



# Seller disclosure statement

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

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

Lot on plan description

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <span style="float: right;"><input checked="" type="checkbox"/> <b>Yes</b></span>
	A copy of the plan of survey registered for the property. <span style="float: right;"><input checked="" type="checkbox"/> <b>Yes</b></span>

<p><b>Registered encumbrances</b></p>	<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>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<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="N/A"/></p> <p>» the amount of rent and bond payable: <input type="text" value="N/A"/></p> <p>» whether the lease has an option to renew: <input type="text" value="N/A"/></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 style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>N/A</p> </div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Statutory rights to keep infrastructure on the land and to access the land to repair or maintain infrastructure on the land by the following authorities: Queensland Urban Utilities infrastructure for sewerage and water, Telstra cable for telecommunications, NBN cable for network connection.</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<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" value="N/A"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	The zoning of the property is ( <i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i> ):  Residential Low Density		
<b>Transport proposals and resumptions</b>	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<b>The following notices are, or have been, given:</b>		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
<b>Heritage</b>	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Flooding</b>	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.		
<b>Vegetation, habitats and protected plants</b>	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<b>Building Energy Efficiency Certificate</b>	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.		
<b>Asbestos</b>	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="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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.

<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="\$496.15"/> Date Range: <input type="text" value="01/07/2025-30/09/2025"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.

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

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

<b>Water</b>	<b>Whichever of the following applies—</b>
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$477.49"/> Date Range: <input type="text" value="02/05/2025-31/07/2025"/>
	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*.

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <i>(If Yes, complete the information below)</i>
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> <b>Yes</b>  <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.
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  <i>If No</i> — An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b> » 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.
<b>Statutory Warranties</b>	<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.
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <i>(If Yes, complete the information below)</i>
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  <i>If No</i> — An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b> » 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.

## Signatures – SELLER

Signed by:

*Gemma Peirano Carvacho*

DD955ACA1C17433...

Signature of seller

Signature of seller

Gemma Leigh Peirano Carvacho

Name of seller

Name of seller

27/8/2025

Date

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	16836220	<b>Search Date:</b>	22/08/2025 12:09
<b>Date Title Created:</b>	20/11/1985	<b>Request No:</b>	53086041
<b>Previous Title:</b>	14960043		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 77 REGISTERED PLAN 199948  
Local Government: IPSWICH

#### REGISTERED OWNER

Dealing No: 722135757 28/11/2022  
GEMMA LEIGH PEIRANO CARVACHO

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 14960043 (POR 398)
2. MORTGAGE No 722135758 28/11/2022 at 13:36  
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

