

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller Shane Geoff Littman and Christine Lee Littman

Property address 13 Chonggora Street
(referred to as the “property” in this statement) Goldsborough, Queensland 4865

Lot on plan description Lot 23 SP333212

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

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</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"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</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"/> Yes</p> <p>Unregistered oral agreement (if applicable)</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>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Details of Statutory Encumbrances can be found in the attached extract of results and plans showing each encumbrance from the BYDA (Before you Dig Australia) report undertaken for this property. The BYDA report has returned results for: Cairns Regional Council - Drainage infrastructure; Ergon Energy Network - assets include underground Electricity cables/lines; NBN Co QLD - Communications Assets; Telstra QLD Regional - Cable infrastructure</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, 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></p> <p>Note—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.

Zoning	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>): Rural Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<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.			
Contamination and environmental protection	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
	The following notices are, or have been, given:		
	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
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	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
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Community Management Statement	<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. <input type="checkbox"/> Yes</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
Body Corporate Certificate	<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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	<p>Statutory Warranties—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>
Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

Signatures – SELLER

Shane Littman Digitally signed by Shane Littman
Date: 2026.03.06 10:31:43 +10'00'



Signature of seller

Signature of seller

Shane Geoff Littman

Christine Lee Littman

Name of seller

Name of seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55262488
Search Date: 03/03/2026 13:43

Title Reference: 51280228
Date Created: 11/04/2022

Previous Title: 21430230

REGISTERED OWNER

Dealing No: 722292325 15/02/2023

CHRISTINE LEE LITTMAN
SHANE GEOFF LITTMAN JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 23 SURVEY PLAN 333212
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10568036 (POR 109)
2. EASEMENT IN GROSS No 721590213 01/04/2022 at 12:20
burdening the land
CAIRNS REGIONAL COUNCIL
over
EASEMENT L ON SP333212
3. MORTGAGE No 722292326 15/02/2023 at 16:04
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

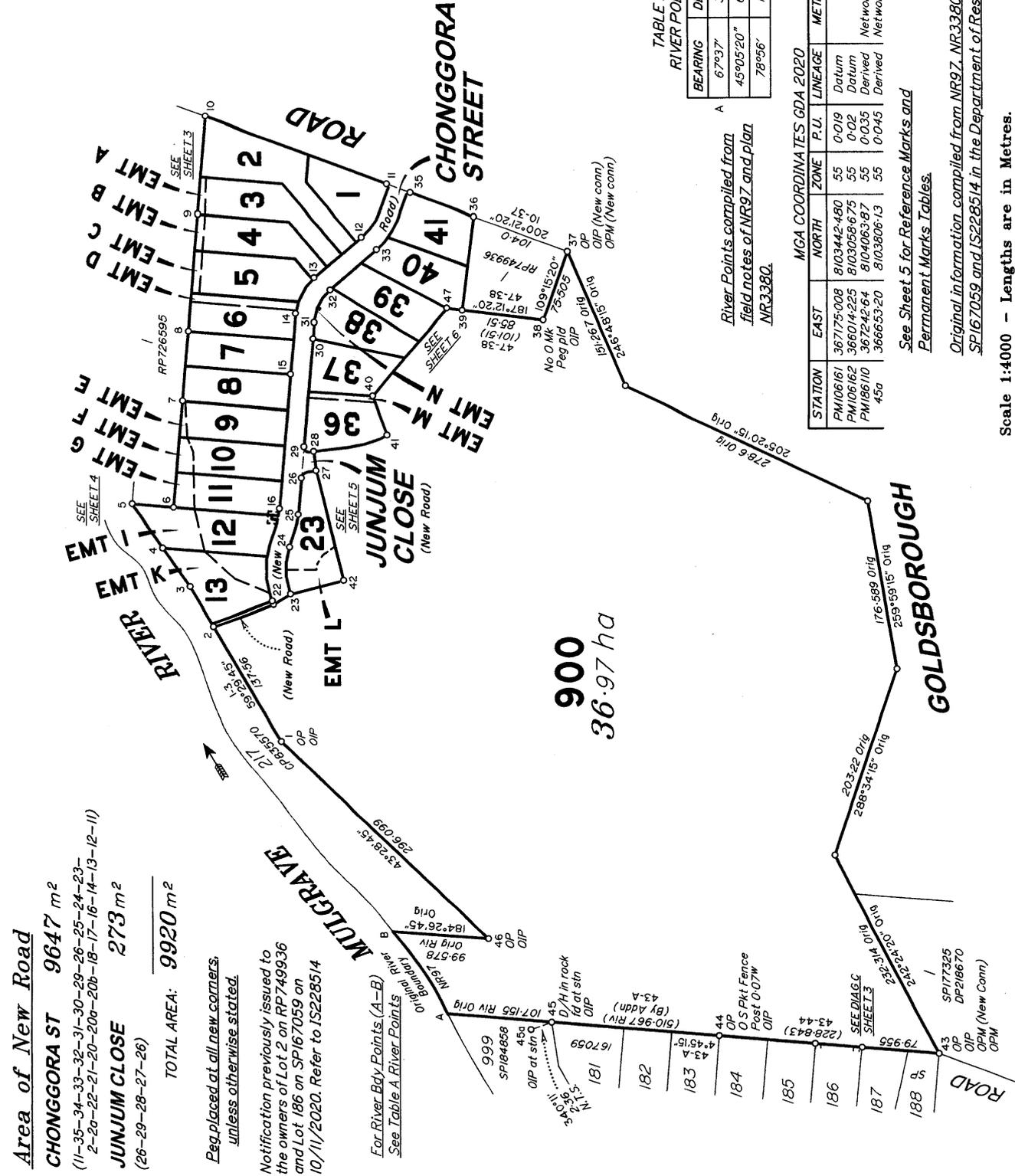
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ DYE & DURHAM

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 6



Area of New Road
CHONGGORA ST 9647 m²
 (11-35-34-33-32-31-30-29-26-25-24-23-22-20-22-21-20-20a-20b-18-17-16-14-13-12-11)
JUNJUM CLOSE 273 m²
 (26-29-28-27-26)
TOTAL AREA: 9920 m²
Peg placed at all new corners unless otherwise stated.
Notification previously issued to the owners of Lot 2 on RP749936 and Lot 186 on SP167059 on 10/11/2020. Refer to IS228514
For River Bdy. Points (A-B) See Table A River Points

900
36.97 ha

TABLE A RIVER POINTS

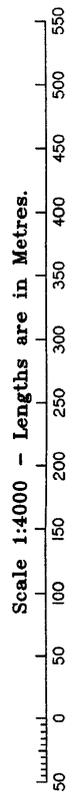
BEARING	DISTANCE	Orig
6°33'7"	33.353	Orig
45°05'20"	60.56	Orig
78°56'	12.394	B Calc

MGA COORDINATES GDA 2020

STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM106161	367175.008	8103442.480	55	0.019	Datum		
PM106162	366014.225	8103058.675	55	0.02	Datum		
PM186110	367242.64	8104063.87	55	0.035	Derived	Network RTK	New PM OIP
45a	366653.20	8103806.13	55	0.045	Derived	Network RTK	

See Sheet 5 for Reference Marks and Permanent Marks Tables.

Original information compiled from NR97, NR3380, RP749936, SP167059 and IS228514 in the Department of Resources.



VERIS AUSTRALIA PTY LTD (ACN 615 735 727) hereby certify that the land comprised in this plan was surveyed by the corporation, by Kevin Eric THORNE, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Peter John SIPPEL, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17.02.2022

P.J. Sippel
 Delegate
 14/03/2022
 Date

0 50mm 100mm 150mm State copyright reserved.

