Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

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 David John William Beaulock & Julie Maree Beaulock

Property address (referred to as the "property" in this statement) 5 Champagne Court, Morayfield Qld 4506

Lot on plan description Lot 64 on SP153239, title reference 50427700

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

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

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

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

Title details	**The seller gives or has given the buyer the following—**	
	A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.	☒ **Yes**
	A copy of the plan of survey registered for the property.	☒ **Yes**

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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:

Not applicable

Statutory encumbrances

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

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

Utility infrastructure – see maps attached

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.

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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.

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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Rural residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property. *If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*	☐ **Yes**	☒ **No**

* *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. *If **Yes**, a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
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.		

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☒ **Yes**	☐ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☒ **No**
	Pool compliance certificate is given.	☒ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	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.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
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: $603.89 Date Range: 31/12/25 to 31/03/26

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: $316.89 Date Range: 31/10/25 to 02/02/2026

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

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

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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)***	☐ **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. **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.	☐ **Yes**	
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: » 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.	☐ **Yes**	
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$603.89 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: » 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.	☐ **Yes**	
	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

Signed by:
53A3103Z84D145E...

Signature of seller

David John William Beaulock

Name of seller

13/4/2026

Date

Signed by:
ADF193D0028A418...

Signature of seller

Julie Maree Beaulock

Name of seller

13/4/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50427700**	**Search Date:**	24/03/2026 16:01
Date Title Created:	12/02/2003	**Request No:**	55533462
Previous Title:	50213843		

ESTATE AND LAND

Estate in Fee Simple

LOT 64 SURVEY PLAN 153239
Local Government: MORETON BAY

REGISTERED OWNER — INTEREST

Dealing No: 716273347 22/01/2015

JULIE MAREE BEAULOCK	1/4
DAVID JOHN WILLIAM BEAULOCK	3/4

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10835151 (POR 117)

2. MORTGAGE No 716273355 22/01/2015 at 10:01
BANK OF QUEENSLAND LIMITED A.B.N. 32 009 656 740

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 [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

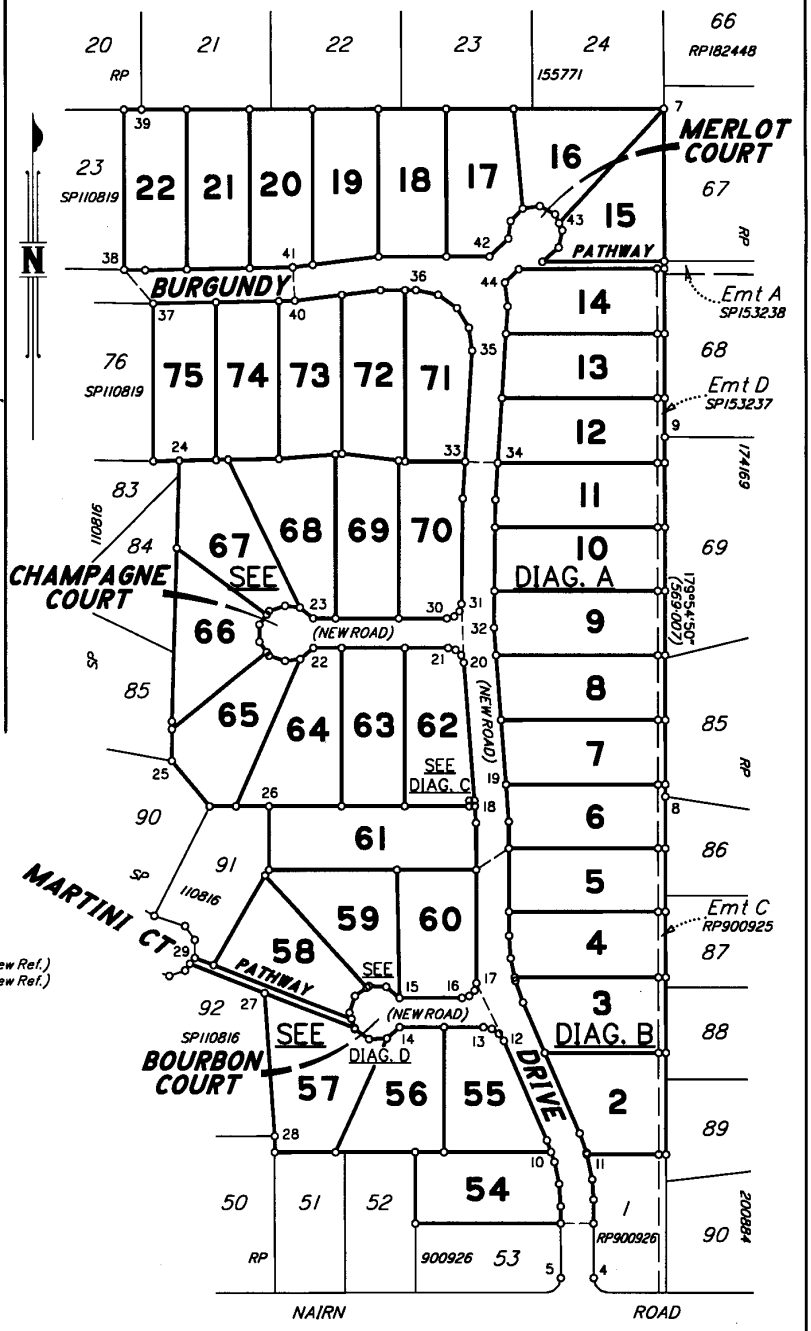
Sheet 1 of 3

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
4	O.Screw in Kerb	4/RP900926	269°01'	4·902
5	O.Screw in Kerb	5/RP900926	89°28'	4·881
7	OIP	5/RP155771	241°28'50"	2·289
7	O.Y Bar	7/ISI23556	249°32'	24·737
7	OIP	7/ISI23556	277°15'20"	26·615
8	OIP	6/RP200884	278°26'50"	1·0
8	OIP	8/ISI23556	264°13'40"	8·739
9	OIP	23/RP174169	269°59'50"	0·973
9	OIP	9/ISI23556	199°27'	21·773
10	Screw in Kerb		69°0'	5·963
11	Screw in Kerb		263°31'	5·794
13	Screw in Kerb		2°03'	4·899
14	Screw in Kerb		344°35'	4·363
15	Screw in Kerb		189°29'	4·184
16	Screw in Kerb		177°29'	4·8
17	Screw in Kerb		81°11'	8·787
18	Screw in Kerb		90°05'	5·839
19	Screw in Kerb		262°05'	5·857
20	Screw in Kerb		82°31'	5·804
20	Screw in Kerb		26°46'	9·097
21	Screw in Kerb		6°15'	4·828
22	Screw in Kerb		354°25'	4·866
23	Screw in Kerb		182°56'	4·916
24	OIP	24/SP110816	353°52'	0·931
25	OIP	25/SP110816	62°44'	0·984
26	OIP	26/SP110816	358°54'	0·917
27	OIP	27/SP110816	116°59'	0·827
28	OIP	28/SP110816	24°30'	1·034
29	O.Nail in Kerb	29/SP110816	303°54'	6·416
30	Screw in Kerb		175°37'	4·586
31	Screw in Kerb		92°01'	5·816
32	Screw in Kerb		268°04'	5·787
33	Screw in Kerb		90°47'	6·237
34	Screw in Kerb		275°14'	5·526
35	Screw in Channel		91°14'	6·958
36	Screw in Kerb		353°33'	8·416
37	O.Nail in Kerb	37/SP110819	343°46'	6·521
38	O.Nail in Kerb	38/SP110819	207°04'	6·396
39	OIP	6/RP155771	181°29'	1·152
39	OIP	10/ISI23556	108°15'50"	34·628
40	Screw in Kerb		355°39'	7·769
41	Screw in Kerb		176°46'	3·994
42	Screw in Kerb		149°51'	4·993
43	Screw in Kerb		237°32'	4·215
44	Screw in Kerb		257°31'	9·138

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	
12-OPM	1/SP153237	66°45'	5·613	147343	(New Ref.)
40-OPM	1/SP153237	286°37'40"	18·182	147344	(New Ref.)



Area of New Road
(including Pathway)
1·842 ha

Peg placed at all new and original corners, unless otherwise stated.

Scale 1:2500 – Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360

0 50|mm 100|mm 150|mm

State copyright reserved.

AKERS WATERSON AND ASSOCIATES PTY. LTD., ACN 010 633 771 hereby certify that the Company has surveyed the land comprised in this plan by John Kenneth AKERS, Licensed Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 12-11-2002

AKERS WATERSON & ASSOCIATES PTY. LTD. The Common Seal of

Director and Licensed Surveyor

Director

Date 28/11/02

Plan of Lots 2 to 22 and 54 to 75

Cancelling Lot 201 on SP110820

PARISH: CABOOLTURE COUNTY: Stanley

Meridian: of SP110820 F/N's: No

Scale: 1:2500

Format: STANDARD

SP153239

Plan Status:

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

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

706337072

$2760.25
06/02/2003 16:47

CE 400

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins. 017

Registered

5. Lodged by
PETER SMITH SOLICITOR
P.O. BOX 671
CABOOLTURE Q 4510
PH. 07 54 952 733
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We M.T. BYRON PASTORAL COMPANY PTY LTD
A.C.N. 009 901 455

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~ DIRECTOR

Signature of *Registered Owners ~~*Lessees~~ DIRECTOR
M.T. BYRON PASTORAL COMPANY PTY LTD.

* Rule out whichever is inapplicable

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50213843	201	SP110820	2–22 & 54–75	——	New Rd

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
701413706	2–9
Lot Dor SP153237 (Dealing No 701413706)	10–14

2. Local Government Approval.

* Caboolture Shire Council

hereby approves this plan in accordance with the : Integrated Planning Act 1997

%

Dated this 5TH day of February 2003

#Mayor

#Manager Planning & Strategy

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
# Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

Por. 117	
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9443–12414

9. Locality :
Morayfield

10. Local Government :
CABOOLTURE S. C.

11. Passed & Endorsed :
By : AKERS WATERSON AND ASSOCIATES PTY. LTD.
Date : 9/12/2002
Signed :
Designation : Licensed Surveyor

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road/
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number SP153239

