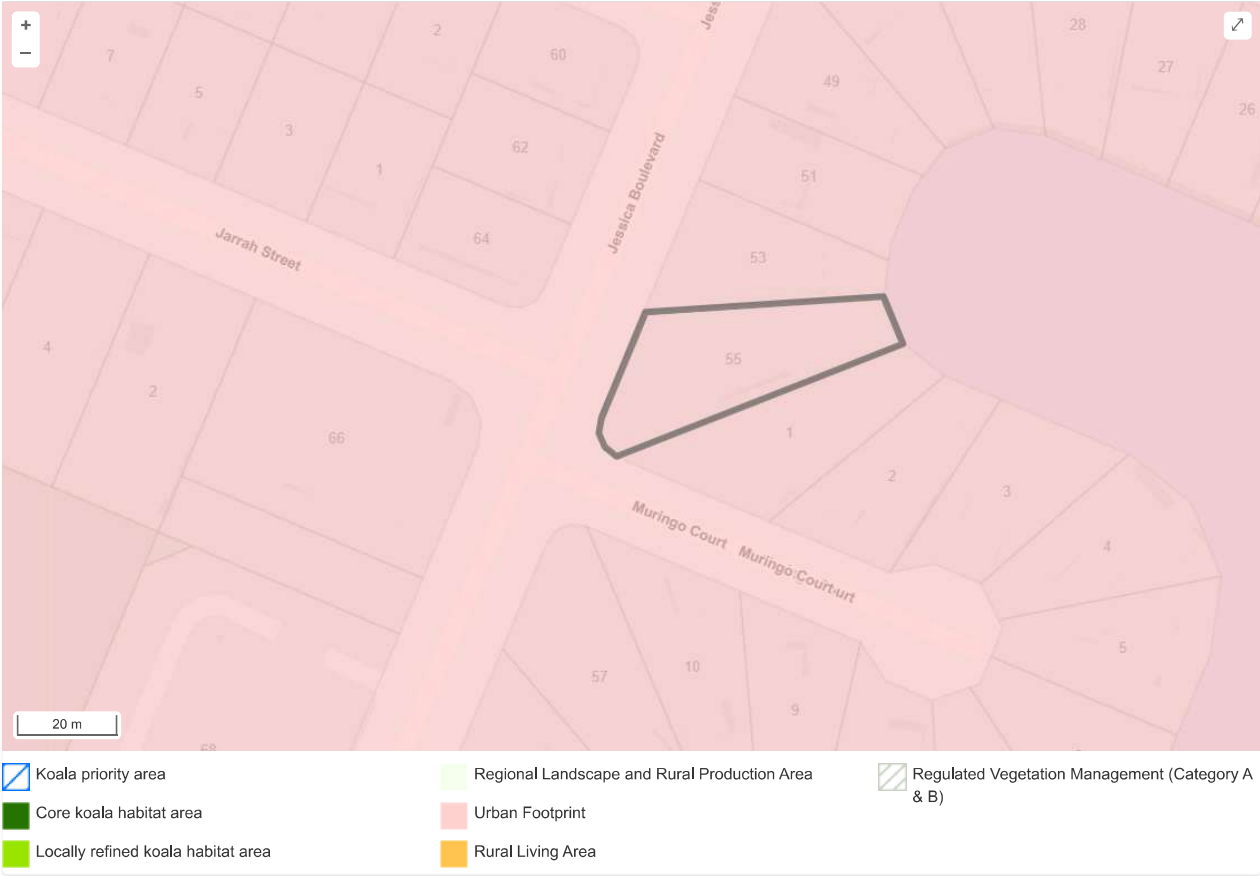
Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



Additional Site Information	
Electoral Division	DIVISION 4 Joe Natoli
State Assessment Referral Agency (SARA) DA Mapping	<p>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 <a href="#">SARA DA Mapping</a>.</p> <p><b>Note:</b> Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit <a href="#">Koala Maps</a> for more information.</p>

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*.

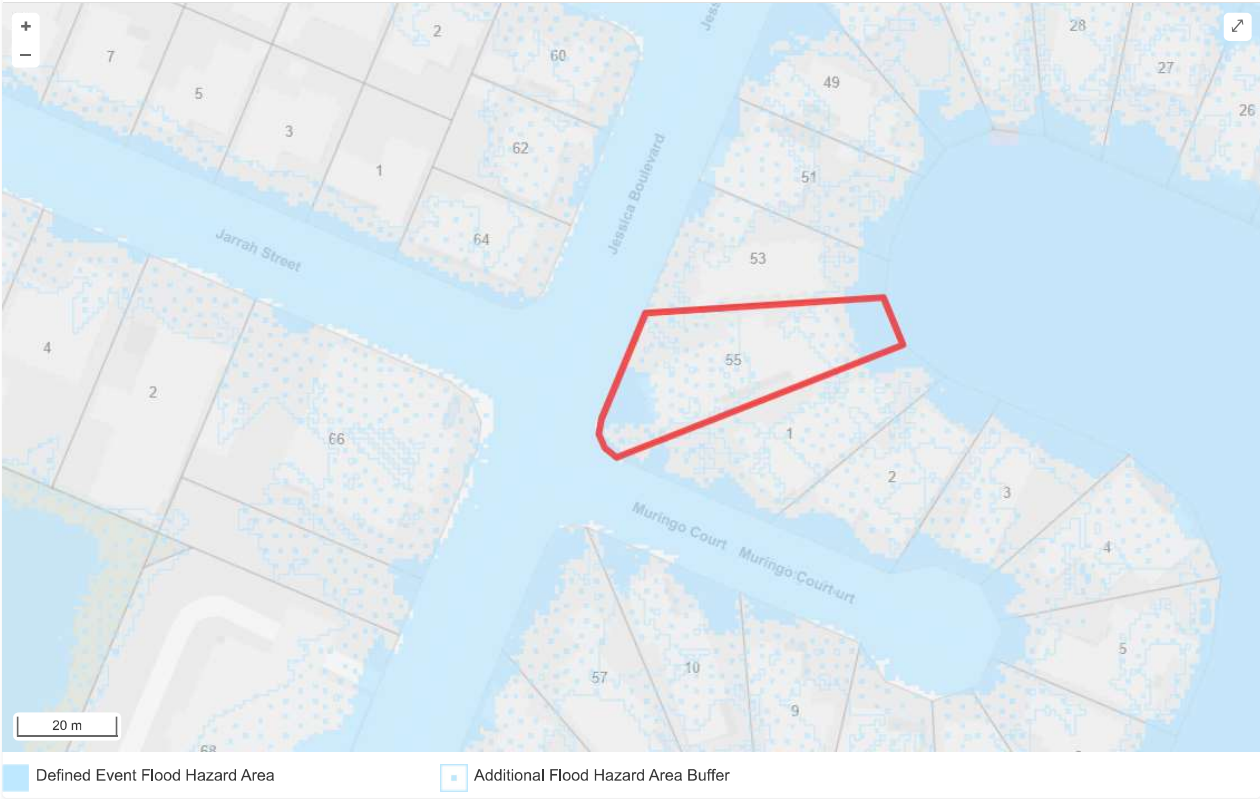
The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