Plan of Lots 1-13, 23, 36-41 & 900 and Emts A-D in Lots 3-6 respectively, Emts E & F in Lots 9 & 10 respectively, Emts G & H in Lot 11, Emts I & J in Lot 12, Emt K in Lot 13, Emt L in Lot 23, Emt M in Lot 36 and Emt N in Lot 38
 Cancelling Lot 2 on RP749936

LOCAL GOVERNMENT: Cairns Regional Council LOCALITY: Goldsborough

Meridian: MGA Zone 55 Vide IS228514 Survey Records: No

Scale: 1:4000
 Format: STANDARD



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

721590200

CS 400 NT

\$2984.00
01/04/2022 12:17

4. Lodged by

WGC Lawyers
PO Box 947
Calms Qld 4870
Email: calms@wgc.com.au
Ph: (07) 4046 1111
Ref:

717

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
21430230	Lot 2 on RP749936	1-13, 23, 36-41 & 900	New Rd	Ermts A-N

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
720789564	1-13, 23, 36-41 & 900	

Reinstatement Report

Reinstatement is in agreement with original dimensions, connections and reference marks from survey IS228514.

Physical Feature Boundary Report

First New Plan of Survey under Section 108 of the SMI Act 2003.

As a first new plan of survey, the Mulgrave River boundaries were compiled from NR97 and NR3380, as also shown on RP749936.

Mulgrave River is non-tidal in this part of the river. It is noted that the NR97 field notes do not describe the feature defining the river boundary, although observations taken at stations A & B confirm the original surveys have adopted the top of bank of the Mulgrave River.

The feature satisfies the location criteria in s.100 of the SMIA in that it is a stable feature (as evidence by the large trees located along the bank) and is not in the bed of the watercourse.

The Mulgrave River boundary has been calculated from NR97 field notes and overlaid onto current aerial photography. The comparison shows that the bank is to the greatest practicable extent in the same location as surveyed on the original plans.

As there is no new right line boundary to intersect with the non-tidal watercourse boundary compilation of the boundary is permissible under section 107(3)(a). Hence the representation of the non-tidal boundary (watercourse) on the first plan of survey for the land is in accordance with section 107 of the Survey & Mapping Infrastructure Act (2003) being to the greatest practical extent consistent with the location of the boundary.

1-13, 23, 36-41 & 900	Por 109
Lots	Orig

2. Orig Grant Allocation:

3. References:

Dept File:
Local Govt:
Surveyor: 401096

5. Passed & Endorsed:

By: Veris Australia Pty Ltd
Date: 14/03/2022 31/03/2022
Signed: *[Signature]*
Designation: Delegate

6. 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

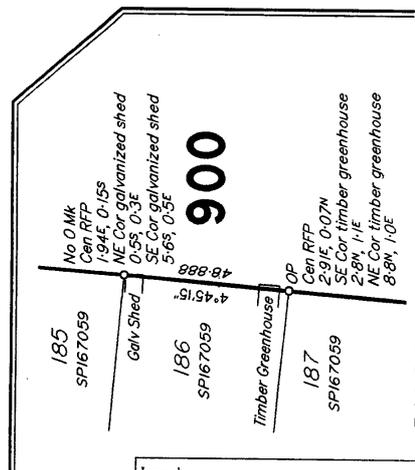
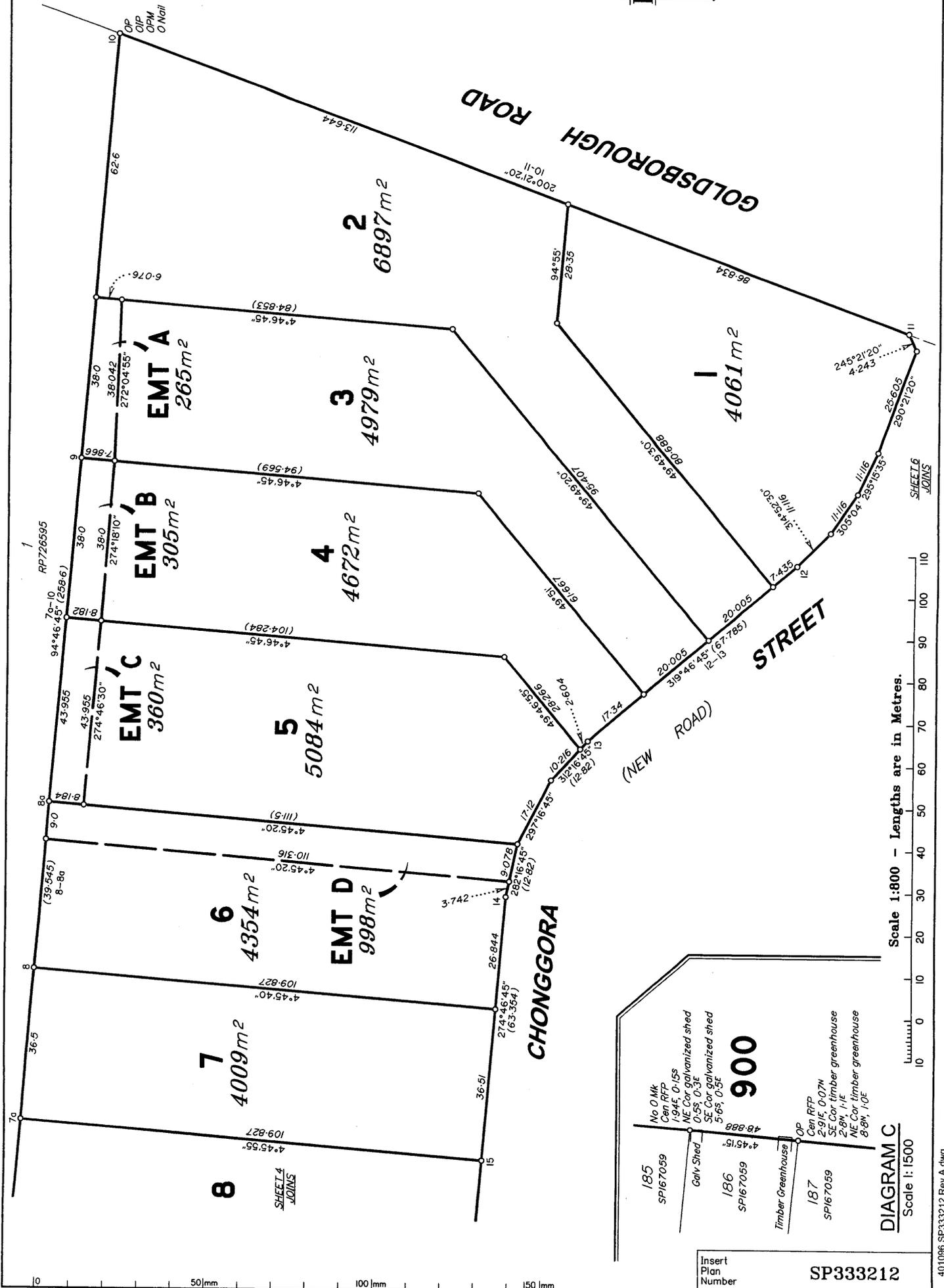
Cadastral Surveyor/Delegate * Date
*delete words not required

