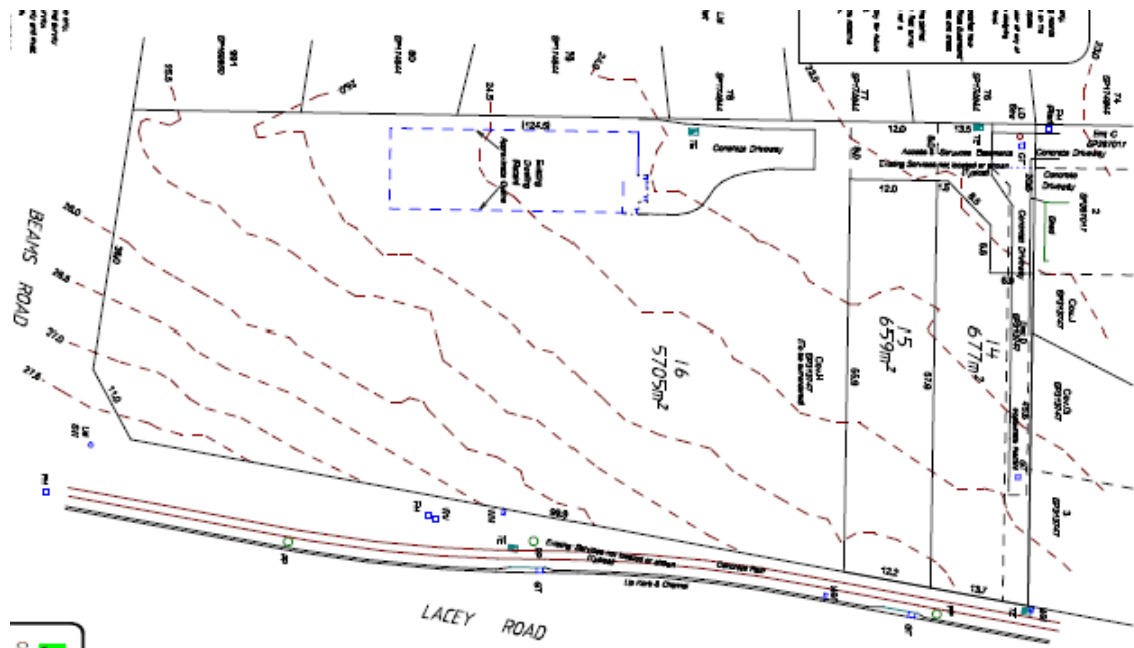


TOWN PLANNING REPORT



**Development Application for
Reconfiguration of 1 into 3 lots**

July
2026

16 MACARANGA CR, CARSELDINE

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Executive Summary

Site and Proposal Details

Item	Response
Address of Site	16 Macaranga Crescent, Carseldine
Real Property Description	Lot 4 on SP313747
Total Site Area	7041m ²
Local Authority	Brisbane City Council
Planning Scheme	City Plan 2014
Area Classification	Emerging Community Zone
Local Area Plan/Precinct	Bracken Ridge and District Neighbourhood Plan
Overlays	Complies with all Overlay Codes • Airport Environs Overlay • Bicycle Network Overlay • Biodiversity Areas Overlay • Community Purposes Network Overlay • Critical Infrastructure & Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Noise Corridor Overlay • Wetlands Overlay
Secondary Codes	Complies with all Secondary Codes • Filling and Excavation Code • Infrastructure Design Code • Landscape Work Code • Outdoor Lighting Code • Park Planning and Design Code • Stormwater Code • Transport, Access, Parking and Servicing Code • Wastewater Code
Ward	Bracken Ridge
Purpose	Reconfiguration of 1 into 3 lots
Land Owner	Scott & Patricia McKey

Aspects of Development

TYPE OF DEVELOPMENT	APPROVAL SOUGHT	LEVEL OF ASSESSMENT
Reconfiguration of a Lot	Development Permit	Impact Assessment

Applicant Details

APPLICANT	CONTACT DETAILS
Matt Doolan Town Planner	matt@developthis.com.au 0409149276

Introduction

This Town Planning Report is an application for a Development Permit for a Reconfiguration of a Lot on a property located at 16 Macaranga Crescent, Carseldine (Lot 4 on SP313747) as per the attached proposal plans. The current total development site area is 7041m².

The proposal is an Impact Assessable application.

