

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 **Nigel Robert Miller**

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

368 BENNETTS ROAD, NORMAN PARK QLD 4170

Lot on plan description

2/RP89168

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

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: <input type="text"/> » the amount of rent and bond payable: <input type="text"/> » whether the lease has an option to renew: <input type="text"/> <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> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
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> <div style="border: 1px solid black; padding: 5px;"> <p>Rights and interests reserved to the Crown by Deed of Grant No. 19504051 (POR 130) The rights to maintain and access assets as owned by APA Group Gas Networks (90073), Brisbane City Council, Energex QLD, NBN Co QLD, Queensland Urban Utilities, and Telstra QLD South East.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input 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> <input type="text" value="See below"/></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> : <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">LMR2 Low-Medium Density Residential (2 or 3 storey mix)</div>	
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. The lot is affected by a notice of intention to resume the property or any part of the property. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
* <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> . 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). 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). 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <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. <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
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.

<p>Swimming pool</p>	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Unlicensed building work under owner builder permit</p>	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Notices and orders</p>	<p>There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168.</p> <p>The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Building Energy Efficiency Certificate</p>	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>	
<p>Asbestos</p>	<p>The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.</p>	

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.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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.</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>	<input type="checkbox"/> Yes
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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</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. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
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	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</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>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures – SELLER

Signature of seller

Signature of seller

Nigel Robert Miller

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	13392202	Search Date:	12/05/2026 14:50
Date Title Created:	18/05/1961	Request No:	56101748
Previous Title:	13295193		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 89168

Local Government: BRISBANE CITY

REGISTERED OWNER

NIGEL ROBERT MILLER

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19504051 (POR 130)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Leslie Ernest Nicholls, Brisbane

THIS PLAN should be ROLLED UP FOR OFFICE USE ONLY
CT. 217354 1269-94 Sub 21 12501 A
CT. 270020 1507-10 Subs 22, 23