7. Lodgement Fees:

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

8. Insert Plan Number

SP333212



Insert Plan Number

SP333212

SURVEY PLAN

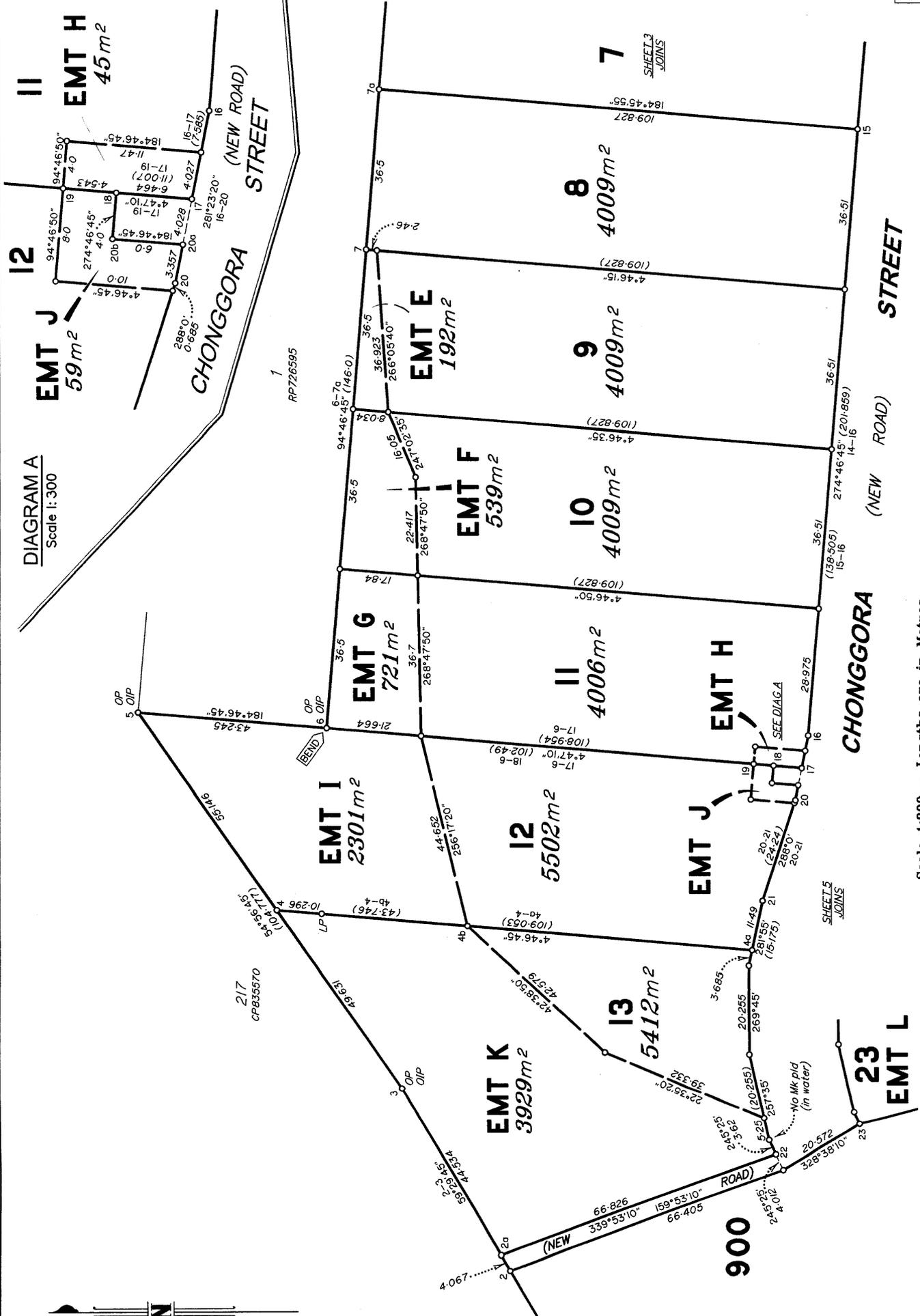


DIAGRAM A
Scale 1:300

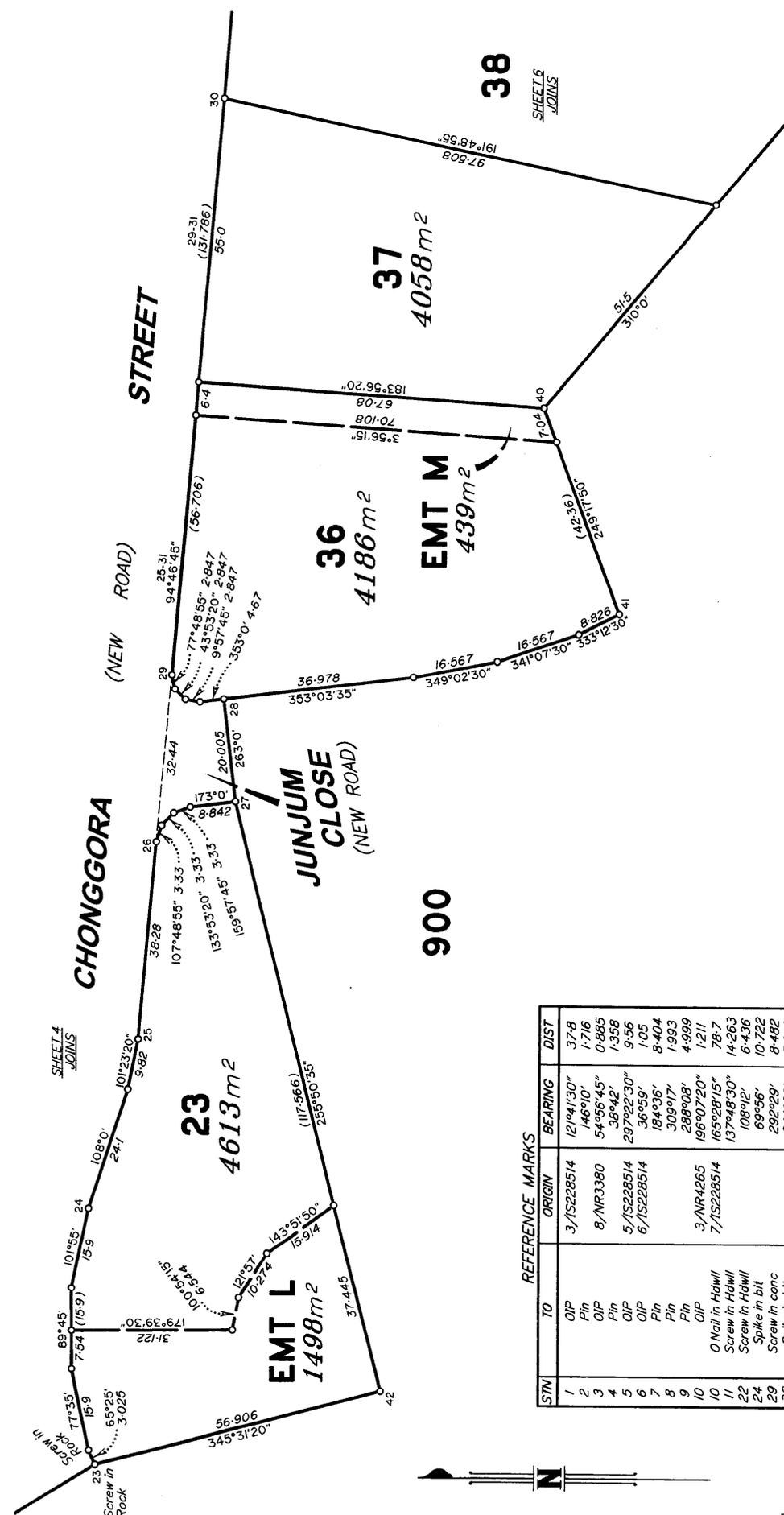
Scale 1:800 - Lengths are in Metres.