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 \(sunshinecoast.qld.gov.au\)](#)



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	2.45 mAHD
Maximum Flow Velocity	Up to 0.5 m/s
Inactive Flow or Backwater Area	Yes
Freeboard	500 mm
Minimum Floor Level	2.95 mAHD
Notes	None Applicable

Flood Mapping and Information 2023

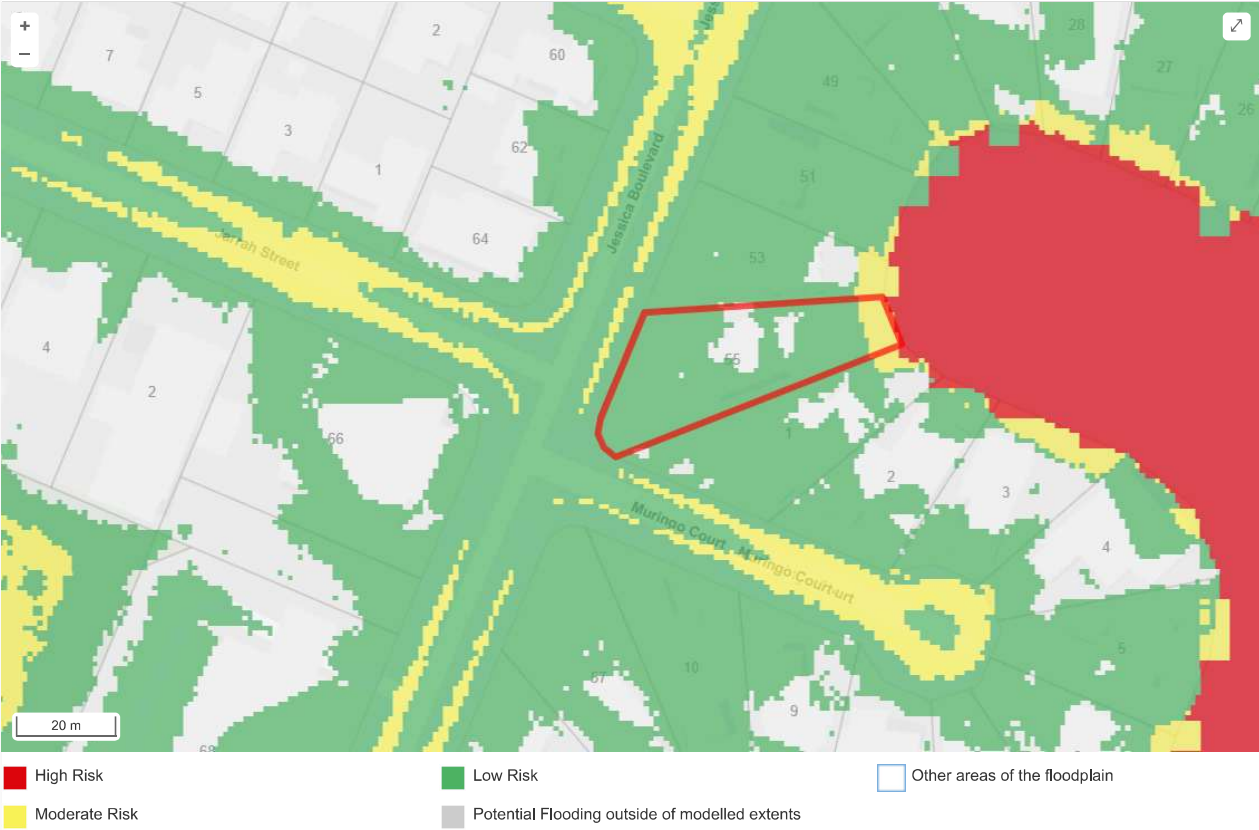
The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

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](#)



Job ID 51191339

251463



[Review responses online](#) ↗



Received 5 of 5 responses  
**All responses received**

55 Jessica Bvd, Minyama QLD 4575

Job dates  
17/09/2025 → 17/09/2025

These plans expire on  
14 Oct 2025

Lodged by  
Samuel Ferguson

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Energex QLD	Received	4
🏠 NBN Co Qld	Received	42
🏠 Sunshine Coast Regional Council	Received	56
🏠 Telstra QLD South East	Received	60
🏠 Unitywater North	Received	69

Initial  
DM  
Initial  
MS



BYDA

Sequence: 261219332  
Date: 16/09/2025  
Scale: 1:500  
Tile No: 1



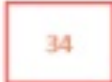




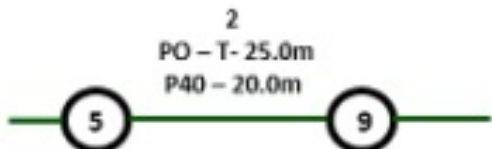
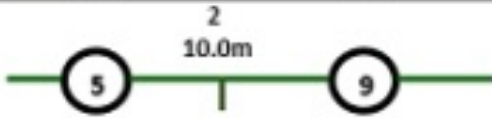