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : S1533

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

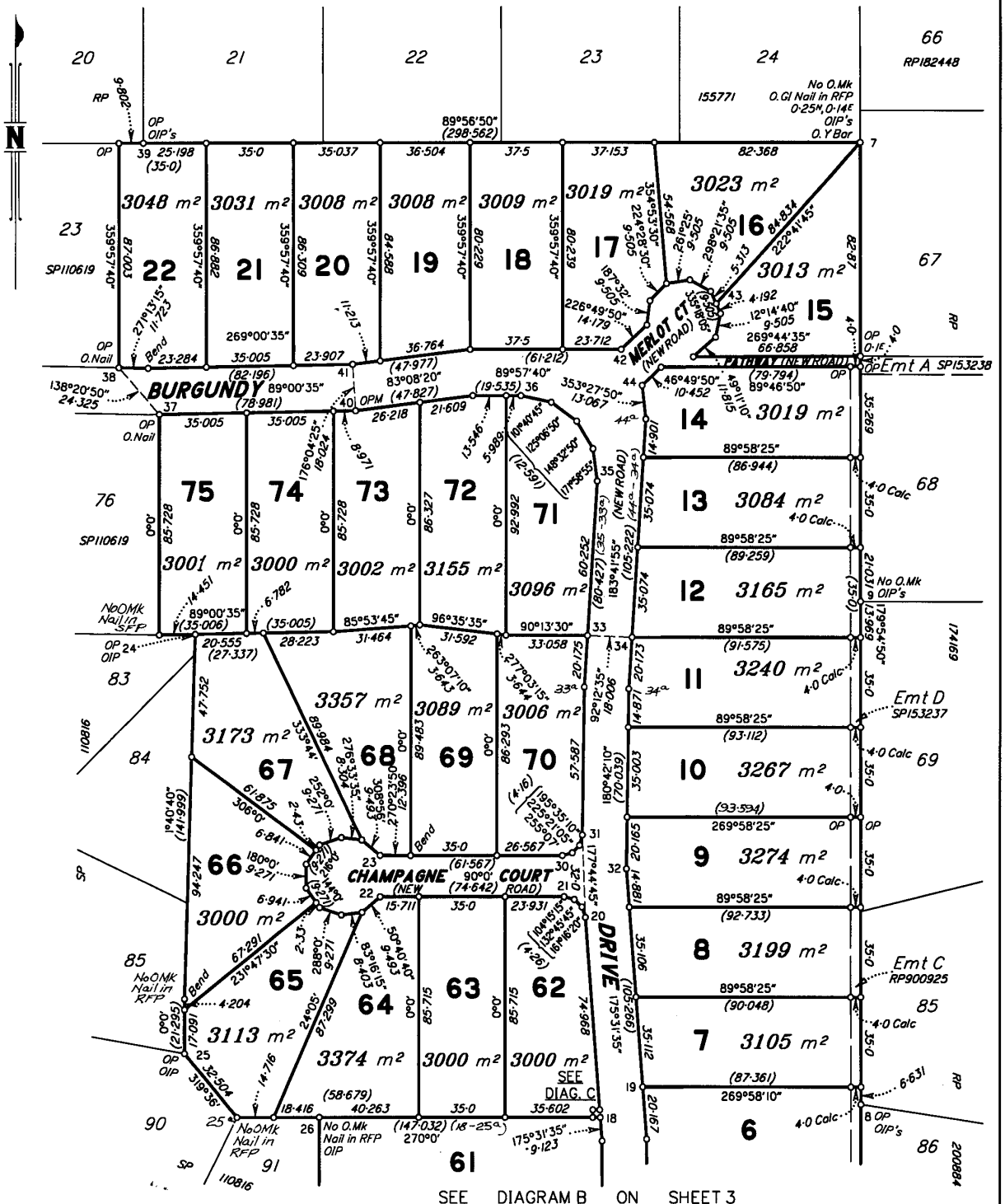


DIAGRAM A

Scale 1: 1500

Scale 1:1500 – Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200
0 50|mm 100|mm 150|mm

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Insert Plan Number SP153239

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 3

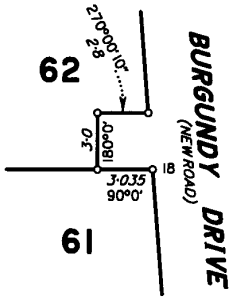


DIAGRAM C

Scale 1: 250

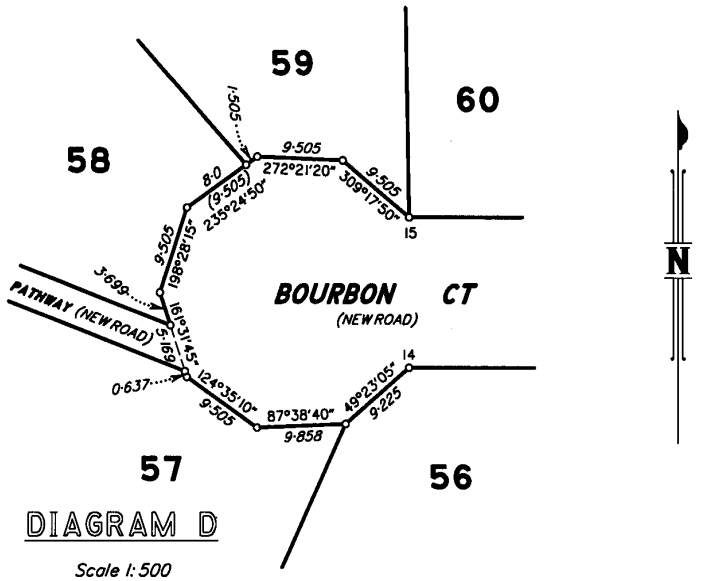


DIAGRAM D

Scale 1: 500

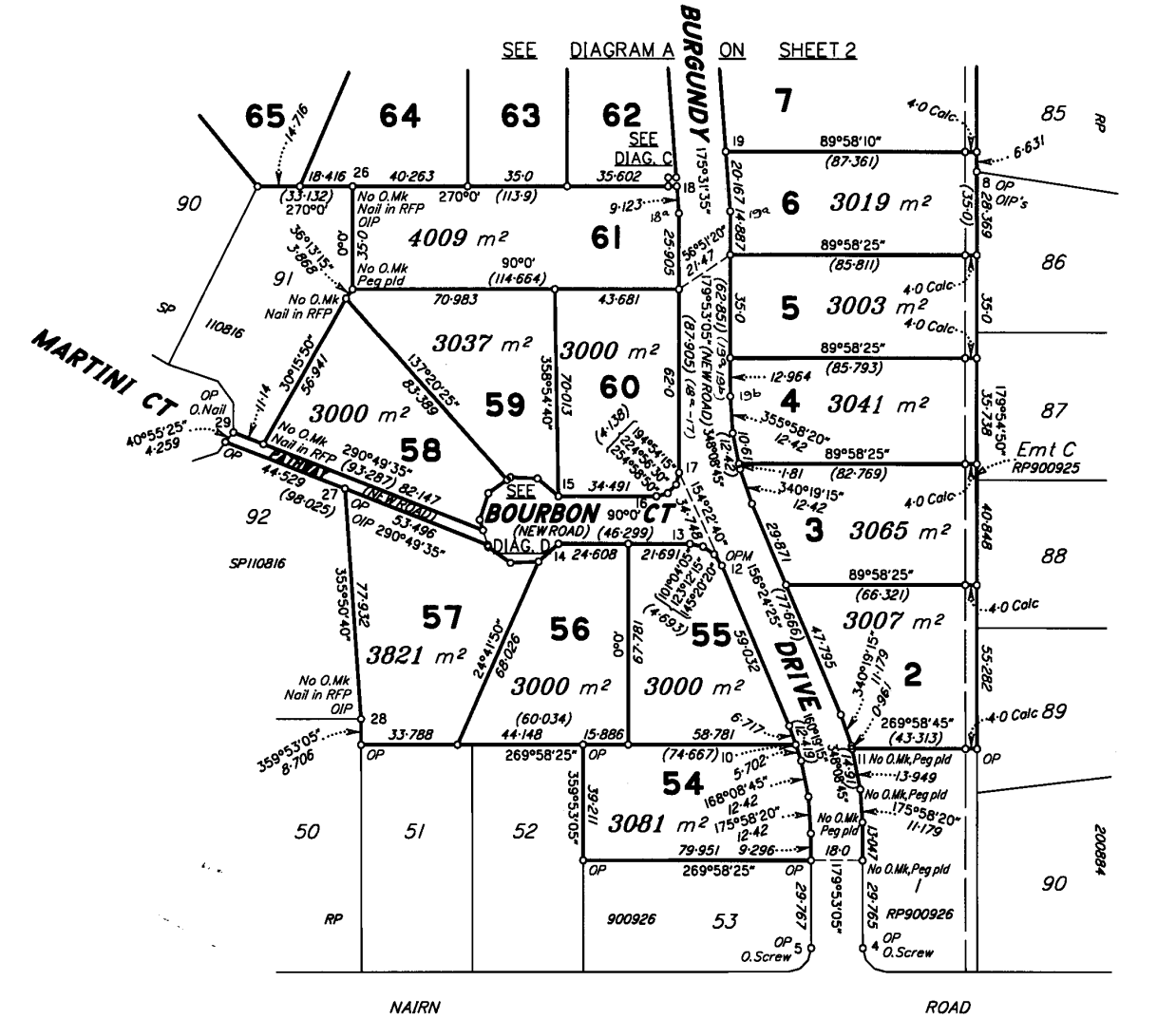


DIAGRAM B

Scale 1: 1500

State copyright reserved.

Insert Plan Number SP153239

0 50mm 100mm 150mm

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1002557 Date: 24/03/2026

Search Request reference: 189825829

Applicant details

Applicant: Annette Wesche

annettewesche@fws.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 64 on Plan SP153239 at 5 Champagne Ct, Morayfield Qld 4506 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.

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

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: 51132981 EMR Site Id: 24 March 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 64 Plan: SP153239
5 CHAMPAGNE CT
MORAYFIELD

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

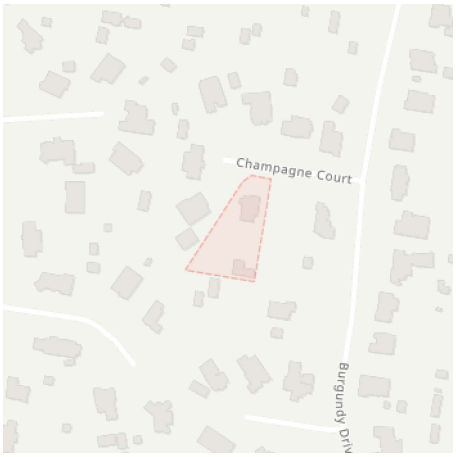
If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Job ID 52718143
20261176

Review responses online



Received 6 of 6 responses
All responses received

5 Champagne Ct, Morayfield QLD 4506

Job dates
25/03/2026 → 26/03/2026

These plans expire on
22 Apr 2026

Lodged by
Ariel Bradley

Authority	Status	Page
BYDA Confirmation		2
Look up and Live		4
APA Group Gas Networks (70710)	Received	7
Energex QLD	Received	10
Moreton Bay Regional Council	Received	14
NBN Co Qld	Received	16
Telstra QLD South East	Received	20
Unitywater South	Received	25

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Job No 52718143

BEFORE YOU DIG byda.com.au | Look up and Live

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Ariel Bradley	0435 863 125	FWS	3742699

Email
arielbradley@fws.com.au

Address
Shop 1 31 Woongarra Street
Bundaberg Central QLD 4670

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
25/03/2026	25/03/2026	26/03/2026	Other Finemore Walters & Story	Design	Private	Conveyancing



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

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

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

User Reference	Address	Notes/description
20261176	5 Champagne Ct Morayfield QLD 4506	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
270297436	APA Group Gas Networks (70710)	1800 085 628	NOTIFIED
270297437	Energex QLD	13 12 53	NOTIFIED
270297434	Moreton Bay Regional Council	1300 477 161	NOTIFIED
270297433	NBN Co Qld	1800 687 626	NOTIFIED
270297438	Telstra QLD South East	1800 653 935	NOTIFIED
270297435	Unitywater South	1300 086 489	NOTIFIED

END OF UTILITIES LIST

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

The 5Ps of Safe Excavation

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

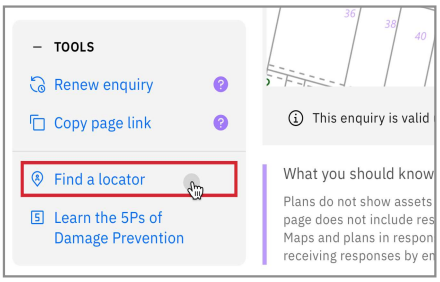
Prepare
Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