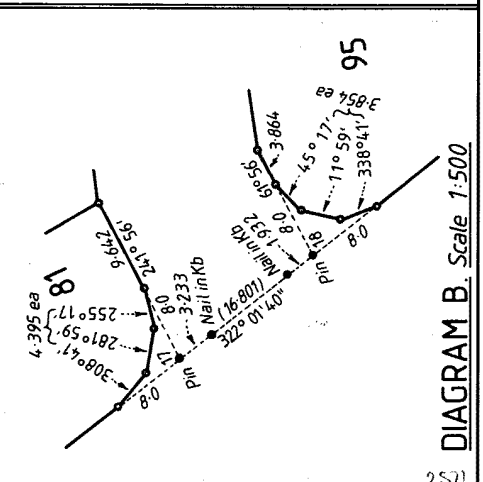
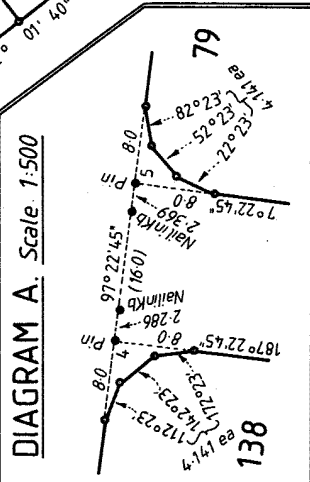
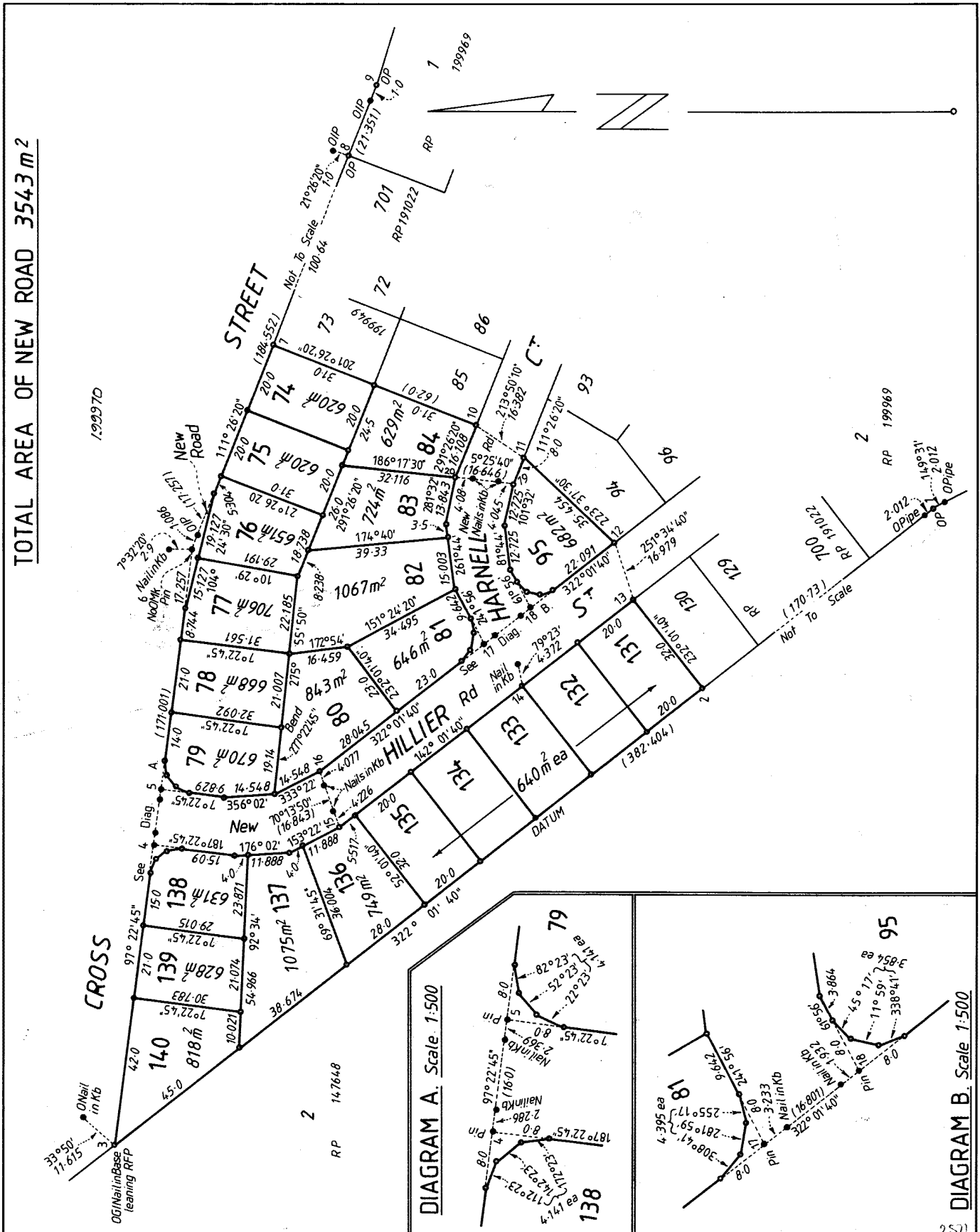
199948

199948

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

TOTAL AREA OF NEW ROAD 3543 m<sup>2</sup>



199948

No FIELD NOTES LODGED		<b>PLAN OF</b> Lots 74 - 84 , 95 and 131 - 140  Cancelling Part of <sup>LOT</sup> Por 398 on Plan Sl. 615	<b>ORIG. PORTION</b> ..... 398
ORIGINAL GRANT			<b>TOWN</b> .....
Vol. 4960 Fol. 43		<b>PARISH</b> ..... GOODNA	<b>COUNTY</b> ..... Stanley

MAP REF. 2518 M	PROCLAIMED SURVEY AREA	SURVEYED BY B.V Jones 3. 9. 85.	MERIDIAN	SCALE 1:1000	REGISTERED PLAN 199948
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199948

No. 778448

CERTIFICATE

FOR TITLES OFFICE USE ONLY

I, Barry, Vivian, Jones hereby certify that I have surveyed the land comprised in this plan by Paul William Keating, Survey Graduate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the "Surveyors Act 1977" and the "Surveyors Regulation 1978" and that the said survey was completed on 3-9-85

Previous Title D.G. 1960-43 Partion 328 Mortgagee's Consent to New Road given Lot 76 (part) See 159-902

Signature of Licensed Surveyor Barry V. Jones Date 3-9-85

Council of the City of Ipswich certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1985 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 16th day of October 1985 Mayor or Chairman D. Hanna Town or Shire Clerk M. Edwards

FILE 6/2/16-118

We PETER CHARLES (part), MARY ANTONY (part) (Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s M.A. Mareudy

For Additional Plan & Document Notings Refer to CISP

Table with columns: Lot, Vol., Fol., Lot, Vol., Fol., Lot, Vol., Fol. Rows 74-125 with various volume and folio numbers.