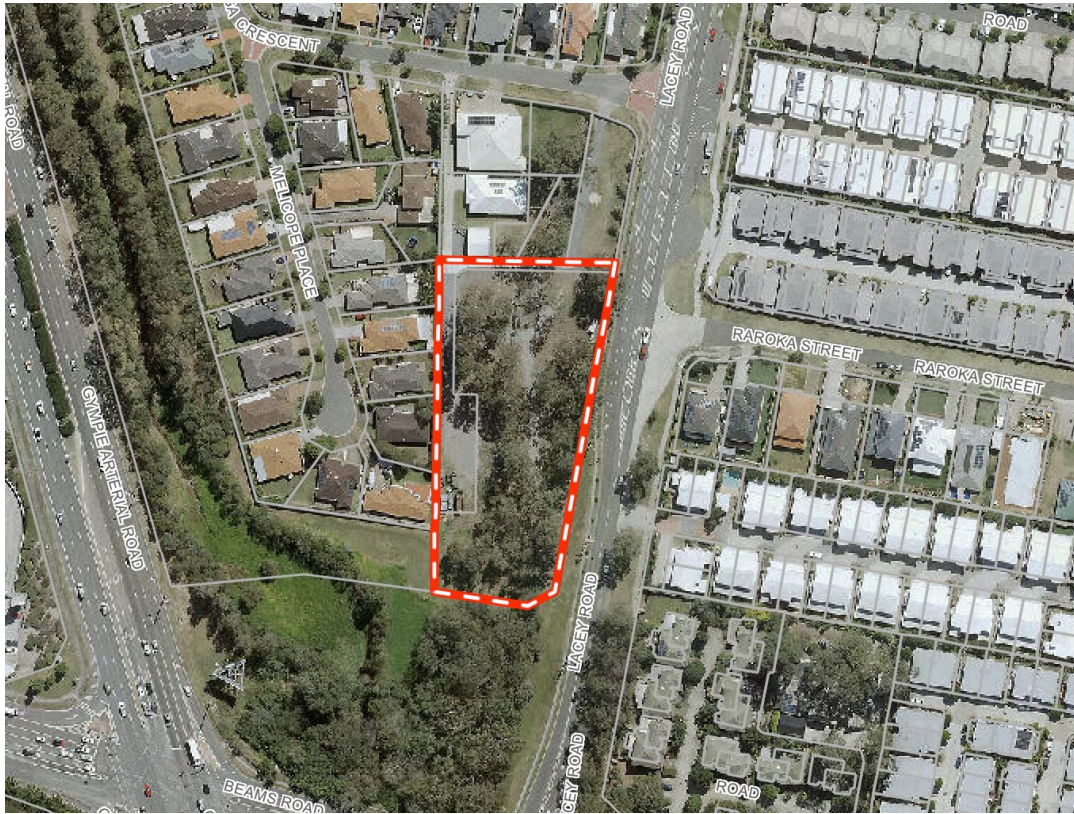


Figure 1 - Location map (site highlighted) – 16 Macaranga Cr, Carseldine

The lot is currently zoned under the City Plan 2014 as Emerging Community Zone and is located in the Bracken Ridge and District Neighbourhood Plan.

This proposal complies with the intent of the Emerging Community Zone and complies generally with all relevant City Plan codes.

This report demonstrates in general terms that:

- The proposal is in accordance with the relevant requirements set down in the City Plan
- The proposed Reconfiguration of a Lot will not significantly adversely impact on the adjoining properties

It is therefore requested that the proposal be approved in accordance with the attached proposal plans at Council's earliest convenience.

Proposal

This proposal involves the reconfiguration of 1 into 3 lots, resulting in a proposed Lot 14 of 677m², proposed Lot 15 of 659 m2 and proposed balance Lot 16 of 5,705 m2.

The existing house will be contained within the balance lot. The new lots will be vacant lots for future housing.

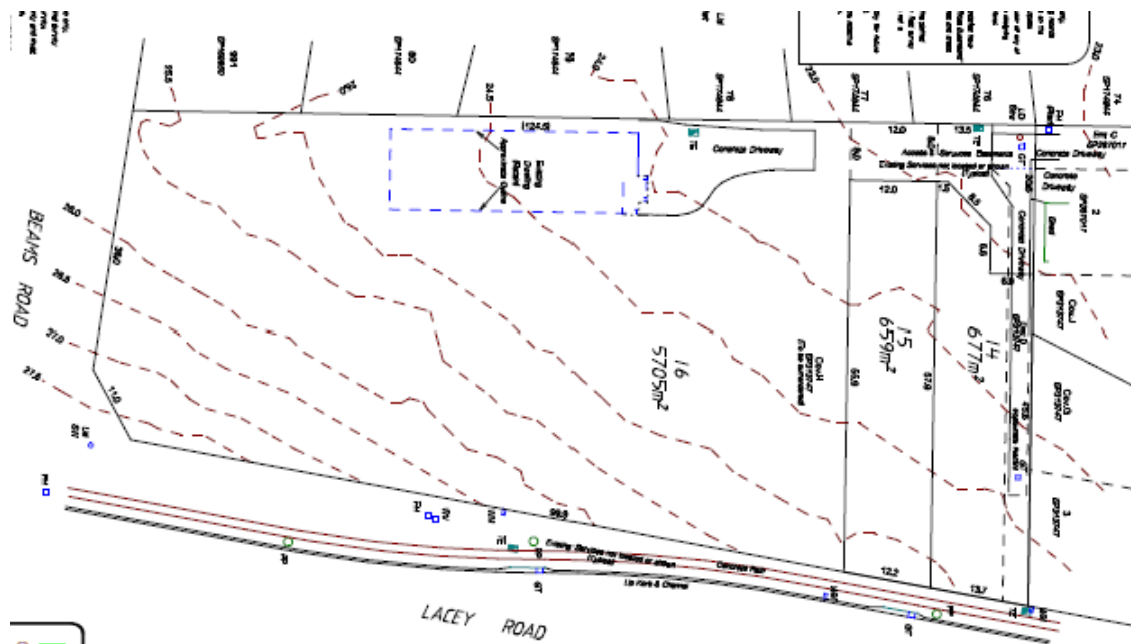


Figure 2 - Proposed development

The attached plans by JEG Surveys show the proposal in greater detail.