0 50mm 100mm 150mm

Insert
Plan
Number

SP333212



PERMANENT MARKS

PSM	ORIGIN	BEARING	DIST	NO	TYPE
10-OPM	3/NR4265	196°07'20"	3.313	4614	Brass Plaque
29-OPM	11/IS108408	298°36'	7.84	18610	Brass Plaque
37-OPM	2/SP17325	219°45'	441.38	106161	Brass Plaque
43-OPM	18/IS228514	270°45'	62.016	147489	S Pkt
43-OPM	18/IS228514	240°30'35"	696.685	106162	Brass Plaque

(New Conn)
(New Conn)

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Pin	3/IS228514	121°41'30"	37.8
2	OIP	8/NR3380	146°10'	177.6
3	Pin	5/IS228514	54°56'45"	0.885
4	Pin	6/IS228514	38°42'	1.358
5	OIP	3/NR4265	297°22'30"	9.56
6	OIP	7/IS228514	36°59'	1.05
7	Pin	3/NR4265	164°36'	8.404
8	Pin	309°17'	1.993	1.993
9	Pin	288°08'	4.999	4.999
10	OIP	165°28'15"	1.211	1.211
11	O Nail in Hdwl	137°48'30"	78.7	78.7
22	Screw in Hdwl	108°12'	14.263	14.263
24	Spike in bit	69°56'	6.436	6.436
29	Screw in conc	292°29'	10.722	10.722
30	Spike in bit	344°22'	8.482	8.482
30	Screw in Hdwl	296°30'	7.305	7.305
34	Screw in Hdwl	90°17'	10.978	10.978
34	Screw in Hdwl	6.542	6.542	6.542
34	Spike in bit	62°30'	7.468	7.468
36	OIP	97°12'20"	1.0	1.0
36	S Pkt fd	76°12'	3.288	3.288
37	0 NW Cor Bk. Bldg	166°0'	3.97	3.97
37	OIP (New conn)	231°12'20"	14.893	14.893
38	OIP	191°20'	0.544	0.544
39	Screw in conc	276°03'	3.02	3.02
39	OIP gone	232°48'	4.3	4.3
40	Screw in conc	279°51'	2.685	2.685
41	Screw in Hdwl	297°23'	19.407	19.407
42	Pin	279°10'45"	2.818	2.818
43	OIP	164°45'20"	1.652	1.652
44	OIP	At Stn	1.227	1.227
45a	OIP	100°30'30"	38.0	38.0
46	OIP			

Scale 1:800 - Lengths are in Metres.

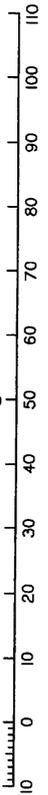
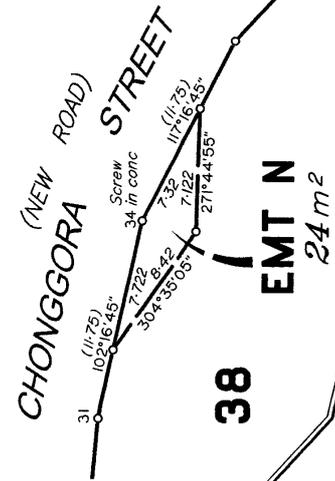
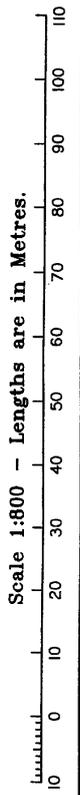
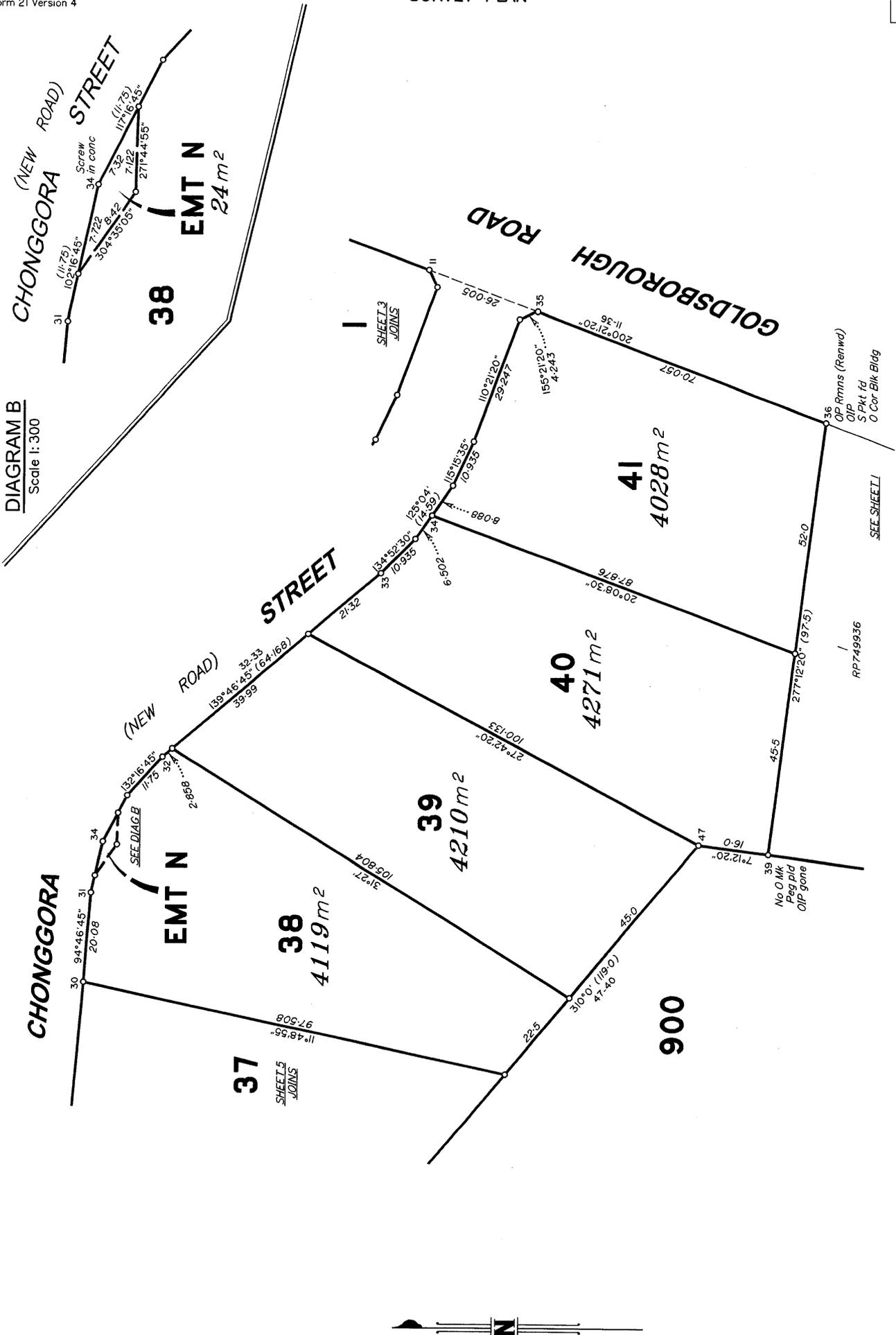


DIAGRAM B
Scale 1:300



Insert Plan Number SP333212



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)

Search Team
PO 1612
Brisbane QLD 4001

Transaction ID: 51123857 EMR Site Id: 03 March 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 23 Plan: SP333212
13 CHONGGORA ST
GOLDSBOROUGH

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

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

Administering Authority

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 996032

Date: 03/03/26

Search Request reference: 90366302:132352370

Applicant details

Applicant: B2B User, Daniel Towne Lawyers

Buyer:

Search response:

Your request for a property search on Lot **23** on Plan **SP333212** at **13 CHONGGORA Street GOLDSBOROUGH QLD 4865** 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 State Assessment and Referral Agency for assessment of the impact 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 and Infrastructure interests under the SARA layers to identify what interests TMR has in your locality.
<<https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
<<https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

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

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

Privacy Statement:

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

Attention: **Daniel Towne**

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: **52524071**

Sequence Number: **269136492**

Dig Site Location: **13 Chonggora St Goldsborough QLD 4865**

According to our records, your enquiry with the following details **impacts our infrastructure**. Please ensure that you read the attached documents, it contains important information including essential steps that must be undertaken prior to commencing construction activities.

This enquiry is valid for **30 days** from the enquiry date.

