



Seller Disclosure Done Right

# SELLER DISCLOSURE

## PROPERTY ADDRESS:

66 Crestwood Drive, Molendinar, Queensland 4214

## SELLER:

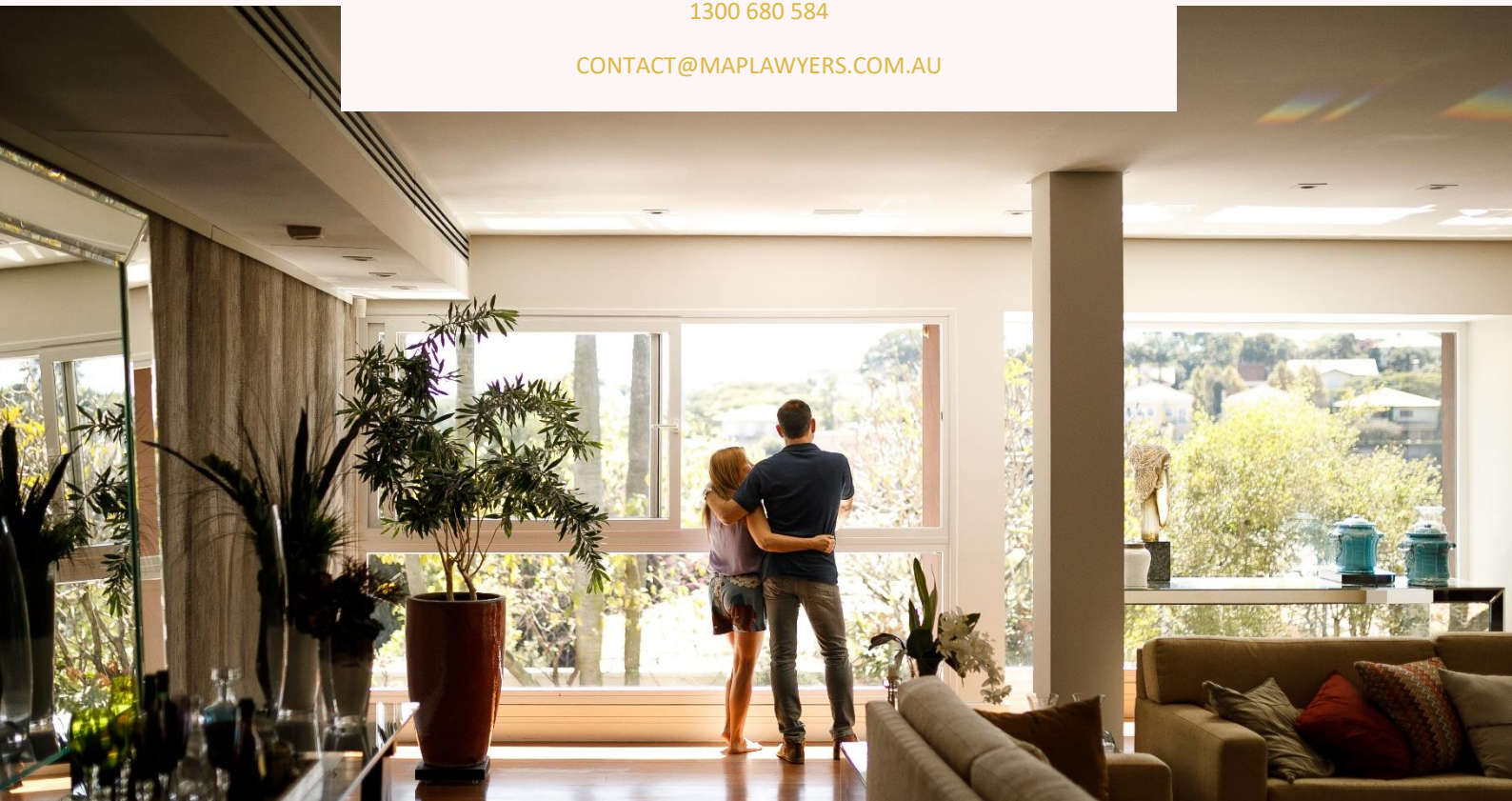
Brian David Miller

TRUE CONVEYANCERS™

Experienced solicitors guiding clients through buying or selling residential property.

1300 680 584

[CONTACT@MAPLAWYERS.COM.AU](mailto:CONTACT@MAPLAWYERS.COM.AU)





# 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 **Brian David Miller**

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

**66 CRESTWOOD DRIVE, MOLENDINAR QLD 4214**

Lot on plan description

**260/SP139059**

Community titles scheme  
or BUGTA scheme:

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

**Yes**

**No**

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

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

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

**Title details**

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

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

**Yes**

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

**Yes**

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <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> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input style="width: 100%;" type="text"/></li> <li>» the amount of rent and bond payable: <input style="width: 100%;" type="text"/></li> <li>» whether the lease has an option to renew: <input style="width: 100%;" type="text"/></li> </ul> <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; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>SEE ANNEXURE A ATTACHED</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input style="width: 100%;" type="text" value="31/01/2025"/></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> ): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Low density residential</div>		
<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. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<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"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<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"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<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"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<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.

### 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:  Date Range:

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:  Date Range:

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*.

## Part 6 – Community titles schemes and BUGTA schemes

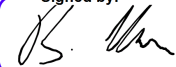
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**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.**

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<p><b>Community Management Statement</b></p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input type="checkbox"/> <b>Yes</b>	
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>	<input type="checkbox"/> <b>Yes</b>	
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>

# Signatures – SELLER

Signed by:  
  
9B7309F23ABE4A9...

Signature of seller

Signature of seller

**Brian David Miller**

Name of Seller

Name of Seller

24/3/2026

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> 50369961	<b>Search Date:</b> 23/03/2026 11:33
<b>Date Title Created:</b> 23/10/2001	<b>Request No:</b> 55506553
<b>Previous Title:</b> 50341456	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 260 SURVEY PLAN 139059  
Local Government: GOLD COAST

#### REGISTERED OWNER

Dealing No: 705760827 02/07/2002

BRIAN DAVID MILLER

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11424098 (POR 12A)
2. MORTGAGE No 705760829 02/07/2002 at 09:55  
ST.GEORGE BANK LIMITED A.B.N. 92 055 513 070

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

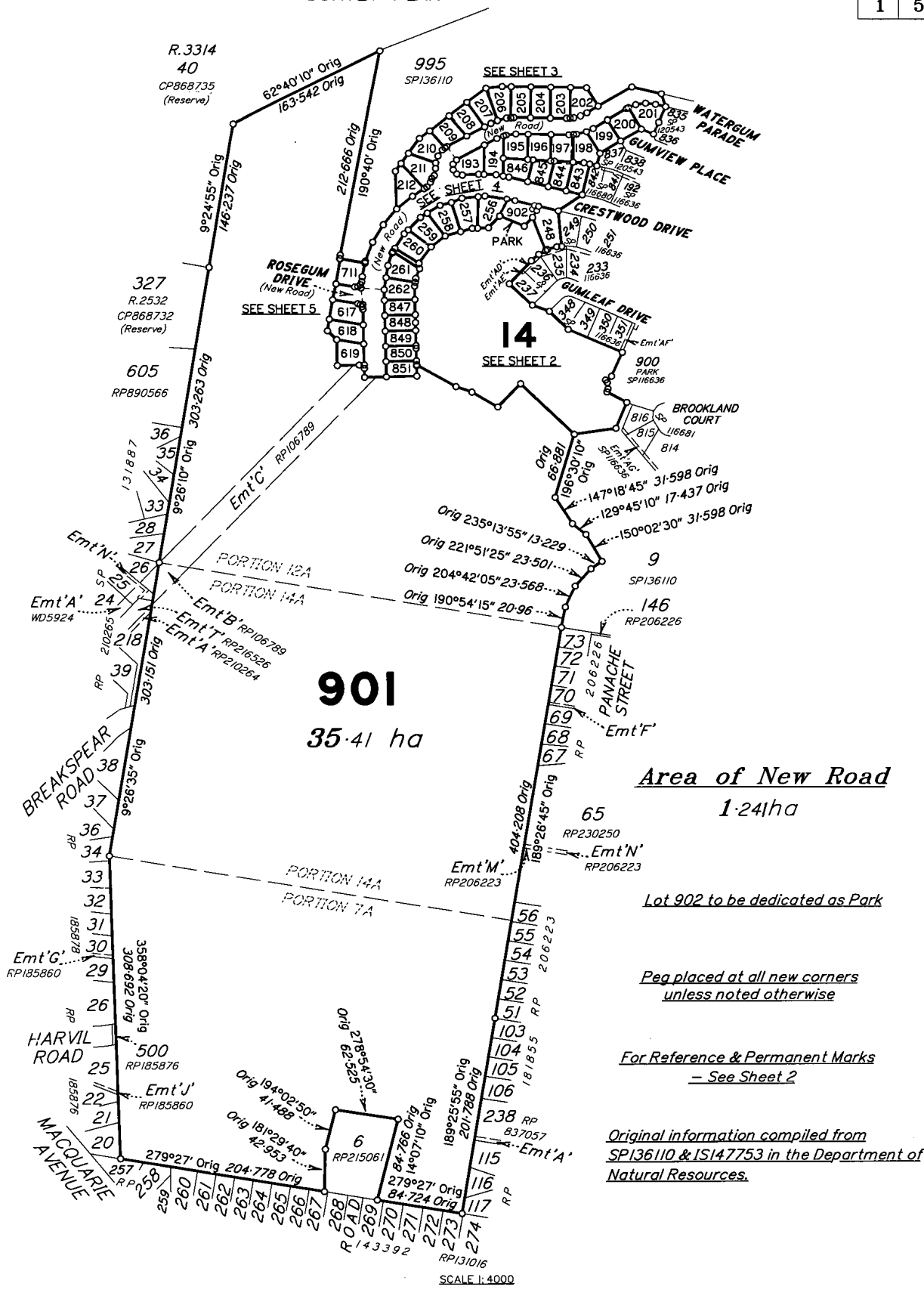
Caution - Charges do not necessarily appear in order of priority

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

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

**SURVEY PLAN**

Sheet **1** of **5**



**Area of New Road**  
 1.24ha

Lot 901 to be dedicated as Park

Peg placed at all new corners unless noted otherwise

For Reference & Permanent Marks - See Sheet 2

Original information compiled from SPI36110 & IS147753 in the Department of Natural Resources.



**Plan of Lots 14, 193-212, 248, 256-262, 617-619, 711, 843-851, 901, 902, EMT.A in Lot 197, EMTs B-E in Lots 843-846 Respectively & EMT.F in Lot 901**

Cancelling Lot 901 on SPI03346 & Lots 13 & 14 on SPI36110  
 PARISH: **NERANG** COUNTY: **Ward**


Meridian: **AMG (Vide SPI36110)** F/N's: **No**


Scale: **1:4000**  
 Format: **STANDARD**



Plan Status:

B.B.H. PTY LTD ACN (010 427 531) hereby certify that the Company has surveyed the land comprised in this plan by David John EDWARDS, 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 14/06/2001.

  
 Director and Licensed Surveyor

  
 Director

Date: **19-6-2001**



BENNETT & BENNETT 98.051.A33867(1805)S09.DWG JJ

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

*Withdrawn and re-entered*  
~~705097765~~  
**705120121**  
**\$2790.70**  
**\$2790.70**  
17/10/2001 10:08

**BE 400 NT**

Registered

5. Lodged by

*J. Ingram*  
3/0

(Include address, phone number, reference, and Lodger Code)

**1. Certificate of Registered Owners or Lessees:**

+/We **AUSTRALAND HOLDINGS LIMITED**  
ACN.008.443.696 &  
**GLENWOOD LAND PTY. LTD.**  
A.C.N. 088 887 245 AS TRUSTEE UNDER  
INSTRUMENT NO. 704496925

(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.