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

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

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

Engage a skilled Locator



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

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

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

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

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

GET QUOTE

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

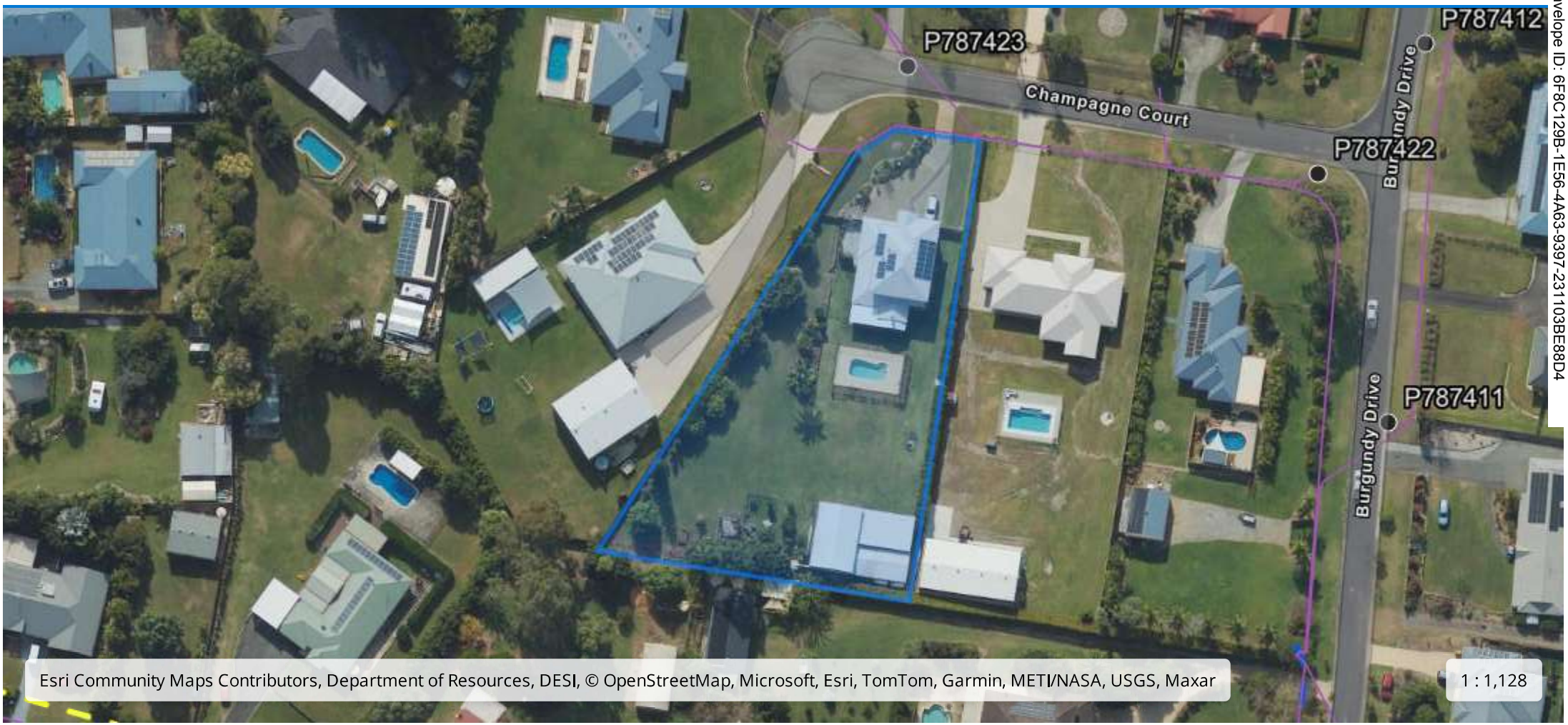
Book a FREE BYDA Session

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

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

BOOK NOW

Look up and Live - 52718143



LUAL_WA

Poles

Poles

- Pole
- Pole w Ground Stay
- Tower

Network TR

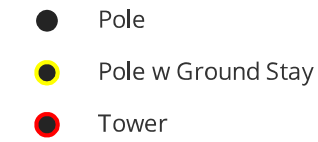
- Overhead
- Underground
- Submarine

Network LV

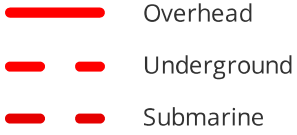
Network SWER

- Overhead
- Underground

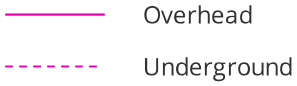
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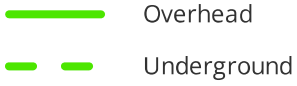
Network TR



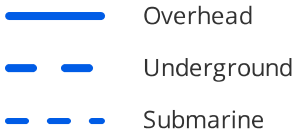
Network LV



Network SWER



Network HV



Network Other

Exclusion Zone All

Network HV **Network Other** **LUAL_Exclusion_Zone_Feature_Public** **LUAL_NoData_Public**

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4



Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Job ID 52718143

APA Group Gas Networks (70710)

Referral
270297436

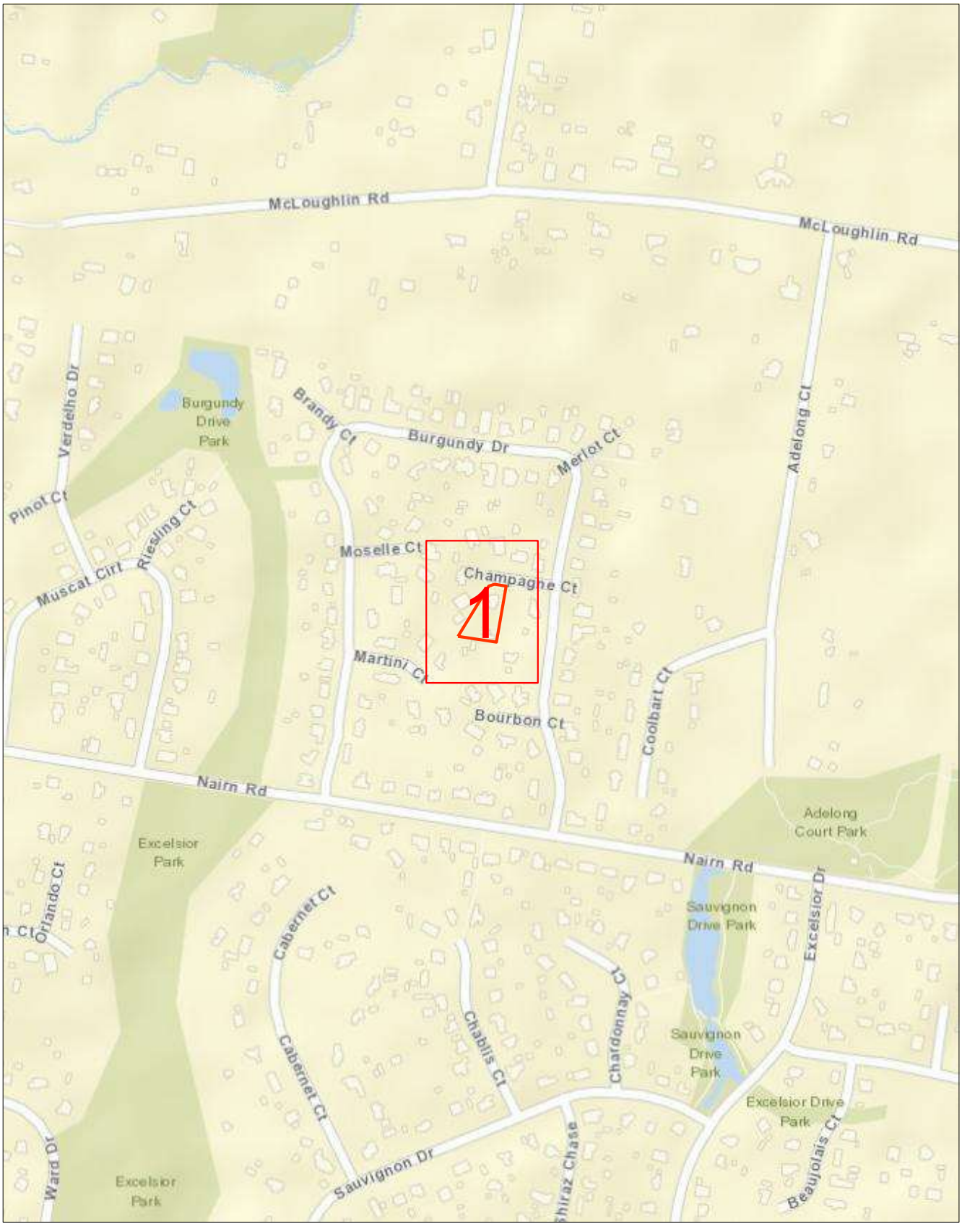
Member Phone
1800 085 628

Responses from this member

Response received Wed 25 Mar 2026 10.24am

File name	Page
Response Body	Excluded
270297436.pdf (Some pages excluded)	8

Site Address:	5 Champagne Ct Morayfield QLD 4506	**Sequence Number:**	270297436



Scale 1: 6000

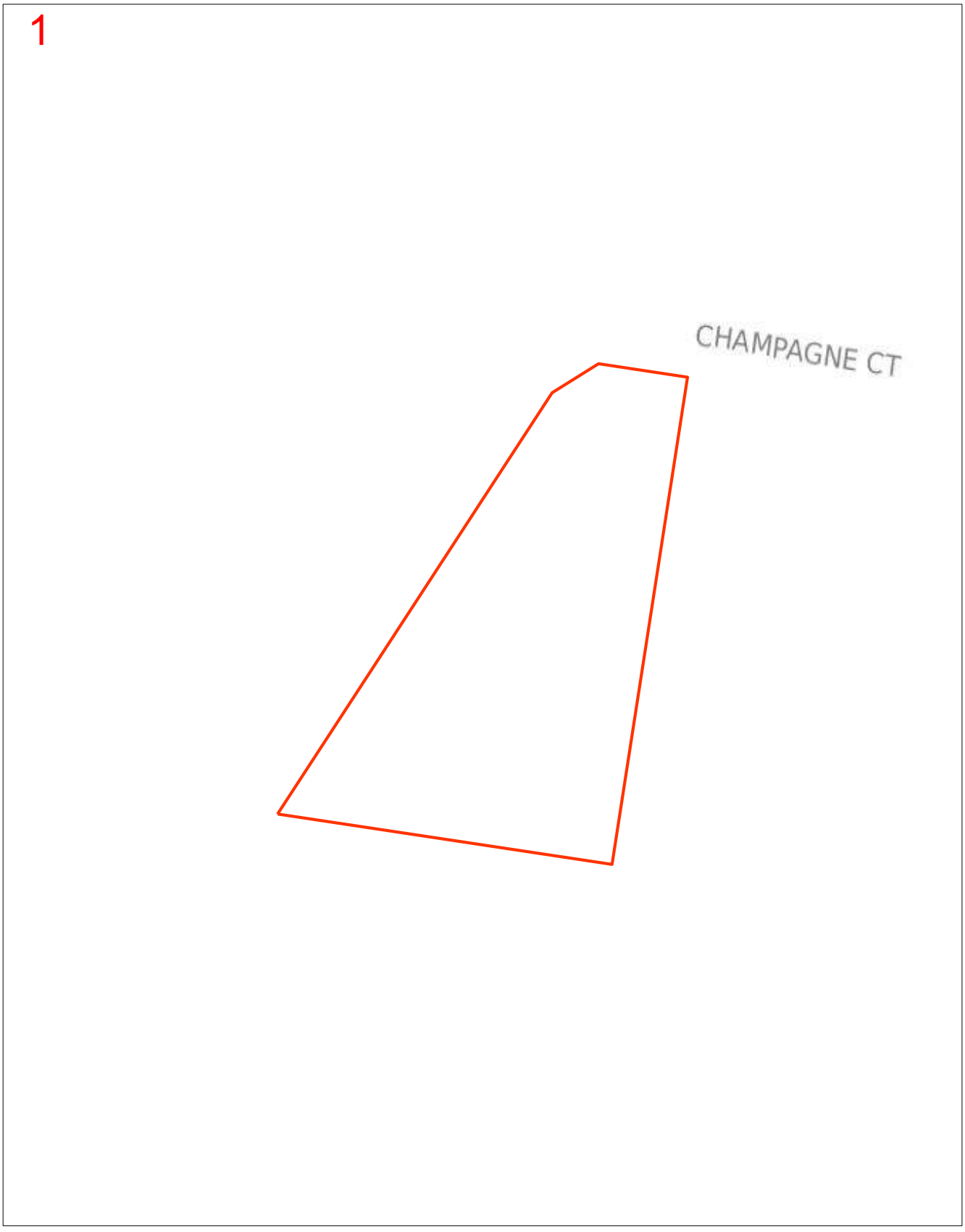
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Site Address: 5 Champagne Ct
Morayfield
QLD 4506