BRISBANE CITY COUNCIL
The City of Brisbane
City Engineer
Deputy

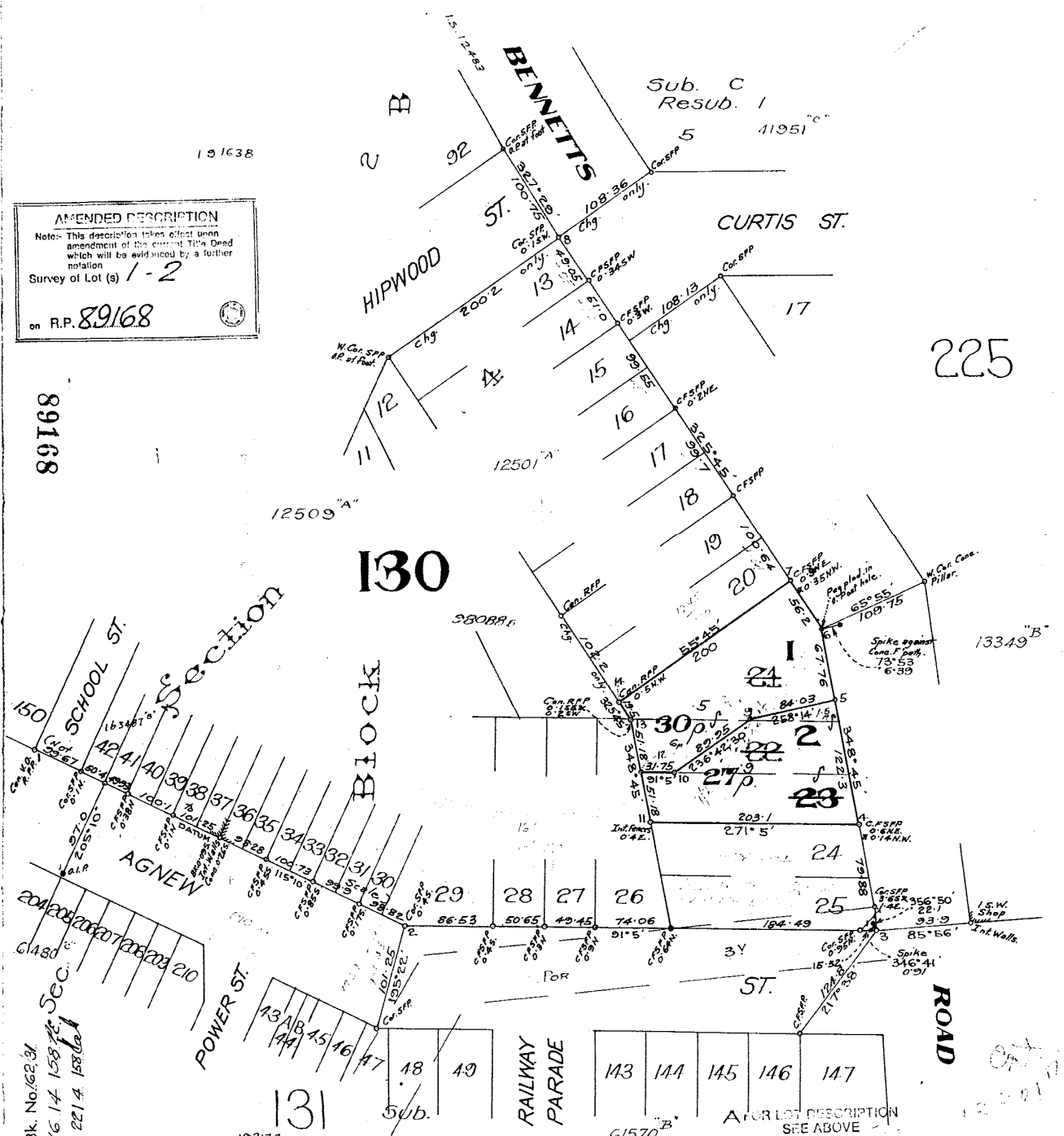
89168

89168

Made and stored at
Brisbane 5th Nov.
1957
Signature of Proprietor: *W. A. McQuinn*

1958
Signature of City Engineer: *D. Macfarlane*
Deputy

AMENDED DESCRIPTION
Note: This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation
Survey of Lot (s) 1-2
on R.P. 89168



89168

89168

Calc. Bk. No. 1623
Exd. 16, 17, 158
Passed 2214, 1581

SCALE 80 LKS

As Proprietor of this land, I certify that the Plan is a true and correct copy of the original and I declare the new parts shown to be correct.

Particulars entered in Register Book, Vol 1263, 1507 Folio 34, 10 the 6 day of May 1958 at 12.5 pm
Signature: *W. A. McQuinn*
REGISTERED OF TITLES

SURVEY
23 & Resubs. 1 & 2 of
Subs. 21 & 22 of Sec. 4 of Block B.
130.

CITY OF BRISBANE
Stanley
Bulimba
Cat. No. 89168



B529568

1217
/

1247
/

For Additional Plan &
Document Notings
Refer to CISP

89168

98233

*From Co. 217 & 214
b. p. 11*

CA

B529568

1-0-0

3-0-0

2-0-0

6-0-0

Book

9-12-57

RECEIVED

12-11-57

*Ms. A. M. C. Swaine
368 Bennett's Road
Manant Park*

SKW



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1005677**

Date: 07/04/2026

Search Request reference: 190863403

Applicant details

Applicant: Margaret O'Hara

Family@wheldons.com

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 2 on Plan RP89168 at 1/368 BENNETTS ROAD, NORMAN PARK QLD 4170 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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



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

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

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51137318 EMR Site Id: 07 April 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 2 Plan: RP89168
1/368 BENNETTS RD
NORMAN PARK

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

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 7 April 2026 11:38 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 22603554

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

NIGEL ROBERT MILLER

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 25/3/2026.

Queensland Civil and Administrative Tribunal


Please think about the environment before you print this message.

