

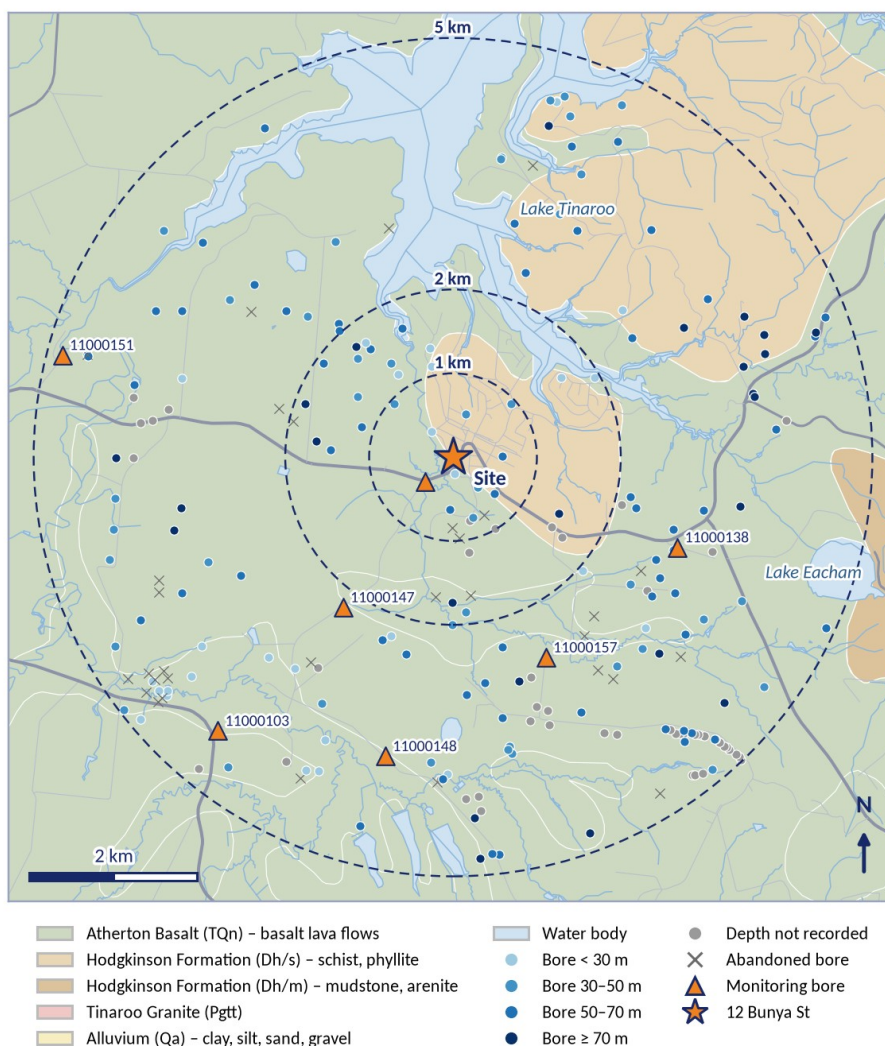
Pre-Purchase Bore Report

12 Bunya Street, Yungaburra QLD 4884

Desktop groundwater review · Lot 23 RP867060 · Tablelands Regional Council

17 October 2026 · Sample report

Property	Lot on plan	Bores reviewed	Report date
12 Bunya St, Yungaburra	Lot 23 RP867060	243 within 5 km	17 October 2026



Registered water bores within 5 km of the property, shown on Queensland Government detailed surface geology. Rings mark 1, 2 and 5 km. Sources: Queensland groundwater database, Geological Survey of Queensland and QSpatial (CC BY 4.0).

Water outlook: Moderate. A household bore looks achievable

Registered bores around the property usually strike water at **34–60 m** deep. Most give **0.5–3 litres per second**, which is enough for a house and garden. The water is usually fresh, but a few nearby bores had hard, mineral-rich water, so test your bore once it's drilled. Details are on the next page.

Sample report. It shows the format and depth of our pre-purchase bore reports, using live public data for a demonstration address.