By its duly appointed attorney David Mark Lawrence under Power of Attorney No ~~704338345~~ 704496925

*David Mark Lawrence*  
Signature of \*Registered Owners \*Lessees

David Mark Lawrence for  
AUSTRALAND HOLDINGS LIMITED

Director *David Lawrence* David Lawrence

Director *Gary Ingram* Gary Ingram  
GLENWOOD LAND PTY LTD ACN 088 887 245

\* Rule out whichever is inapplicable

**2. Local Government Approval.**

\* **COUNCIL OF THE CITY OF GOLD COAST**

hereby approves this plan in accordance with the:

%  
**LOCAL GOVERNMENT (PLANNING & ENVIRONMENT) ACT 1990**

Dated this 9th **AUGUST** 2001

GIVEN under the Corporate Seal of the COUNCIL OF THE CITY OF GOLD COAST signed by IAN ALLAN D'ESPIRE, Chairman, Secretary, Planning and CHRISTOPHER JAMES, Co-Ordinator, Surveying, they are authorised officers to execute and certify this plan pursuant to Council Minutes No. 196

\* 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

**3. Plans with Community Management Statement :**

CMS Number :

Name :

**4. References :**

Dept File :

Local Govt : *665/98/32(PL)*

Surveyor : 98.051.A338B

**6. Existing**

Title Reference	Lot	Plan	Created	Emts	Road
50211489	901	SPI03346	617-619, 851 & 901	F	New Road
50341456	13	SPI36110	14, 193-212, 248, 256-262, 617-619, 711, 843-851, 901 & 902	A-F	New Road
50341457	14	SPI36110	14 & 262	-	

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
601476310	901

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
704496933		617-619, 851 & 901
<del>704457698</del>		<del>14 &amp; 262</del>

Easement C (No.601476310) partially absorbed by new road.

Emt. C (No.601476310) to be surrendered in so far as it relates to Lot 13 & 14 on SPI36110 & part of Lot 901 on SPI03346. (Described as Proposed Emt. K on SPI39065)

POR. 7A, 12A & 14A	901
POR. 12A	14, 193-212, 248, 256-262, 617-619, 711, 843-851 & 902
Orig	Lots

**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

**7. Portion Allocation :**

8. Map Reference :  
9542-23221

9. Locality :  
MOLENDINAR

10. Local Government :  
GOLD COAST CITY COUNCIL

**11. Passed & Endorsed :**

By : BBH PTY LTD ACN 010 427 531

Date : ~~10-8-01~~ 28.8.01

Signed : *Graham Graham*

Designation : *Liaison Officer*

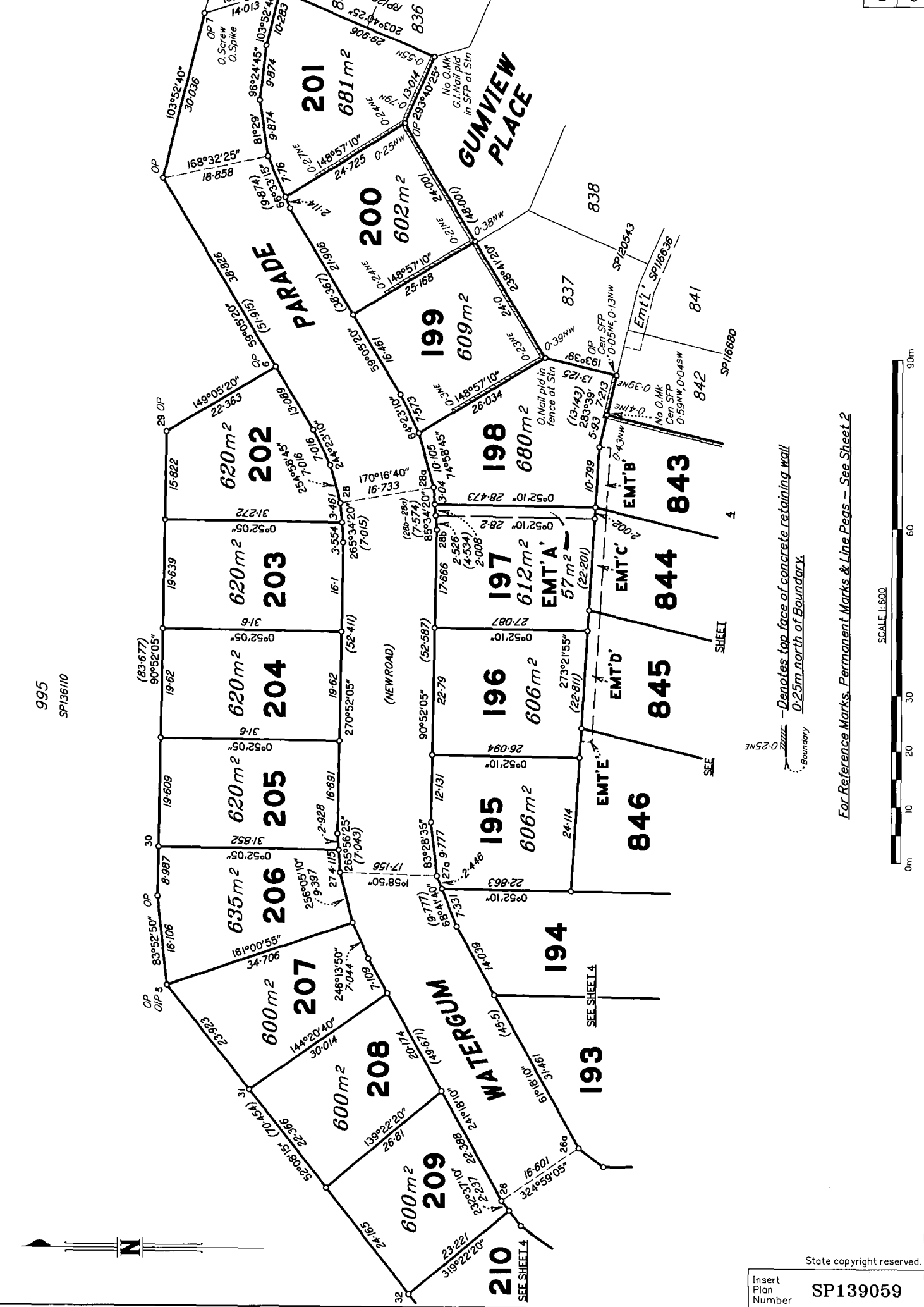
**13. Lodgement Fees :**

50 Survey Deposit \$ **876.70**  
Lodgement \$ **99**  
44 New Titles \$ **1815**  
Photocopy \$  
Postage \$  
TOTAL \$ **2790.70**

14. Insert Plan Number  
**SP139059**



ADDITIONAL SHEET



995  
SP136110

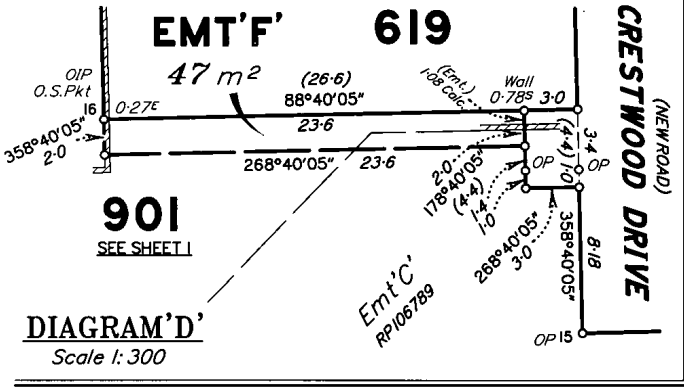
Denotes top face of concrete retaining wall  
0.25m north of Boundary



For Reference Marks, Permanent Marks & Line Pegs - See Sheet 2

State copyright reserved.  
Insert Plan Number SP139059



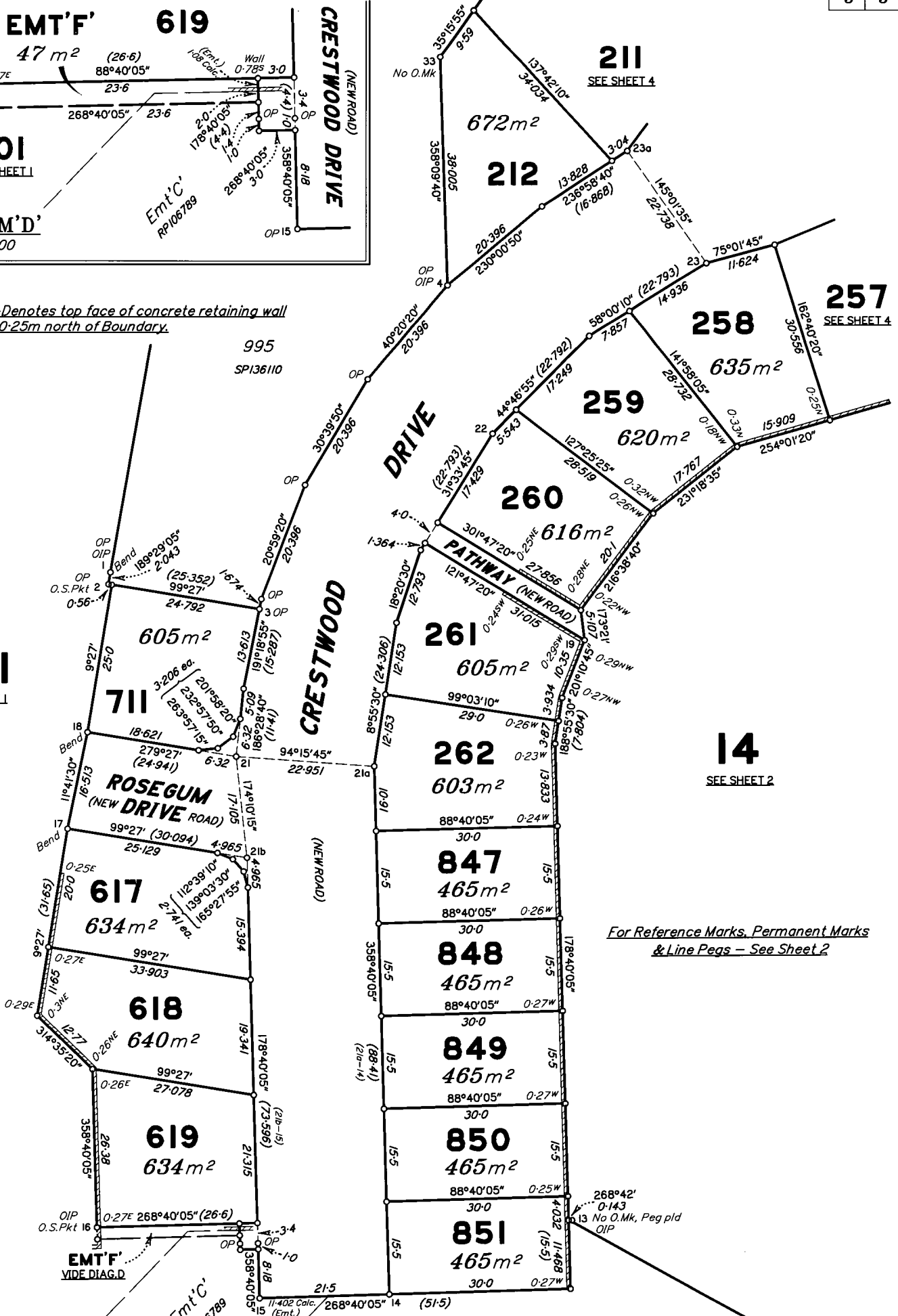


ADDITIONAL SHEET

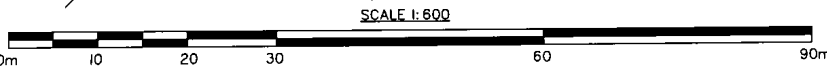
Denotes top face of concrete retaining wall  
0.25m north of Boundary.