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

[Review responses online](#) ↗



Received 6 of 6 responses
All responses received

368 Bennetts Rd, Norman Park QLD 4170

Job dates
 13/03/2026 → 13/03/2026

These plans expire on
 10 Apr 2026

Lodged by
 Christopher Leotta

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (90073)	Received	4
🏠 Brisbane City Council	Received	56
🏠 Energex QLD	Received	59
🏠 NBN Co Qld	Received	100
🏠 Queensland Urban Utilities	Received	111
🏠 Telstra QLD South East	Received	116

Contact Details

Contact Christopher Leotta Email staff@wheldons.com	Contact number 0478 653 149	Company Wheldon & Associates Address 12 Zamia Street Sunnybank QLD 4109	Enquirer ID 3749231
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Job Site and Enquiry Details

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

Enquiry date 13/03/2026	Start date 13/03/2026	End date 13/03/2026	On behalf of Private	Job purpose Design	Locations Private	Onsite activities Conveyancing
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

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

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

User Reference 22603554	Address 368 Bennetts Rd Norman Park QLD 4170	Notes/description -
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Your Responsibility and Duty of Care

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

Asset Owner Details

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

Referral ID (Seq. no)	Authority Name	Phone	Status
269692818	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
269692816	Brisbane City Council	(07) 3403 8888	NOTIFIED
269692820	Energex QLD	13 12 53	NOTIFIED
269692815	NBN Co Qld	1800 687 626	NOTIFIED
269692819	Queensland Urban Utilities	13 26 57	NOTIFIED
269692817	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Plan

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



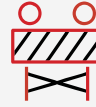
Prepare

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



Pothole

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



Protect

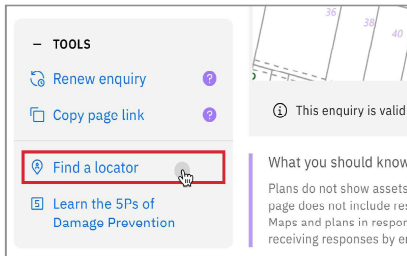
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

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

Engage a skilled Locator



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

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

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use [iseekplant](http://iseekplant.com.au)'s FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

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

GET QUOTE

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

Book a FREE BYDA Session



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

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

BOOK NOW

(<https://qhr.detsi.qld.gov.au/map>)

Home > Search

Queensland Heritage Register

Information about places in the Queensland Heritage Register is maintained by the Department of the Environment, Tourism, Science and Innovation (DETSI) under the *Queensland Heritage Act 1992*.

Search

Showing all 3 search results

Norman park



Eulalia



ID:

600269

LGA:

BRISBANE

CITY

COUNCIL

75

Location:

McIlwraith

Avenue,

NORMAN

PARK

[Open](#)

[View on map](#)

Norman Park State School



ID:

650042

LGA:

BRISBANE

CITY

COUNCIL

68-88

Location:

Agnew

Street,

NORMAN

PARK

[Open](#)

[View on map](#)

Brisbane City Council Tramway Substation No 9



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(Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 2024

Cultural Advice

We acknowledge all Aboriginal and Torres Strait Islander Traditional Custodians of Country and recognise their continuing connection to land, waters, and seas. We pay our respects to Elders past and present.

Aboriginal people and Torres Strait Islander people are advised that the the Queensland Heritage Register contains images and names of people who have passed away.

Register entries may contain language and descriptions that reflect the attitudes, values, and perspectives of the time in which the original sources were created. These may now be considered outdated, inappropriate, or offensive.

Australia's World Heritage List

Last updated: 16 July 2025

World heritage sites that are nominated for World Heritage listing are inscribed on the list only after they have been carefully assessed as representing the best examples of the world's cultural and natural heritage. Australia currently has 21 properties on the World Heritage List.

Select from the list below to find out more about a listed place.