Lodged by M.A. & P.C. Mareudy 377 Oxley Ave Margate 4019

4960-43

Calc. Bk. No. 369/28 Examined 11/11/85 Passed 11/11/85 Charted 2/11/85 Map Ref. 25.18M

Particulars entered in Register Book Vol. 4960 Folio 43 at 12:50pm 18 NOV 1985 REGISTRAR OF TITLES

Fees Payable: Postal fee and Postage 222, Lodgt. Exam. & Ass. 222-00, Entd. on Docs. 10-00, New Title 550-00, Entd. on Deeds 10, Photo Fee 8, Total 800-00

Received Registrar of Titles Journal No. H731414 Receipt No. 99168 15 OCT 22 @ 30 PM

199948



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

**Property Search Reference:** 941271  
**Search Request Reference:** 145824880

Date: 22-Aug-2025 12:12:17 PM

### Applicant Details:

**Applicant:** Mr James Tierney  
james@goconveyancing.com.au  
**Buyer:** TBC

### Search Response:

Your request for a property search on Lot 77 on Plan RP199948 at 155 Cross Street GOODNA 4300 has been processed.

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

#### **Note:**

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

#### **Disclaimer:**

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

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

#### **Privacy Statement:**

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



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

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

Transaction ID: 51043446      EMR Site Id: 22 August 2025  
This response relates to a search request received for the site:  
Lot: 77      Plan: RP199948

**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**

**James Tierney | Go Conveyancing**

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**From:** CITEC Confirm Property Inquiries <confirm.pi@citec.com.au>  
**Sent:** Monday, August 25, 2025 1:47 PM  
**To:** James Tierney | Go Conveyancing  
**Subject:** QCAT Search & Copy - 145824896

**Importance:** High

**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:

GEMMA LEIGH PEIRANO CARVACHO

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 9/8/2025.

**Queensland Civil and Administrative Tribunal**

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Please think about the environment before you print this message.

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\*\*\*\*\*

\*\*\*\*\* Disclaimer \*\*\*\*\*

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Opinions contained in this email do not necessarily reflect the opinions of the

Department of Transport and Main Roads, or endorsed organisations utilising the same infrastructure.



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Queensland Government home >For Queenslanders >Environment, land and water >  
Land, housing and property >Heritage places >Queensland Heritage Register >Search the register >  
Heritage register search results

## Heritage register search results

Filtered by:

[155 Cross Street](#)   [Goodna](#)

No results found. Try removing one of your search filters. Please [search again](#) (  
<https://apps.des.qld.gov.au/heritage-register/>).

### 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/>)

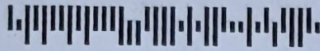




# City of Ipswich

A.B.N. 61 461 981 077  
1 Nicholas Street  
Ipswich Q 4305

PO Box 191 Ipswich Q 4305 Australia  
(07) 3810 6666 or 1300 IPSWICH  
Email: council@ipswich.qld.gov.au



Ms G L Peirano Carvacho  
155 Cross Street  
GOODNA QLD 4300



040  
1039276  
DLX5\_1849

155 Cross Street, GOODNA QLD 4300  
L77 RP199948 P GOODNA

Assessment Number	<b>65215</b>
Issue Date	<b>18 Jul 2025</b>
Period	<b>1 Jul - 30 Sep 2025</b>
Rateable Valuation	<b>\$225,000</b>
Annual Land Valuation	<b>\$225,000</b>
Gross Amount	<b>\$529.15</b>
Discount	<b>\$33.00Cr</b>
Net Total Payable By Due Date	<b>\$496.15</b>
Rate & Discount Due Date	<b>21 Aug 2025</b>

Differential General Rate	\$307.75
Enviroplan Separate Levy	\$15.75
Infrastructure Separate Rate	\$13.75
Household Waste Service - Wheelie Bin	\$128.25
Rural Fire Levy Separate Charge	\$0.75
State Govt Emergency & Fire Levy	\$62.90

For emailed notices  
ipswich.enotices.com.au  
Reference No: **6694A3360G**

### Is Your Mailing Address Correct?

Visit Council's website at: [www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au) and change your address online. Go to Online Services and select *Change Mailing Address* and follow the prompts.