Key Issues

Access

Each new lot will include an access easement to obtain access via the existing driveway to Macaranga Crescent.

Trees

The new lots will be cleared of vegetation to allow the siting of new houses. A supporting Ecology Report is attached to this report.

Covenant

It is requested that the existing Covenant be surrendered.

Background History

Item	Response
Background History	The site was clear grazing land on the 1941 aerial photograph shown below.  Figure 3 -Aerial 1941

Site Characteristics

Item	Response
Location	The site is located within the Emerging Community Zone in Carseldine. It is surrounded by housing and townhouses. It adjoins a land parcel to the south controlled by Transport and Main roads and earmarked for future road works. It is within 150m of the new Beams Road Shopping Complex.  Figure 4 – Note distance to Shopping Complex
Road Frontages	The site fronts to Lacey Road, however the primary access is proposed through the easements to Macaranga Crescent.

Current Use of Site

The site contains an existing house.



Figure 5 – Aerial of site

Topography

The site slopes down towards the north-west by approximately 4% from 27 – 24m AHD.

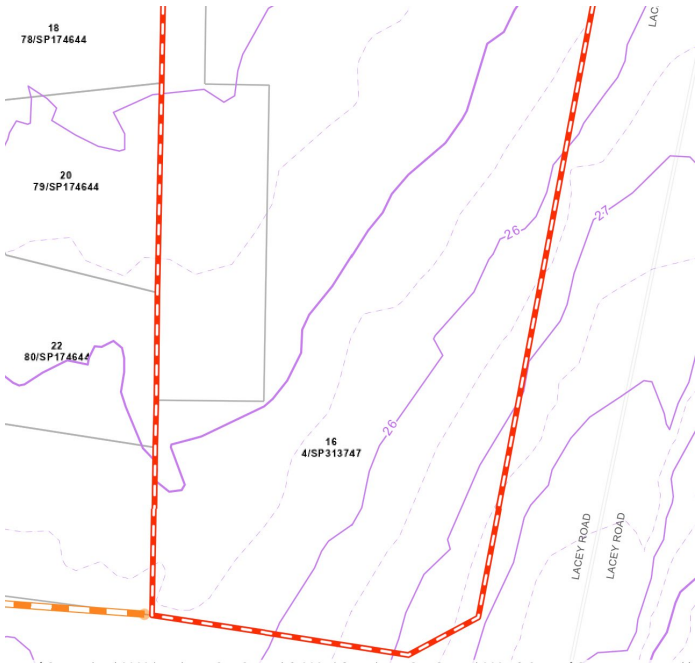


Figure 6 - Contour Map

Surrounding Land Uses

Residential

Services

Sewer
Sewer mains are located alongside the Access Easement at 16 Macaranga Crescent and along the western boundary of the site.



Figure 7 - Water Main (Blue) and Sewer Main (Red)

Water

The houses will be independently supplied by water tanks. In any case, a water main has been extended up the access easement from Macaranga Crescent. This includes a fire hydrant at the easement end.

Power

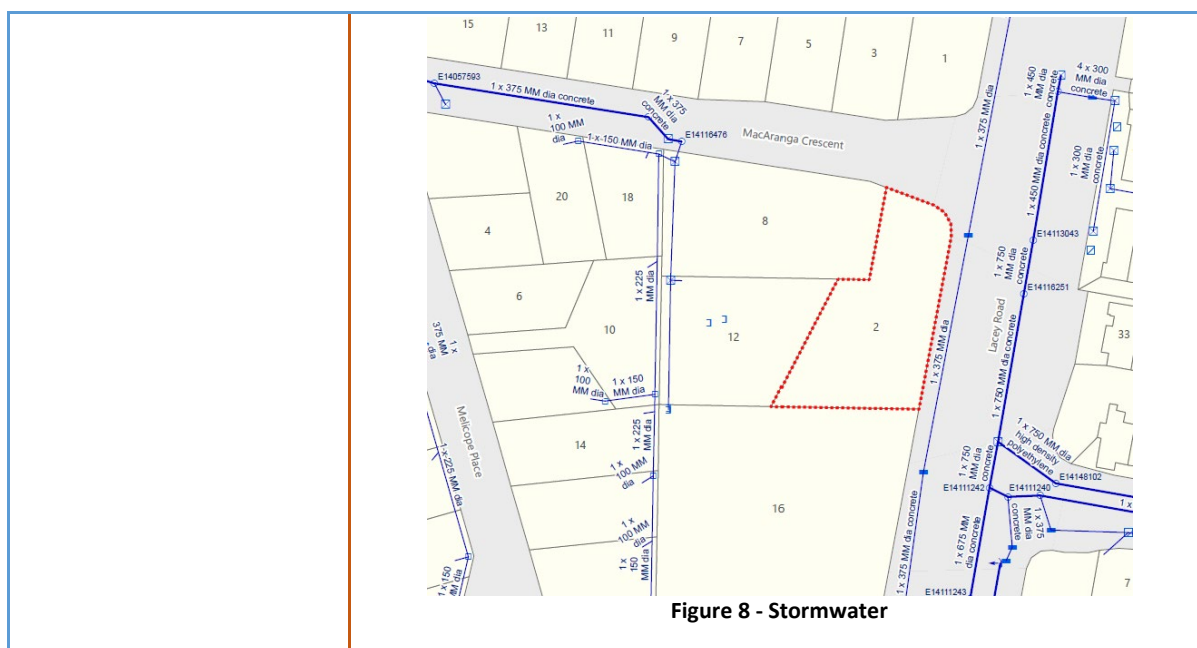
Power will be supplied by an independent solar and battery system. In any case, overhead power is available along the Lacey Road frontage.