Places	Location
Australian Convict Sites - Brickendon Estate (/parks-heritage/heritage/places/world/convict-sites)	TAS
Australian Convict Sites - Cascades Female Factory (/parks-heritage/heritage/places/world/convict-sites)	TAS
Australian Convict Sites - Coal Mines Historic Site (/parks-heritage/heritage/places/world/convict-sites)	TAS
Australian Convict Sites - Cockatoo Island (/parks-heritage/heritage/places/world/convict-sites)	NSW
Australian Convict Sites - Darlington Probation Station (/parks-heritage/heritage/places/world/convict-sites)	TAS
Australian Convict Sites - Fremantle Prison (former) (/parks-heritage/heritage/places/world/convict-sites)	WA
Australian Convict Sites - Hyde Park Barracks (/parks-heritage/heritage/places/world/convict-sites)	NSW
Australian Convict Sites - Kingston and Arthurs Vale Historic Area (/parks-heritage/heritage/places/world/convict-sites)	EXT
Australian Convict Sites - Old Government House and the Government Domain (/parks-heritage/heritage/places/world/convict-sites)	NSW
Australian Convict Sites - Old Great North Road (/parks-heritage/heritage/places/world/convict-sites)	NSW
Australian Convict Sites - Port Arthur Historic Site (/parks-heritage/heritage/places/world/convict-sites)	TAS
Australian Convict Sites - Woolmers Estate (/parks-heritage/heritage/places/world/convict-sites)	TAS
Australian Fossil Mammal Sites (Naracoorte) (/parks-heritage/heritage/places/world/australian-fossil-mammal-sites)	SA
Australian Fossil Mammal Sites (Riversleigh) (/parks-heritage/heritage/places/world/australian-fossil-mammal-sites)	QLD
Budj Bim Cultural Landscape (/parks-heritage/heritage/places/world/budj-bim)	VIC
Gondwana Rainforests of Australia - Barrington Tops Area (/parks-heritage/heritage/places/world/gondwana)	NSW
Gondwana Rainforests of Australia - Focal Peak Group (/parks-heritage/heritage/places/world/gondwana)	QLD
Gondwana Rainforests of Australia - Focal Peak Group (/parks-heritage/heritage/places/world/gondwana)	NSW
Gondwana Rainforests of Australia - Hastings-Macleay Group (/parks-heritage/heritage/places/world/gondwana)	NSW

Places	Location
Gondwana Rainforests of Australia - Iluka Nature Reserve (/parks-heritage/heritage/places/world/gondwana)	NSW
Gondwana Rainforests of Australia - Main Range Group (/parks-heritage/heritage/places/world/gondwana)	QLD
Gondwana Rainforests of Australia - Main Range Group (/parks-heritage/heritage/places/world/gondwana)	NSW
Gondwana Rainforests of Australia - New England Group (/parks-heritage/heritage/places/world/gondwana)	NSW
Gondwana Rainforests of Australia - Shield Volcano Group (/parks-heritage/heritage/places/world/gondwana)	QLD
Gondwana Rainforests of Australia - Shield Volcano Group (/parks-heritage/heritage/places/world/gondwana)	NSW
Gondwana Rainforests of Australia - Washpool and Gibraltar Range (/parks-heritage/heritage/places/world/gondwana)	NSW
Great Barrier Reef (/parks-heritage/great-barrier-reef/world-heritage)	QLD
Greater Blue Mountains Area (/parks-heritage/heritage/places/world/blue-mountains)	NSW
Heard and McDonald Islands (/parks-heritage/heritage/places/world/heard-mcdonald)	EXT
Kakadu National Park (/parks-heritage/heritage/places/world/kakadu)	NT
K'gari (/parks-heritage/heritage/places/world/kgari-fraser-island)	QLD
Lord Howe Island Group (/parks-heritage/heritage/places/world/lord-howe)	NSW
Macquarie Island (/parks-heritage/heritage/places/world/macquarie-island)	TAS
Murujuga Cultural Landscape (/parks-heritage/heritage/places/world/murujuga-cultural-landscape)	WA
Purnululu National Park (/parks-heritage/heritage/places/world/purnululu)	WA
Royal Exhibition Building and Carlton Gardens (/parks-heritage/heritage/places/world/royal-exhibition)	VIC
Shark Bay, Western Australia (/parks-heritage/heritage/places/world/shark-bay)	WA
Sydney Opera House (/parks-heritage/heritage/places/world/sydney-opera-house)	NSW
Tasmanian Wilderness (/parks-heritage/heritage/places/world/tasmanian-wilderness)	TAS
The Ningaloo Coast (/parks-heritage/heritage/places/world/ningaloo)	WA
Uluru - Kata Tjuta National Park (/parks-heritage/heritage/places/world/uluru)	NT
Wet Tropics of Queensland (/parks-heritage/heritage/places/world/wet-tropics)	QLD
Willandra Lakes Region (/parks-heritage/heritage/places/world/willandra)	NSW

Scheduled Maintenance Notification: Saturday 11 April at 9:30 am - Saturday 11 April at 6:30 pm [More Information \(/myQBCC/s/upcoming-maintenance\)](/myQBCC/s/upcoming-maintenance)



Pool Register

Search an address to check if a pool at that location is registered with the QBCC.