### Waste Levy -

For the financial year 2025-2026, the Queensland Government will pay Council, an annual payment of \$7.7 million. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment only covers approximately 70% of the waste levy paid by Council.

PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS

## Commonwealth Bank

Commonwealth Bank of Australia  
IPSWICH, QLD



Name: **Ms G L Peirano Carvacho**

Due Date: **21/08/2025**

**POST billpay**

**Credit**

Date	Gross	Discount	Net
<b>18/07/2025</b>	<b>\$529.15</b>	<b>\$33.00Cr</b>	<b>\$496.15</b>



\*217 652159



Billers Code: 1958  
Ref. 652159

Date **20/08/25**

Teller stamp & initials

Name of customer

Assess No.

Paid in by

No. of Cheques

Drawer  Bank  Branch

Teller Use

- \$100
- \$50
- \$20
- \$10
- \$5

Notes **BPAY set up**

Coin **9/8/25**

Cheques

Total \$

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.

For CREDIT of Ipswich City Council

User Code  
**2385**

Customer Ref. No.  
**652159**

T/C  
**831**



Urban Utilities  
ABN 86 673 835 011

Account Enquiries 13 26 57  
Faults and Emergencies 13 23 64  
www.urbanutilities.com.au

**Water and Sewerage  
Quarterly Account**

QUUR99\_A4B/E-1/S-1/I-1/  
**GEMMA LEIGH PEIRANO CARVACHO**  
155 CROSS ST  
GOODNA QLD 4300

Customer reference number	10 1113 0855 0000 6
Bill number	1113 0855 13
Date issued	06/08/2025
<b>Total due</b>	<b>\$477.49</b>
<b>Direct debit date</b>	<b>17/09/2025</b>

**Property Location:** 155 CROSS STREET  
GOODNA 4300

**Your water usage**

Water usage (kL)	54
Days charged	91

*Average daily water usage (litres)*

Current period	593
Same period last year	330

**Account Summary**      Period 02/05/2025 - 31/07/2025

**Your Last Account**

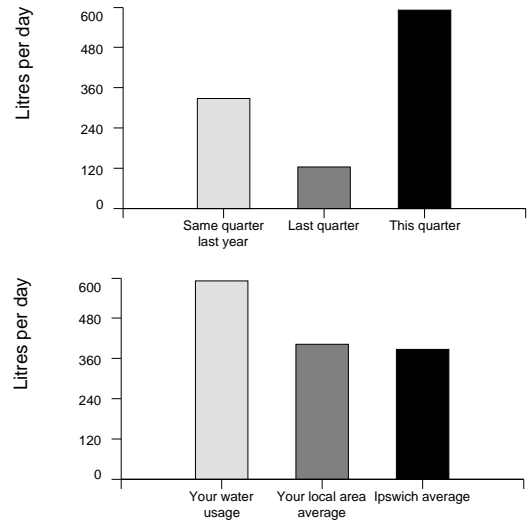
Amount Billed	\$253.27
Amount Paid	\$253.27CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$477.49

<b>Total Due</b>	<b>\$477.49</b>
------------------	-----------------

**Thank you for paying by Direct Debit.**  
The Total Due is due on the Direct Debit Date. It will be debited from your nominated account on the Direct Debit Date shown.



## PRICES HAVE INCREASED FROM 1 JULY 2025

Find out more

BS0120

**Payment options**

- Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)
- Telephone and internet banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.  
BPAY View® View and pay this bill using internet banking. More info: [www.bpay.com.au](http://www.bpay.com.au)  
\* Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**  
Pay your account online using MasterCard or Visa credit card at [www.urbanutilities.com.au/creditcard](http://www.urbanutilities.com.au/creditcard)  
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.