Sequence Number: 270297436



Scale 1: 700

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

Enquiry Area

Map Key Area

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Energex QLD

Referral
270297437

Member Phone
13 12 53

Responses from this member

Response received Wed 25 Mar 2026 10.25am

File name	Page
Response Body	Excluded
270297437 - Energex Plan.pdf	11
Energex BYDA Terms and Conditions.pdf	Excluded
Working Near Overhead and Underground Electric Lines.pdf	Excluded

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 270297437
Date: 25/03/2026

Scale: 1:1025
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category "D" Plan

N
W E
S

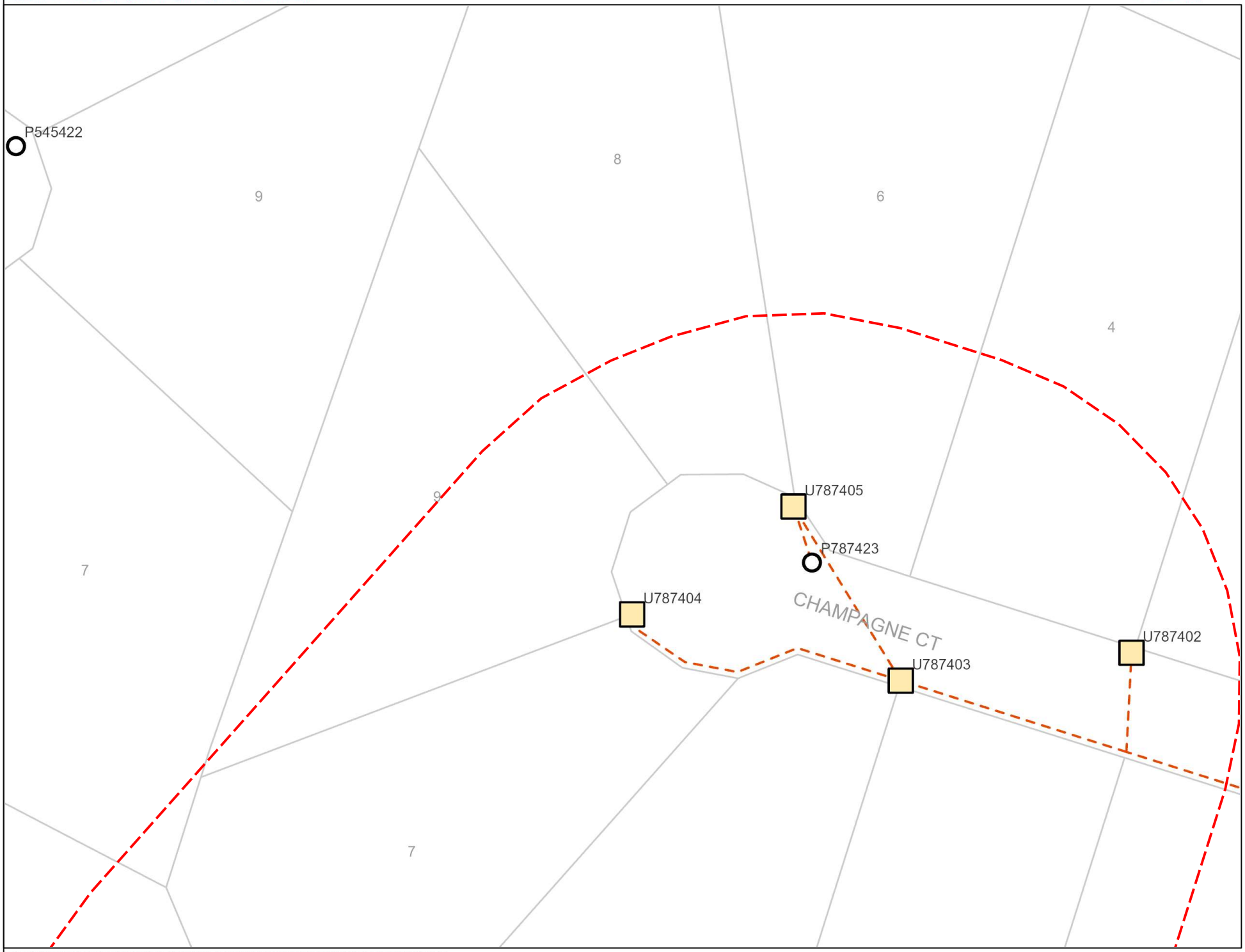
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 270297437
Date: 25/03/2026

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

N
W E
S

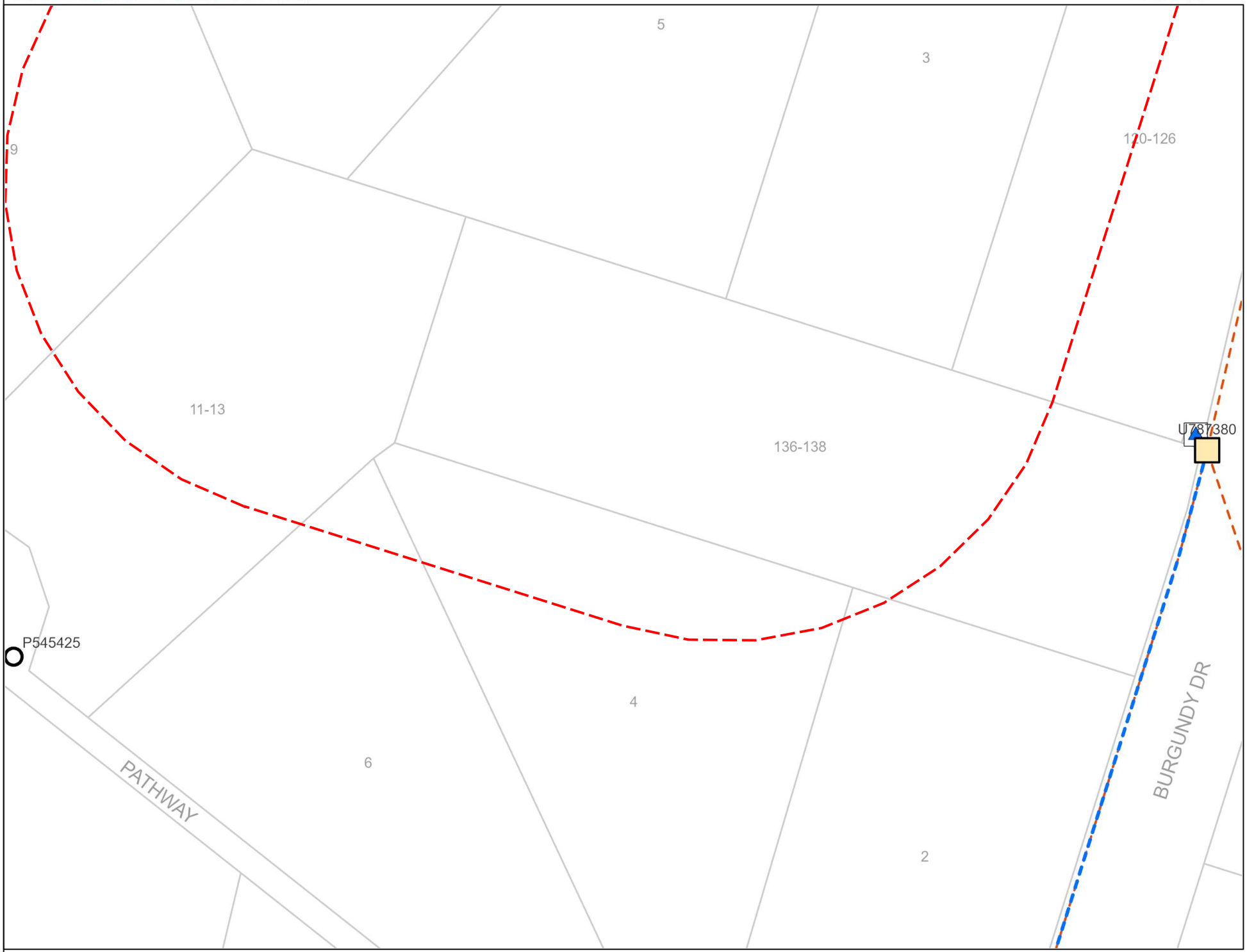
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 270297437
Date: 25/03/2026

Scale: 1:500
Tile No: **2**

LEGEND

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

AS5488 Category "D" Plan

N
W E
S

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.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Job ID 52718143

Moreton Bay Regional Council

Referral
270297434

Member Phone
1300 477 161

Responses from this member

Response received Wed 25 Mar 2026 10.24am

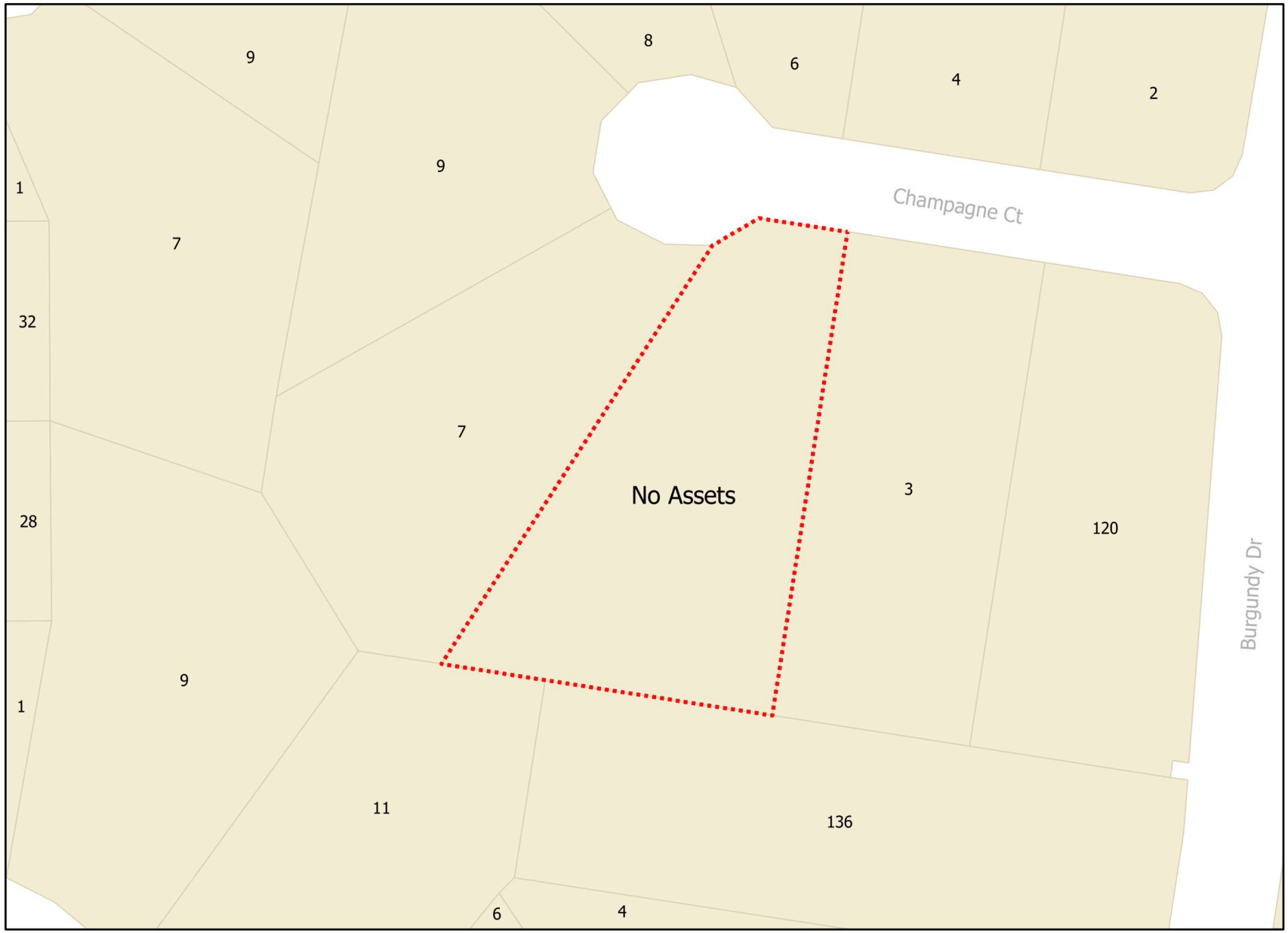
File name	Page
Response Body	Excluded
ASSET 270297434.pdf	15