1. Executive summary

This report reviews the public groundwater records around **12 Bunya Street, Yungaburra QLD 4884** (Lot 23 RP867060, 1,438 m², freehold). We pulled **243 registered bores within 5 km**, read the full Queensland Government bore report for every one, and combined them with the geology map, government water-level monitoring, 137 years of rainfall records and the water rules that apply here. The aim is to give a buyer an early, evidence-based view of what a bore on this block is likely to involve, before they commit.

Water outlook scorecard

Factor	What the records show	Rating
Chance of finding water	19 of the 21 bores within 2 km that have a recorded yield gave 0.5 L/s or more. Failed holes are rarely registered, so this may overstate success.	Good
Likely yield	The median within 2 km is 1.1 L/s, and the middle half sits between 0.6–3 L/s. The five bores in the same rock as the property (Hodgkinson Formation) have a median of 0.6 L/s.	Moderate
Likely depth	Typical bore depths within 2 km are 34–60 m, with a median of 48.5 m. Bores in the same rock as the property are deeper, with a median of 60 m.	Moderate
Depth to water	Standing water levels within 2 km have a median of 14.5 m below ground, and the middle half sits between 8–25 m. That leaves plenty of room for a pump.	Good
Water quality	12 of the 16 bores within 2 km with a salinity record are fresh (EC below 800 µS/cm). Three bores recorded EC of 1,500 µS/cm or more (mineral-rich water), and one monitoring bore had elevated manganese.	Moderate
Rules for a household bore	The property sits in the Atherton Underground Water Management Area (Barron water plan). Taking groundwater for stock or domestic use needs no water licence. Other uses do.	Good

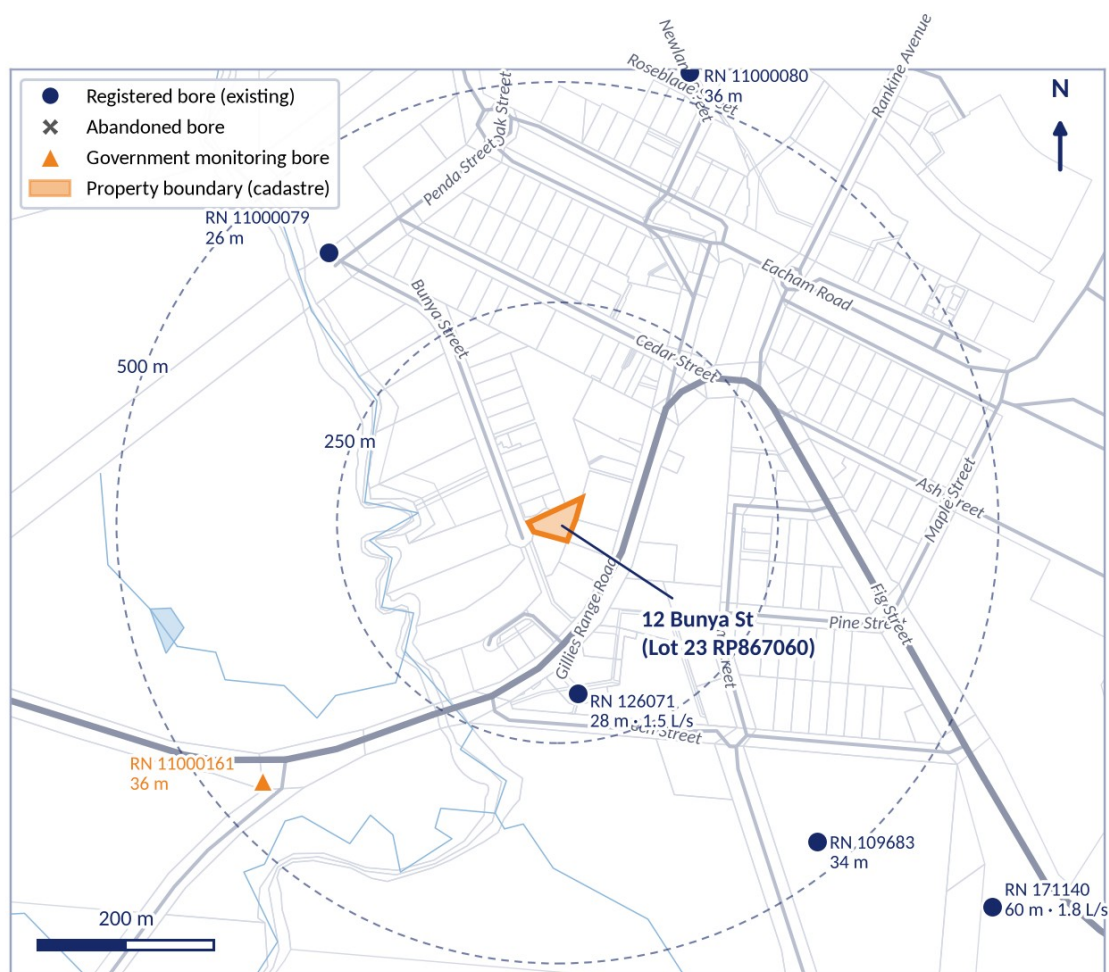
Ratings are our desktop judgement from the registered bore records within 2 km, explained in sections 4 to 10. Good: the records point clearly the right way. Moderate: workable, with some uncertainty. Check: needs closer investigation.