LEGEND

- 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

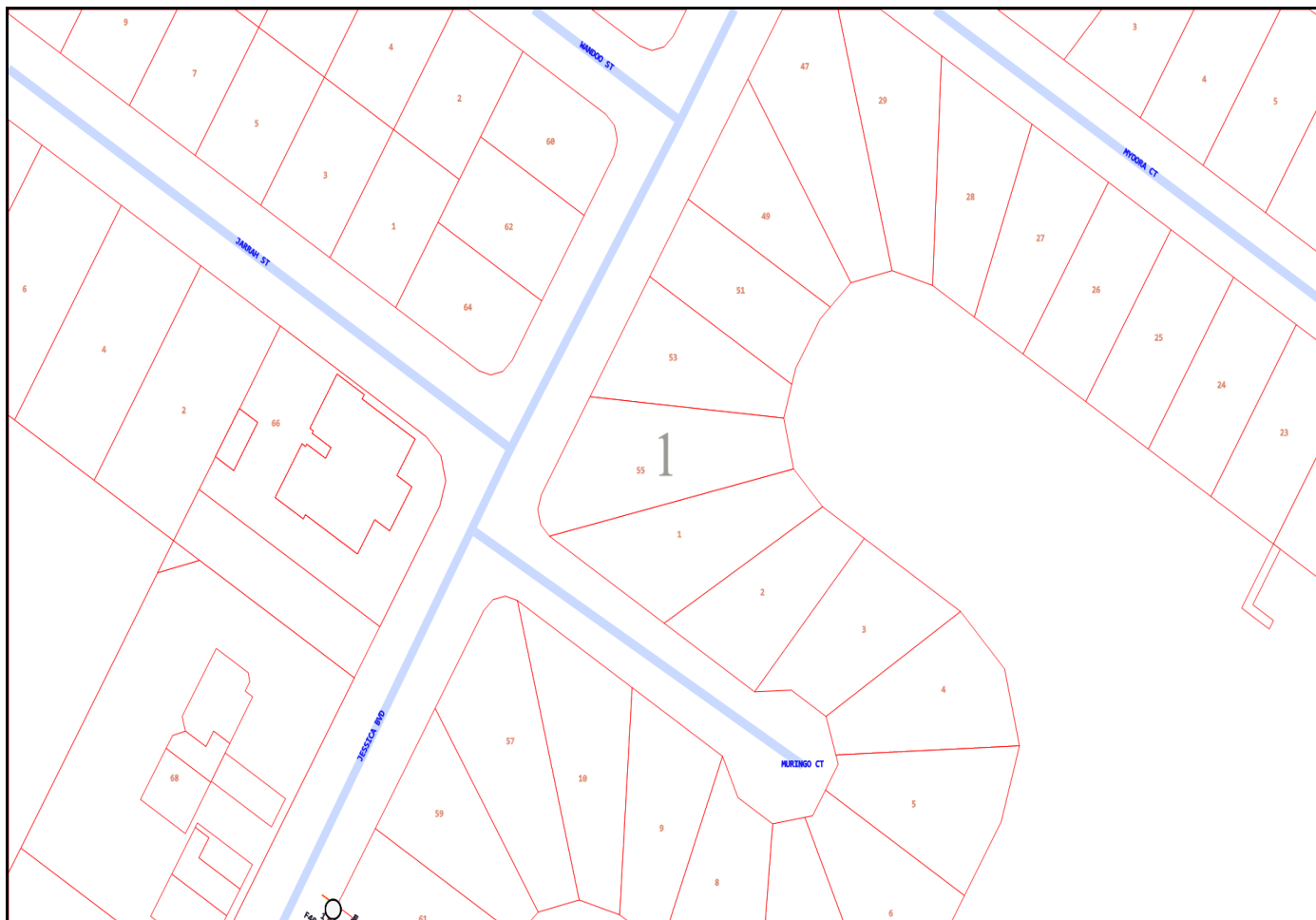
AS5488 Category "D" Plan



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

	<div data-bbox="1114 353 1455 488">  </div> <div data-bbox="667 421 890 474"> <h1>LEGEND</h1> </div>
<div data-bbox="320 555 432 636">  </div>	<p>Parcel and the location</p>
<div data-bbox="331 667 405 725">  </div>	<p>Pit with size "5"</p>
<div data-bbox="331 757 405 815">  </div>	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
<div data-bbox="284 855 456 913">  </div>	<p>Manhole</p>
<div data-bbox="309 949 427 1034">  </div>	<p>Pillar</p>
<div data-bbox="118 1075 612 1223">  </div>	<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>
<div data-bbox="118 1236 612 1352">  </div>	<p>2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.</p>
<div data-bbox="118 1406 612 1473">  </div>	<p>Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.</p>
<div data-bbox="118 1518 612 1585">  </div>	<p>Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.</p>
<div data-bbox="118 1630 612 1697">  </div>	<p>Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.</p>
<div data-bbox="197 1765 472 1823">  </div>	<p>Road and the street name "Broadway ST"</p>
<div data-bbox="331 1899 414 1935"> <p>Scale</p> </div>	<div data-bbox="651 1899 1251 2011">  </div>