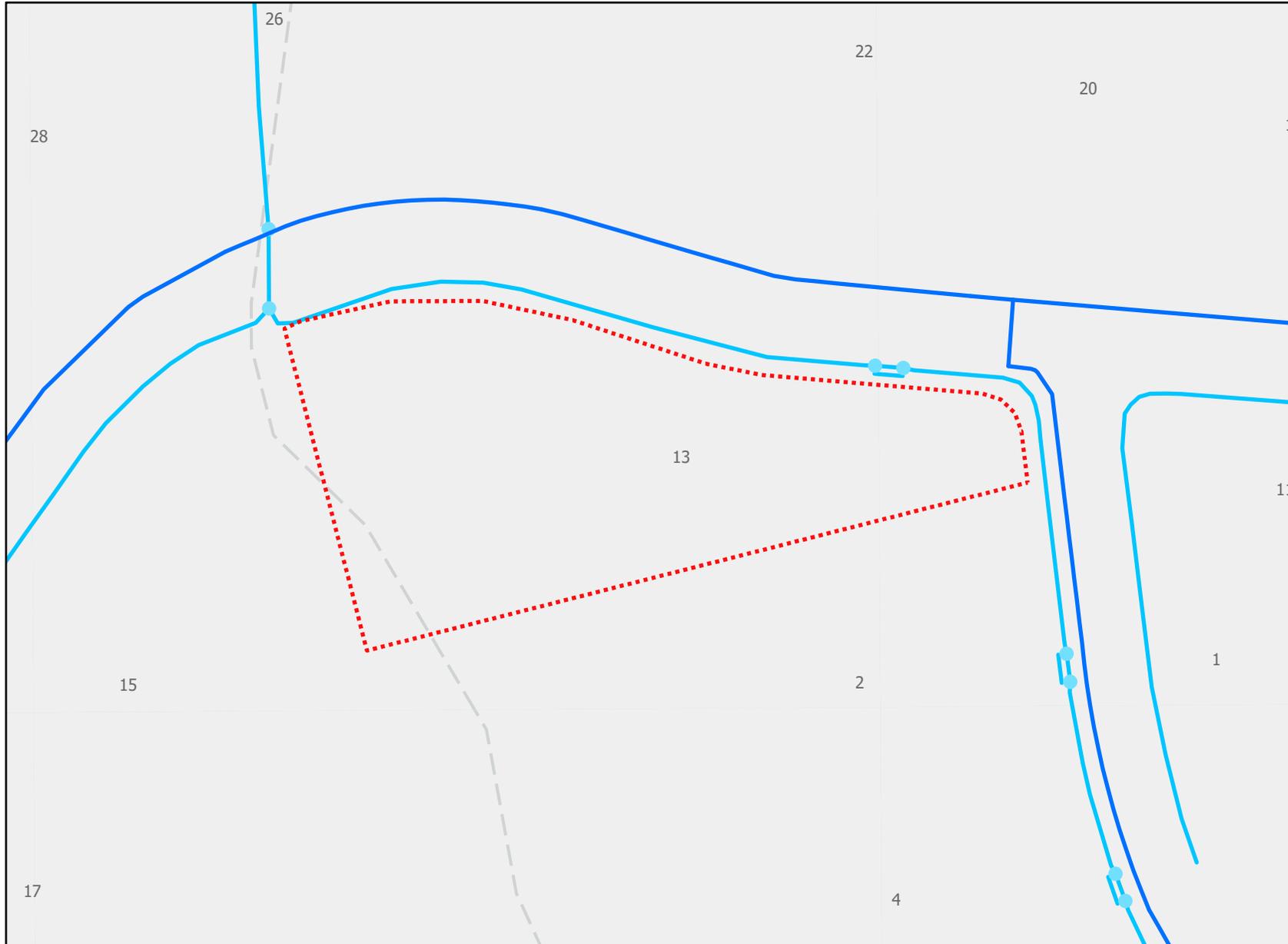
If you require further information or assistance with interpretation of plans, please contact **Cairns Regional Council** on **1300 692 247** council@cairns.qld.gov.au

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

You may also view the response with an interactive web map below:

[View web map](#)

[Download spatial data](#)



Legend

-  BYDA Enquiry
- Water**
-  Water Pipes
- Drainage**
-  Drainage Nodes
-  Drainage Lines

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

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not 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.

In an emergency contact Cairns Regional Council on 1300 69 22 47

03/03/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



BYDA

Sequence: 269136493
Date: 03/03/2026

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

CAUTION - HIGH VOLTAGE

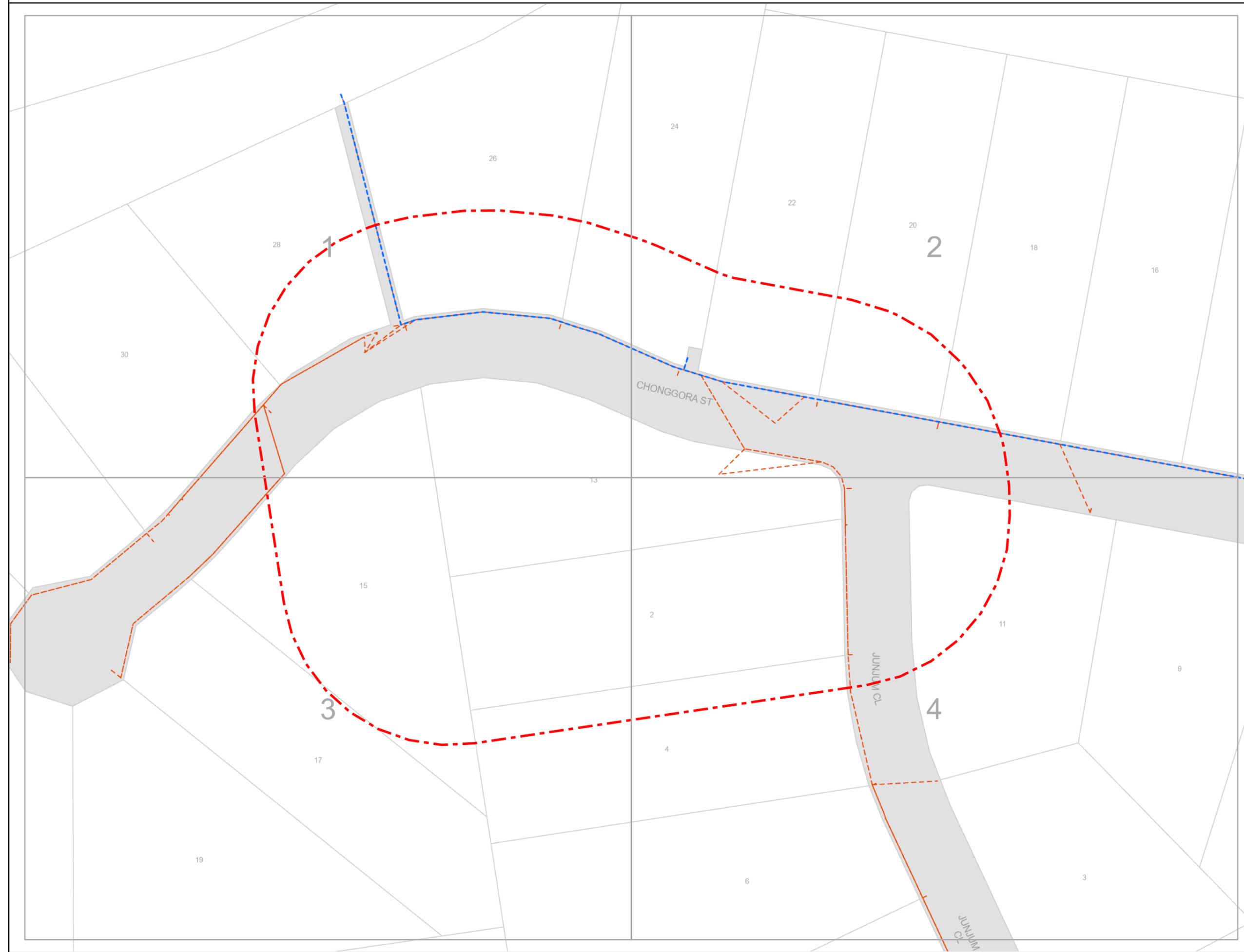
LEGEND

-  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 Ergon Energy Network 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.