- By phone**  
Call 1300 123 141 to pay your account using your MasterCard or Visa card.
- Mail**  
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**  
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

# YOUR CHARGES for 02/05/2025 - 31/07/2025 (91 days)

## Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADB53435	02/05/2025	949		
	01/08/2025	1003	54kL	

## Water Usage

### State bulk water price

State Bulk Water Charge 2024/25	35.60kL @ \$3.444000/kL	\$122.60
State Bulk Water Charge 2025/26	18.40kL @ \$3.517000/kL	\$64.71

### Urban Utilities distributor-retailer price

Tier 1 usage 2024/25	35.60kL @ \$0.915000/kL	\$32.57
Tier 1 usage 2025/26	18.40kL @ \$0.981000/kL	\$18.05
<b>Subtotal</b>		<b>\$237.93</b>

## Water Services

### Urban Utilities water service charge

Water service charge 2024/25	60 days	\$40.32
This charge is for the period 02/05/2025 to 30/06/2025		
Water service charge 2025/26	31 days	\$21.51
This charge is for the period 01/07/2025 to 31/07/2025		
<b>Subtotal</b>		<b>\$61.83</b>

## Sewerage Services

### Urban Utilities sewerage service charge

Sewerage service charge 2024/25	60 days	\$116.94
This charge is for the period 02/05/2025 to 30/06/2025		
Sewerage service charge 2025/26	31 days	\$60.79
This charge is for the period 01/07/2025 to 31/07/2025		
<b>Subtotal</b>		<b>\$177.73</b>

**Water usage \$237.93**


**Water services \$61.83**

**Sewerage services \$177.73**

**Your total charges 02/05/2025 - 31/07/2025 \$477.49**

Customer ref. no. 10 1113 0855 0000 6

155 CROSS STREET  
GOODNA 4300

 Your usage was 54 kilolitres.  
That's an average of 593 litres per day.



**PRICES HAVE INCREASED FROM 1 JULY 2025**

Everything you need to know to understand your bill and charges

**SCAN FOR THE FULL BREAKDOWN**



### INTERPRETER SERVICE 13 14 50

当您需蒙口译员时，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

© Urban Utilities 2025

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: GEMMA LEIGH PEIRANO  
CARVACHO



Biller Code: 112144  
Ref: 10 1113 0855 0000 6



BPAY® this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
To use the QR code, use the reader within your mobile banking app.  
More info: www.bpay.com.au



\*4001 101113085500006



**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124  
240 Queen Street, Brisbane, QLD



Date

Cash

Cheques

Teller Stamp & Initials

Total Due \$ 477.49

Current charges due date  
11/09/2025

For Credit **Urban Utilities**  
Trans Code 831 User ID 066840

Customer Reference No. 101113085500006

+757+

# Property Fact Pack



**155 Cross Street**  
Goodna QLD 4300

YOUR DIGITAL COPY



Easements



Flood History



Character



Flood Risk



Coastal Flood Risk



Historic Imagery



Overland Flow Flood Risk








Flood Planning Risk



Vegetation

# At a glance

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

	Easements	 NO CONSIDERATIONS IDENTIFIED
	Flood Risk	 NO CONSIDERATIONS IDENTIFIED
	Character	 NO CONSIDERATIONS IDENTIFIED
	Vegetation	 NO CONSIDERATIONS IDENTIFIED
	Environment	 NO CONSIDERATIONS IDENTIFIED
	Bushfire Risk	 CONSIDERATIONS IDENTIFIED
	Noise	 NO CONSIDERATIONS IDENTIFIED

## DATE OF REPORT

25th of August, 2025

## ADDRESS

155 CROSS STREET

## LOT/PLAN

77/RP199948

## COUNCIL

Ipswich

## ZONING

- Residential Low Density

## UTILITIES

- Sewer
- Water

## SCHOOL CATCHMENTS

- Goodna SS
- Bellbird Park State Secondary College

## CLOSEST CITY

Ipswich - 11km

# Easements

What access rights exist over the property?



Sources: Qld Spatial

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- Easement

# Flood Risk

Is the property in a potential flood area?



## THINGS TO KNOW

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

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

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

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

## LEGEND

 Selected Property

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

### Questions to ask

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

# Character

Is the property in a character or heritage area?



Sources: Ipswich City Council

## THINGS TO KNOW

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



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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Local Heritage Place, Structure Or Landscaping

# Vegetation

Is the property in an area with vegetation protection?



Sources: Queensland Government

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- Protected Vegetation – Rvm Cat B (Remnant Vegetation)
- + Essential Habitat

# Environment

Are there any environmental values present on the property?



Sources: Queensland Government

## THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees. To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

**Note:** The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

### Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

## LEGEND

-  Selected Property
-  Wildlife Habitat - Mses
-  Core Koala Habitat Area

# Bushfire Risk

Is the property in a potential bushfire area?



Sources: Queensland Fire And Emergency Services

## THINGS TO KNOW

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

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




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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Medium Potential Bushfire Area
-  Potential Impact Bushfire Buffer Area

# Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- Property Est. Fall: ~1m
- Property High: ~41m
- Property Low: ~40m



# Noise

Is the property in a potential noise area?