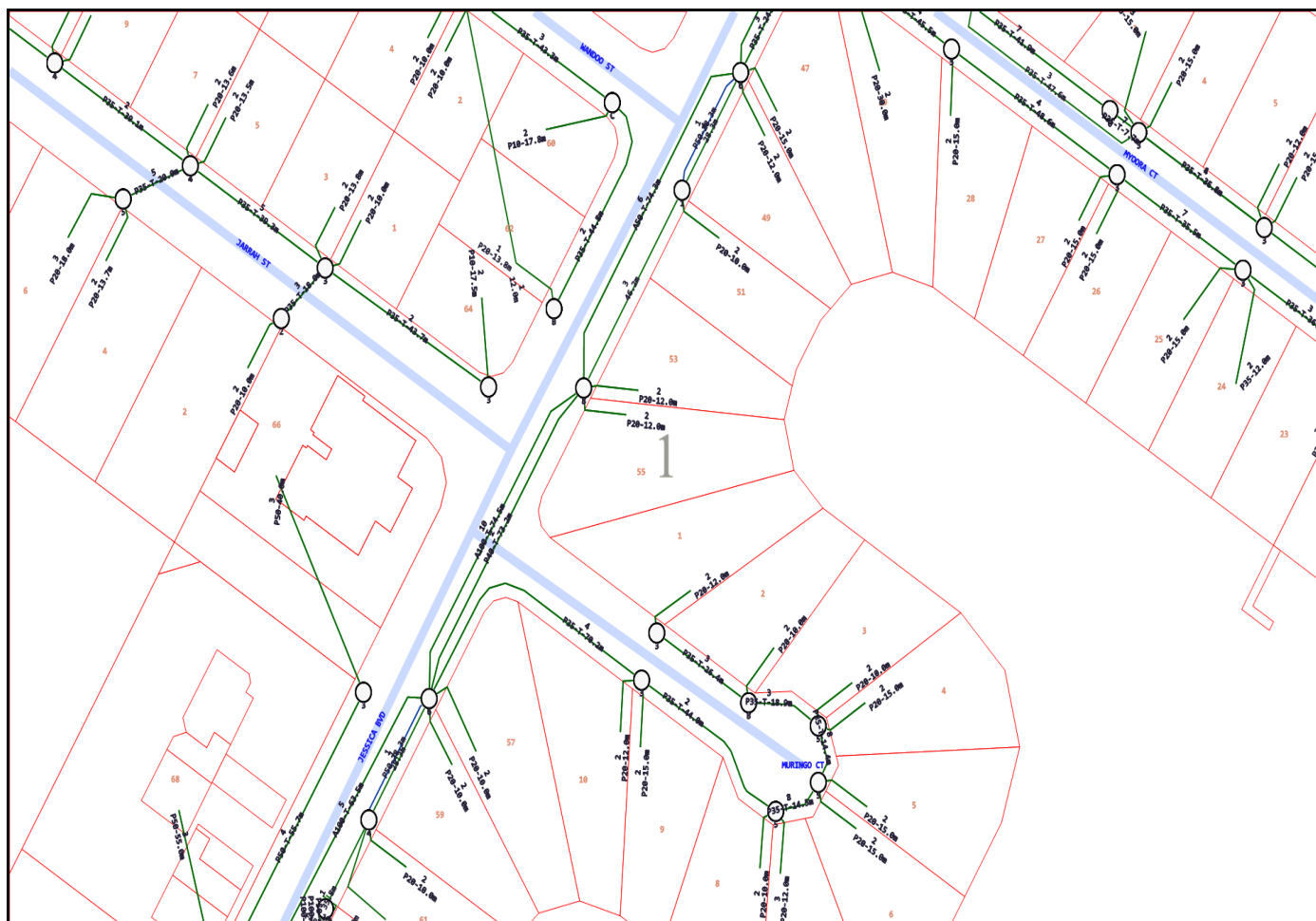
Initial  
DM  
Initial  
JLS



## 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.









Plans generated by SmarterWX™  
Automate

**16/09/25 (valid for 30 days)**

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

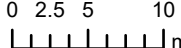


**Job # 51191339**

**Seq # 261219329**

### Legend

 BYDA Enquiry

Scale 1:500 

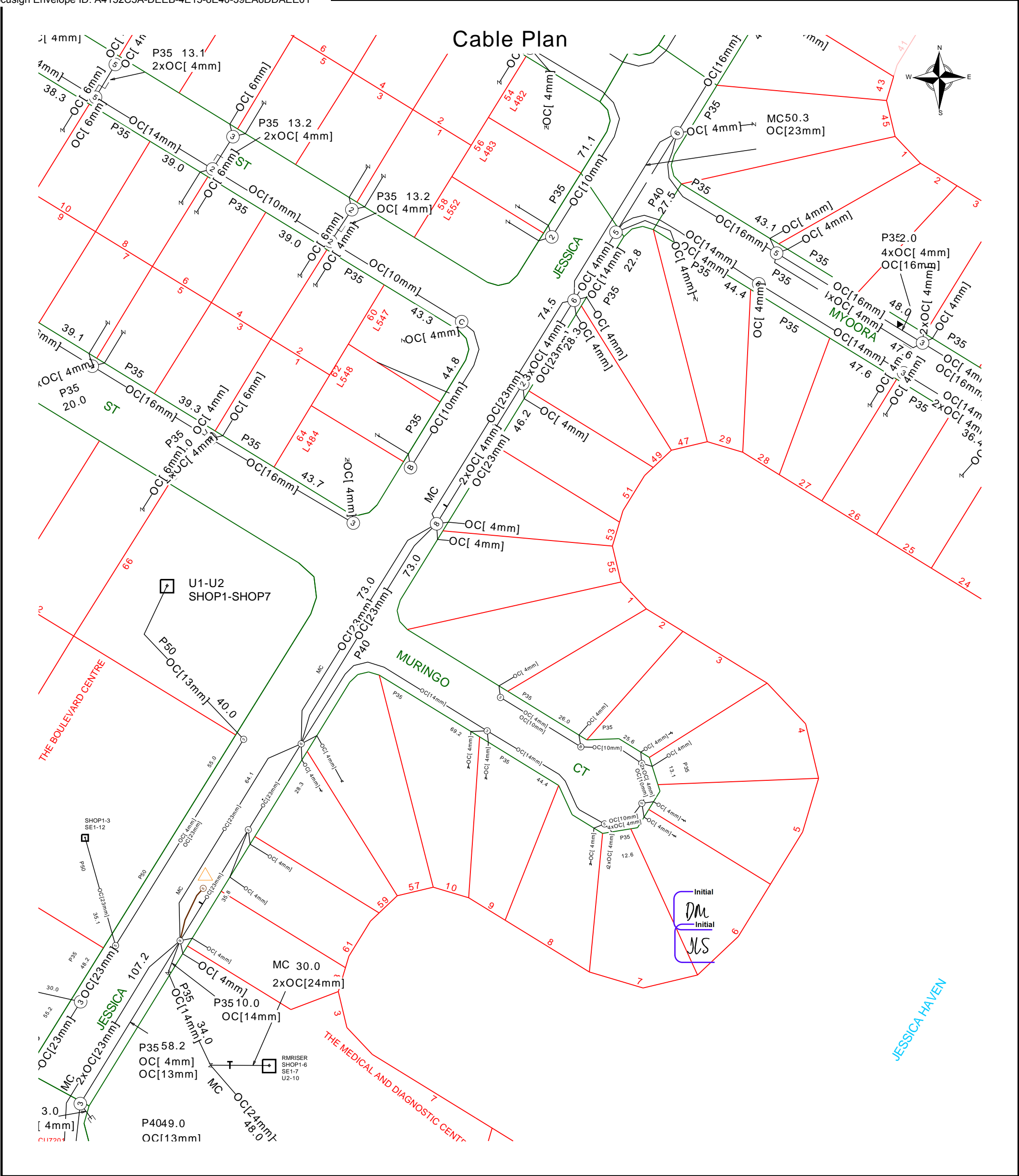
### Disclaimer


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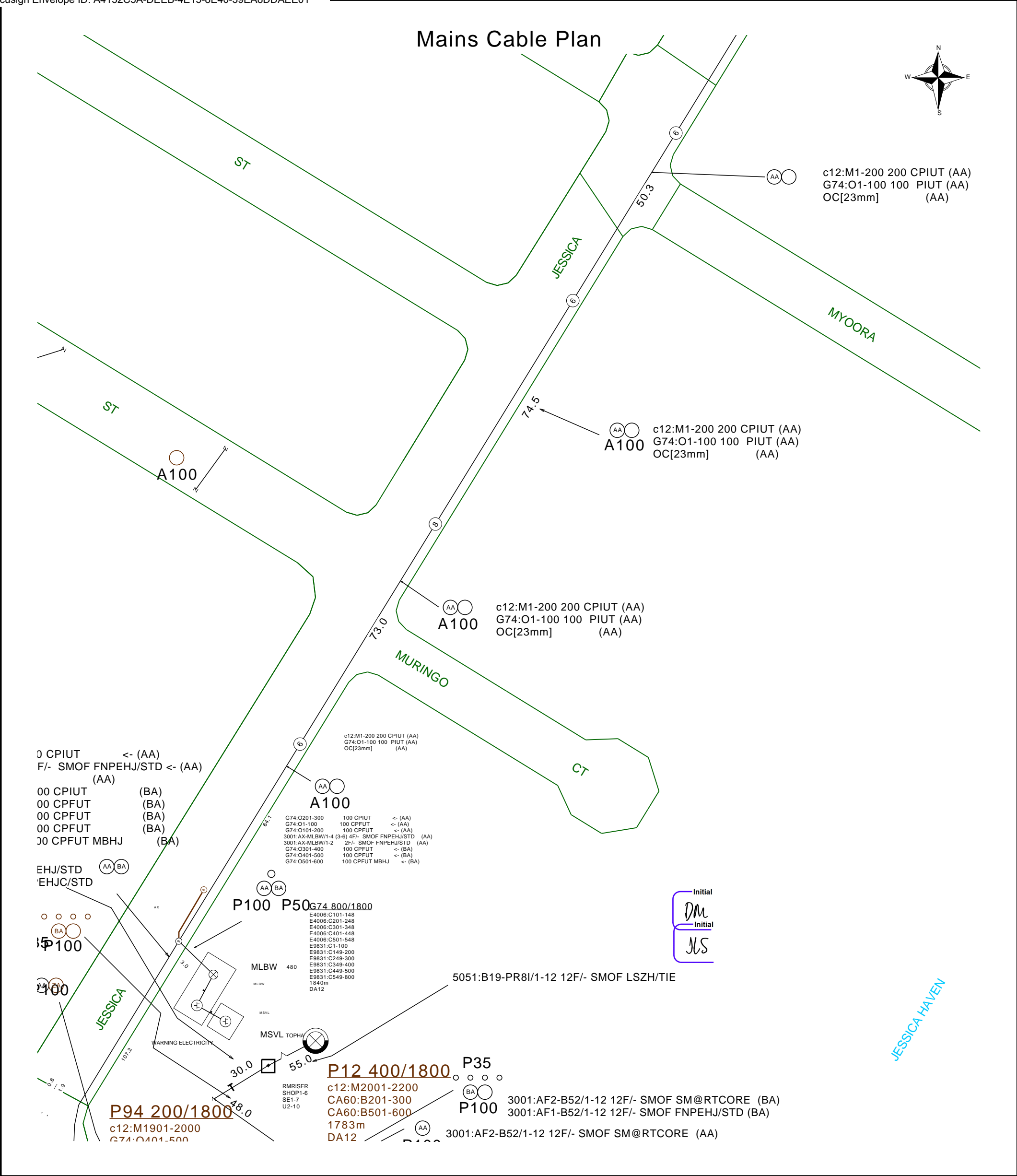
	<p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a></p> <p>Ph - 13 22 03</p> <p>Email - Telstra.Plans@team.telstra.com</p> <p>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 261219334</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 16/09/2025 15:11:05</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.



	<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></p> <p>Ph - 13 22 03</p> <p>Email - Telstra.Plans@team.telstra.com</p> <p>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 261219334</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 16/09/2025 15:11:06</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

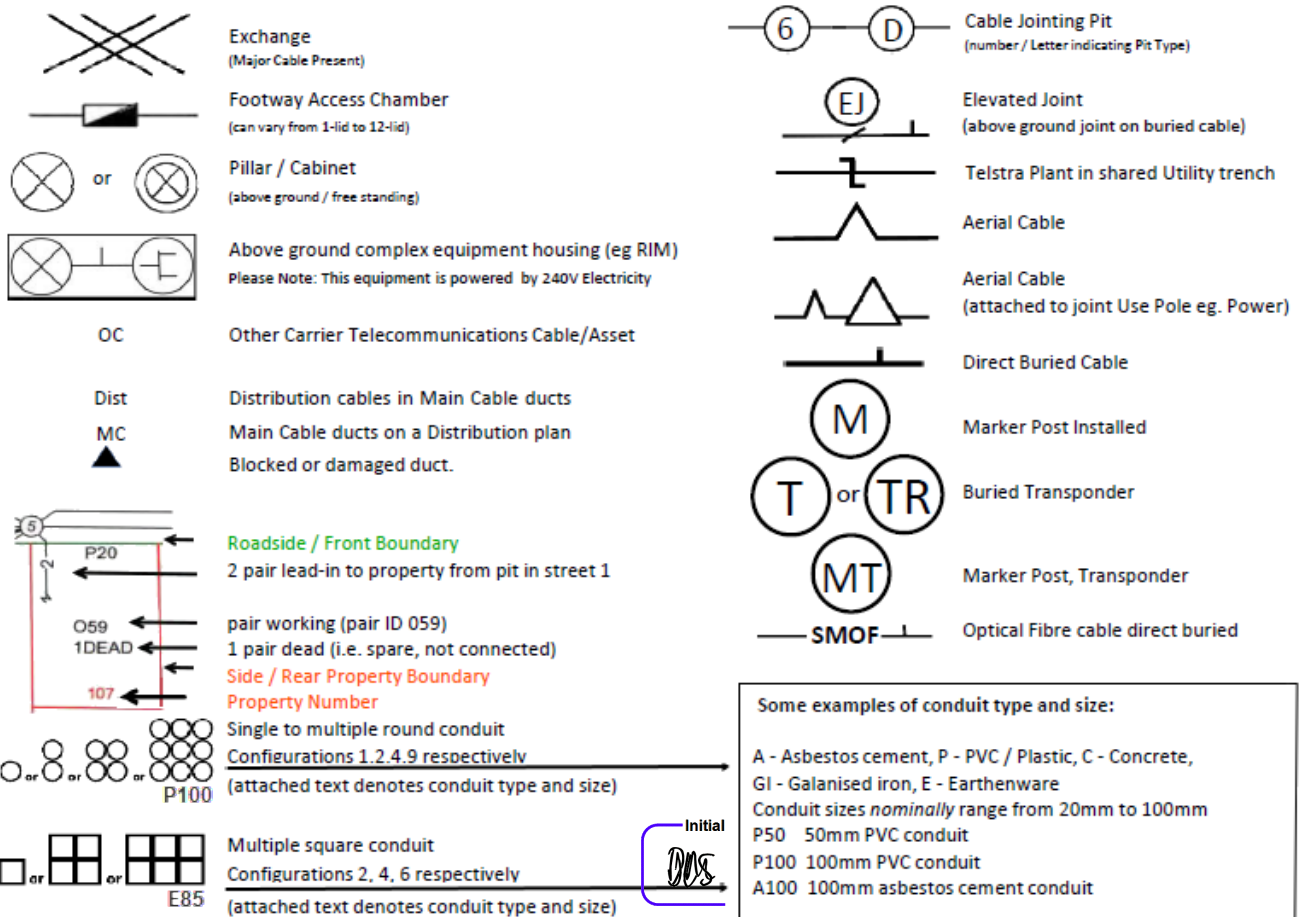
**WARNING**

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.