Key findings

- **Plenty of bores nearby.** 16 registered bores lie within 1 km, 42 within 2 km and 243 within 5 km. The nearest, RN 126071, is 195 m south and was drilled in 2002 to 28 m. It gave 1.5 L/s on an air test, from river gravel at 18–28 m.
- **What recent bores found.** The 4 newest bores within 2 km with a recorded yield (drilled 2024–2025) gave 0.5–1.2 L/s at depths of 34–75 m. That's a realistic guide for a household bore here.
- **The rock type matters.** The block is mapped on Hodgkinson Formation (schist and phyllite), where nearby bores gave modest yields. About half the bores in the Atherton Basalt, to the south and west, gave 10 L/s or more. Some bores near the property also passed through basalt or river gravel, so stronger water is possible.
- **Water levels are steady.** The government monitoring bore 445 m away (RN 11000161) has 1,149 readings since 2010. Its water level has stayed between 1.82 and 4.5 m below the measuring point, rising and falling each wet season.
- **Reliable rainfall.** The long-term average is 1,474 mm a year (SILO, 1889–2025), and 69% of it falls from December to March. The last 10 years averaged 1,898 mm, well above the long-term average.
- **Indicative drilling cost: about \$13,800–\$24,300 inc GST, most likely around \$18,500.** This is a guide only, not a quote (see section 11).

2. The property and search area

Address	12 Bunya Street, Yungaburra QLD 4884
Lot on plan	Lot 23 on RP867060 (freehold, 1,438 m ² surveyed area)
Local government	Tablelands Regional Council
Coordinates	17.2726° S, 145.5818° E (address point, GDA)
Water plan	Water Plan (Barron) 2023, subcatchment area C (Upper Barron River)
Groundwater area	Atherton Underground Water Management Area, Yungaburra Zone (trading zone)
Mapped geology at the site	Hodgkinson Formation (Dh/s): schist, phyllite and metasediments, Devonian age
Search radius	Bore table within 2 km; statistics and maps to 5 km



Property boundary (orange) and registered bores within about 600 m, labelled with registration number (RN), total depth and recorded yield. Cadastre, roads and watercourses: QSpatial. Bores: Queensland groundwater database.

The five nearest registered bores

RN	Distance	Depth (m)	What the driller logged	SWL (m)	Yield (L/s)
126071	195 m S	28	Red volcanic soil/ash 0–4 m; clay 4–18 m; gravel/sand 18–28 m	9	1.5
11000079	401 m NW	26	Topsoil 0–5 m; clay 5–21 m; clay/silt 21–24 m; gravel/sand 24–26 m	3.3	–
11000161	445 m SW	36	Red volcanic soil/ash 0–1 m; clay 1–14 m; red volcanic soil/ash 14–33 m; decomposed granite 33–36 m	4	–
109683	467 m SE	34	No strata details recorded (existing works)	–	–
11000080	533 m N	36	Topsoil 0–3 m; clay 3–8 m; clay/silt 8–21 m; clay 21–30 m; gravel/sand 30–36 m	7	–