BYDA

Sequence: 269136493
Date: 03/03/2026

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

CAUTION - HIGH VOLTAGE

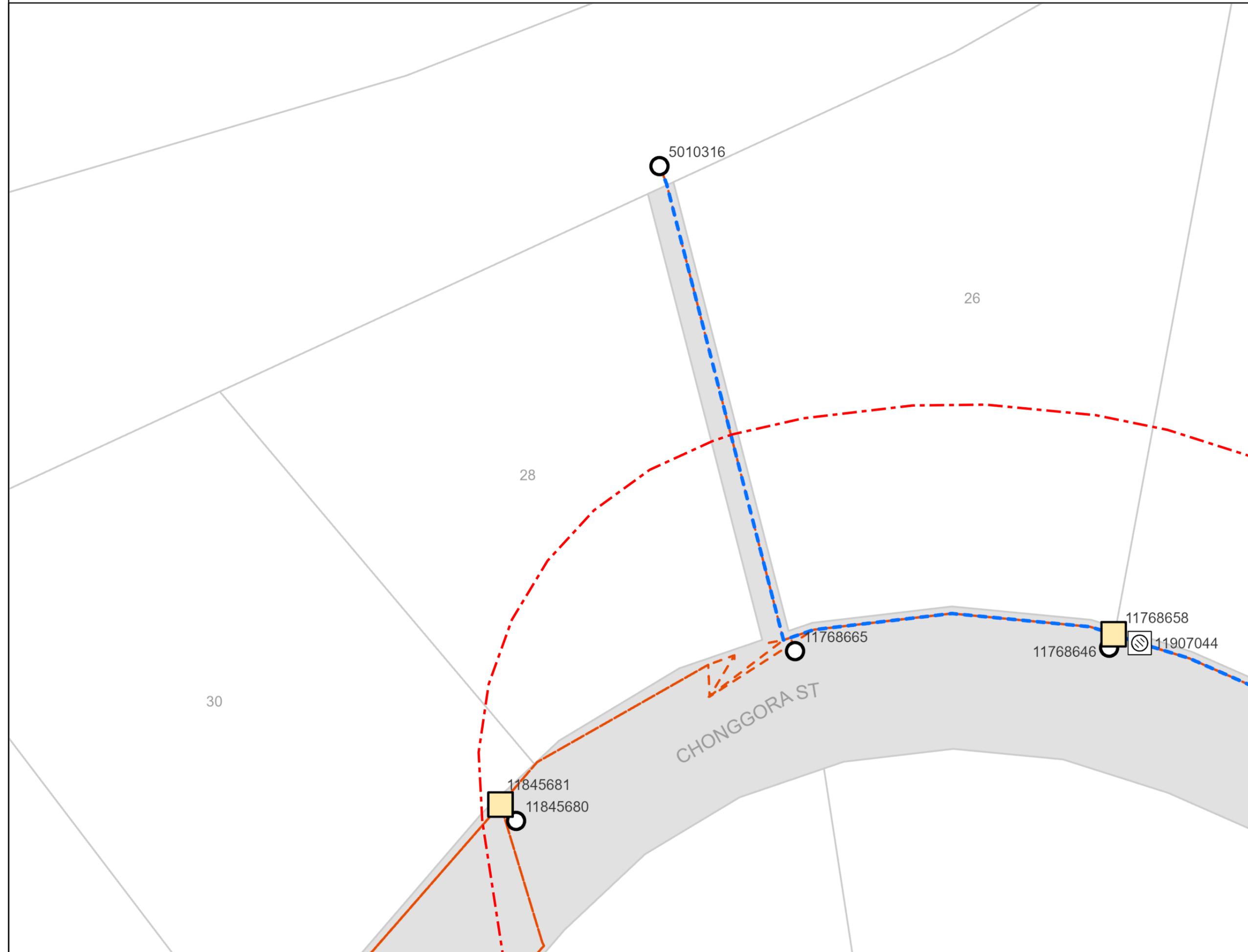
LEGEND

- 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



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BYDA

Sequence: 269136493
Date: 03/03/2026

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

CAUTION - HIGH VOLTAGE

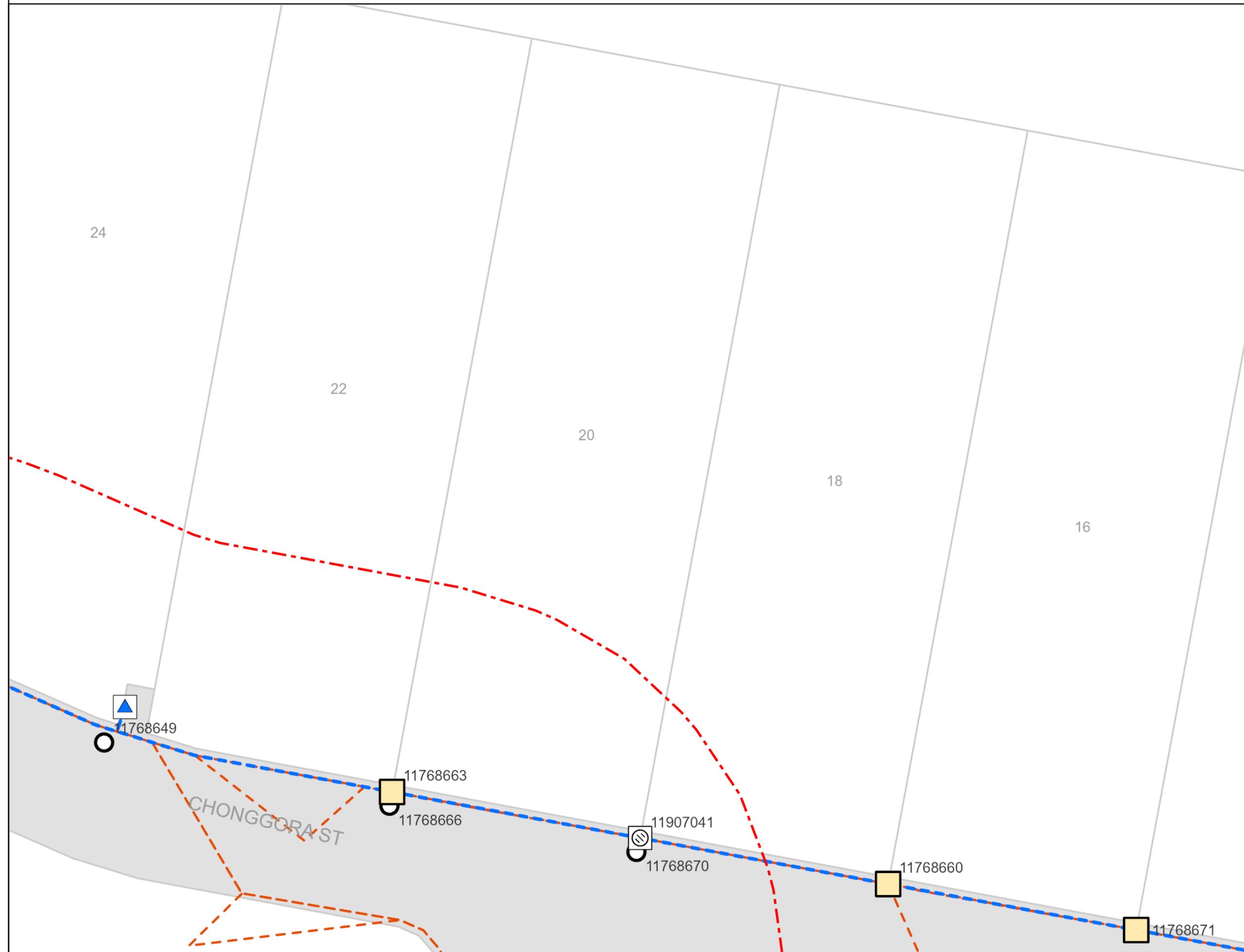
LEGEND

- 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



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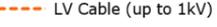
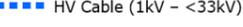
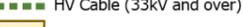
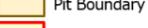
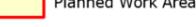
BYDA