If not, you can register a pool by clicking the 'Continue' button.

Property address search

Property address - type in address and select from the list of suggested matches

U 1 368 BENNETTS RD NORMAN PARK QLD 4170

Lot on Plan search

My property was not found

Address	No. Pools	Pool Type
1/368 BENNETTS RD, NORMAN PARK QLD 4170	None	N/A

Continue

[Terms & conditions \(https://www.qbcc.qld.gov.au/myqbcc-terms-conditions\)](https://www.qbcc.qld.gov.au/myqbcc-terms-conditions)

[Privacy policy \(https://www.qbcc.qld.gov.au/privacy-policy\)](https://www.qbcc.qld.gov.au/privacy-policy)

[Help and support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips)

[Maintenance \(upcoming-maintenance\)](#)

[www.qbcc.qld.gov.au \(https://www.qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au)

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Privacy (<https://www.qld.gov.au/legal/privacy/>)

Right to information (<https://www.qld.gov.au/right-to-information/>)

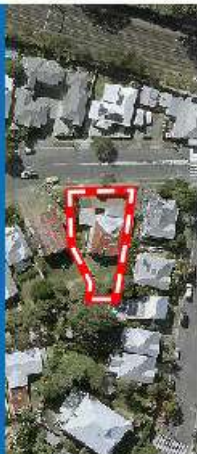
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Queensland Government (<https://www.qld.gov.au/>)



**368 BENNETTS RD NORMAN
PARK 4170**

Plan Area 706 m²
Lot on Plan Lot 2 on
RP89168



- Property Specific City Plan Chapters
- View Full City Plan
- View Property Lot Report (PDF)
- View Property Holding Report (PDF)
- Zoom to selected property
- Clear selected property