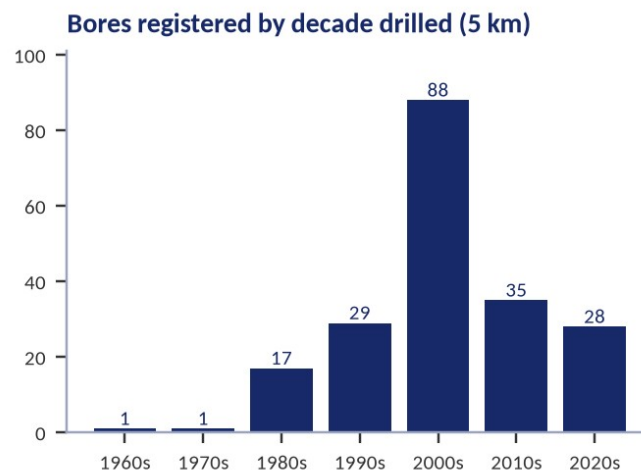
Simplified from the strata logs in each Queensland Government bore report. Neighbouring rock layers of the same type are merged.

3. Registered bores near the property

There are **243 registered bores within 5 km**. Of these, 209 are listed as existing and 31 as abandoned, and 205 are recorded as water supply or domestic bores. Within 2 km there are 42 bores, 36 of them existing. Bores have been drilled here steadily since the 1980s, and 7 of those within 2 km have been drilled since 2020.

Search area	Bores	Existing	Abandoned	With depth	With yield	With water level	With salinity
Within 1 km	16	13	3	14	5	13	9
Within 2 km	42	36	6	37	21	36	16
Within 5 km	243	209	31	192	138	175	69

Not every bore record holds every measurement. Older bores and "existing works" records often have no yield or water quality data.



Bores within 5 km by the decade they were drilled (where a drilled date is recorded).

Every registered bore within 2 km

RN	Distance	Drilled	Status	Depth (m)	Yield (L/s)	SWL (m)	EC (μS/cm)	Water-bearing formation
126071	195 m S	2002	Existing	28	1.5	9	–	–
11000079	401 m NW	1991	Existing	26	–	3.3	66	–

RN	Distance	Drilled	Status	Depth (m)	Yield (L/s)	SWL (m)	EC (μS/cm)	Water-bearing formation
11000161	445 m SW	2010	Existing	36	–	4	680	Peterson Creek Alluvium (monitoring)
109683	467 m SE	–	Existing	34	–	–	–	–
11000080	533 m N	1991	Existing	36	–	7	70	–
157021	590 m E	2012	Existing	66	0.6	26	–	Hodgkinson Formation
78820	628 m S	1993	Existing	53	–	17	–	–
171140	658 m SE	2018	Existing	60	1.8	20	–	Hodgkinson Formation
148138	760 m S	2009	Existing	42	20	9	–	Atherton Basalt
78818	782 m SE	1993	Abandoned	50	–	9	2,850	Atherton Basalt
109086	785 m S	–	Existing	–	–	–	67	–
78817	843 m S	1993	Abandoned	52	–	15	1,825	Atherton Basalt
208892	944 m NW	2024	Existing	34	0.6	14	–	–
11000081	946 m NE	1991	Existing	36	–	8.1	85	–
78819	970 m S	1992	Abandoned	53.3	–	19.8	865	–
109085	991 m SE	–	Existing	–	–	–	230	–
183226	1,111 m N	2018	Existing	25.3	0.02	12.7	–	Hodgkinson Formation (monitoring)
109087	1,151 m S	1992	Existing	–	–	20.6	49	–
109705	1,153 m W	1985	Existing	51.5	3.79	29	–	Atherton Basalt
157960	1,182 m NW	2015	Existing	28	1	14	–	Atherton Basalt
183224	1,335 m N	2018	Existing	24.7	0.01	13	–	Atherton Basalt (monitoring)
209661	1,343 m NW	2024	Existing	39	1.2	32	–	–
171121	1,346 m NW	2015	Existing	37	1	21	–	–
207894	1,425 m SE	2024	Existing	75	0.5	18	–	–
109084	1,442 m SE	–	Existing	–	–	–	–	–
193370	1,465 m W	2021	Existing	60	3	33	258	–
11000082	1,599 m NE	1991	Existing	16	–	2.7	54	–
109083	1,609 m SE	1982	Existing	–	–	–	55	–
109733	1,623 m NW	2003	Existing	57	0.8	24	–	Atherton Basalt
171765	1,638 m NW	1998	Existing	49	0.5	26	–	Atherton Basalt
139240	1,644 m W	2006	Existing	84	2	40	–	Atherton Basalt
78073	1,652 m N	1989	Existing	56.4	–	42	265	Atherton Basalt
126768	1,662 m S	2004	Abandoned	45	12	5	–	Atherton Basalt
126769	1,679 m S	2004	Abandoned	90	18	4	–	Atherton Basalt
148038	1,721 m NW	2009	Existing	24	1.1	8	–	Atherton Basalt
109834	1,737 m S	2005	Existing	72	–	2.5	–	–