**901**  
SEE SHEET 1



**14**  
SEE SHEET 2



SCALE 1:600

State copyright reserved.  
Insert Plan Number **SP139059**

BENNETT & BENNETT 98.051.A-3386(1805)SUS.DWG.JJ



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **1001942**

Date: 23/03/2026

Search Request reference: **189625716**

#### Applicant details

Applicant: Angelica Jardinico

angelica.jardinico@maplawyers.com.au

Buyer: Sellers Disclosure

#### Search response:

Your request for a property search on Lot 260 on Plan SP139059 at 66 CRESTWOOD DRIVE, MOLENDINAR QLD 4214 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.**

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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  
BRISBANE QLD 4000

Transaction ID: 51132183      EMR Site Id: 23 March 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 260      Plan: SP139059  
66 CRESTWOOD DR  
MOLENDINAR

**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**



## Seller Disclosure - Zoning



This report provides information on the zoning of a property. It is designed to support the requirement under the **Property Law Regulation 2024** to disclose the zoning of the property under **Part 3 - Land use, planning and environment** of the **QLD Seller Disclosure Statement**.



### Zoning

The result below is based on the *Property Law Regulation 2024* and a search of zoning records under:

- the *Economic Development Act 2012* (Priority Development Areas)
- the *State Development and Public Works Organisation Act 1971*
- the *Integrated Resort Development Act 1987*
- the *Mixed Use Development Act 1993*
- the *Sanctuary Cove Resort Act 1985*
- the local planning scheme

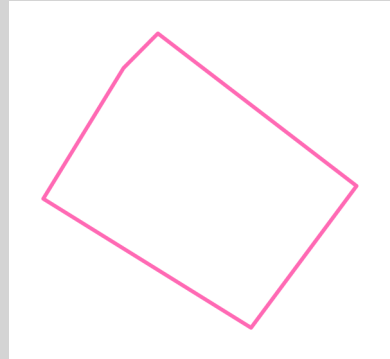
The zoning identified for the property:

Planning Record	Zoning
Local planning scheme	Low density residential

Temporary Local Planning Instruments (TLPs) may vary the local planning scheme zoning. Please refer to this [website](#) for a list of current TLPs or check with your local council.

Commonwealth and State legislation other than those listed in the *Property Law Regulation 2024* may state that the planning scheme does not apply to certain areas. This includes, but is not limited to, strategic and core port land, priority ports, and certain airport and defence land. This report does not include a notation of these areas. Please consult your local council and the relevant planning scheme for further information.

**LOT/PLAN**  
Lot 260, SP139059



**COUNCIL**  
Gold Coast City

### THINGS TO KNOW

This report provides zoning information only. The buyer may need to consider other planning controls that may apply to the lot such as local plans and overlays. These can be obtained from the local planning scheme.

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

### CUSTOMER SUPPORT

- [support@lotsearch.com.au](mailto:support@lotsearch.com.au)
- [lotsearch.com.au](http://lotsearch.com.au)



# LOTSEARCH

Spatial Intelligence | Mapping Risk

## Seller Disclosure - Zoning

### Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Priority Development Areas	QLD Department of State Development, Infrastructure and Planning	05/03/2026	10/11/2025	Monthly
State Development Area Precincts	QLD Department of State Development, Infrastructure and Planning	05/03/2026	05/03/2026	Monthly
State Development Areas	QLD Department of State Development, Infrastructure and Planning	05/03/2026	29/02/2024	Monthly
Integrated Resort Development Areas	Council of the City of Gold Coast	27/01/2026	19/12/2025	Quarterly
Mixed Use Development Areas	Council of the City of Gold Coast	27/01/2026	19/12/2025	Quarterly
Sanctuary Cove Resort	Council of the City of Gold Coast	27/01/2026	19/12/2025	Quarterly
Gold Coast Planning Scheme Zoning	Council of the City of Gold Coast	25/02/2026	09/12/2025	Monthly
Gold Coast Planning Scheme Other Planning Instruments	Council of the City of Gold Coast	05/03/2026	19/12/2025	Monthly

### Useful Contacts

**Lotsearch Pty Ltd**  
[www.lotsearch.com.au](http://www.lotsearch.com.au)  
[support@lotsearch.com.au](mailto:support@lotsearch.com.au)

**QLD Department of State Development, Infrastructure and Planning**  
<https://www.planning.qld.gov.au/>  
 13 QGOV (13 74 68)

**Gold Coast City**  
<http://www.goldcoast.qld.gov.au/>  
[mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au)  
 1300 465 326

[Click for 'Use of Report - Applicable Terms'](#)

#### Disclaimer:

The purpose of this report is to provide a search of publicly available zoning records for the site, to support the requirement of identifying the zoning to be disclosed under the Property Law Regulation 2024 and assist with the disclosure of information under Part 3 – Land use, planning and environment, of the QLD Seller Disclosure Statement.

The report does not replace your responsibility to undertake the accurate identification and disclosure of information relevant to the matters outlined in the Seller Disclosure Statement.

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

## **ANNEXURE A – STATUTORY ENCUMBRANCES**

The property is subject to statutory rights of access to land to repair or maintain infrastructure on the lot for water, sewerage, stormwater, electricity, and telecommunications for the relevant Authorities pursuant to the Local Government Act 2009 (Qld), Water Act 2000 (Qld), Water Supply (Safety and Reliability) Act 2008 (Qld), Electricity Act 1994 (Qld), Gas Supply Act 2003 (Qld), and Telecommunications Act 1997 (Cth).

Supporting evidence:  
Develo Report attached  
Before You Dig plans attached

# Property Fact Pack



**66 Crestwood Drive**  
Molendinar QLD 4214

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

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



Easements



CONSIDERATIONS IDENTIFIED



Flood Risk



NO CONSIDERATIONS IDENTIFIED



Character



NO CONSIDERATIONS IDENTIFIED



Vegetation



CONSIDERATIONS IDENTIFIED



Environment



NO CONSIDERATIONS IDENTIFIED



Bushfire Risk



CONSIDERATIONS IDENTIFIED



Noise



NO CONSIDERATIONS IDENTIFIED

## DATE OF REPORT

23rd of March, 2026

## ADDRESS

66 CRESTWOOD DRIVE

## LOT PLAN

260/SP139059

## COUNCIL

Gold Coast

## ZONING

- Low Density Residential

## UTILITIES

- Power
- Sewer
- Stormwater
- Water

## SCHOOL CATCHMENTS

- Ashmore SS
- Keebra Park SHS

## CLOSEST CITY

Gold Coast - 5km

# Zoning

What zone is my property?



Sources: City Of Gold Coast 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
- Low Density Residential
- Open Space

# Easements

What access rights exist over the property?



Sources: Queensland Government

## 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 Or Covenant

# 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?

# Flood Planning Risk

What planning overlays impact development of this property?



Sources: City Of Gold Coast Council

## THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

**Note:** Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

## LEGEND

- Selected Property
- + Flood Assessment Area

# Character

Is the property in a character or heritage area?



## 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

# Vegetation

Is the property in an area with vegetation protection?



Sources: City Of Gold Coast Council, 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
- × Essential Wetlands
- Hinterland To Coast Critical Corridors
- Natural Waterways
- Waterway And Wetland Buffer Area

# 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?



## 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
-  High Potential Bushfire Intensity (Council Identified)
-  High Potential Bushfire Area
-  Potential Impact Buffer (Council Identified)
-  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 High: ~22m
- Property Low: ~20m



# 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: City Of Gold Coast Council

## 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.

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: City Of Gold Coast Council, City Of Gold Coast

## 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: City Of Gold Coast 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

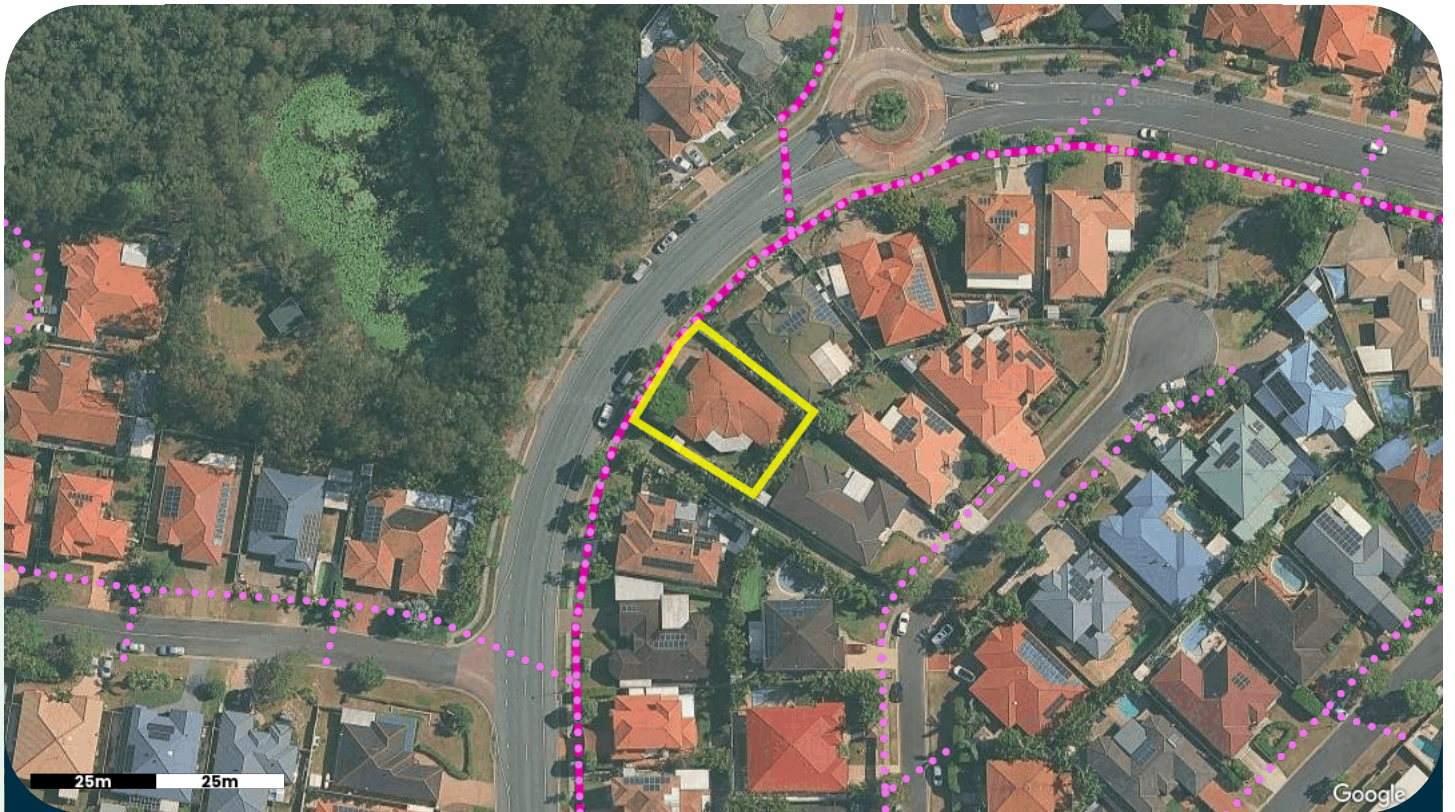
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

- Selected Property
- Inlet Or Maintenance Structure
- Stormwater Pipe

# Power

Are there any power lines on or near the property?