Telecommunications

Wireless broadband and Starlink service the site. No additional conduits are required.

Stormwater

A stormwater main is located in the easement and discharges to the main in Macaranga Crescent. New connections will service each of the new lots.



Elements of the Application

Item	Response
Level of Assessment	Impact assessment
Zone Code	Emerging Community Zone
Neighbourhood Plan	Bracken Ridge and District Neighbourhood Plan
Development Codes	Subdivision Code
Overlay Codes	The proposal complies with: • Airport Environs Overlay • Bicycle Network Overlay • Biodiversity Areas Overlay • Community Purposes Network Overlay • Critical Infrastructure & Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Noise Corridor Overlay • Wetlands Overlay
Secondary Codes	The proposal complies with: • Filling and Excavation Code • Infrastructure Design Code • Landscape Work Code • Outdoor Lighting Code • Park Planning and Design Code • Stormwater Code • Transport, Access, Parking and Servicing Code • Wastewater Code

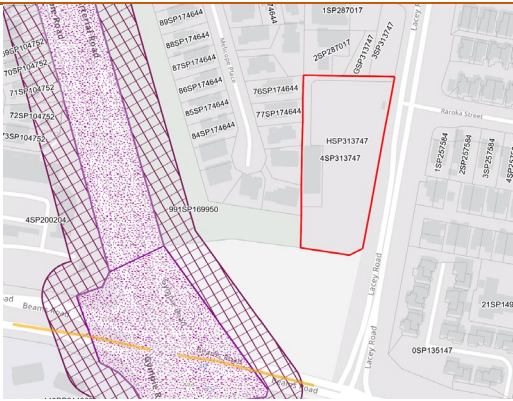
Supporting Documentation

Item	Response
Proposal Plan	Plans attached
Site Photography	Attached
Supporting Reports	Ecology Report attached

Compliance Summary

Higher Order Compliance

Item	Response
Strategic Plan	The proposal is in accordance with the Strategic Plan. The proposed use will not, in any way, adversely affect the existing residential area.
Intent of the Zone	The proposed reconfiguration of lot is appropriate in the Emerging Community Zone. The site is one of the last portions of Emerging Community Zone within a surrounding developed area, now zoned Low Density Residential. The character of the area will not be affected, and the proposal will not be a detriment to the amenity of the area.  Figure 9 - Zoning (Emerging Community marked Orange)
Neighbourhood Plan	The site is located within the Bracken Ridge and District Neighbourhood Plan. The proposal complies with the Local Plan Code.
Queensland Coastal Plan	The site does not lie within the coastal zone.
SARA Mapping	No State Referral triggers were identified. The property does not lie within 25m of a state transport corridor.

	 Figure 10 - State transport (SARA Mapping)
Secondary Codes	Compliance with the below Secondary Codes was achieved and is recorded in the attached Codes Report. Filling and Excavation Code No significant earthworks are proposed at this stage. Infrastructure Design Code Existing road, sewer, water and power connections are readily available to the new lots. It is requested these items be conditioned by Council. Landscape Work Code No landscaping is part of this proposal. Outdoor Lighting Code No lighting is part of this proposal. Park Planning and Design Code Not applicable to this proposal. Stormwater Code All stormwater will be piped to a lawful point of discharge on the street. Transport, Access, Parking and Servicing Code Not applicable to this proposal. Wastewater Code Not applicable to this proposal. The new lots will be connected to mains sewer.
Overlay Codes	Compliance with the below Overlay Codes was achieved. No compliance issues were identified. Refer to the Code Report attached for further detailed responses. Airport Environs Overlay.

Air traffic will not be impacted by this proposal. The site is within a residential area. Airport activity will not be impacted by this site.

Bicycle Environs Overlay.

Bicycle routes will not be impacted by this proposal. The site is within a residential area. Bicycle environs activity will not be impacted by this site.