RN	Distance	Drilled	Status	Depth (m)	Yield (L/s)	SWL (m)	EC (μS/cm)	Water-bearing formation
171668	1,757 m NW	2017	Existing	78	21	24.2	–	Atherton Basalt
109833	1,851 m S	2005	Existing	48.5	–	2	–	–
193102	1,876 m W	2020	Existing	81	–	62	3,000	–
210713	1,911 m NW	2025	Existing	66	0.5	54	–	–
11000083	1,939 m NE	1991	Existing	15.5	–	3.4	65	–
203091	1,951 m W	2022	Abandoned	24	–	–	–	–

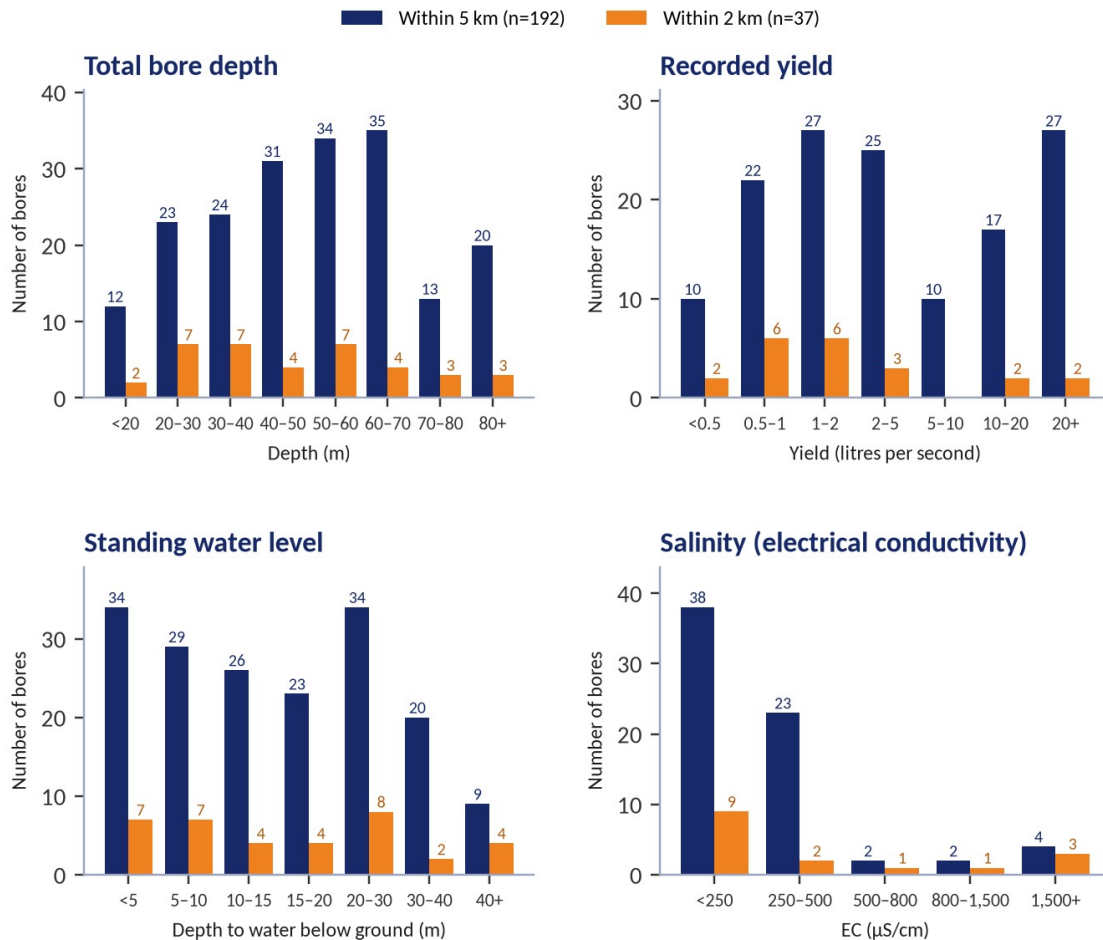
RN: Queensland registered number (look up any bore report with it). Depth: deepest recorded casing, strata or aquifer level. Yield: highest recorded aquifer yield, usually a driller's air test. SWL: shallowest recorded standing water level below ground. EC: median recorded electrical conductivity. "–" means the record has no value.