Sources: 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

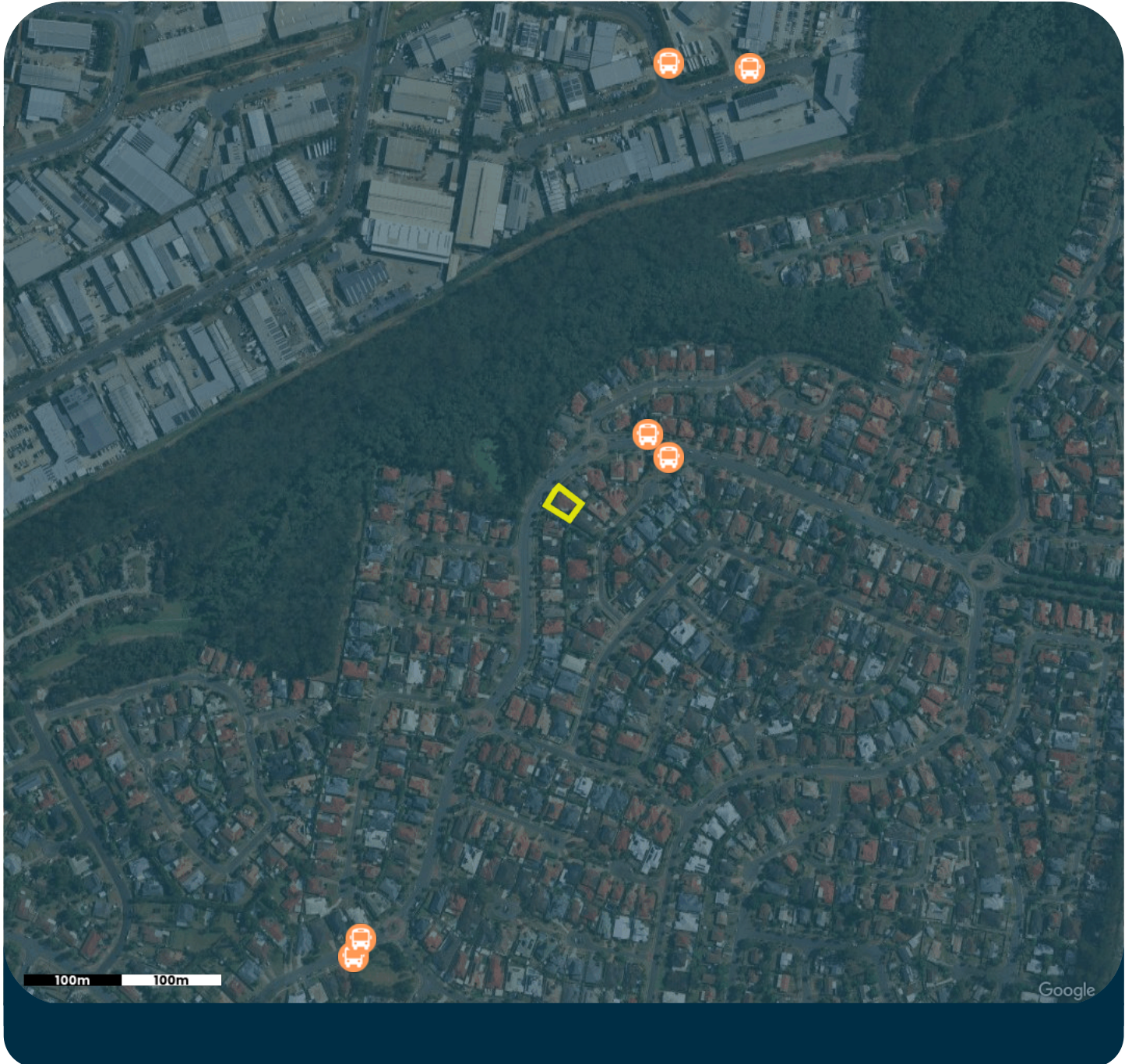
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

## LEGEND

- Selected Property
- ⋯ Underground Power Cable (HV)
- ⋯ Underground Power Cable (LV)

# Public Transport

Is there any public transport stops nearby?



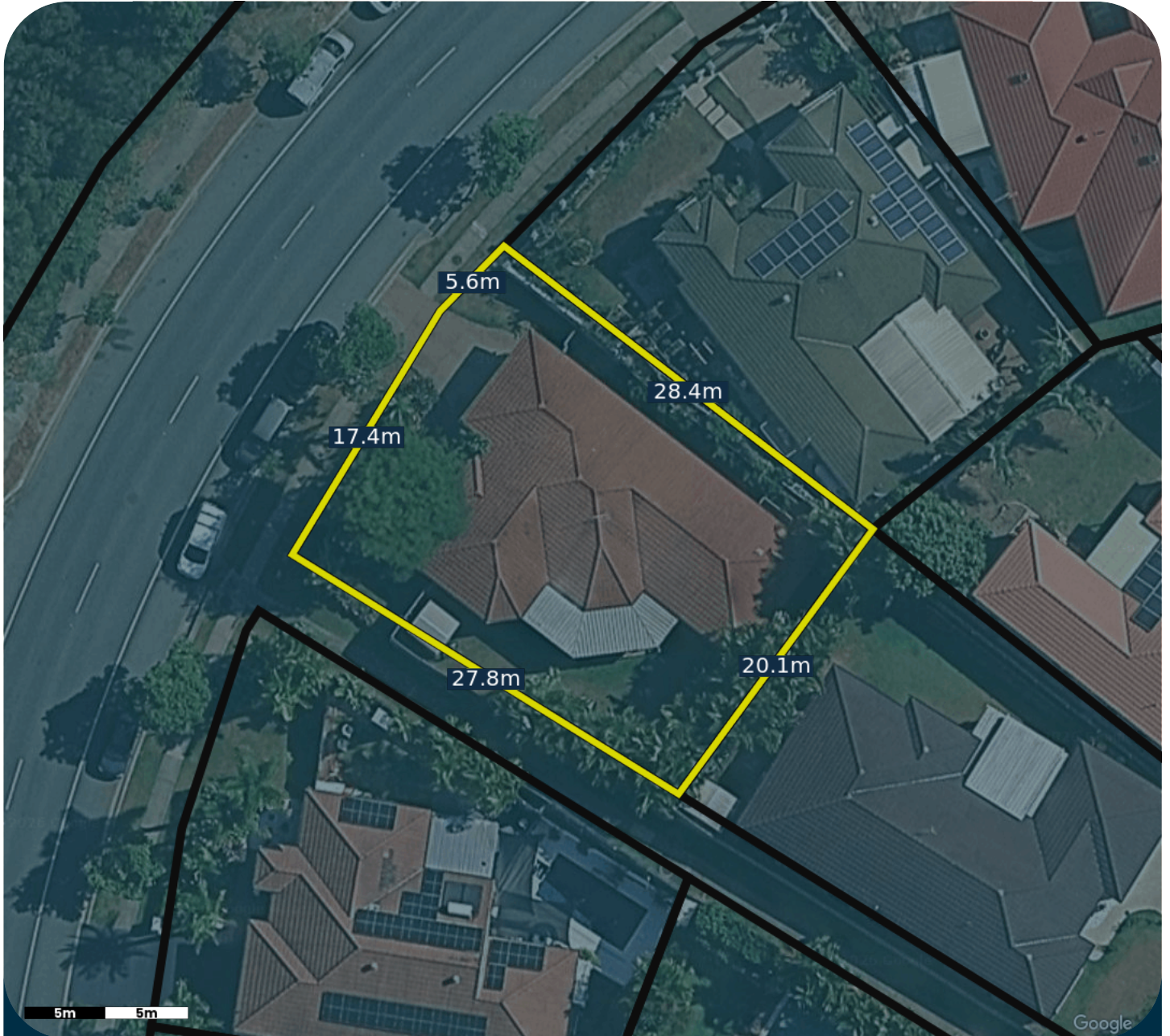
## LEGEND

 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: ~616m<sup>2</sup>, Perimeter: ~99m

## LEGEND

 Selected Property

## DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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## WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

### YOUR DIGITAL COPY

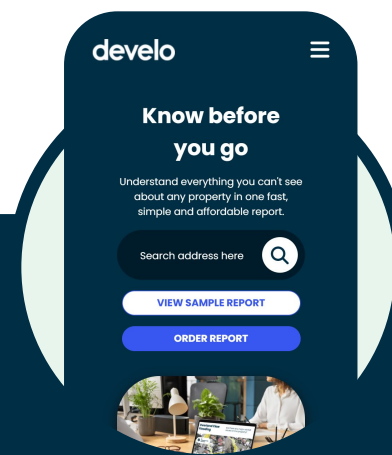


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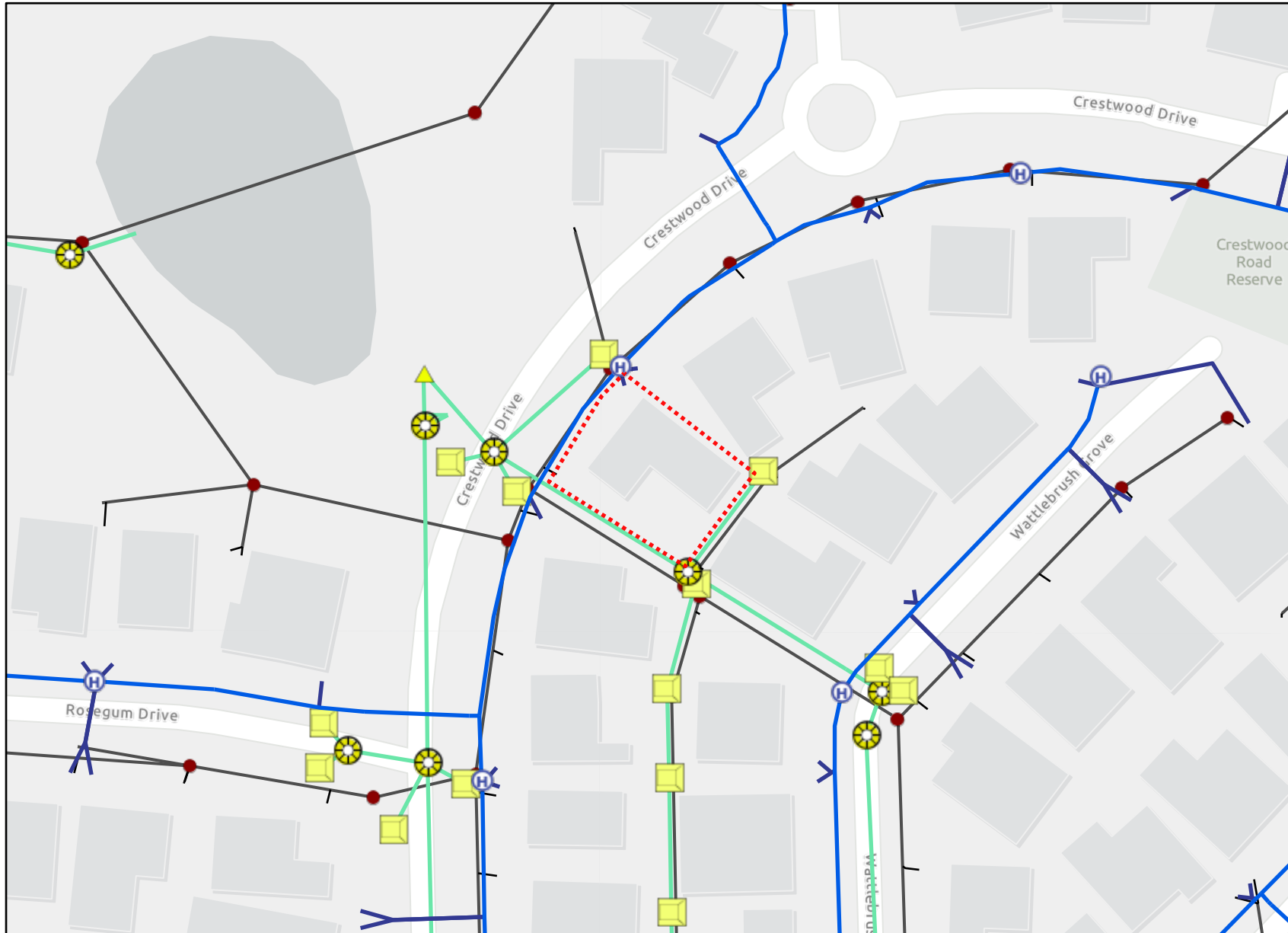
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### Legend