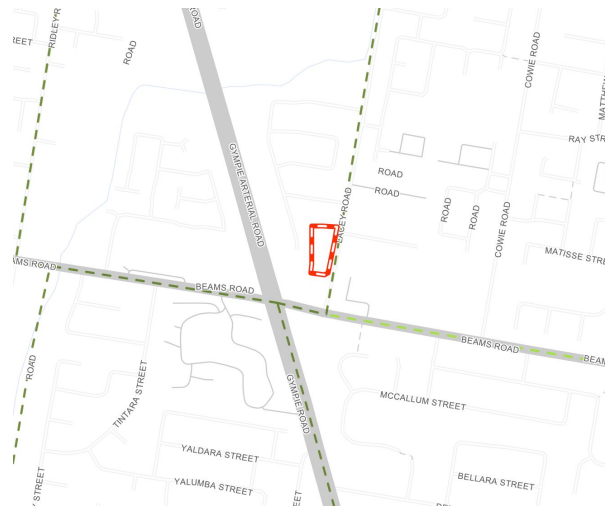


Figure 11 - Bicycle map (BCC interactive mapping)

Biodiversity areas Overlay

The site is within the biodiversity Overlay. The attached Ecology Report addresses these matters in detail.



Figure 12 - Biodiversity overlay (BCC interactive mapping)

Community Purposes Network Overlay

Community facilities will not be impacted by this proposal. The site is next to the light-green area, Existing non-trunk park sub-category.

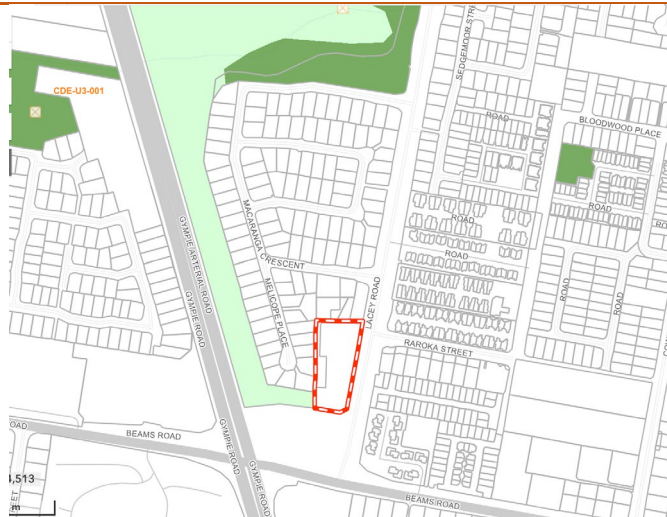


Figure 13 - Community purposes overlay (BCC Interactive mapping)

Critical Infrastructure & Movement Network Overlay

Critical Infrastructure will not be impacted by this proposal.

The nearby Gympie Road is a Critical Route.

The area marked in red diagonal lines in image below is the Critical infrastructure and movement planning area.

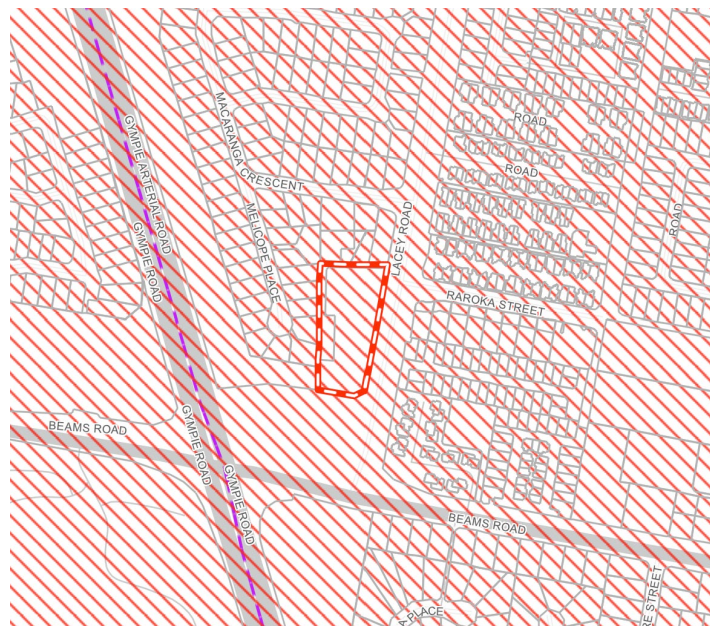


Figure 14 - Critical infrastructure overlay (BCC interactive mapping)

Road Hierarchy Overlay

The site is on a local road. The local road is expected to have capacity for 2 additional dwellings.

The site is nearby Gympie Arterial Road, and Beams Road. The site faces Lacey Road and it will continue to have access through Macaranga Crescent.



Figure 15 - Road hierarchy (BCC interactive mapping)

Streetscape Hierarchy Overlay

The site entrance is on a minor street. The proposed lots will have safe access points from Macaranga Crescent through an access easement.