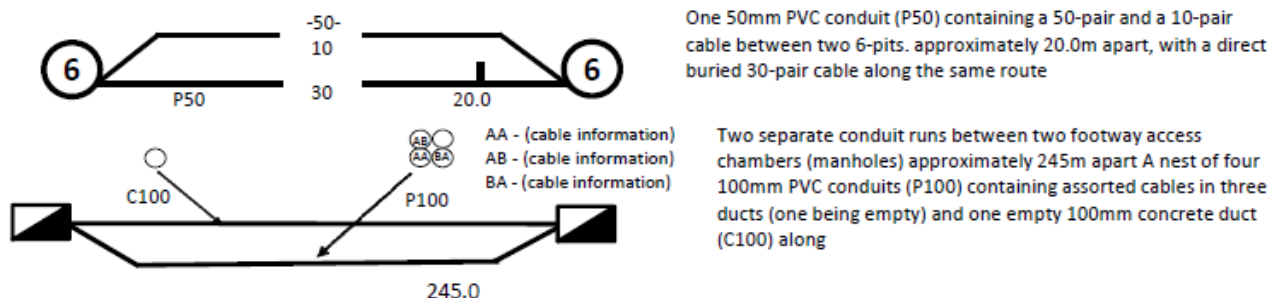
See the Steps- Telstra Duty of Care that was provided in the email response.



## LEGEND



### Some Examples of how to read Telstra Plans



### Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



## UNITYWATER BYDA MAP

Sequence Number: 261219331

Job Number: 51191339

Printed On: 16/09/2025

Emergency Situations

Call Unitywater:

1300 086 489

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

### Legend

Extent of Unitywater Area

**Water**

PS

Water Pump Station

M

Water Service

\*

Water Valve

Water Pipe (Abandoned)

●

Water Hydrant

F

Water Fitting

**Water Main**

Trunk Main

Reticulation Main

**Sewer**

PS

Sewer Pump Station

●

Sewer Maintenance Hole

\*

Sewer Valve

F

Sewer Fitting

**Sewer Gravity Main**

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

**Sewer Pressure Main**

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

**Recycled Water**

PS

Recycled Water Pump Station

\*

Recycled Water Valve

●

Recycled Water Hydrant

F

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

Recycled Water Main

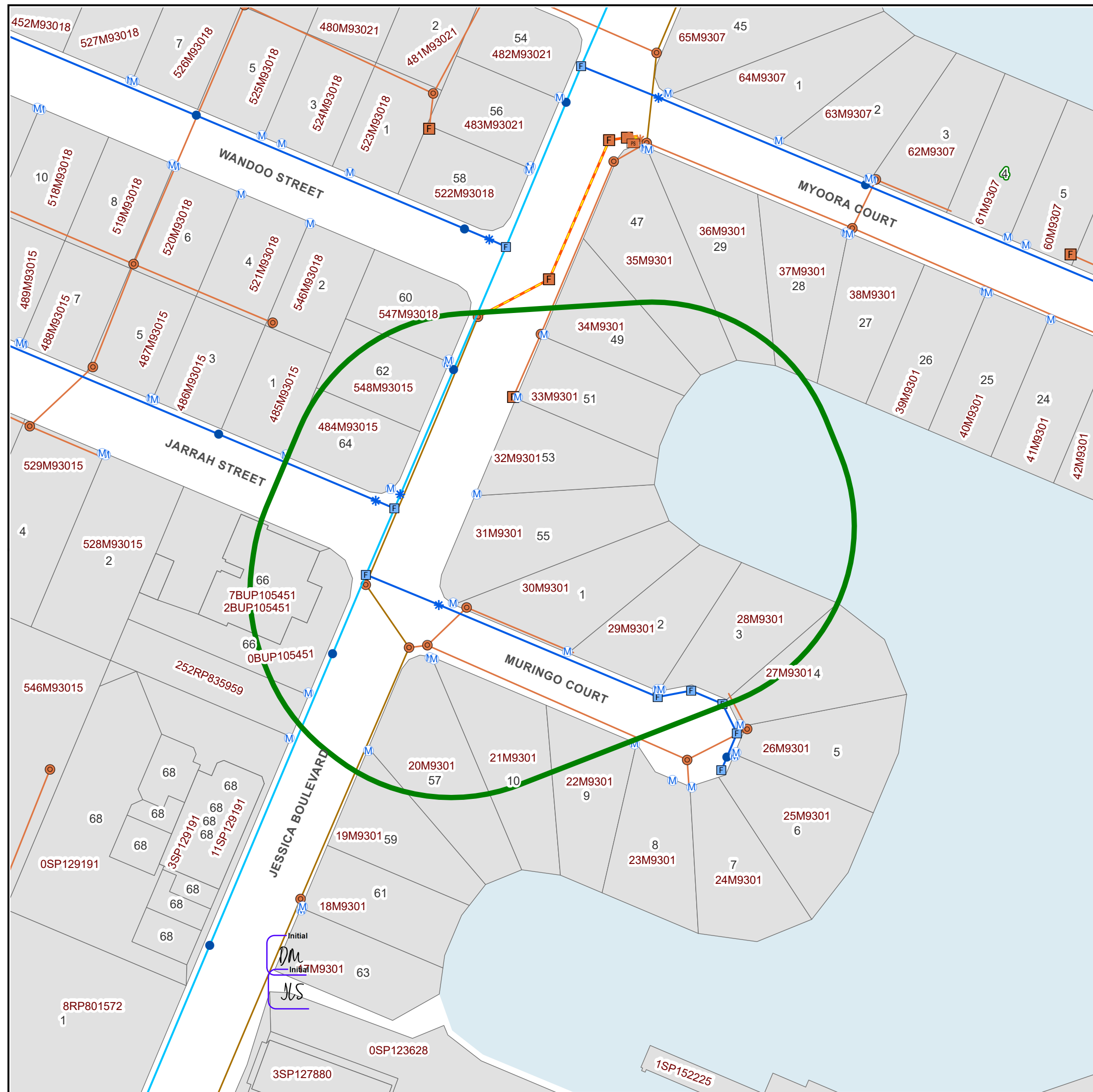
Map Tile: 1  
Scale: 1:1000  
(If printed at 100%  
on A3 size paper)