## THINGS TO KNOW

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

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

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

### Questions to ask

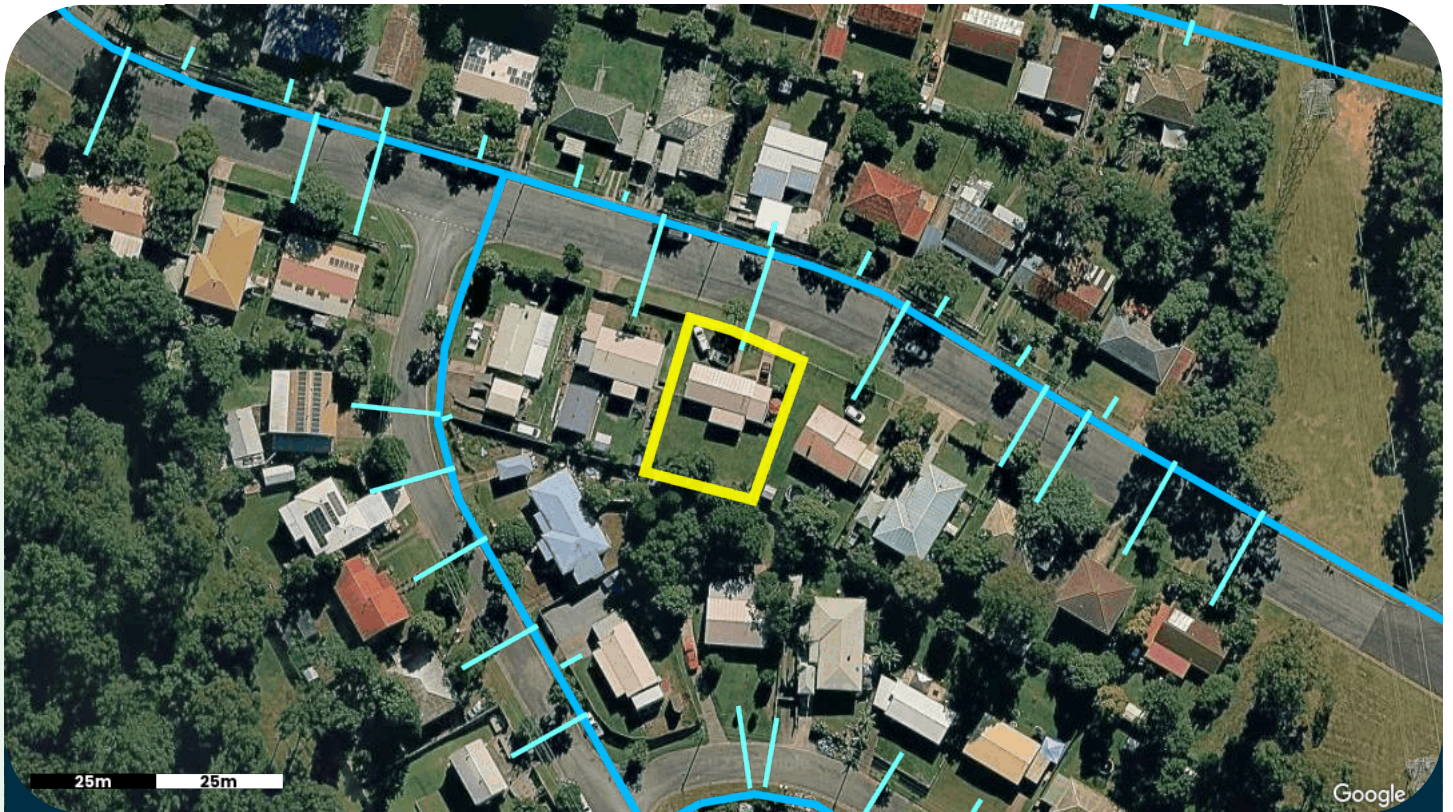
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

## LEGEND

 Selected Property

# Water

Are there any water pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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

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

PROPERTY DUE DILIGENCE REPORT | 155 CROSS STREET

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

### Questions to ask

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

## LEGEND

- Selected Property
- Water Connection
- Water Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

**Sewer mains** carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

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





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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Maintenance Structure
-  Sewer Connection
-  Sewer Pipe