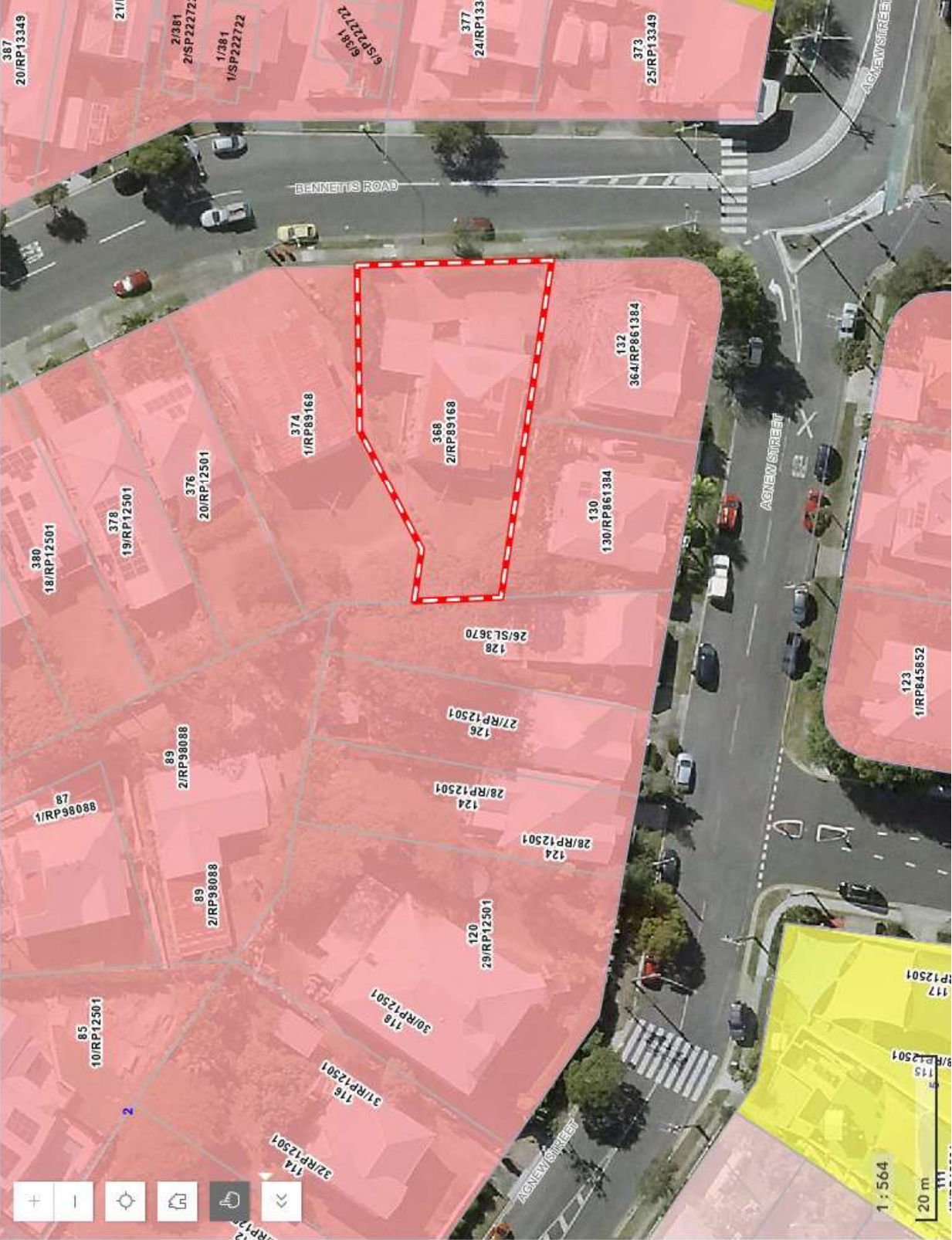
Current Change
Version: v35
Effective Date: 05 Dec 2025

The following information applies to this property

- Zones
- LMR2 Low-medium density residential (2 or 3 storey mix)** View section

Neighbourhood Plans

Search for an address e.g. 100 Adelaide St Brisbane City



Tree orders register

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

Search for

7 results found:

Date of order	Order	Address
29/08/2017	NDR177-16 (PDF, 47.4 KB)	64 Macrossan Avenue NORMAN PARK QLD
25/06/2012	NDR017-11 (PDF, 87.6 KB)	47 Norman Crescent, Norman Park, Queensland
16/07/2013	NDR093-13 (PDF, 86.0 KB)	23 Norman Crescent, Norman Park, Queensland
23/04/2019	NDR007-19 - Form 58 withdrawal letter (PDF, 90.8 KB)	52 Overend Street NORMAN PARK QLD 4170
08/03/2023	NDR204-22 (PDF, 134.9 KB)	11 Power Street NORMAN PARK QLD 4170
01/08/2024	NDR068-21 (PDF, 738.4 KB)	136 Wynnum Road NORMAN PARK QLD 4170
14/06/2013	NDR010-13 (PDF, 85.9 KB)	71 Brodie Street, Holland Park West, Queensland

Last updated: 24 March 2026



Do

BRISBANE CITY COUNCIL ABN 72 002 765 795

P. office

Rate Account Tax Invoice

Dedicated to a better Brisbane

Property Location 368 BENNETTS RD
NORMAN PARK
Issue Date 2 Jan 2026

[Handwritten signature]

Bill number
5000 1049 4571 961

Bill number including donation
5800 1049 4571 961

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026



P364BCCRA170_A4MA01/E-2995/S-5991/I-11981
MR NIGEL R MILLER
26 MOTLEY-MT TYSON RD
MOTLEY QLD 4356

[Handwritten signature] FARM

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.
Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Nett Amount Payable

\$1,599.70

Due Date

2 Feb 2026

Summary of Charges

Opening Balance	0.53 CR
Brisbane City Council Rates & Charges	1,445.36
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	152.90
Total GST on this TAX INVOICE \$0.18	
Gross Amount	1,599.71
Discount and/or Rounding (where applicable)	0.01 CR
Nett Amount Payable	1,599.70
Optional Lord Mayor's Charitable Trust donation received by the Due Date	1,614.70

Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Direct Debit

Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (Sniip is not available for iPads or tablets.) Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001**



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: bpay.com.au Minimum payment \$10.