4. Depth, yield and water level

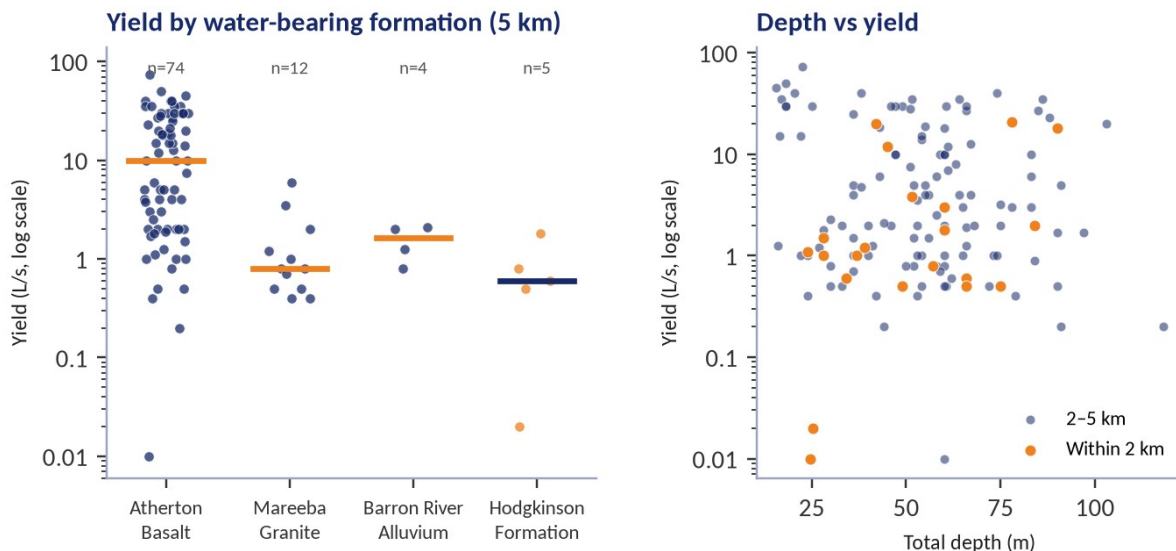
The table below summarises every recorded measurement at three distances. The middle half is the range covering the central 50% of bores, which is a better guide than the extremes.

Measure	Within 1 km	Within 2 km	Within 5 km
Total depth (m)	34–53 (median 39)	34–60 (median 48)	36–64 (median 52)
Yield (L/s)	0.6–1.8 (median 1.5)	0.6–3 (median 1.1)	1–13.7 (median 2.4)
Standing water level (m)	8–17 (median 9)	8–25 (median 14)	6–26 (median 14)
Salinity, EC (μS/cm)	70–865 (median 230)	65–726 (median 158)	111–309 (median 218)
Number of records	14 / 5 / 13 / 9	37 / 21 / 36 / 16	192 / 138 / 175 / 69

Number of records is shown as depth / yield / water level / salinity. Values are middle half (25th–75th percentile), with the median in brackets.