CITY OF MORETON BAY

Job # 52718143
Seq # 270297434

Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

BYDA Enquiry

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City Of Moreton Bay on 1300 477 161

Index Sheet

Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Referral
270297433

Member Phone
1800 687 626

Responses from this member

Response received Wed 25 Mar 2026 10.51am

File name	Page
Response Body	Excluded
270297433_20260325_005056734049_1.pdf	17
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	Excluded
Disclaimer_270297433_20260325_005056734049.pdf	Excluded

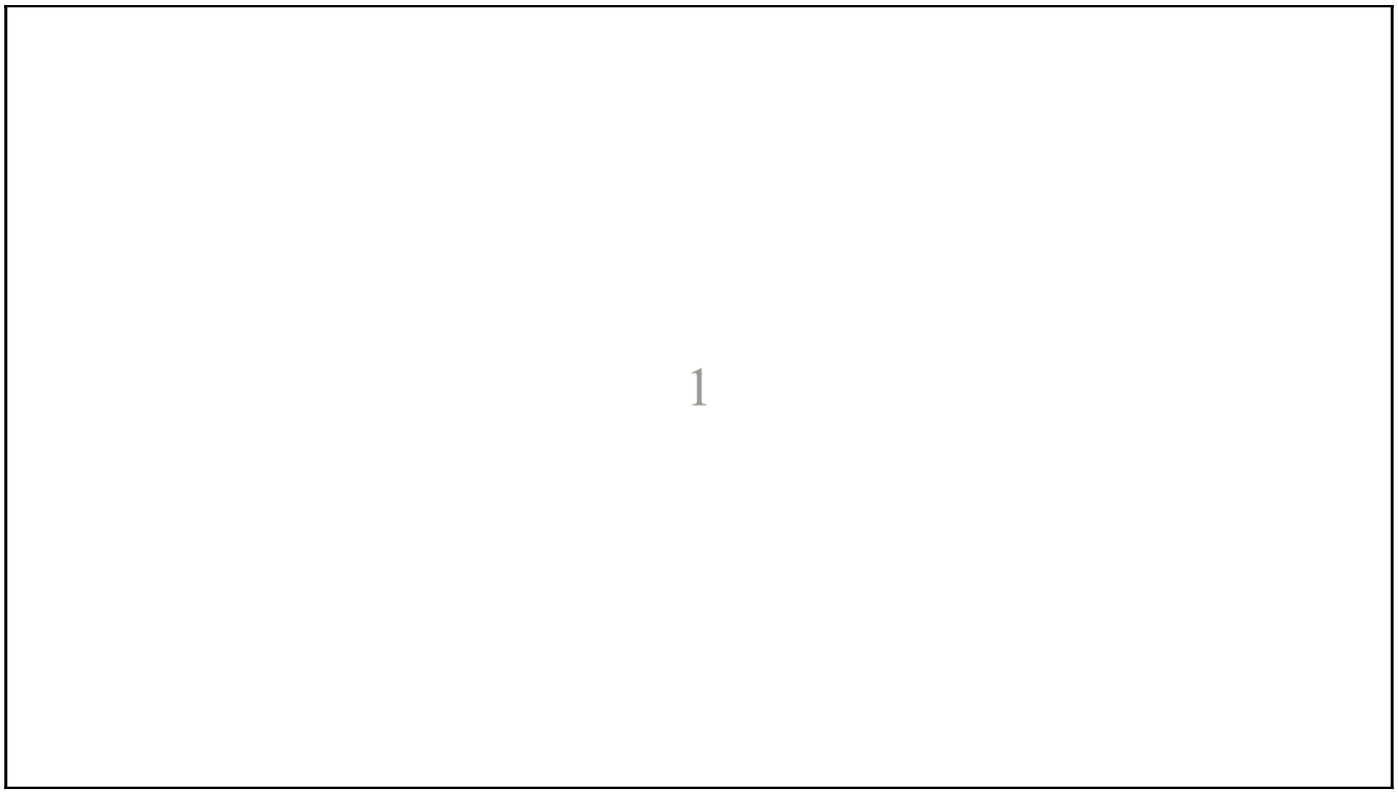
Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

To:	Ariel Bradley
Phone:	Not Supplied
Fax:	Not Supplied
Email:	arielbradley@fws.com.au

Dial before you dig Job #:	52718143
Sequence #	270297433
Issue Date:	25/03/2026
Location:	5 Champagne Ct , Morayfield , QLD , 4506

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

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

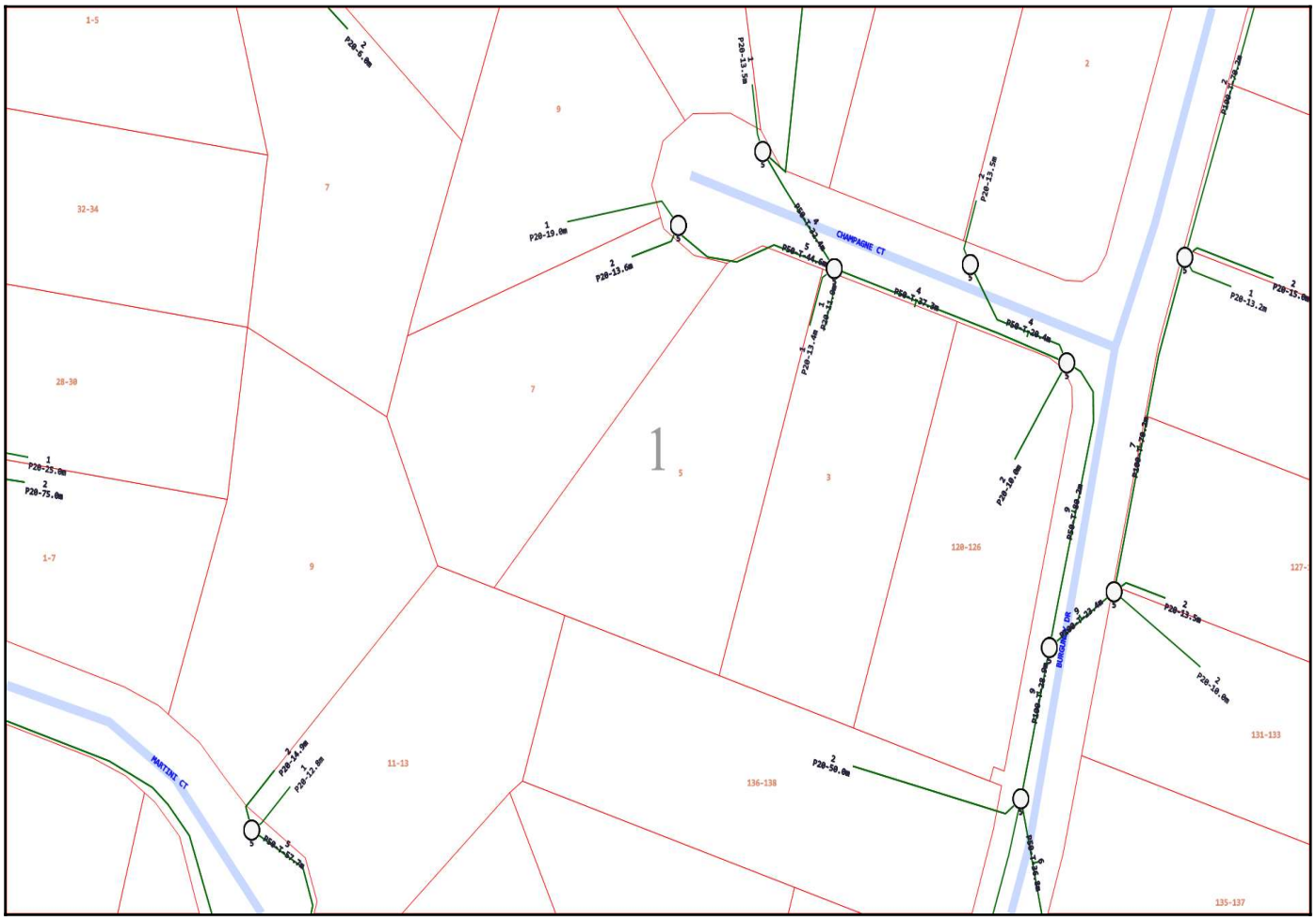


Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

LEGEND

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

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4



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.