Before You Dig Australia  
PO Box 953  
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: 949841

Date: 17/09/2025

Search Request reference: 173280343

#### Applicant Details

Applicant: Sian McNamara  
sian@goodlawqld.com.au  
Buyer: not supplied

#### Search Response:

Your request for a property search on Lot **31** on Plan **M9301** at **55 JESSICA BOULEVARD, MINYAMA 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.

Initial

DM

Initial

NS



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: 51055747      EMR Site Id: 16 September 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 31      Plan: M9301  
55 JESSICA BVD  
MINYAMA

**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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

Initial  
DM  
Initial  
MS





**CERTIFICATE OF AFFECT**  
**QUEENSLAND HERITAGE REGISTER**

Client Reference: 251463

Certificate Number: CA026995

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: 31 Plan: M9301  
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](mailto:heritage@des.qld.gov.au).

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

Date of issue: 16/09/2025  
Receipt No: 6659079

Initial  
DM  
Initial  
JS

## InfoTrack

---

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Tuesday, 16 September 2025 3:32 PM  
To: InfoTrack QLD Property Services  
Subject: RE: QCAT Search & Copy - 251463

**[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:

DEAN MCCLUSKEY

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 3/9/2025.

### Queensland Civil and Administrative Tribunal

\*\*\*\*\*

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It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

\*\*\*\*\*

Initial  
DM  
Initial  
MS

## InfoTrack

---

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Tuesday, 16 September 2025 3:32 PM  
To: InfoTrack QLD Property Services  
Subject: RE: QCAT Search & Copy - 251463

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### 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:

JODI LORRAINE SWAN

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)

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### Queensland Civil and Administrative Tribunal

\*\*\*\*\*

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It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

\*\*\*\*\*

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DM  
Initial  
JS

# Rate notice

Customer enquiries: T 07 5475 7542 E [rates@sunshinecoast.qld.gov.au](mailto:rates@sunshinecoast.qld.gov.au)



ABN 37 876 973 913

deanmccluskey9@icloud.com

151595 000



Mr D MCCLUSKEY & Ms JL SWAN  
55 JESSICA BVD  
MINYAMA QLD 4575

## Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025  
Property no. 184871  
Valuation \$1,250,000  
Payment reference no. 100826345  
Due date for payment **22 August 2025**

**Amount payable \$1,990.76**

**Property location:** 55 Jessica Bvd MINYAMA QLD 4575

**Property description:** Lot 31 M 9301

Rates and charges	Units	Rate charged	Amount
<b>Sunshine Coast Council rates and charges</b>			
General Rate - Category 10		Minimum Rate =	1,517.50
Garden Organics Bin - 240 Litre	0.50 x	\$96.00 x .5 =	24.00
Waste Bin - 240 Litre	1 x	\$501.00 x .5 =	250.50
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
<b>State Government charges (Council required to collect on behalf of the State Government)</b>			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
<b>TOTAL:</b>			<b>\$1,990.76</b>

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

## Easy ways to pay:

**BPAY**  
Biller Code: 18259  
Ref: 100826345  
**Mobile & Internet Banking – BPAY®**  
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](https://auspost.com.au/postbillpay)



\*214 100826345



Call **13 18 16** and follow the prompts  
Credit Card: MasterCard and Visa  
Billpay Code: 0214 Reference: 1 0082 6345



Go to [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), click on 'Pay and Apply' and follow the prompts.  
Reference: 1 0082 6345  
MasterCard and Visa

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# Rates and payment information

Rates and charges for the land described in this notice must be paid by the due date detailed on the front of this notice. Rates and charges have been made and levied by Sunshine Coast Council in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

## Why check your rate category?

It is the property owner's responsibility to confirm rates and charges are correct when the rate notice is issued. This timely action is important because if you request another rate category, by submitting a rate category objection, the maximum adjustment is limited to 12 prior months. Please refer to the Schedule of Rates issued with this notice.

## Is interest charged?

Council charges interest of 8 per cent per annum (compounding daily) on overdue rates. This applies to rates and charges not paid by the due date (except where a payment arrangement is approved before the due date for payment on this notice).

## Having difficulty paying your rates?

If you can't pay the full amount by the due date, you can set up a payment plan. Please contact Council before the due date to arrange this. Visit Council's website and choose the "Pay your rates" option under "How can we help?" or you can email [rates@sunshinecoast.qld.gov.au](mailto:rates@sunshinecoast.qld.gov.au).

## Does Council offer a rate concession for pensioners?

If you hold a Pensioner Concession Card or Veteran Affairs Gold Card and live in a property you own in the Sunshine Coast Council area, you may be eligible for the State Pensioner Rate Subsidy and Council's Pensioner Rate Concession. For more details, visit Council's website or contact Council's Customer Service Centre.

## Are legal and professional costs shown on the rate notice?

Overdue rates and charges may be recovered by legal process. Legal and professional costs are incurred when a Statement of Claim has been filed with the Magistrates Court for the recovery of overdue rates and charges. These costs are not considered an overdue rate or charge until judgment has been entered.

## State levy information

### State Government Emergency Management Levy

This levy is set by the State Government and is required to be collected by Council and submitted to the State Government in accordance with the *Fire Services Act 1990*. For queries about the levy, contact the Queensland Fire Department on 137 468 or visit [www.fire.qld.gov.au](http://www.fire.qld.gov.au).

### State Waste Levy

The State Government has paid \$10,322,376 to Council to mitigate the impact of the Queensland Waste Levy on households, however this does not cover the full cost to Council.



## Help us help the environment

Already receive your rate notice via email? Thank you for helping us save paper.

Still receiving a printed copy? Switch to email - it's easy and convenient.

Simply register for a MyCouncil account or log in to your existing account at [mycouncil.sunshinecoast.qld.gov.au](http://mycouncil.sunshinecoast.qld.gov.au) and change your delivery method to email.