Registered to BPAY Pty Ltd ABN 69 079 137 513

BPAY VIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English



UrbanUtilities

FLATS

Urban Utilities
ABN 86 673 835 011

Water and Sewerage
Quarterly Account

Account Enquiries 13
Faults and Emergencies 13
www.urbanutilities.ci



QUUC45_A4A01/E-284/S-472/I-943/042
MR NIGEL R MILLER
MAIL SERVICE 150
PITTSWORTH QLD 4356

Customer reference number	10 1001 8527 0000 0
Bill number	BILL 1001 8527 142
Date issued	22/01/2025
Total due	\$3,012.55
Current charges due date	21/02/2025

Property Location: 368 BENNETTS ROAD
NORMAN PARK 4170

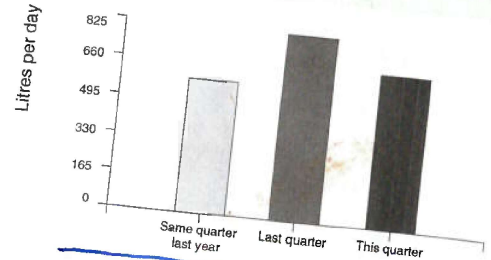
Your water usage	
Water usage (kL)	3022.01
Days charged	66
Average daily water usage (litres)	97
Current period	680
Same period last year	587

Account Summary

Period 08/10/2024 - 12/01/2025

Your Last Account	
Amount Billed	\$1,477.80
Amount Paid	\$0.00
Your Current Account	
Interest	\$15.65
Overdue Balance	\$1,477.80
Current Charges	\$1,519.10
Total Due	\$3,012.55

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Rec 52270832843
PAID 26/3/2025

930

SWITCH TO ELECTRONIC BILLS



Scan the code or read more

BS0120

Customer ref. no. 10 1001 8527 0000 0

368 BENNETTS ROAD
NORMAN PARK 4170

OUR CHARGES for 08/10/2024 - 12/01/2025 (97 days)

our meter readings		Read Date	Reading	Usage	Comment
Serial Number	Size				
BBD2303042	025 mm	08/10/2024	114		
		13/01/2025	180	66KL	

Water Usage

State bulk water price \$227.30
 State Bulk Water Charge 2024/25 66kL @ \$3.444000/kL

Urban Utilities distributor-retailer price \$60.39
 Tier 1 usage 2024/25 66kL @ \$0.915000/kL
Subtotal \$287.69

Water Services

Urban Utilities water service charge \$325.92
 Water service charge 2024/25 97 days
Subtotal \$325.92

Sewerage Services

Urban Utilities sewerage service charge \$905.49
 Sewerage service charge 97 days
Subtotal \$905.49

Water usage \$287.69

Water services \$325.92

Sewerage services \$905.49

Your total charges 08/10/2024 - 12/01/2025 \$1,519.10

 Your usage was 66 kilolitres.
 That's an average of 680 litres per day.

WIN
\$2025
OFF YOUR BILL!

Switch to eBilling before June 30 for your chance to win a huge \$2025 bill credit.