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Ipswich City Council

## THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

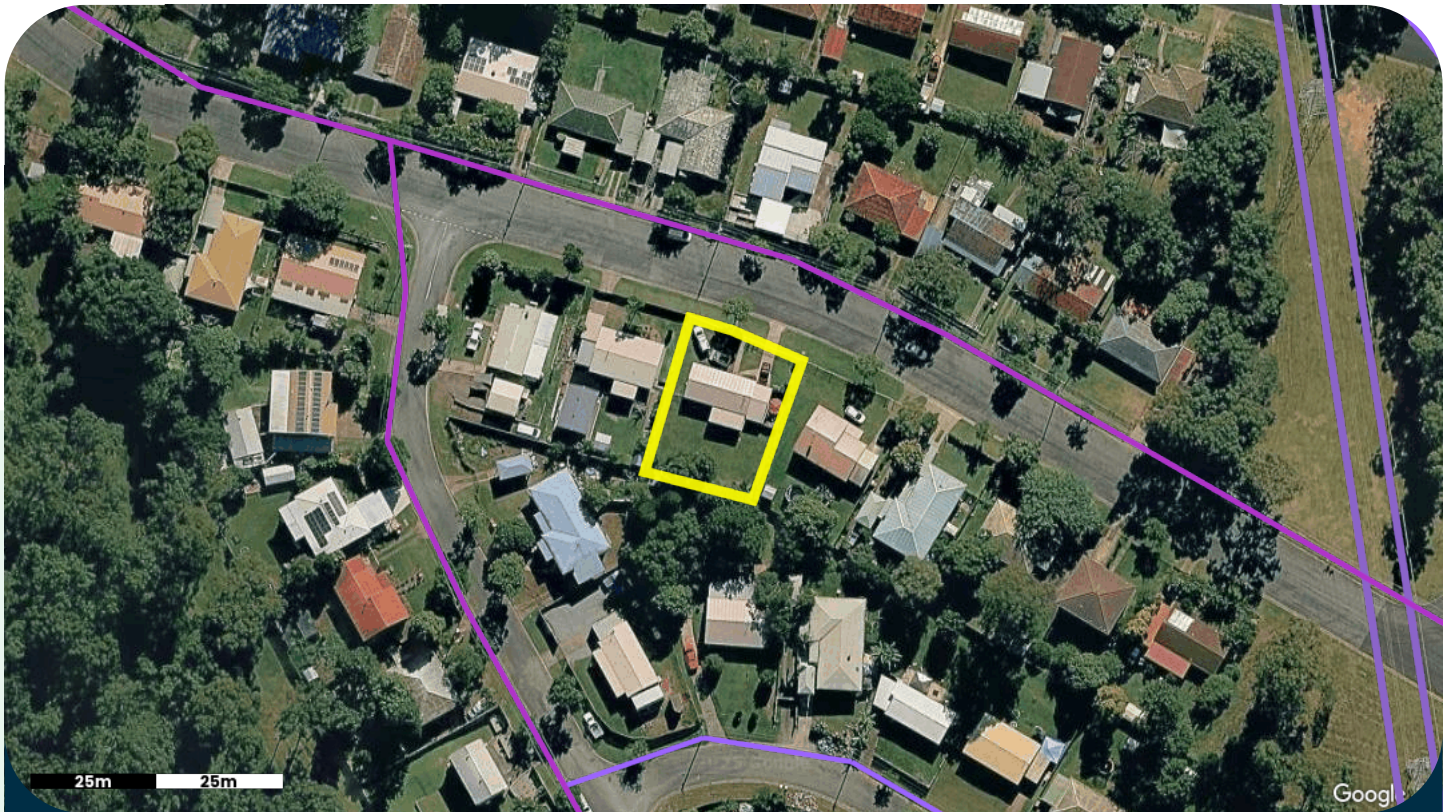
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

- Selected Property
- Pipe

# Power

Are there any power lines on or near the property?



Sources: Geoscience Australia, Energex

## THINGS TO KNOW





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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Overhead Hv Transmission Line
-  Overhead Power Line (HV)
-  Overhead Power Line (LV)

# Zoning

What zone is my property?