## Other payment options:



### By mail

Post your cheque (must include barcode from the easy ways to pay on the front page) to Sunshine Coast Council Locked Bag 72 Sunshine Coast Mail Centre, Qld 4560



### Pay in person at any Council office

8.30am to 4.30pm weekdays.

#### Caloundra:

77 Bulcock Street

#### Maroochydore:

54 First Avenue

#### Nambour:

Corner Currie and Bury Street



### Direct debit

Automatically pay your six-monthly rates without lifting a finger through a direct debit. You can also spread your payments throughout the year to manage your finances better.

### Periodic direct debit

You can choose to have a set amount deducted from your bank account weekly, fortnightly or monthly. This allows you to pay ahead of time, helping you manage your budget.

If there's a remaining balance on your rate notice on the due date, you can arrange to have this balance automatically deducted as well. Otherwise, you will need to make this payment yourself.

### Set and forget direct debit

Have the full amount of your rate notice deducted from your bank account on the due date. This will apply to all rate notices, including supplementary and six-monthly notices.

**Sign up** Simply visit [mycouncil.sunshinecoast.qld.gov.au](http://mycouncil.sunshinecoast.qld.gov.au) to set up your direct debit payment plan.



### Pay using your smart phone

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



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Mr D McCluskey & Miss J L Swan  
55 Jessica Bvd  
MINYAMA QLD 4575

WATER AND SEWERAGE  
YOUR BILL

1300 086 489  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri  
unitywater.com  
ABN 89 791 717 472

Account number	99922122
Payment reference	0999 2212 29
Property	55 Jessica Bvd, MINYAMA, QLD

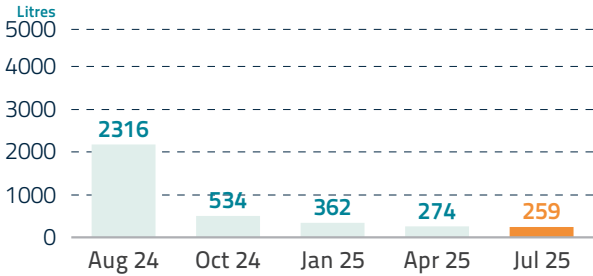
Bill number	7127531465
Billing period	30 Apr 2025 85 days to 23 Jul 2025
Issue date	28 Jul 2025
Approximate date of next meter reading	22 Oct 2025

Your account activity

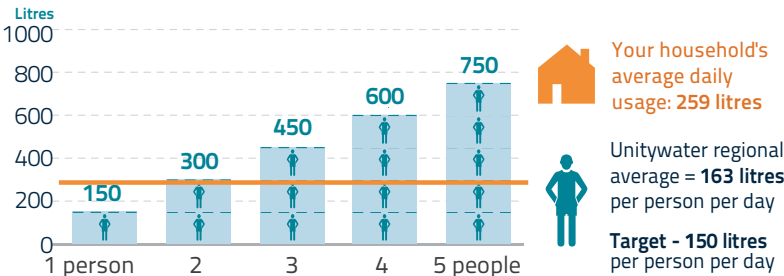
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$382.06	\$382.06	\$0.00	\$341.06	\$341.06
				Due date
				27 Aug 2025

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



Changes on *your* bill

From 1 July 2025

Find out more [unitywater.com/pricing](https://unitywater.com/pricing)



Easy ways to pay For other payment options - see over

**BPAY**  
Biller Code: 130393  
Ref: 0999 2212 29  
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](https://bpay.com.au)  
© Registered to BPAY Pty Ltd ABN 69 079 137 518

**Direct Debit**  
Login to My Account at [unitywater.com](https://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](https://unitywater.com/smoothpay)

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Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
13W074144	29 Apr 25	3013	23 Jul 25	3035	22	85	258.8
Total water usage					22	85	258.8
Total sewerage usage (waste and greywater) = 90% of water usage					19.80	85	232.9

Activity since last bill

Last bill		\$382.06
Payments / adjustments		
2 Jun 2025	CBA BPAY BPAY 02/06/2025	-\$382.06
Account balance		\$0.00

Water and Sewerage Charges

Lot 31 Plan M9301 Installation ID 1416331

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	30 Apr 25 to 30 Jun 25	0.2588	62	\$3.444	\$55.27
State Govt Bulk Water	01 Jul 25 to 23 Jul 25	0.2588	23	\$3.517	\$20.94

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	30 Apr 25 to 30 Jun 25	0.2588	62	\$0.760	\$12.20
Water up to 822 L/day	01 Jul 25 to 23 Jul 25	0.2588	23	\$0.787	\$4.68
Sewerage up to 740 L/day	30 Apr 25 to 30 Jun 25	0.2329	62	\$0.760	\$10.98
Sewerage up to 740 L/day	01 Jul 25 to 23 Jul 25	0.2329	23	\$0.787	\$4.22
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	30 Apr 25 to 30 Jun 25	1	62	\$0.879	\$54.50
Water Access 20mm	01 Jul 25 to 23 Jul 25	1	23	\$0.945	\$21.74
Sewerage Access	30 Apr 25 to 30 Jun 25	1	62	\$1.805	\$111.91
Sewerage Access	01 Jul 25 to 23 Jul 25	1	23	\$1.940	\$44.62

Water subtotal	\$169.33
Sewerage subtotal	\$171.73

New water and sewerage charges	\$341.06
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Total Due = ① + ②	\$341.06
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Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at [unitywater.com](https://unitywater.com) for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at [unitywater.com/pensioner](https://unitywater.com/pensioner)

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at [unitywater.com/creditcard](https://unitywater.com/creditcard)

Interest on overdue amounts

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

Water efficiency

For water efficiency tips, visit [unitywater.com/water-tips](https://unitywater.com/water-tips)

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。  
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.  
Khi bạn cần thông ngôn, xin gọi số 13 14 50  
통역사가 필요하시면 13 14 50 으로 연락하십시오.  
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit [unitywater.com/privacy](https://unitywater.com/privacy)

International calls

+ 61 7 5431 8333

[unitywater.com](https://unitywater.com)

PO Box 953

Caboolture QLD 4510

1300 086 489



More payment options



Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to [unitywater.com](https://unitywater.com). A credit card surcharge may apply.  
Ref: 0999 2212 29



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0999 2212 29

Pay in person at any post office, call 13 18 16, or go to [postbillpay.com.au](https://postbillpay.com.au)



\*4028 0999221229 00034106

Account number 99922122

Payment reference 0999 2212 29

Total due \$341.06

Due date 27 Aug 2025

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