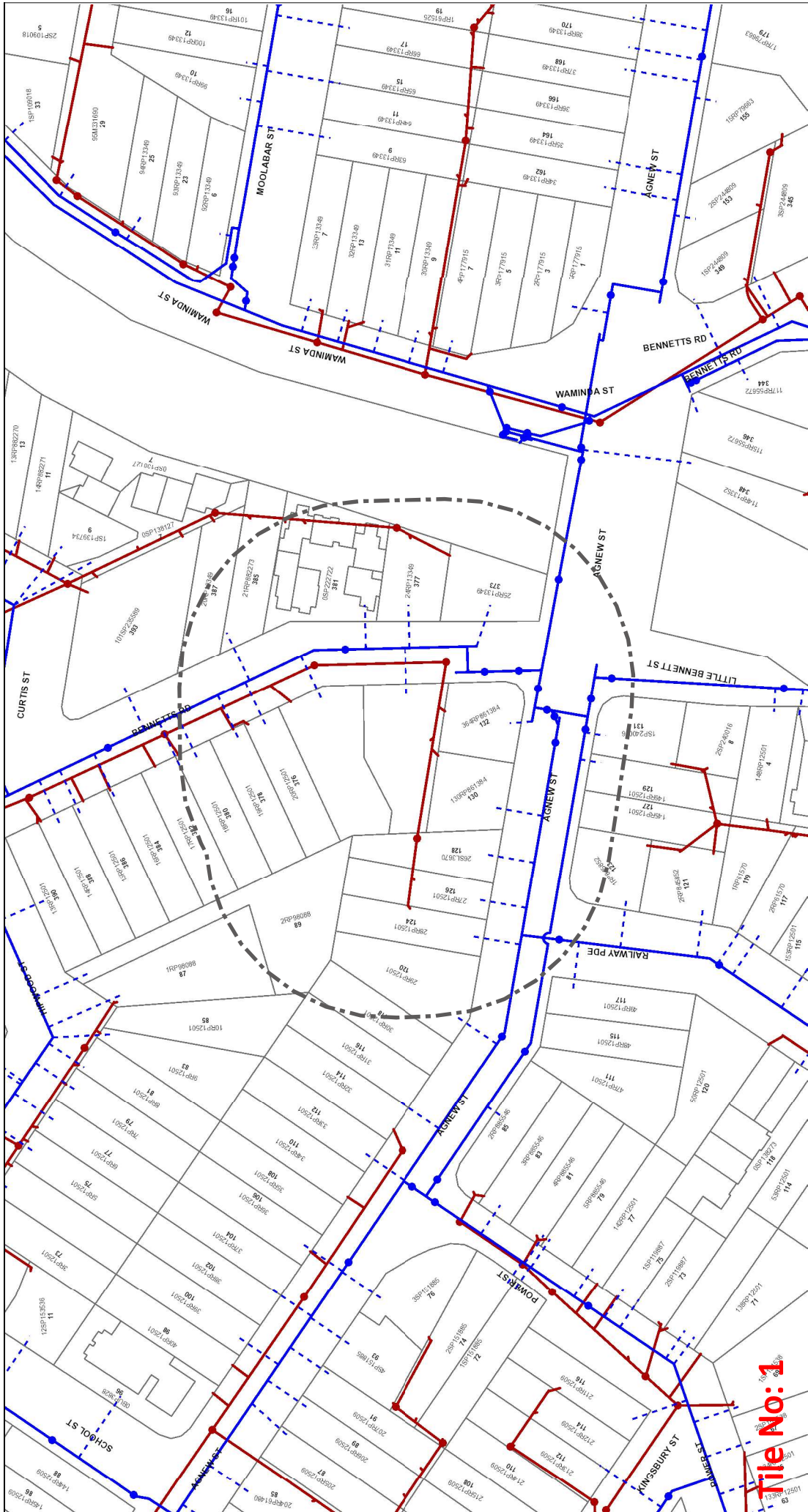


Scan the code or read more in Pipeline

INTERPRETER SERVICE 13 14 50


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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, PellicanCorp 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. The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose. Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans. This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority. Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) (2020). In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence for any loss, damage, cost or expense) and that you must not be used for direct marketing or be used in breach of the relevant laws. © State of Queensland Department of Natural Resources and Mines (2020). For further information, please call Urban Utilities on 13 29 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7) www.urbanutilities.com.au ABN 86 673 835 011

	Sewer	Water	Recycled Water
Infrastructure	●	●	●
Major Infrastructure	◆	◆	◆
Network Pipelines	---	---	---
Network Structures	▨	▨	▨
Water Service (Indicative only)	---	---	---



Urban Utilities

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 269582799

Date BYDA Ref Received: 11/03/2026
 Date BYDA Job to Commence: 16/03/2026
 Date BYDA Map Produced: 11/03/2026

This Map is valid for 30 days Produced By: Urban Utilities

Map Scale
1:1000

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