- BYDA Enquiry
- Water Hydrant
- Water Pipe
- Potable Water Connection
- Stormwater Drainage Pipe
- Stormwater Inlet Gully
- Stormwater Manhole
- Stormwater End Structure
- Sewer Connection
- Sewer Pipe Non Pressure
- Sewer Manhole
- Fibre Optic Pit
- Fibre Optic Cable
- GCCC Boundary

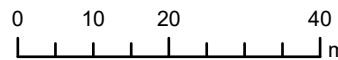
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

**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 Gold Coast City Council 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 Gold Coast on 1300 465 326

23/03/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



**BYDA**

Sequence: 270169656  
Date: 23/03/2026

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

**CAUTION - HIGH VOLTAGE**

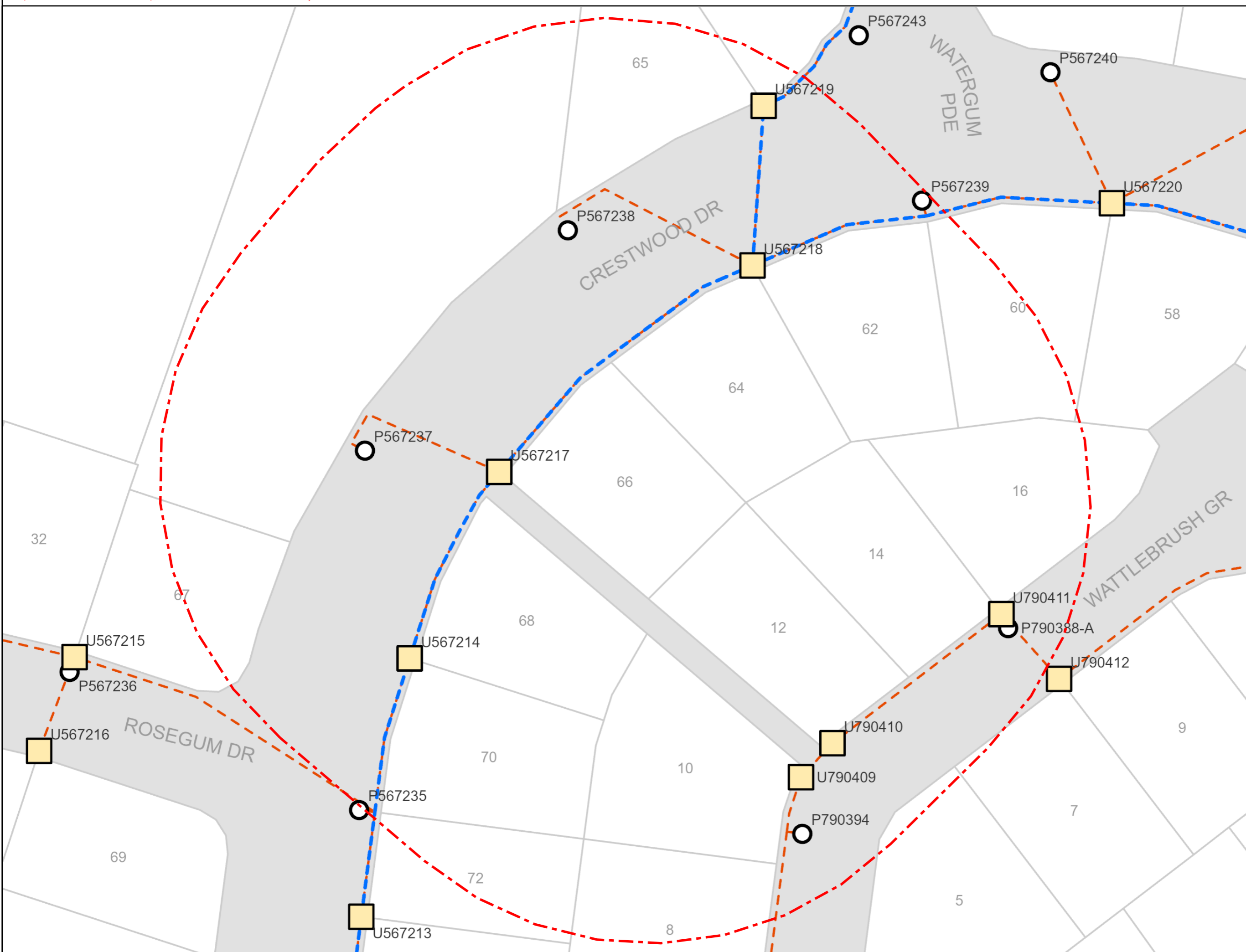
**LEGEND**

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

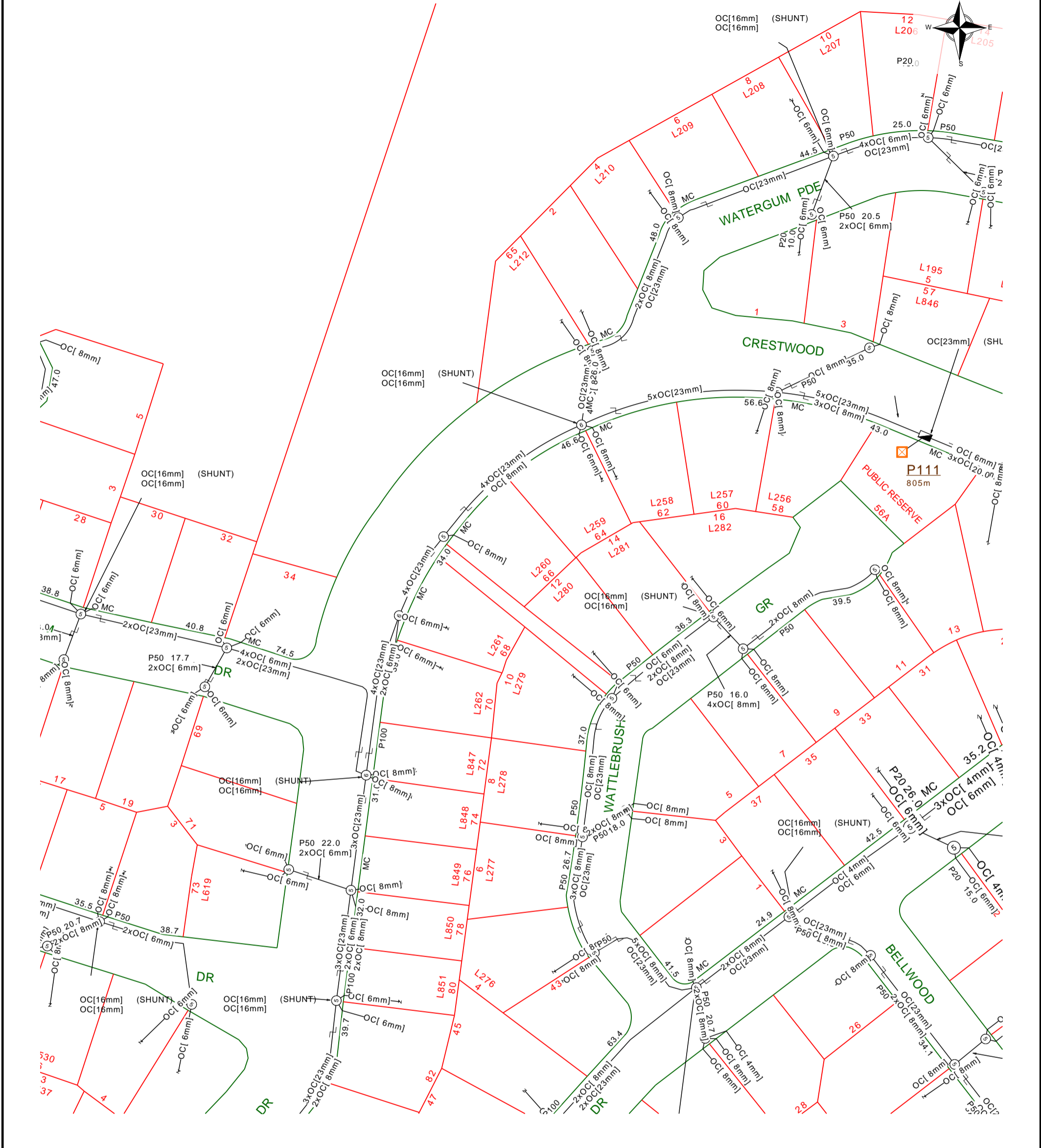
AS5488 Category "D" Plan




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



# Cable Plan



	<p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/</a>                  Ph - 13 22 03                  Email - Telstra.Plans@team.telstra.com                  Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 270169657</p> <p><b>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.</b></p>
<p>TELSTRA LIMITED A.C.N. 086 174 781                  Generated On 24/03/2026 06:42:38</p>		


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

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

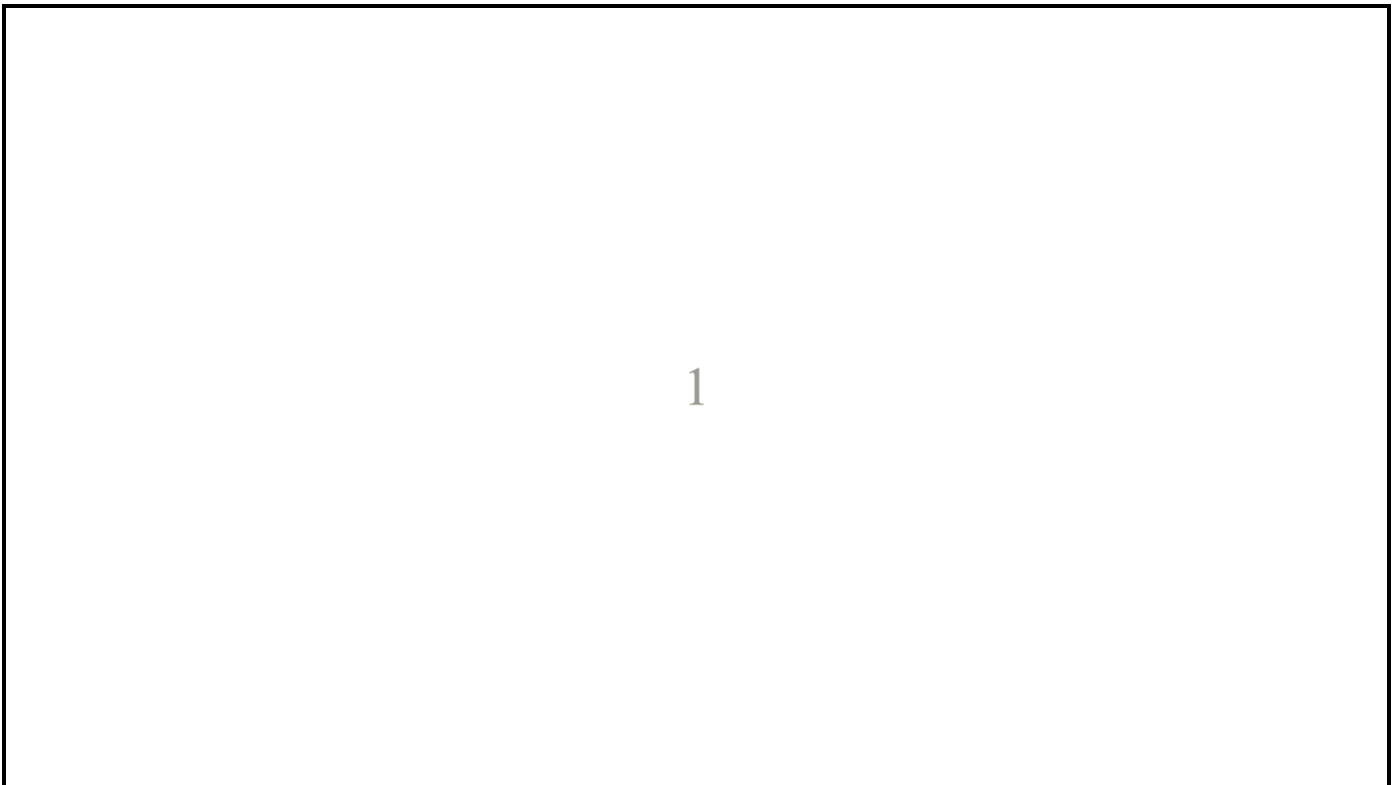
See the Steps- Telstra Duty of Care that was provided in the email response.