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Job ID 52718143

Telstra QLD South East

Referral
270297438

Member Phone
1800 653 935

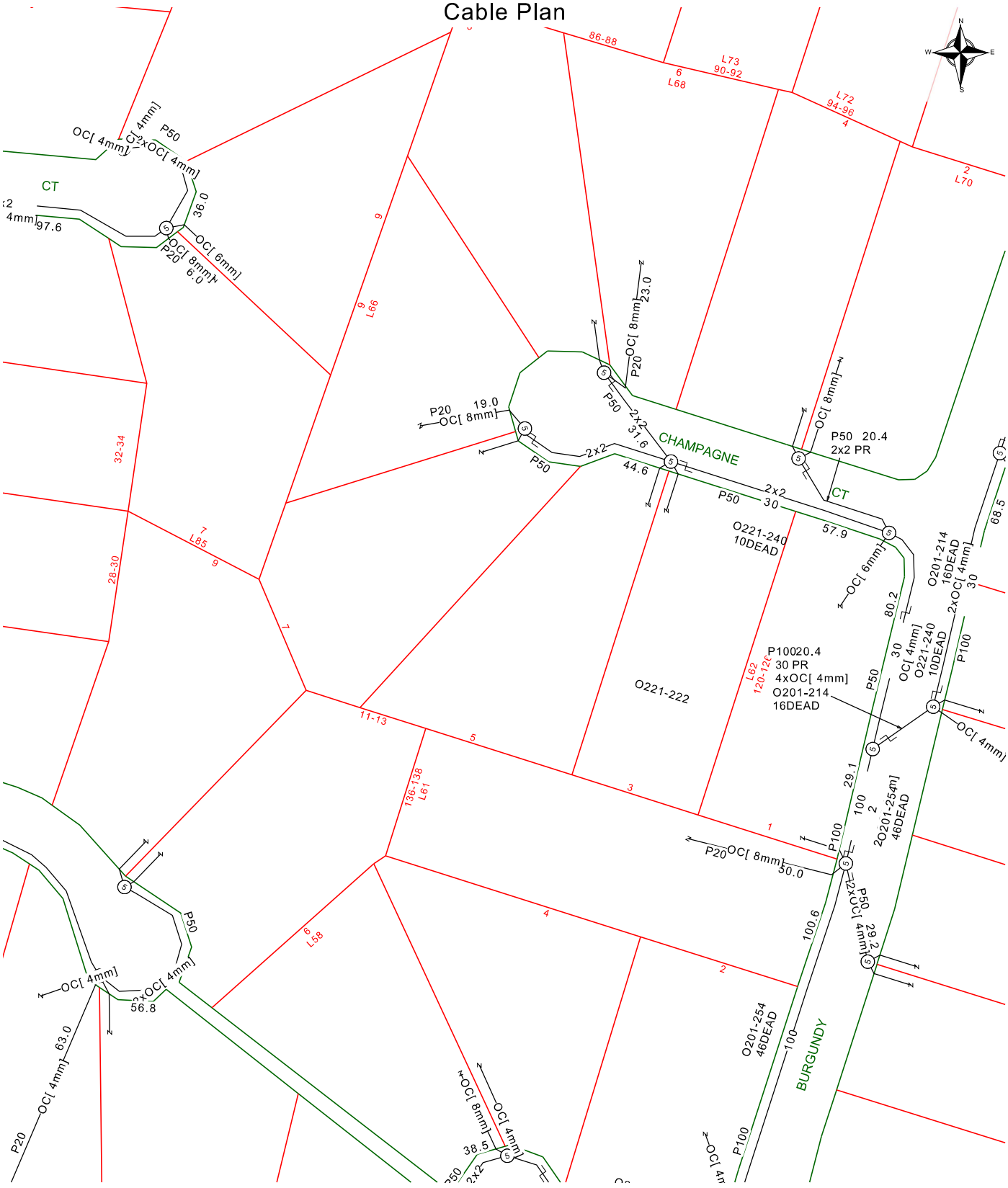
Responses from this member

Response received Wed 25 Mar 2026 10.32am

File name	Page
Response Body	Excluded
270297438.pdf	21
AccreditedPlantLocators 2025-01-08a.pdf	23
Telstra Duty of Care v32.0c.pdf	Excluded
Telstra Map Legend 4.0b.pdf	24

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 270297438
TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
Generated On 25/03/2026 11:29:52	

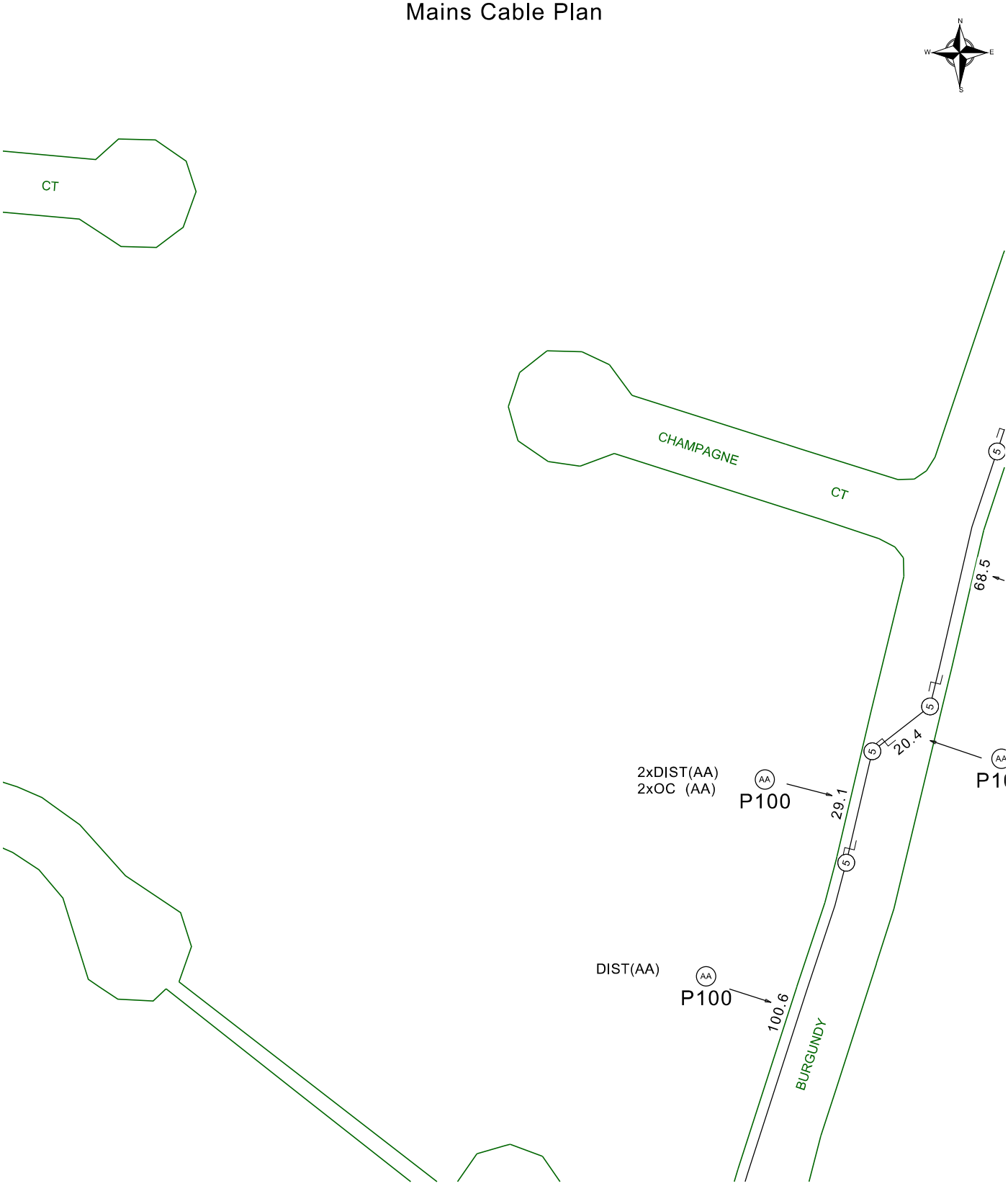
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 25/03/2026 11:29:53

Sequence Number: 270297438

Please read Duty of Care prior to any excavating

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.
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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.

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

General Information

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - https://www.telstra.com.au/forms/report-damage-to-telstra-equipment
Ph: 13 22 03
If you receive a message asking for a phone or account number say:
"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
https://www.telstra.com.au/consumer-advice/digging-construction



Telstra Aerial Assets Group (overhead network)
1800 047 909

CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/
Only Telstra authorised personnel and CERTLOC Locators can access Telstra's Pit and Pipe Network.

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

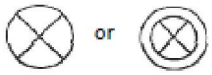
LEGEND



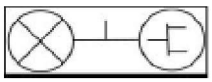
Exchange
(Major Cable Present)



Footway Access Chamber
(can vary from 1-lid to 12-lid)



Pillar / Cabinet
(above ground / free standing)



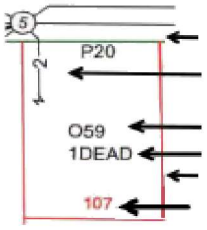
Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V Electricity

OC — Other Carrier Telecommunications Cable/Asset

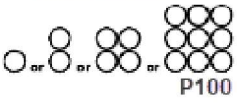
Dist — Distribution cables in Main Cable ducts

MC — Main Cable ducts on a Distribution plan

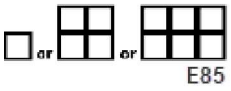
▲ Blocked or damaged duct.



Roadside / Front Boundary
2 pair lead-in to property from pit in street 1
pair working (pair ID 059)
1 pair dead (i.e. spare, not connected)
Side / Rear Property Boundary
Property Number



Single to multiple round conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)



Multiple square conduit
Configurations 2, 4, 6 respectively
(attached text denotes conduit type and size)



Cable Jointing Pit
(number / Letter indicating Pit Type)



Elevated Joint
(above ground joint on buried cable)



Telstra Plant in shared Utility trench



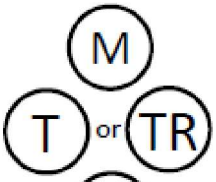
Aerial Cable



Aerial Cable
(attached to joint Use Pole eg. Power)



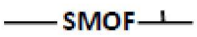
Direct Buried Cable



Marker Post Installed

Buried Transponder

Marker Post, Transponder

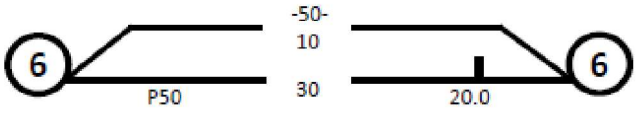


Optical Fibre cable direct buried

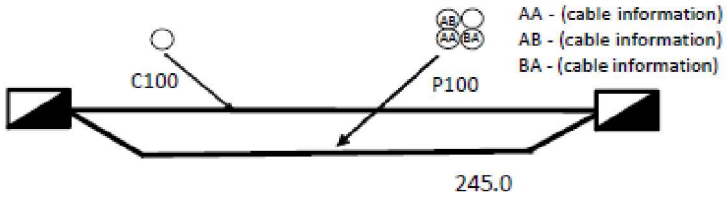
Some examples of conduit type and size:

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

Some Examples of how to read Telstra Plans



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



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mmVibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0mJackhammers/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

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Referral
270297435

Member Phone
1300 086 489

Responses from this member

Response received Wed 25 Mar 2026 10.29am

File name	Page
Response Body	Excluded
Coversheet - Assets Found.pdf	Excluded
DBYD Map - SEQ# 270297435.pdf	26

UNITYWATER BYDA MAP

Sequence Number: **270297435**
Job Number: **52718143**
Printed On: 25/03/2026

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
- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main
- Trunk Main
- Reticulation Main

Sewer
- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- 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
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

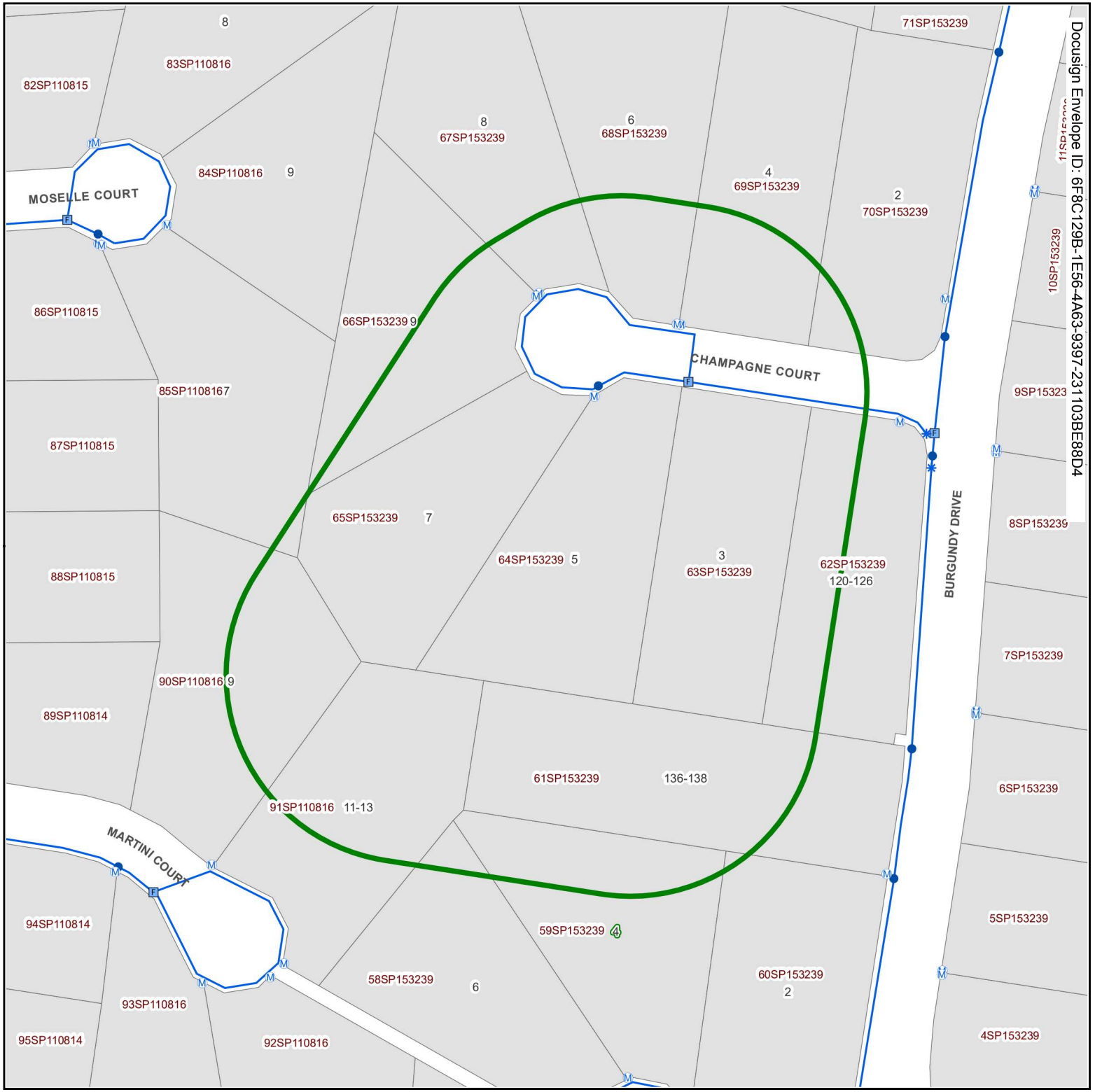
Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)