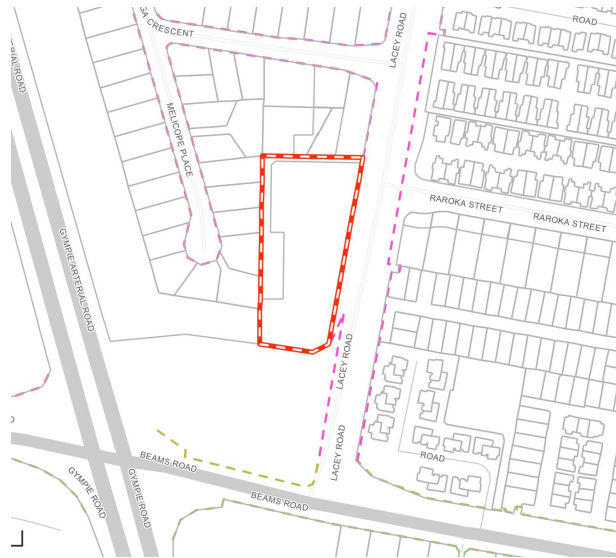


Figure 16 - Streetscape hierarchy (BCC interactive mapping)

Transport noise corridor overlay

The site is next to the Brisbane Noise corridor, which passes through Beams Road and Gympie Arterial Road. The existing site is suitable for new residential lots.

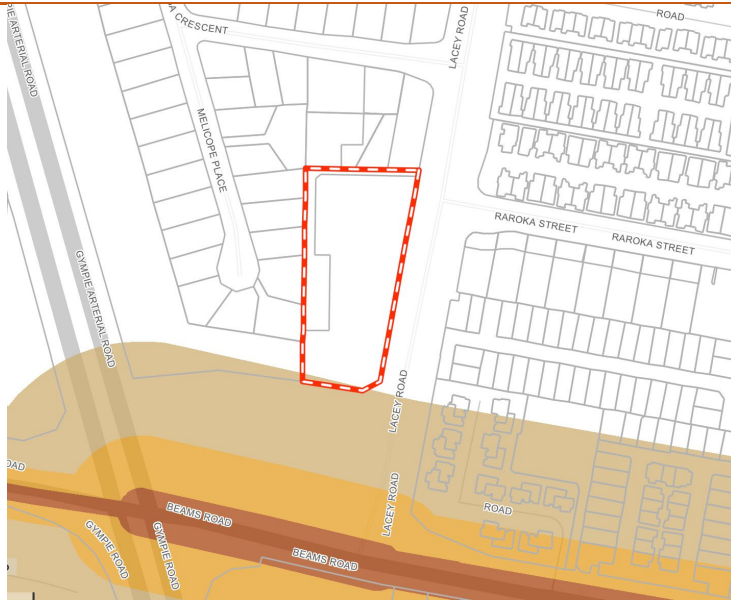


Figure 17 – Transport Noise corridor (BCC interactive mapping)

Wetlands Overlay

The site has a portion marked within the Wetlands overlay, which is located over the current access easement. No wetland was identified on the site.



Figure 18 - Wetlands overlay (BCC interactive mapping)

Conclusion

The proposed reconfiguration of 1 lot into 3 lots at 16 Macaranga Crescent, Carseldine represents a logical and appropriate subdivision outcome within the Emerging Community Zone. The development will create two additional residential lots while retaining the existing dwelling on the balance parcel, facilitating the orderly growth of the area and providing additional housing opportunities. The proposal is consistent with the intent of the Brisbane City Plan 2014, the Emerging Community Zone Code and the Bracken Ridge and District Neighbourhood Plan. No significant planning, environmental, infrastructure or amenity impacts have been identified.

Accordingly, the proposal is considered suitable and is respectfully recommended for approval, subject to reasonable and relevant conditions.

Attachment A
Photography



Photo 1: Access easement to the proposed rear lot.



Photo 2: Subject property



Photo 3: Subject property (looking towards Macaranga Cr)

Attachment B
Additional Information and General Searches

The property holding report shows the zone/s, neighbourhood plan/s, overlays and related information that apply to all lots associated with the property holding.

Property Address

16 MACARANGA CRES CARSELDINE 4034

Parcel Details

Full Property Holding:

Lot 4 on SP313747

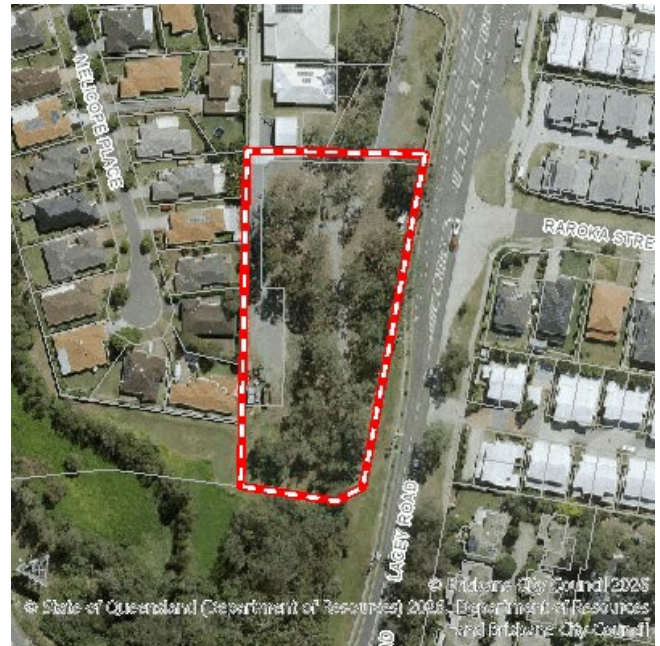
Title Area *: 7,041 m²

Ward: BRACKEN RIDGE

PDF Maps GRID Reference: Map 5

* refer NOTES below

[Open CityPlan.Brisbane.qld.gov.au](https://cityplan.brisbane.qld.gov.au)



Zones

Name

EC Emerging community

Description

The purpose of the Emerging community zone code is to:

- (a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future.
- (b) Manage the timely conversion of non-urban land to urban purposes.
- (c) Prevent or discourage development that is likely to compromise appropriate longer term land use.

Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name

Bracken Ridge and district neighbourhood plan

Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Bracken Ridge and district neighbourhood plan code.

Carlseldine residential precinct - NPP-001

Carlseldine residential precinct - NPP-001 of the Bracken Ridge and district neighbourhood plan.

Overlays

Name

Airport environs overlay

Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Horizontal limitation surface boundary

OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 8-13km

BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category
Biodiversity areas overlay	The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.
High ecological significance strategic sub-category	High ecological significance strategic sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.

Name	Description
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Transport noise corridor overlay	The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from: • State controlled roads (State mapping) • Franchised roads • Local government controlled roads • Railway land (State mapping)
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 1 sub-category Designated State Noise corridor - State controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A)	Queensland Development Code MP4.4 Noise Category 1 sub-category of the Transport noise corridor overlay. Designated State Noise corridor - State-controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A) of the Transport noise corridor overlay.

Name	Description
Designated State Noise corridor - State controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A) of the Transport noise corridor overlay.
Wetlands overlay	The Wetlands overlay deals with wetlands and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 72 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (**this Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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Local Government Authorities



LGA boundary

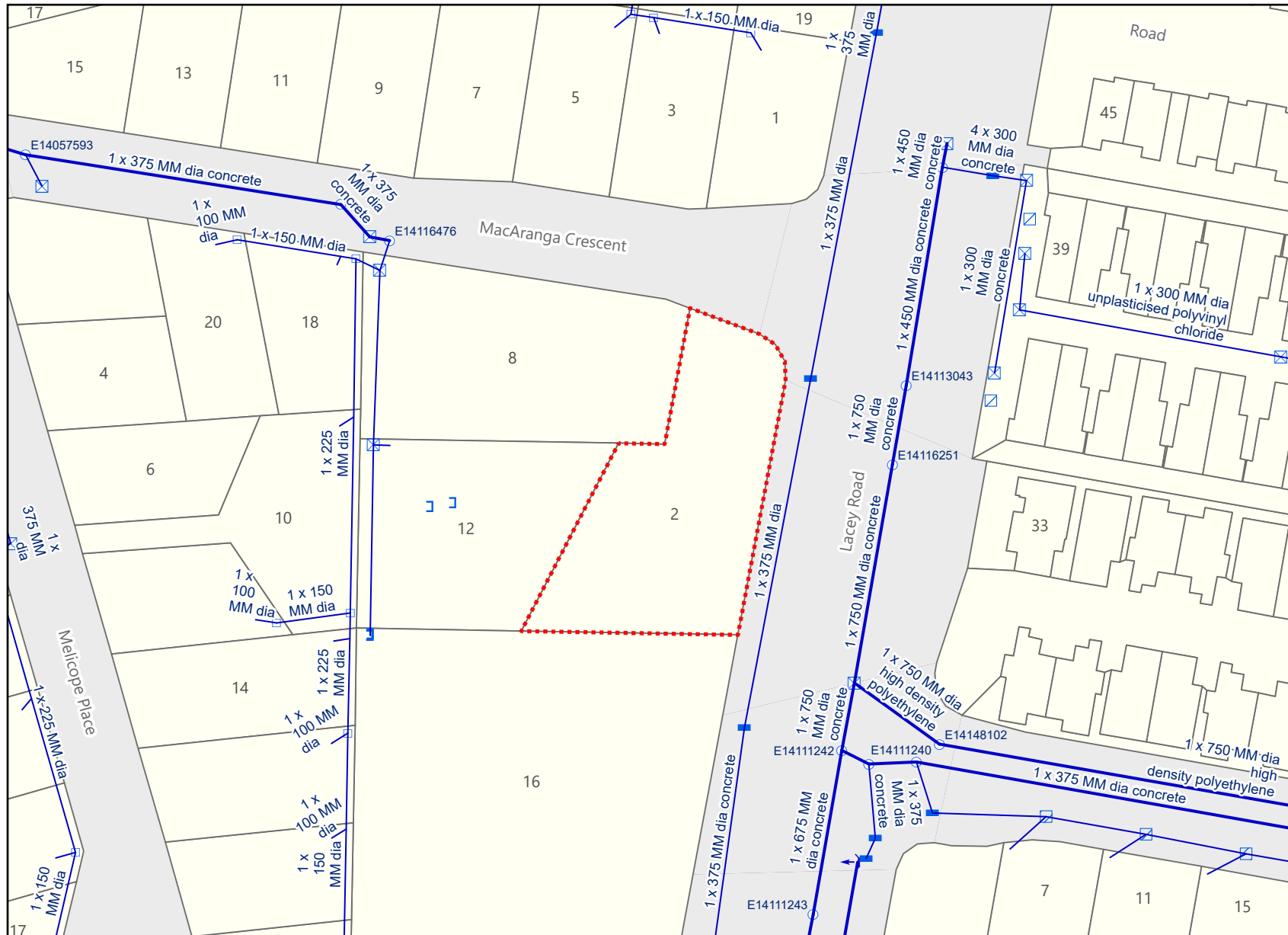
Property boundaries holding



Property Holding



Job # 53615303
Seq # 275663449
Provider: Brisbane City Council
Telephone: (07) 3403 8888