**To:** Angelica Jardinico  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** angelica.jardinico@maplawyers.com.au

<b>Dial before you dig Job #:</b>	52696910	
<b>Sequence #</b>	270169653	
<b>Issue Date:</b>	23/03/2026	
<b>Location:</b>	66 Crestwood Dr , Molendinar , QLD , 4214	

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





## LEGEND



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



# APA

Australia's energy  
infrastructure partner



# Before You Dig Australia

Classification: Networks

<b>Enquiry date</b>	23/03/2026
<b>Sequence number</b>	270169655
<b>Work site address</b>	66 Crestwood Dr Molendinar QLD 4214



**Enquiry Date:** 23/03/2026  
**Enquirer:** Angelica Jardinico  
**Sequence Number:** 270169655  
**Work Site Address:** 66 Crestwood Dr  
Molendinar  
QLD 4214

Thank you for your Before You Dig enquiry regarding the location of gas assets.

**We confirm there are NO Gas Assets located in close vicinity of the above location.**

**Caution: Damage to gas assets may result in explosion, fire and personal injury.**

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

## Before You Dig Checklist

---



### 1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
- 



### 2. Prepare

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



### 3. Pothole

- Not applicable where no gas assets present.
- 



### 4. Protect

- Not applicable where no gas assets present.
- 



### 5. Proceed

- Only proceed with your work once you are confident no gas assets are located in vicinity to your work location.
  - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

## Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: <a href="mailto:BYDA_APA@apa.com.au">BYDA_APA@apa.com.au</a>
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

## Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates\* apply for this service (1 hour minimum charge):

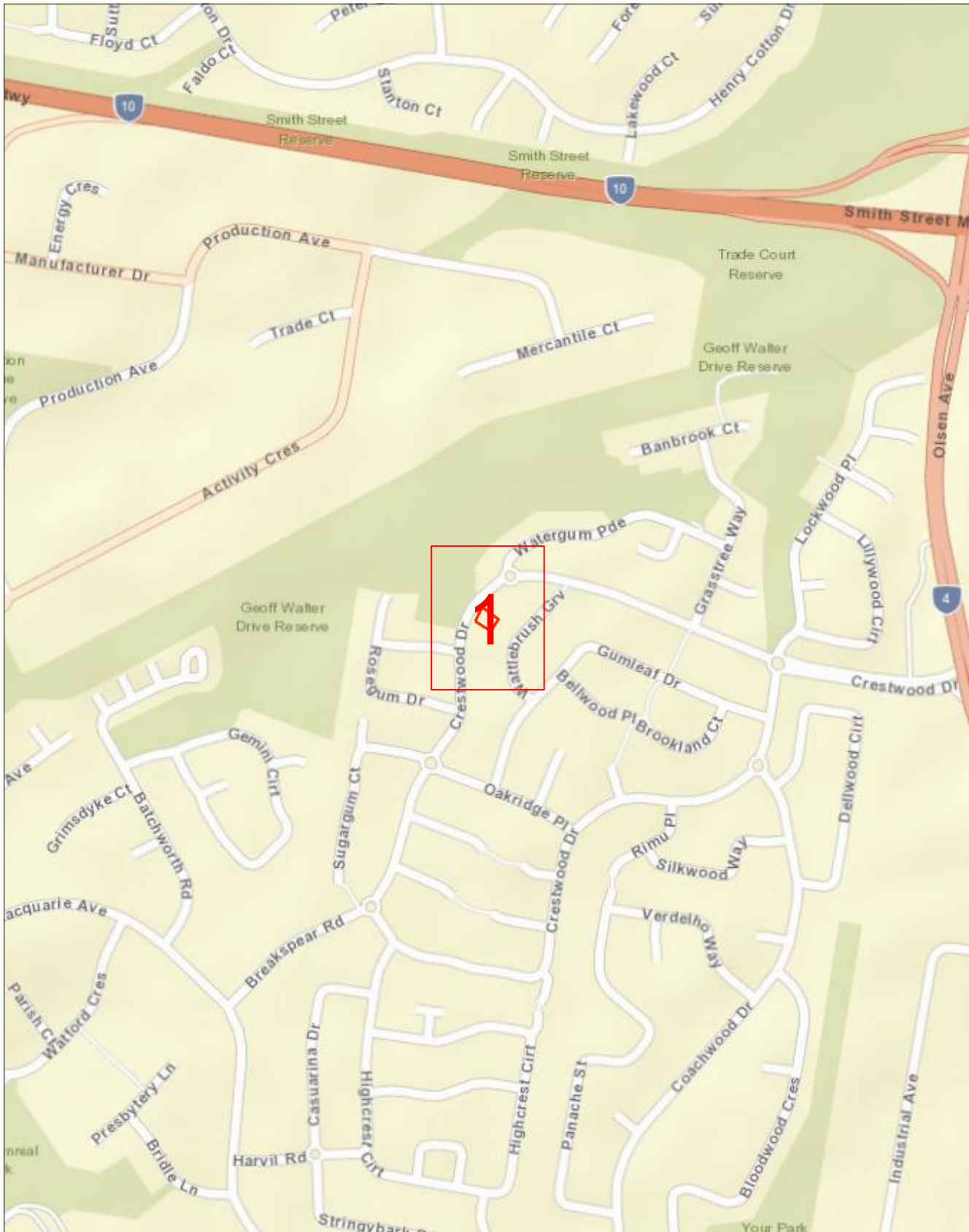
Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking</i>	

Contact APA – Before You Dig officer for state specific hours of business.

*\*The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

**Site Address:** 66 Crestwood Dr  
Molendinar  
QLD 4214

**Sequence Number:** 270169655



Scale 1: 6000

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



Enquiry Area

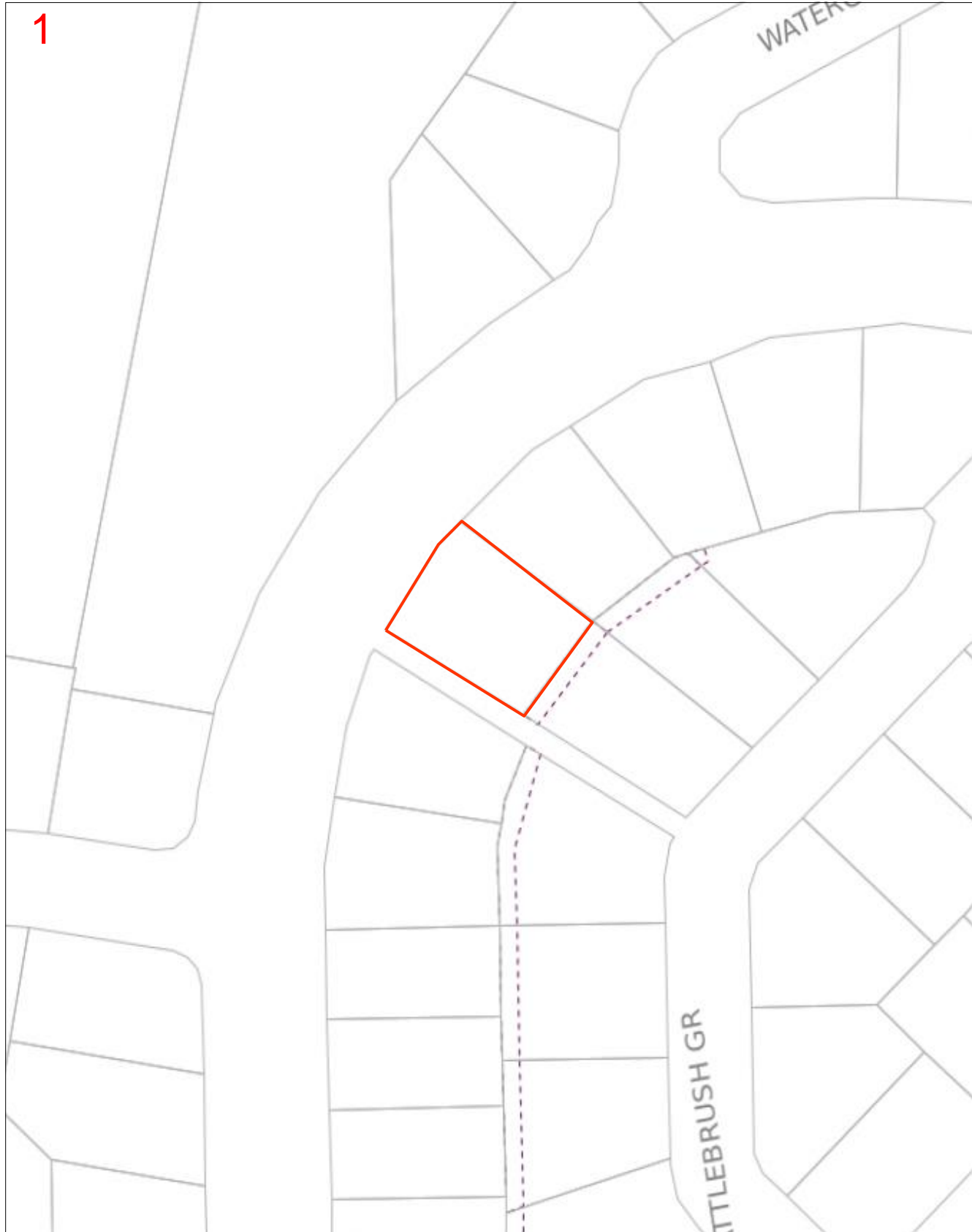


Map Key Area



**Site** 66 Crestwood Dr  
**Address:** Molendinar  
QLD 4214

**Sequence** 270169655  
**Number:**



Scale 1: 700

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



Enquiry Area



Map Key Area



# Legend

## PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

## PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

## PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

## ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

## OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service <sup>A</sup>	
Gas connected property		CP rectifier terminal		<sup>A</sup> A live gas service terminated underground within the property boundary, available for future extension to the gas meter.	

## PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

## INTERPRETATION EXAMPLE

40P6 in 80C2	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
63S8	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.  
40P6 = 40 mm nominal diameter

*This map was created in colour and should be printed in colour*

## Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- **For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.**
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

### Free Gas Pipeline Awareness Training and Information

#### PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email [damageprevention@apa.com.au](mailto:damageprevention@apa.com.au) to request an in-person presentation.

#### HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide '**Working Safely Near Gas Lines: A DIY Homeowner's Guide**' which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email [damageprevention@apa.com.au](mailto:damageprevention@apa.com.au)



## Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets



**APA**  
Australia's energy  
infrastructure partner

CITY OF

# GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 460  
Page 1

[Cityofgoldcoast.com.au/water](http://Cityofgoldcoast.com.au/water)  
(07) 5667 5995 or 1300 366 659

Notice Number  
**8 2573450 2**

Date of issue  
**23 February 2026**



168441/X19/000954      D-041  
B D MILLER  
18 CANNINGTON PLACE  
HELENSVALE QLD 4212

**Current Billing Period:**  
5 November 2025 to 11 February 2026

Amount due:

**\$753.77**

*(see back for payment options)*

Due date for payment:

*(interest penalty applies after due date)*

**26 March 2026**

To make payment

[Cityofgoldcoast.com.au/rates](http://Cityofgoldcoast.com.au/rates)

66 CRESTWOOD DRIVE, MOLENDINAR  
L 260 SP139059

**(Payments received after 15 February 2026 may not be included in this notice)**

<b>Water and sewerage charges</b>	<i>(see account page for details)</i>	<b>\$753.77</b>
<b>(Includes State Bulk Water Price)</b>		

<b>Amount payable if paid by: 26 March 2026</b>	<b>\$753.77</b>
---	-----------------

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit [Cityofgoldcoast.com.au/myaccount](http://Cityofgoldcoast.com.au/myaccount)

168441/X19/000954\* 1/2 168441/X19/000954

## CITY OF GOLDCOAST™

### In Person / Mail Payment Advice

Name: B D MILLER  
Ref: 8 2573450 2

+419 825734502

**Credit**



Supported by the  
**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124



Bill Code: 868745  
Ref: 8 2573450 2



Post  
Billpay

Date  /  /

Cash

Cheques (see reverse)

Total amount payable  
Due by: 26 March 2026

**\$753.77**

Teller stamp and initials

No. of Cheques

For Credit  
**Gold Coast City Council**

Tran Code	User ID	Customer Reference No.
<input type="text" value="831"/>	<input type="text" value="066684"/>	<input type="text" value="000008257345020"/>

\$

+ 7 5 7 +

# About your water and sewerage charges

## The standard charges explained:

### Sewerage access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's sewerage transportation and treatment system.

### Sewage volume charge (multi-unit residential and non-residential property only)

A volumetric charge per kilolitre of sewage deemed to have been discharged from the property into the City's sewerage transportation and treatment system.

### Water access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's water distribution system.

### Water usage charge

Water usage, as measured by your water meter, is charged per kilolitre (1000 litres). Water usage is divided into retail water and bulk water charges. If access to read your water meter was not available, water usage may have been estimated for this account based on previous use. This will be indicated on your account.

### Non-drinking water usage charge (select Pimpama-Coomera customers only)

This is a charge applicable to select Pimpama-Coomera customers only or non-drinking water usage, as measured by your purple non-drinking water meter and charged per kilolitre (1000 litres).

Visit [cityofgoldcoast.com.au/nondrinkingwater](http://cityofgoldcoast.com.au/nondrinkingwater) for further information.

Visit [cityofgoldcoast.com.au/mywaterbill](http://cityofgoldcoast.com.au/mywaterbill) to understand more about your water bill.

# How to read your water meter

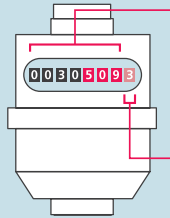
Your water meter is normally located at the front of your property.

**Black numbers represent kilolitres and are used for billing.**

**The red numbers on your water meter represent litres.**

To calculate your daily water use, please follow the instructions below.

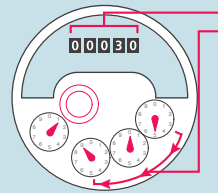
### Numbers only meter



1. Day one, record all numbers that you see here. Note the time of day.
2. Day two, repeat step 1. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

**Please note, if there are four red digits on the water meter, the last digit (on the far right) is a tenth of a litre. In these instances, do not record the last red digit.**

### Numbers and clock meter



1. Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. **Both steps should provide you with a number similar to the diagram example 00030509.**
2. Day two, repeat step one. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

**Day one:** Record numbers from your water meter as per instructions above.

**Day two:** At the same time as day one, record numbers from your water meter as per instructions above.

\_\_\_\_\_ L

\_\_\_\_\_ L

Subtract the number found on day one from the number found on day two.

**This is your household's daily water usage.**

\_\_\_\_\_ L

168441/X19/000954

Details of cheque(s) etc, customer to complete.  
Drawer

Bank or BSB

Branch

Amount

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

Proceeds of cheques, etc. will not be available until cleared.

Account for:  
 66 CRESTWOOD DRIVE, MOLENDINAR  
 L 260 SP139059

**LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE**

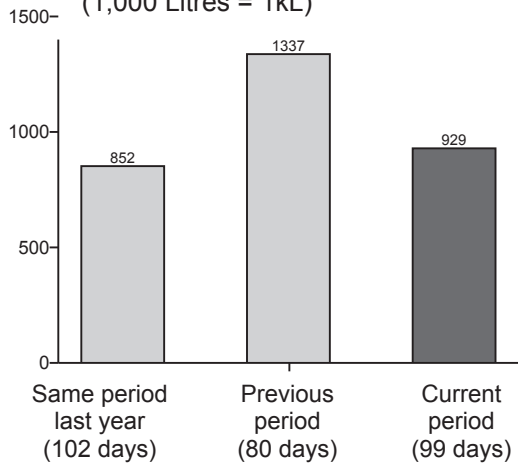
<b>SEWERAGE ACCESS CHARGES</b>		
99 days charged at \$2.1452 per day (billing period 5/11/25 to 11/2/26)		\$212.37
<b>WATER ACCESS CHARGES</b>		
99 days charged at \$0.8410 per day (billing period 5/11/25 to 11/2/26)		\$83.25
<b>WATER USAGE CHARGES</b>		
92 kilolitres charged at \$1.463 per kL (usage period 5/11/25 to 11/2/26)		\$134.59
<b>STATE BULK WATER PRICE</b>		
<b>WATER USAGE CHARGES</b>		
92 kilolitres charged at \$3.517 per kL (usage period 5/11/25 to 11/2/26)		\$323.56
<b>TOTAL CHARGES INCLUDED IN THE RATE NOTICE</b>		<b><u>\$753.77</u></b>

**WATER METER READINGS**

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kl)
02B442203	11 Feb 26	4220	4 Nov 25	4128	99	92
<b>TOTAL(kL)</b>						<b>92</b>

**Average Daily Usage (Litres)**

(1,000 Litres = 1kL)



**Your average daily water usage= 929 litres (or, 0.929 kl)**  
**Your total average daily cost= \$7.61**

**The city's average daily residential water usage= 478 litres (or 0.478 kl) per property.**

**The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit [Cityofgoldcoast.com.au/water](http://Cityofgoldcoast.com.au/water) for instructions on how to check for concealed leaks.**

**We recommend regularly reading your water meter to detect any unusual variation in consumption between readings.**



\*M000954Q02\*

168441/X19/000954 2/2

In accordance with the *Local Government Act 2009, Local Government Regulation 2012, South East Queensland Water (Distribution and Retail Restructuring) Act 2009, Water and Wastewater Services Code for small customers in South East Queensland* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all water and sewerage charges are due and payable within 31 days of the issue of the water and sewerage rate notice on which the charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

## How to pay your water bill



### Pay using BPAY®

**Biller Code:** 868745  
**Ref:** Use Notice Number

#### Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

*No surcharge by the City applies when using a credit card to pay by BPAY®.*

**BPAY View®:** view and pay this notice using internet banking.  
**BPAY View® Registration No:** use the **Notice Number** over the page.

© Registered to BPAY Pty Ltd ABN 69 079 137 518



### Pay by phone

Call us on 1300 886 731 (or from outside Australia call +61 7 5667 5995) anytime to pay with MasterCard or Visa.  
*Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.*

**Payment Reference Number:** use the **Notice Number** over the page.



### Paper rates and water notices fee

From 1 January 2026, a charge of \$2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice. Sign up for My Account to receive your notices by email. Visit [cityofgoldcoast.com.au/myaccount](http://cityofgoldcoast.com.au/myaccount)



### Pay online

Visit [cityofgoldcoast.com.au/payments](http://cityofgoldcoast.com.au/payments) and follow the links to pay with MasterCard or Visa.

*Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.*

**Payment Reference Number:** use the **Notice Number** over the page.



### In person at Commonwealth Bank

Pay at any Commonwealth Bank branch with cash, cheque or money order.



### Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only. Payments will incur a transaction fee. See **BPAY®** option to avoid a City transaction fee.



### In person at Customer Service Centre

Payment options include:  
Debit card – *surcharge free*  
MasterCard or Visa – *surcharge applies*

**Cash is not accepted.**

For locations and opening hours please visit [cityofgoldcoast.com.au/contactus](http://cityofgoldcoast.com.au/contactus)

## How to contact us



[cityofgoldcoast.com.au/mywaterbill](http://cityofgoldcoast.com.au/mywaterbill)



**07 5667 5995** or **1300 366 659**

Monday to Friday 7am – 6pm  
(or from outside Australia call **+61 7 5667 5995**)

24 hour line to report water breaks and faults **1800 637 000**



City of Gold Coast  
PO Box 5042 GOLD COAST MC QLD 9726

168441/X19/000954

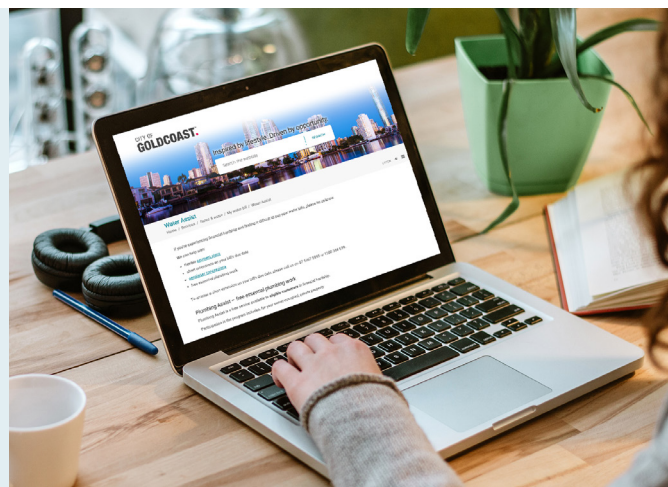
## Support to make your bill payments on time

We offer extra support and flexibility to ratepayers who might be having trouble paying water bills in full by the due date. Flexible payment plan options may be available on application, giving you extra time to pay.

Depending on your situation, we may be able to either extend your due date for a short time or set up a longer-term payment plan with regular weekly or fortnightly payments.

We can also provide a financial counsellor for free, independent and confidential advice.