Sequence: 269136493
Date: 03/03/2026

Scale: 1:500
Tile No: **Tile No: 3**

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



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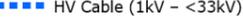
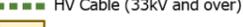
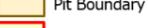
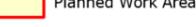
BYDA

Sequence: 269136493
Date: 03/03/2026

Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

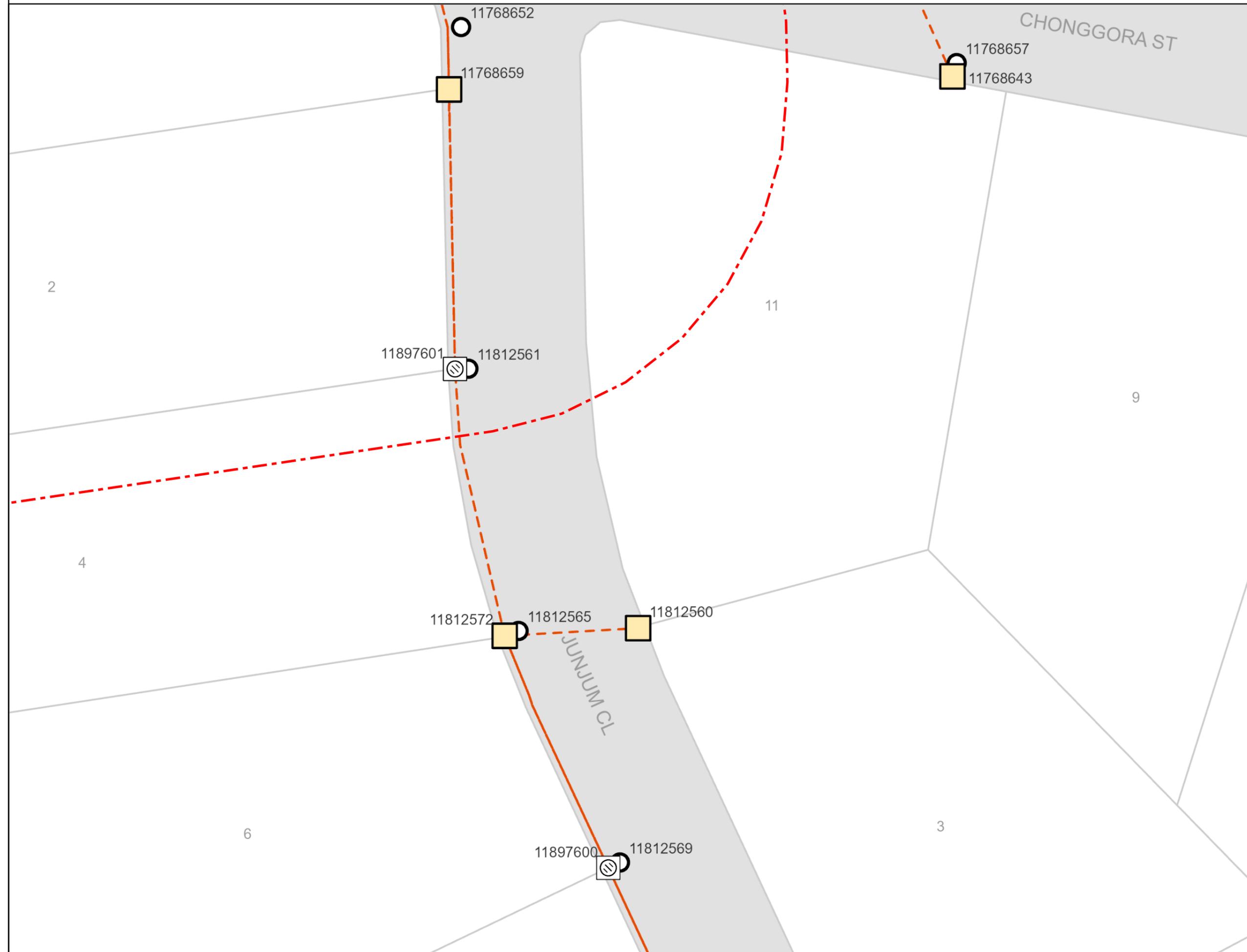
LEGEND

-  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



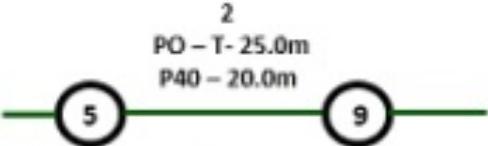
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response 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.

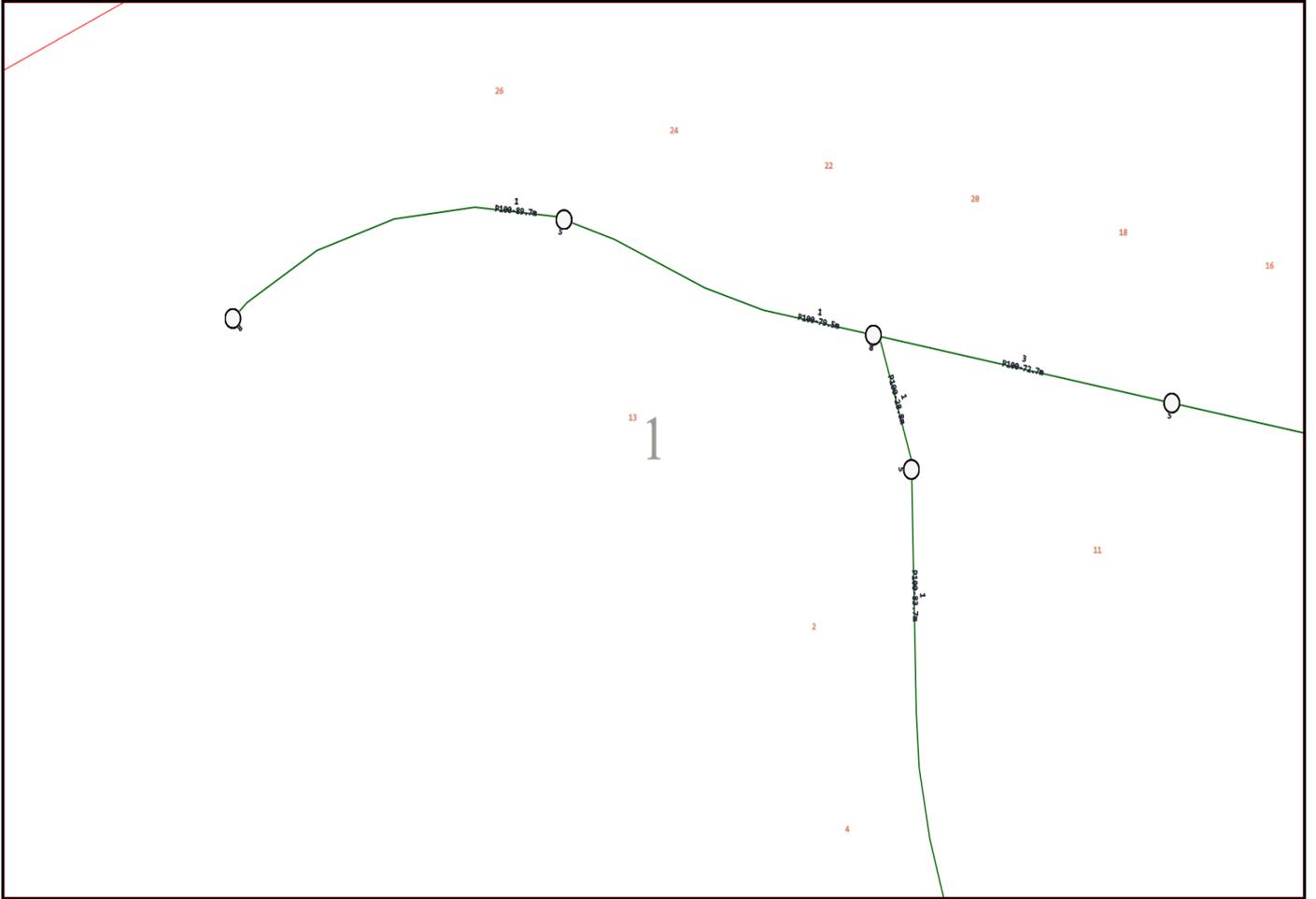




LEGEND



	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
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn**[™] network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Daniel Towne
Phone: Not Supplied
Fax: Not Supplied
Email: admin@danieltlaw.com.au