Sources: Ipswich City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

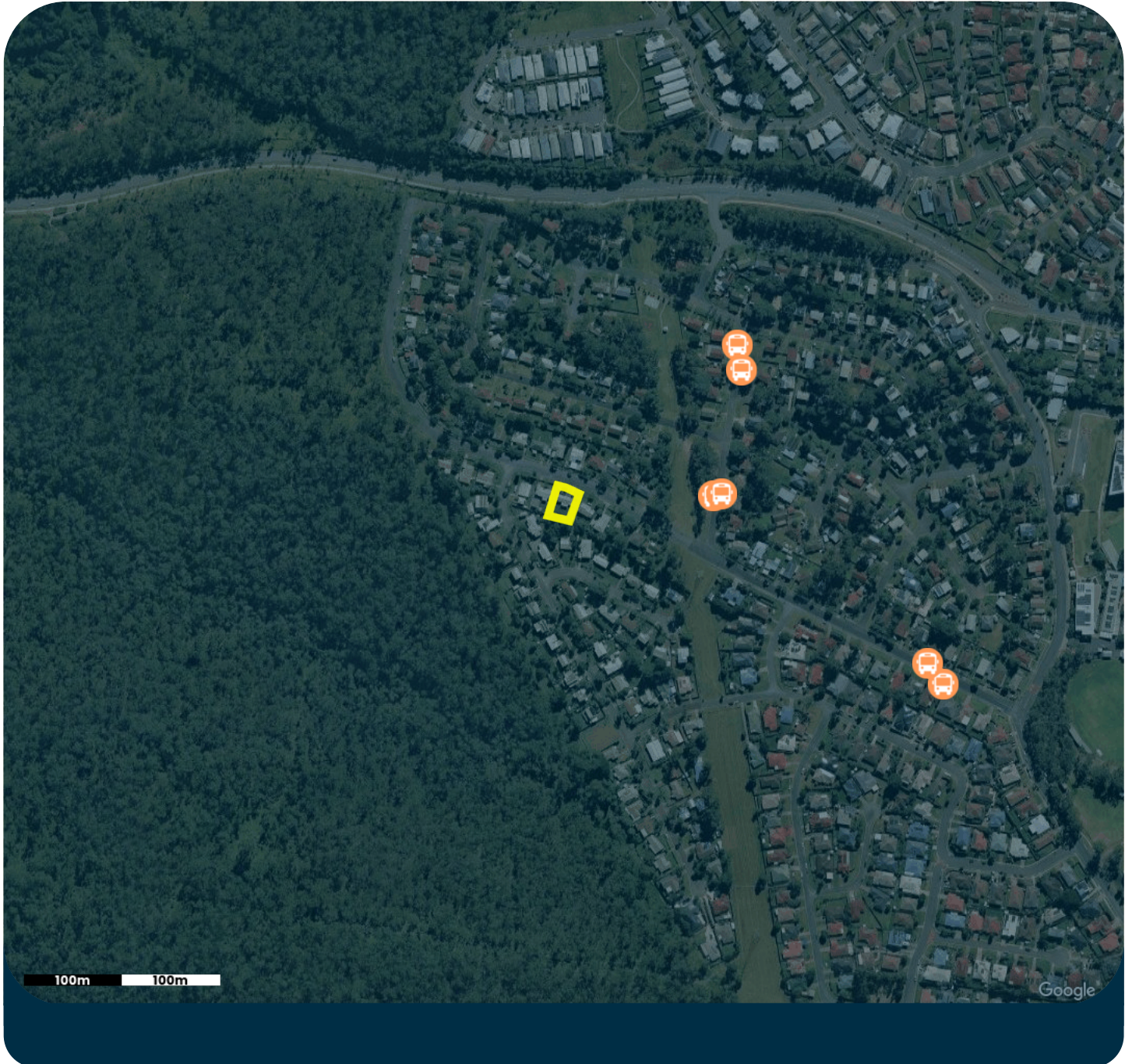
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

- Selected Property
- Conservation
- Recreation
- Residential Low Density

# Public Transport

Is there any public transport stops nearby?



## LEGEND

 Selected Property

 Bus Stop

# Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.  
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~705m<sup>2</sup>, Perimeter: ~106m

## LEGEND

 Selected Property

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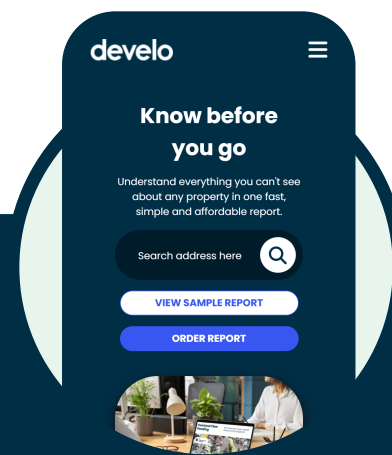


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## In Person Signer Events

## Signature

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## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

25/8/2025 | 15:17

Certified Delivered

Security Checked

27/8/2025 | 18:58

Signing Complete

Security Checked

27/8/2025 | 19:01

Completed

Security Checked

27/8/2025 | 19:01

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## Status

## Timestamps

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