Unitywater

N

Before You Dig Australia
PO Box 953
Caboulture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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End of document

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

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Look Up and Live Map



Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

24/03/2026, 16:14:33

Network Device

Pillar

Network LV

1:564

0 0 0.01 0.02 m

0 0.01 0.01 0.02 km

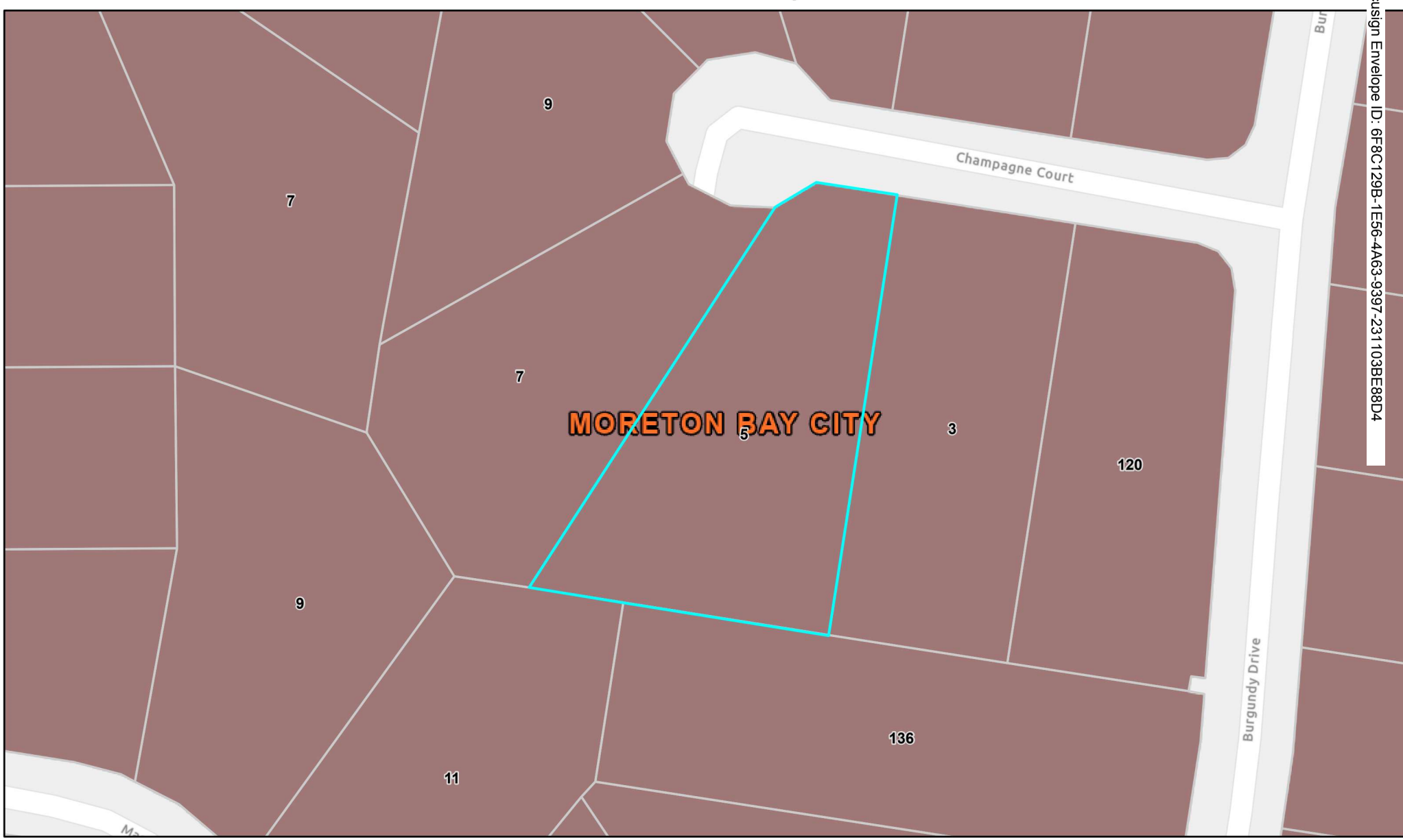
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenSt contributors, and the GIS User Community, City of Moreton Bay

Before You Dig

City of Moreton Bay | Esri Community Maps Contributors, City of Moreton Bay, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA

Council Map

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4



25/03/2026, 08:54:02

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenSt contributors, and the GIS User Community, © State of Queensland (Dep of Resources) 2024, Strategic Planning, DWCP and GIS

- TLPI 01/2025 Narangba East Proposed Future Enterprise And Employment Area
- TLPI 01/2024 Narangba Innovation Precinct (East)
- TLPI 02/2021 Morayfield South Emerging Community Area
- Priority Development Area
- North Lakes Locality
- Flood planning area boundary

Flood hazard

- High risk flood hazard area
- Medium risk flood hazard area
- Balance flood planning area
- Priority Development Area
- Local Plan Boundary
- North Lakes Locality
- Local Plan Precincts
- Zone precincts

Zones

- General residential
- Centre
- Recreation and open space
- Environmental management and conservation
- Industry
- Community facilities
- Emerging community
- Extractive industry
- Limited development
- Rural
- Rural residential
- Township
- Property Boundaries
- City Of Moreton Bay

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Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

TD 5/2/26

Rate notice

CITY OF MORETON BAY

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - 1 Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
CABOOLTURE QLD 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au

P005MBCRAT20_A4MA05/E-9665/S-10575/I-21149/036

David J W Beaulock and Julie M Beaulock
5 Champagne Court
MORAYFIELD QLD 4506

Rate notice summary
Issue date: 12 January 2026

Your last bill	$603.89
Payments / adjustments	$-603.89
= Opening balance	$0.00
+ New rates and charges	$603.89
= Total due	$603.89
Due date	11 Feb 2026

This information was prepared on **31 December 2025** for the period **01 January 2026 to 31 March 2026**

If you have established a flexible payment plan, your scheduled amount will continue to be debited as arranged.

To view or change an existing flexible payment plan, or to set up a new plan, please visit payble.moretonbay.qld.gov.au

Property number: 478881

Property location:
5 Champagne Court
MORAYFIELD QLD 4506

Property description: Lot 64 SP 153239

Valuation: $510,000

Rating category: General Rate - Category R1 (Single Residential - Owner occupied)

Go paperless!
Receive your rates and reminders via email

Easy Convenient Sustainable

A $2.50 paper notice fee will apply to all quarterly rate notices* received by post.

To register now scan the QR code or visit **moretonbay.qld.gov.au/eRates.**

*Ratepayers who receive a Council pensioner rebate or self-funded retiree rebate will be exempt from the fee for the rate notice issued for their principal place of residence.

Easy ways to pay

BPAY
Biller code: 339457
Reference number: 50 0478 8810 0478 8811

PHONE
Call (07) 3480 6349 (Mastercard and Visa only)
Reference number: 50 0478 8810 0478 8811

ONLINE
Scan the QR code or visit
www.moretonbay.qld.gov.au/pay-your-rates
Reference number: 50 0478 8810 0478 8811

Pay in-store at Australia Post

*2471 500478881004788811

IN PERSON
Pay at any of Council's Customer Service Centres
Mon to Fri 8.30am – 5pm

MAIL
Send your payment and remittance slip to:
Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit **www.moretonbay.qld.gov.au/rates**

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Activity since last bill

Last bill		$603.89
Payment / adjustments		
04-Nov-2025	Payment Received Thank You	$-603.89
Account balance		**$0.00** (A)

New charges

Council rates and charges

Description	Amount
General Rate - Category R1 (Single Residential - Owner occupied) (510,000 [Property Valuation] * 0.003244 [Unit Rate]) / 4 [Bills per year]	$408.24
General Rate has been capped at 15% from the previous financial year	
City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year]	$6.50
City Infrastructure Charge (104.00 [Fixed Amount]) / 4 [Bills per year]	$26.00
Garbage Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 391.00 [Unit Rate]) / 4 [Bills per year]	$97.75
Paper Notice Fee ($2.50 per quarter)	$2.50
Total Council rates and charges	**$540.99**

State Government charges

Description	Amount
Emergency Management Levy - Group 2A	$62.90
Total State Government charges	**$62.90**

Total new charges	**$603.89** (B)

(A) + (B) = Total due

State Government Waste Levy

- Council will pay an estimated $24,400,000 in waste levy payments to the Queensland Government during 2025/26 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to $125 per tonne.
- The Queensland Government has paid an amount of $14,810,305 in the 2025/26 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2025/26.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

Important information

Interest

From 1 July 2025 to 30 June 2026 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Valuations

The valuation used for rating purposes is provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. For further information about the valuation that has been applied to your property visit: **www.resources.qld.gov.au/land-property**

Rebates

Rebates may be available to eligible pensioners and self funded retirees. Please visit **www.moretonbay.qld.gov.au** or contact Council for more information.

Translating and Interpreting Services

If you require an interpreter, please call TIS National on **131450**.

Help for people with hearing or speech difficulties Contact Moreton Bay City Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on **1800 555 660** or text **0416 001 350** for assistance.

P005MBCRAT20_A4MA05/E-9665/S-10575/I-21150

Payment remittance slip

Please send this remittance slip with your cheque/money order payable to:

Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

Property Number: 478881
Property Location: 5 Champagne Court MORAYFIELD QLD 4506

Barcode:

*2471 500478881004788811

Payment Amount: $603.89

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Unitywater
Serving you today,
investing in tomorrow.