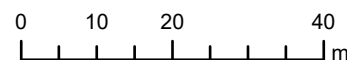
- Legend**
- BYDA Enquiry
 - Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit
 - Stormwater Field Inlet
 - End Cap
 - Pipe End Outlet
 - Stormwater Treatment Asset - Area

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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
06/07/26 (valid for 30 days)

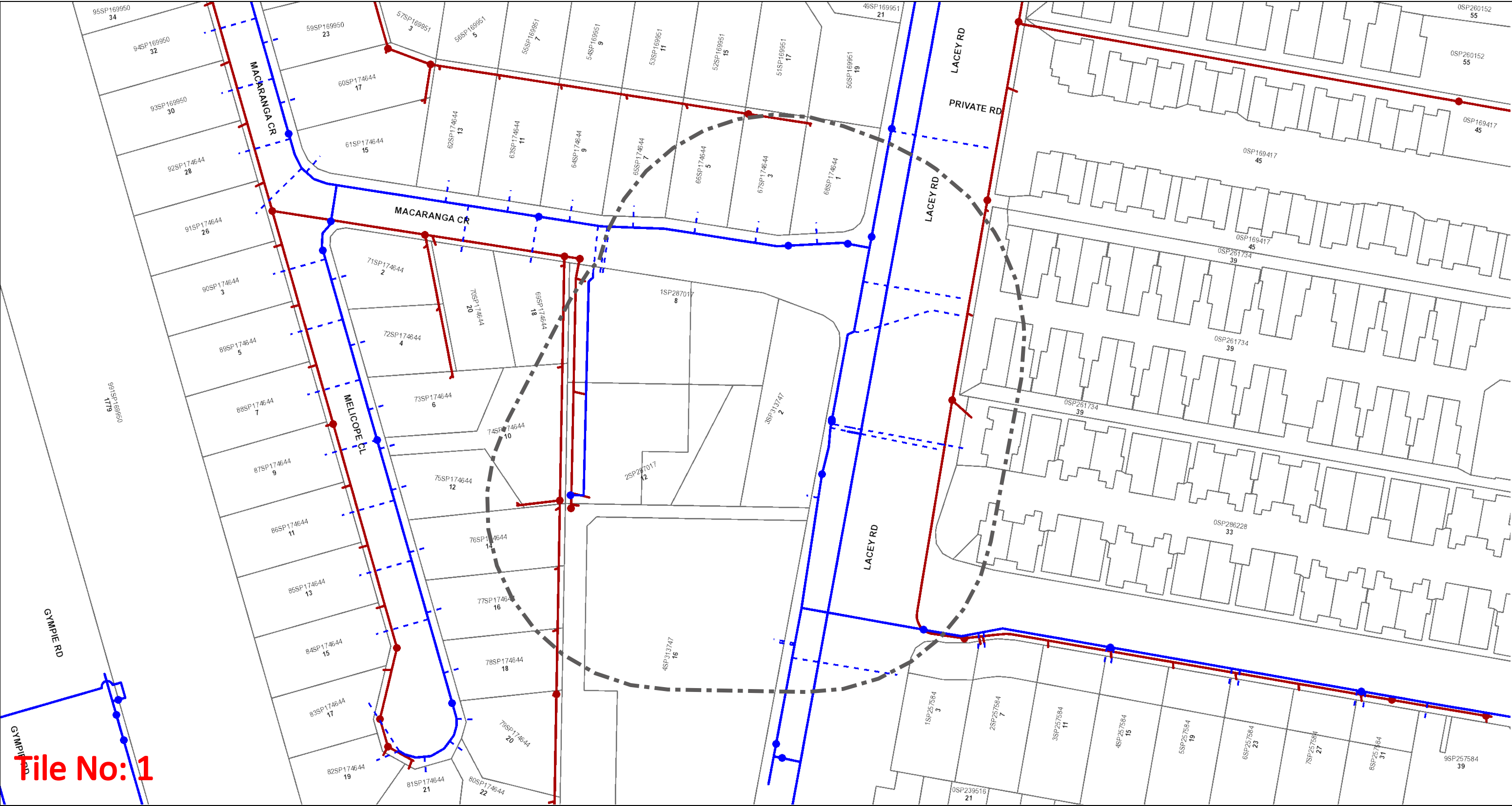


Scale 1:1,000



Plans generated by
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure





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

BYDA Reference No: 275663454

Date BYDA Ref Received: 06/07/2026
Date BYDA Job to Commence: 15/07/2026
Date BYDA Map Produced: 06/07/2026

Map Scale
1:1000

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

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

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This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

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