How bores within 5 km (navy) and 2 km (orange) are spread across depth, yield, water level and salinity.



Left: yields by the formation the water came from. Each dot is a bore and the bar is the median. Right: depth against yield. Deeper bores are not reliably stronger, because yield depends on hitting fractured or vesicular rock.

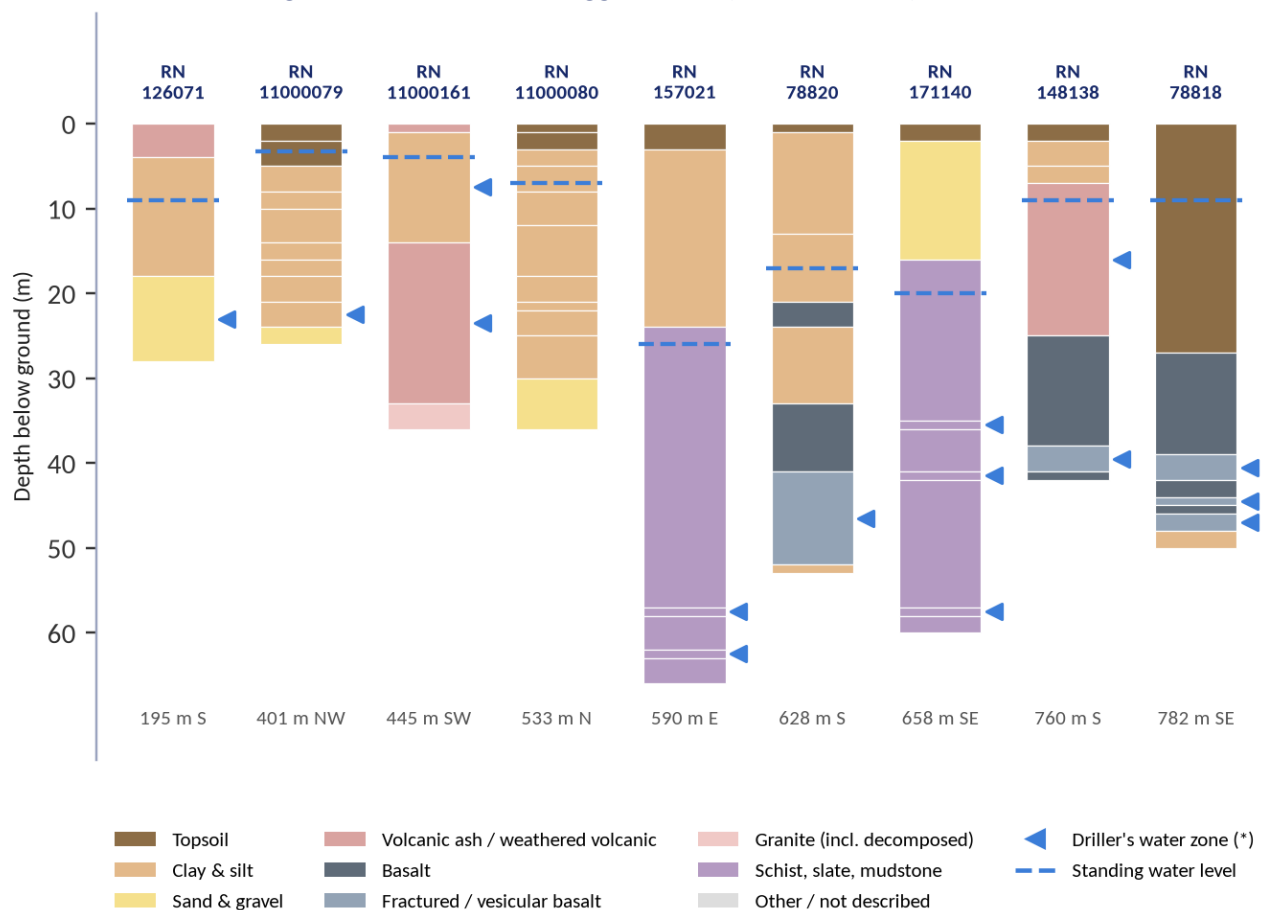
What this means. Most bores near the property reached water at about 34–60 m deep. Yields vary a lot because they depend on whether the hole hits broken (fractured) rock or porous basalt. Bores in the Atherton Basalt within 5 km have a median of 10 L/s, compared with 0.6 L/s in the Hodgkinson Formation and 0.8 L/s in the Mareeba Granite. For planning, assume a modest supply of about 0.5–1.5 L/s and treat anything more as a bonus. Even 0.5 L/s is about 43,000 litres a day, which is plenty for a household with a tank.