For more information visit [cityofgoldcoast.com.au/waterassist](http://cityofgoldcoast.com.au/waterassist)



25-EHR-01168

CITY OF

**GOLDCOAST™**

# Rate Notice

[cityofgoldcoast.com.au/rates](http://cityofgoldcoast.com.au/rates)  
1300 366 659

**Notice number**  
**2 2573450 8**

**Date of Issue**  
**19 January 2026**



168271/X09/051668 D-041  
B D Miller  
18 Cannington Place  
HELENSVALE QLD 4212

**Current rating period:**  
1 January 2026 to 30 June 2026

**\$1,692.47**  
*(see back for payment options)*

**Due date for payment:**  
**19 February 2026**  
Total amount payable after due date:  
**\$1,818.07**  
*(interest penalty applies after due date)*

66 Crestwood Drive, MOLENDINAR QLD 4214  
Lot 260 SP139059  
**(Payments received after 31 December 2025 may not be included in this notice)**

<b>State Government and associated charges</b> <i>(see rate assessment page for details)</i>	<b>\$126.80</b>
<b>Council rates and charges</b> <i>(see rate assessment page for details)</i>	<b>\$1,691.27</b>
Less 10% Council discount on GENERAL RATE if full payment received by the due date	<b>\$125.60CR</b>
<b>Amount payable if paid by: 19 February 2026</b>	<b>\$1,692.47</b>

To view your rating category statement and other rate notice inserts online, visit [cityofgoldcoast.com.au/inserts](http://cityofgoldcoast.com.au/inserts)

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

Sign-up to My Account to receive your notices by email. Visit [cityofgoldcoast.com.au/myaccount](http://cityofgoldcoast.com.au/myaccount)



SCAN THE QR CODE  
to log-in or sign up  
to My Account

CITY OF  
**GOLDCOAST™**

### In Person / Mail Payment Advice

Name: B D Miller  
Ref: 2 2573450 8

\*419 225734508

**Credit**



Supported by the  
**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124



**Biller Code: 575217**  
**Ref: 2 2573450 8**



**Post Billpay**

Total Amount Payable  
If paid by: **19 February 2026**

**\$1,692.47**

Total Amount Payable  
If paid after: **19 February 2026**

**\$1,818.07**

Teller stamp  
and initials

No. of  
Cheques

Date

/ /

Cash

Cheques (see reverse)

For Credit  
**Gold Coast City Council**

Tran Code

831

User ID

066684

Customer Reference No.

000002257345080

\$

\*L051668\*

In accordance with the *Local Government Act 2009*, *Local Government Regulation 2012* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all rates and charges are due and payable within 31 days of the issue of the rate notice on which the rates or charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

### How to pay your rates



#### Pay using BPAY®

**Billers Code:** 575217  
**Ref:** Use Notice Number

#### Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

*No surcharge by the City applies when using a credit card to pay by BPAY®.*

**BPAY View®:** view and pay this notice using internet banking.

**BPAY View Registration No:** use the **Notice Number** located at the top left of page 1.

**www.bpay.com.au**

® Registered to BPAY Pty Ltd ABN 69 079 137 518



#### Pay by phone

Call us on **1300 886 731** (or from outside Australia call **+61 7 5667 5995**) anytime to pay with MasterCard or Visa.

*Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.*

**Payment Reference Number:** use the **Notice Number** over the page.



#### Pay online

Visit **cityofgoldcoast.com.au/payments** and follow the links to pay with MasterCard or Visa.

*Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.*

**Payment Reference Number:** use the **Notice Number** over the page.



#### BPOINT in person

Pay at any Commonwealth Bank branch with cash, cheque or money order.



#### Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only.

*Payments will incur a transaction fee. See BPAY® option to avoid a City transaction fee.*



#### Customer Service Centre in person

Payment options include:  
Debit Card – *surcharge free*  
MasterCard or Visa – *surcharge applies*

**Cash is not accepted.**

For locations and opening hours visit **cityofgoldcoast.com.au/contactus**

### Manage and pay your rates with My Account

View, manage and make payments. Set up a payment plan or a direct debit. Register at **cityofgoldcoast.com.au/myaccount** for secure and convenient access to manage your rates and water accounts anytime.

### How to contact us



**cityofgoldcoast.com.au/rates**



**07 5667 5995** or **1300 366 659**

Monday to Friday 7am – 6pm  
(or from outside Australia call **+61 7 5667 5995**)



City of Gold Coast  
PO Box 5042 GOLD COAST MC QLD 9726

### Voluntary koala contribution

NOTE: This BPAY® number is for voluntary contributions to the acquisition and enhancement of the City's koala habitat only.



**Billers Code:** 37424  
**Ref:** Use Notice Number

**NOT TO BE USED FOR RATE PAYMENTS**

#### Telephone and Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: **www.bpay.com.au**

Details of cheque(s) etc, customer to complete.

Drawer	Bank or BSB	Branch	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>

Proceeds of cheques, etc. will not be available until cleared.

Current rating period 1 January 2026 to 30 June 2026

**CHARGES CONSOLIDATED ON RATE NOTICE**66 Crestwood Drive, MOLENDINAR QLD 4214  
Lot 260 SP139059**DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES**

## VOLUNTEER FIRE BRIGADE

Volunteer Fire Brigade Separate Charge \$1.00

## EMERGENCY MANAGEMENT

SINGLE UNIT RESIDENCE 1 @ \$125.80 \$125.80

**TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES****\$126.80****DETAILS OF COUNCIL RATES AND CHARGES**

## WASTE MANAGEMENT

PART A - Waste Management Utility Charge (General) \$222.00

PART B - Waste Management Utility Charge (State Waste Levy Cost Component)\* \$0.00

Green Organics Charge \$40.38

## RECYCLING

Recycling Utility Charge \$6.00

## RECREATIONAL SPACE

Recreational Space Separate Charge \$15.44

## OPEN SPACE INCLUDING KOALA HABITAT

Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge \$31.50

## GENERAL RATE

CATEGORY 2A - Residential 2 \$666,666 AV @ \$0.001883930 \$1,255.95

## DISASTER RESPONSE AND RECOVERY

Disaster Response and Recovery Separate Charge \$5.00

## CITY TRANSPORT

City Transport Improvement Separate Charge \$115.00

**TOTAL OF COUNCIL RATES AND CHARGES****\$1,691.27**

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of a rental accommodation licence in accordance with section 11 *Subordinate Local Law No. 16.1 (Rental Accommodation)* for the current rating period subject to the condition the rental accommodation is to be operated in compliance with the prescribed criteria in section 9.

\* Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2025/2026, the State has paid Council, as a local government affected by the waste levy, an annual payment in the amount of \$20,820,144, in one instalment on 24th June 2022. 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 will be used by Council for that purpose which, in conjunction with Council waste diversion and recycling initiatives, results in your waste management Part B charge as seen above of \$0.00.

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**View and pay your rates online with My Account.**

Register today.

[cityofgoldcoast.com.au/myaccount](http://cityofgoldcoast.com.au/myaccount)

# Rate information

Your City of Gold Coast (City) rates are payable every six months, usually in August and February. The standard charges you are likely to see on the rate notice are:



## Volunteer Fire Brigade

The Volunteer Fire Brigade Charge helps subsidise the operational expenses of rural fire brigades; supplementing the Emergency Management Levy.



## Emergency Management Levy

We collect the State Emergency Management Levy on behalf of Queensland Fire and Emergency Services. The levy is used to fund our emergency services. The amount of the levy depends on the classification of your property. [qfes.qld.gov.au](http://qfes.qld.gov.au)



## General Rate

The City is required by law to levy a General Rate or Differential General Rate on every rateable property each financial year. The General Rate raises the revenue needed to run the city and pay for infrastructure and a range of services and activities. Just some of these include lifeguards, waterways, animal management and economic development initiatives. The value of your property, determined by the State Government, is the basis for calculating the General Rate. To smooth out increases in the General Rate caused by unexpected spikes in property values in any given year, the City uses an averaged value over three years. A minimum General Rate applies if the value of a property is below a determined threshold.



## Waste Management Service

The Waste Management Utility Charge covers the cost of accessing Waste and Recycling Centres, in addition to the collection and disposal/processing of solid waste and recyclables from your property.



## Recycling Utility Charge

The Recycling Utility Charge is used to fund recycling initiatives, aimed at minimising waste to landfill. This includes infrastructure, land and services that aren't funded via the Waste Management Utility Charge. [cityofgoldcoast.com.au/waste](http://cityofgoldcoast.com.au/waste)



## Recreational Space

The Recreational Space Separate Charge assists the City to purchase areas of large open space, with an emphasis on land for sport and recreation.



## Open Space including Koala Habitat, Maintenance and Enhancement

Our city is one of Australia's most biodiverse. The Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge supports activities contributing to the management and conservation of the city's natural areas, including opportunities for nature based recreation.



## City Transport Improvement

The City Transport Improvement Separate Charge funds Council cabs, bus stops, bicycle and pedestrian pathways, rapid transport, improvements to local roads, as well as expanded bus services across the city.



## Disaster Response and Recovery separate charge

Queensland faces frequent disasters; the City's Disaster Response & Recovery Charge supports recovery, preparedness, and building community resilience amid increasing natural hazards.



## Discount on rates

The City offers a discount for paying your rates on time. The discount amount and the discount date appear on the rate notice. To receive the discount, the amount payable stated on the rate notice must be paid in full by the due date.



## Pensioner Rate Concessions

If you receive a pension, you may be entitled to receive rate concessions. To be eligible, you must hold a Queensland Pensioner Concession Card or a Department of Veterans' Affairs Gold Card. Other conditions apply. Contact us and have your pension card/s and pension amount/s ready.



## Change of address

If you have recently changed your postal address, please contact us to ensure your details are updated. If you have moved house and you currently receive a pensioner rate concession, you will need to re-apply. To change your address details and/or contact details visit [cityofgoldcoast.com.au/changeyouraddress](http://cityofgoldcoast.com.au/changeyouraddress)



## City Budget

Full details of the current City Budget: [cityofgoldcoast.com.au/annualplan](http://cityofgoldcoast.com.au/annualplan)



## Paper rates and water notices fee

From 1 January 2026, a charge of \$2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice. Sign up for My Account to receive your notices by email. Visit [cityofgoldcoast.com.au/myaccount](http://cityofgoldcoast.com.au/myaccount)

## Frequently asked questions

### What if I can't pay my bill on time?

You can apply for more time to pay with no interest by entering into an approved payment plan for rates and water bills. Visit [cityofgoldcoast.com.au/rates](http://cityofgoldcoast.com.au/rates)

### I paid my solicitor to take care of my house sale, why do I have a property transfer fee on my rate notice?

The charging of a property transfer fee is to recoup the known costs associated with accepting, recording and storage of change of ownership advice.

### I just purchased this property; why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement, or contact your solicitor and/or agent for confirmation.

### Can someone else enquire on my behalf or update my account?

Yes, you can add an authorised person to your account. If the property is owned by individual/s call us on **07 5667 5995**. If the property is owned by company or trust please complete the form at [cityofgoldcoast.com.au/authagent](http://cityofgoldcoast.com.au/authagent)

### What does my rating category mean?

Your property's rating category (stated on your rate notice) will influence the amount of general rate you will pay. Factors such as the use (including whether a property is a principal place of residence or rental), size of the land, and the nature of any improvements on the land determine which rating category applies. You can view descriptions of the rating categories at [cityofgoldcoast.com.au/inserts](http://cityofgoldcoast.com.au/inserts)

### What is the Waste Levy?

Introduced on 1 July 2019 by the Queensland State Government, the Waste Levy is a weight based charge payable on all waste disposed to a leviable landfill site in Queensland. It aims to reduce the amount of waste going to landfill and maximise the diversion of recoverable items for reuse, repurposing and recycling. To mitigate the impact on residential households, the State Government has committed to a payment to Council to offset the direct costs of the Waste Levy liability incurred on the disposal of household waste. For the 2025-26 financial year, residential customers will notice a zero amount for Part B of the Waste Management Utility Charge, see overleaf. Visit [cityofgoldcoast.com.au/waste](http://cityofgoldcoast.com.au/waste)

### What is the Green Organics Charge?

Green organics bins are now a part of standard residential kerbside collection services for eligible properties. The service charge is payable for owner-occupied and tenanted properties. Visit [cityofgoldcoast.com.au/greenorganicsbin](http://cityofgoldcoast.com.au/greenorganicsbin)