Before You Dig Australia Job #:	52524071	
Sequence #	269136491	
Issue Date:	03/03/2026	
Location:	13 Chonggora St , Goldsborough , QLD , 4865	

Information

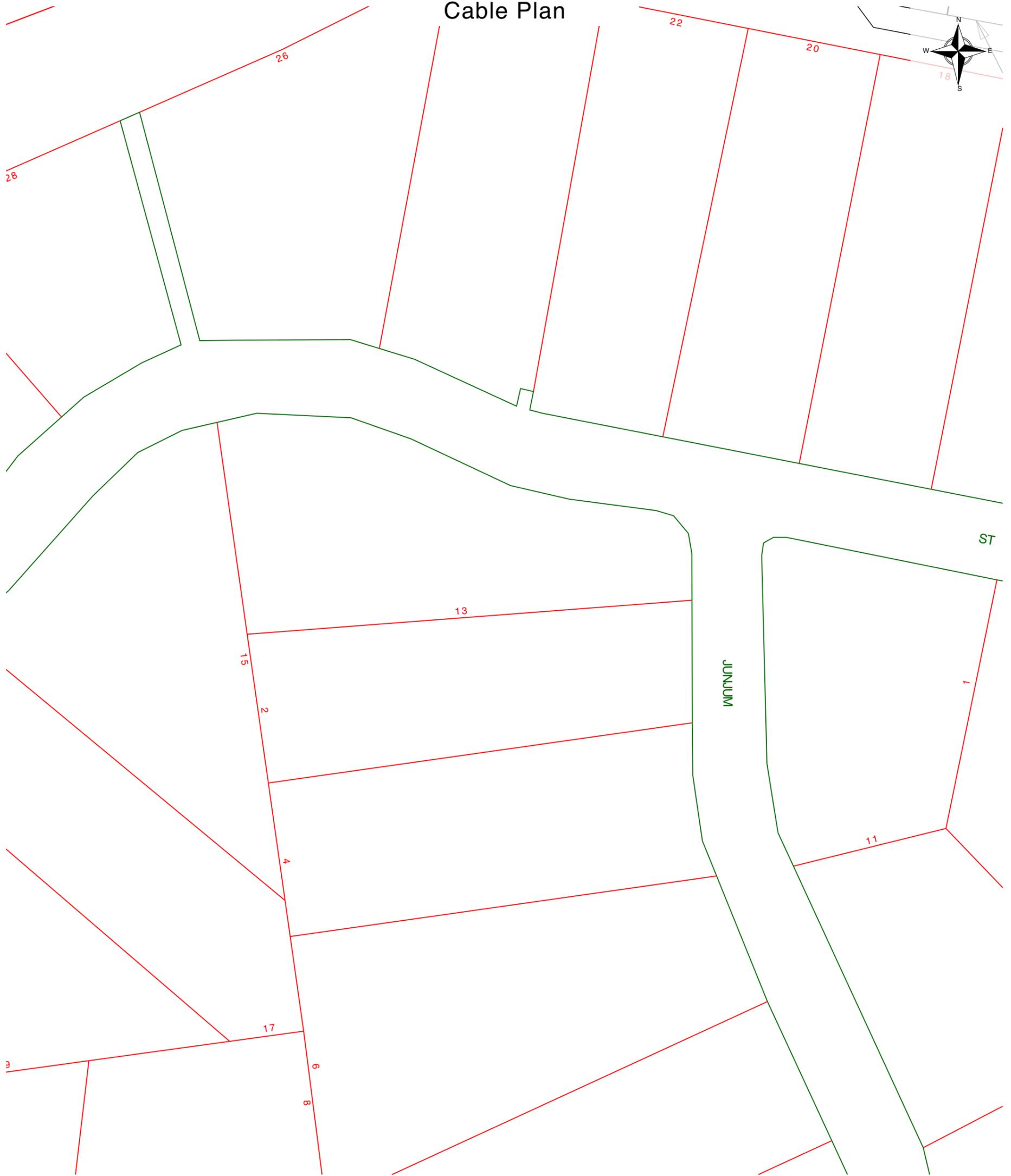
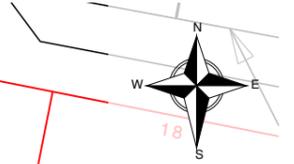
The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

Cable Plan



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

Sequence Number: 269136494

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 03/03/2026 14:49:34

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.

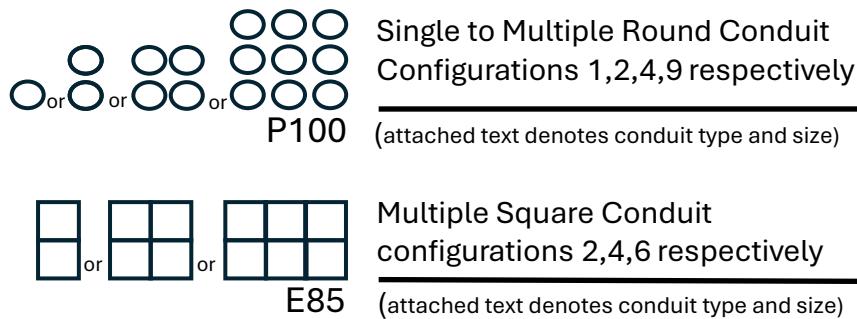
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

LEGEND



	Lead-in terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



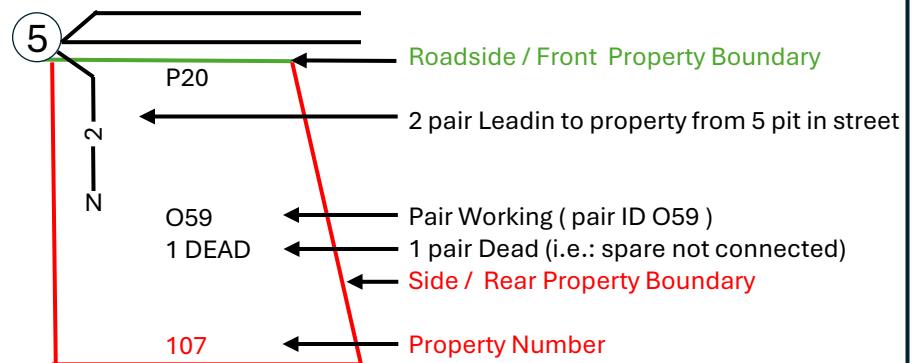
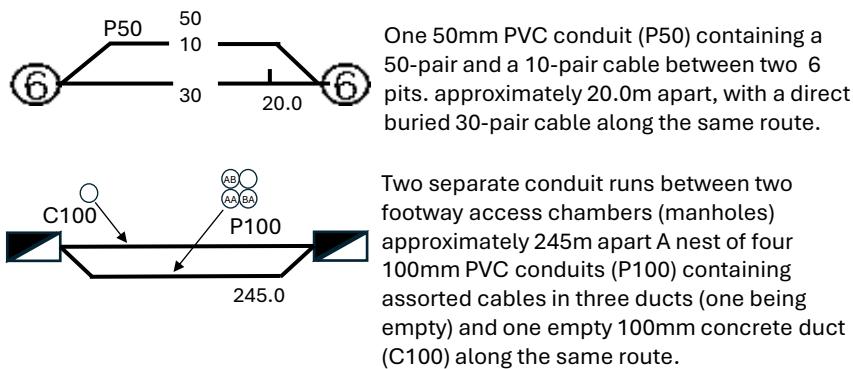
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

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

Prepare

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

Pothole

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

Protect

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

Proceed

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