Mr D J W & Mrs J M Beaulock
5 Champagne Ct
MORAYFIELD QLD 4506

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	99749084
Payment reference	0997 4908 42
Property	5 Champagne Ct, MORAYFIELD, QLD

Bill number	7128279406
Billing period 95 days	31 Oct 2025 to 2 Feb 2026
Issue date	3 Feb 2026
Approximate date of next meter reading	27 Apr 2026

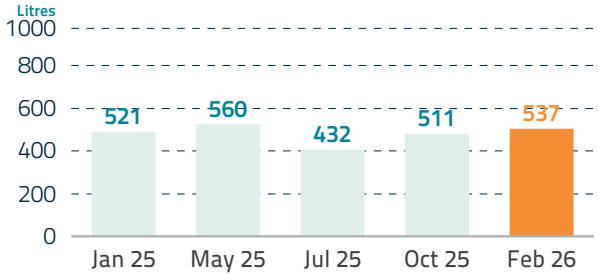
Your account activity

Your last bill	−	Payments/ adjustments	=	Balance	+	New charges	=	Total due
$302.95		$302.95		$0.00		$316.89		$316.89

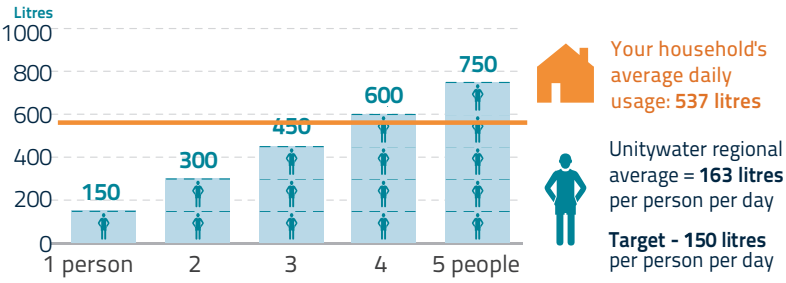
Due date **5 Mar 2026**

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



What does **your** *water* bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at **unitywater.com/yourwaterbill**



Easy ways to pay

For other payment options - see over

BPAY®
Biller Code: 130393
Ref: 0997 4908 42
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 69 079 137 518

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**

211855_128UW02_Email_2175/0025610051137/i

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

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)
UT1601966W	30 Oct 25	2023	2 Feb 26	2074	51	95	536.8
			Total water usage		51	95	536.8

Activity since last bill

Last bill		$302.95
Payments / adjustments		
5 Nov 2025	CBA BPAY BPAY 04/11/2025	-$302.95
Account balance		**$0.00** ❶

Water and Sewerage Charges

Lot 64 Plan SP153239 Installation ID 72917

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	31 Oct 25 to 02 Feb 26	0.5368	95	$3.517	$179.37

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	31 Oct 25 to 02 Feb 26	0.5368	95	$0.787	$40.14
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	31 Oct 25 to 02 Feb 26	1	95	$1.025	$97.38
				Water subtotal	$316.89

New water and sewerage charges	**$316.89** ❷
Total Due = ❶ + ❷	**$316.89**

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** 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

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at 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

Interpreter service 13 14 50

当您需要口译员时，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**

International calls
+ 61 7 5431 8333

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**. A credit card surcharge may apply.
Ref: 0997 4908 42

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: 0997 4908 42
Pay in person at any post office, call **13 18 16**, or go to **postbillpay.com.au**

*4028 0997490842 00031689

Account number	99749084
Payment reference	0997 4908 42
Total due	**$316.89**
Due date	**5 Mar 2026**

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number: PSC0288921

2. Location of the swimming pool

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

Street address: 5 CHAMPAGNE CT

MORAYFIELD QLD Postcode 4 5 0 6

Lot and plan details: 64/SP/153239 Local government area: MORETON BAY REGIONAL

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties Shared pool ☐ Non-shared pool ☑ Number of pools 1

5. Pool safety certificate validity

Effective date: 25/03/2026 Expiry date: 25/03/2028

6. Certification

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

Name: THEREZA VERMAAK

Pool safety inspector licence number: PS100448

Signature:

Smart Pool Safety
ABN: 15 810 106 067
Tel: 0415 307 144
E-mail: sales@smartpoolsafety.com.au

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

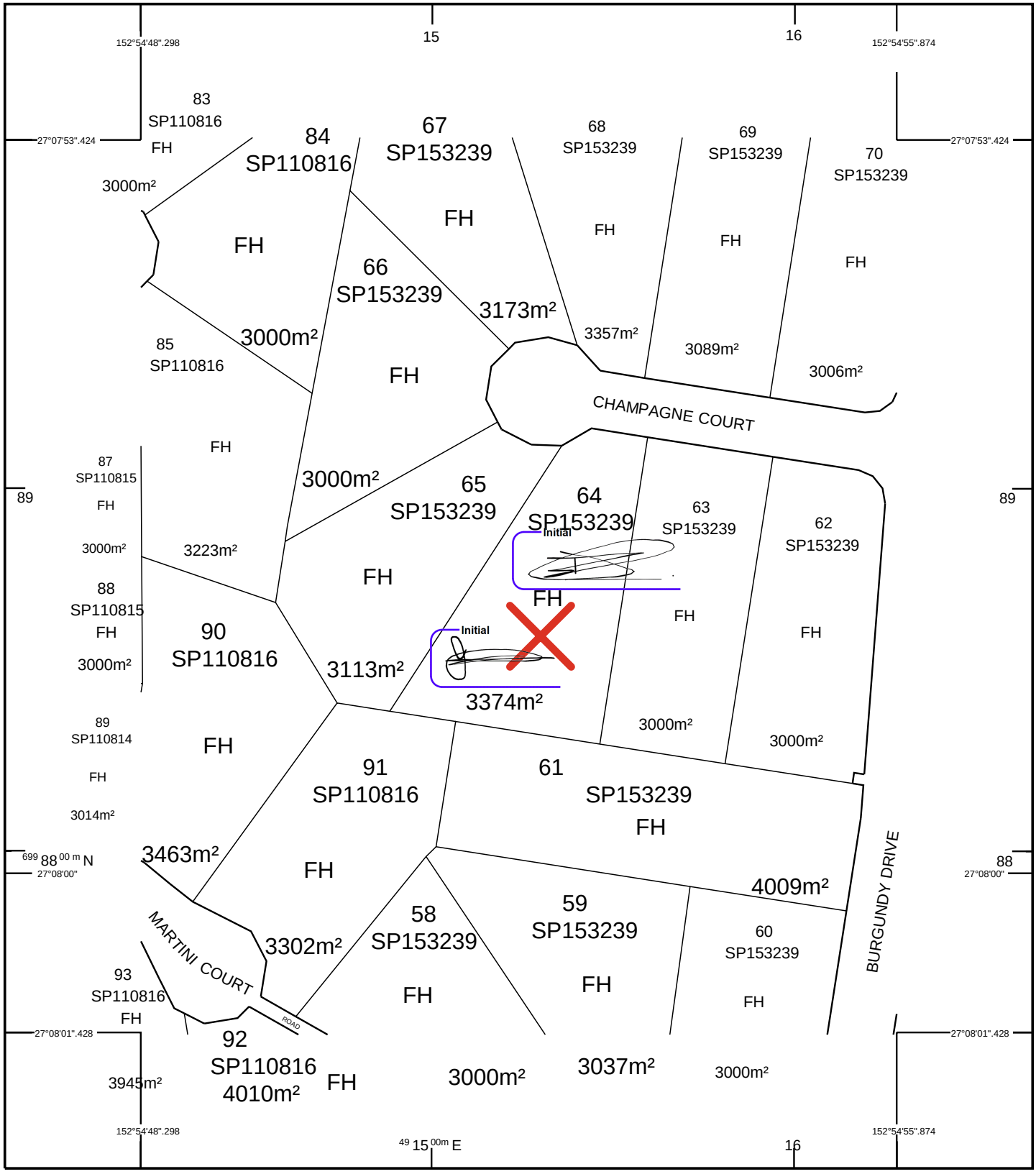
Privacy statement

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

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

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

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STANDARD MAP NUMBER
9443-12414

0 30 60 90 120 150 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 1500

MAP WINDOW POSITION & NEAREST LOCATION



GDA

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	64/SP153239
Area/Volume	3374m²
Tenure	FREEHOLD
Local Government	MORETON BAY CITY
Locality	MORAYFIELD
Segment/Parcel	63833/116

CLIENT SERVICE STANDARDS

PRINTED 24/03/2026

DCDB 23/03/2026

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SmartMap

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Queensland Government

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Queensland Government

Heritage register search results

The new Queensland Heritage Register (https://qhr.detsi.qld.gov.au/) website has launched.

The new and improved website showcase's Queensland's State heritage places. Visit the new website (https://qhr.detsi.qld.gov.au/) now.

The old register (this site) will be available until 30 March. After that, you'll be automatically redirected to the new platform.

If have any questions, please contact us (https://www.detsi.qld.gov.au/contactus).

Filtered by:

morayfield

Displaying all of **8** places



Morayfield State School

- Place ID: 602839

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

- 196-230 Morayfield Road, Morayfield

LGA

Moreton Bay City Council

Classification

State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=602839) Details...



Morayfield Plantation | 700014

- Place ID: 645614
- 2 Nolan Drive, Morayfield

LGA

Moreton Bay City Council

Classification

State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=645614) Details...



Oaklands Sugar Mill Remnants

- Place ID: 645607
- 68-70 Captain Whish Avenue, Morayfield

LGA

Moreton Bay City Council

Classification

State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=645607) Details...

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4



Lagoon Creek Railway Water Supply Facility and Pump Station

- Place ID: 602236
- cnr Buckle Street, Caboolture

LGA
Moreton Bay City Council
Classification
State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=602236) Details...



Waterford State School (Block A and Play Shed)

- Place ID: 602672
- 40 Nerang Street, cnr Jordan Street, Waterford

LGA
Logan City Council
Classification
State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=602672) Details...



Mutdapilly State School

- Place ID: 602840

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

- 4 Mutdapilly-Churchbank Weir Road, Mutdapilly

LGA

Scenic Rim Regional Council

Classification

State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=602840) Details...



Bankfoot House

- Place ID: 602702
- 1998 Old Gympie Road, Glass House Mountains

LGA

Sunshine Coast Regional Council

Classification

State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=602702) Details...



Allan State School (former)

- Place ID: 650092
- 280 Sandy Creek Road, Allan, Warwick

LGA

Southern Downs Regional Council

Classification

State Heritage

(https://apps.des.qld.gov.au/heritage-register/detail/?id=650092) Details...

Docusign Envelope ID: 6F8C129B-1E56-4A63-9397-231103BE88D4

Displaying all of **8** places

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at Current Queensland Heritage Register applications (https://www.qld.gov.au/environment/land/heritage/register/applications/).

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Last reviewed 1 July 2022
Last updated 28 February 2023

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Queensland Government (https://www.qld.gov.au/)

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Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a search of the register of proceedings.

No results found.

Search for

5 Champagne Court, Morayfield

Submit

Date of order	Order	Address
19/03/2026	NDR073-24 (PDF, 120.2 KB)	74 Cardigan Street GRANVILLE QLD 4650
19/03/2026	NDR086-24 (PDF, 115.7 KB)	12 Alkina Street KENMORE QLD 4069
18/03/2026	NDR216-24 (PDF, 94.6 KB)	4A Kerenjon Avenue BUDERIM QLD 4556
17/03/2026	NDR017-24 (PDF, 150.2 KB)	39 Orme Road Buderim QLD 4556
09/03/2026	NDR112-24 (PDF, 88.7 KB)	39 Cockatoo Crescent Poona QLD 4650
05/03/2026	NDR171-23 (PDF, 166.2 KB)	96 Island Street CLEVELAND QLD 4163
05/03/2026	NDR172-23 (PDF, 956.8 KB)	1-5 Jacana Close BAYVIEW HEIGHTS QLD 4868
27/02/2026	NDR055-25 (PDF, 202.8 KB)	81-83 Costain Street GOLDSBOROUGH QLD 4865
27/02/2026	NDR064-24 (PDF, 95.3 KB)	243 O'Shea Esplanade MACHANS BEACH QLD 4878