5. What lies beneath: geology and bore profile

The Geological Survey of Queensland detailed geology map puts the property on the **Hodgkinson Formation (Dh/s)**: "Phyllitic to schistose argillite and arenite; porphyroblastic muscovite schist and graphitic schist; minor calc-silicates and metabasalt" of Early to Late Devonian age. The younger **Atherton Basalt** lava flows lie just south and west of the township and cover most of the 5 km search area. Driller logs show basalt and volcanic ash under some of the bores closest to the property, so the boundary underground may not match the surface map exactly.

Map unit	Rock description (GSQ)	Age
Hodgkinson Formation (Dh/s): the site	Phyllitic to schistose argillite and arenite; muscovite and graphitic schist; minor calc-silicates and metabasalt	Early-Late Devonian
Hodgkinson Formation (Dh/m)	Mainly dark grey, thin-bedded mudstone; subordinate arenite; minor chert and basalt	Early-Late Devonian
Atherton Basalt (TQn)	Dark grey to black, fine-grained vesicular to massive olivine basalt; minor scoria, basaltic tuff	Late Tertiary-Quaternary
Tinaroo Granite (Pggt)	White to pale grey, medium-grained biotite granite	Early Permian
Alluvium (Qa)	Clay, silt, sand and gravel; flood-plain alluvium	Quaternary

Driller strata logs of the nine nearest logged bores (nearest at left)



Driller strata logs for the nine nearest bores with logs, simplified into rock groups. Arrows mark the zones the drillers flagged as water-bearing, and dashed lines show the recorded standing water level.

Typical bore profile within 2 km

Depth band	Bores logged	Main materials recorded (share of logged metres)
0–5 m	36	Clay & silt 49%; Topsoil 28%; Basalt 14%
5–15 m	36	Clay & silt 44%; Basalt 23%; Fractured / vesicular basalt 12%
15–30 m	36	Basalt 44%; Clay & silt 25%; Fractured / vesicular basalt 12%
30–45 m	27	Basalt 48%; Fractured / vesicular basalt 26%; Clay & silt 12%
45–60 m	19	Basalt 43%; Schist, slate, mudstone 21%; Fractured / vesicular basalt 18%
60–90 m	8	Basalt 58%; Fractured / vesicular basalt 17%; Schist, slate, mudstone 16%

Built from the first strata log of every logged bore within 2 km, grouped by key words in the driller's description. Driller descriptions vary, so treat this as a guide only.

What a driller would expect here: red volcanic soil and clay in the top 5–20 m, sometimes soft and wet. Below that is either basalt with honeycomb (vesicular) or broken zones, or schist and slate of the Hodgkinson Formation with thin broken, water-bearing seams. Soft clay and ash near the surface usually need the bore cased and grouted. The rock below can be hard going and needs the right drilling setup.

6. Aquifer context

An aquifer is a layer of rock or sediment that holds water and lets it flow to a bore. The bore records name these water-bearing formations within 5 km:

Water-bearing formation	Bores	Yield, middle half (median)	Depth, middle half (median)	Water level (median)
Atherton Basalt	87	2–27.8 L/s (10)	40–66 m (53)	14 m
Mareeba Granite	12	0.5–1.4 L/s (0.8)	32–54 m (42)	13.6 m
Hodgkinson Formation	5	0.5–0.8 L/s (0.6)	58–66 m (60)	20 m
Barron River Alluvium	4	1.1–2 L/s (1.6)	26–48 m (37)	17.6 m
Peterson Creek Alluvium	1	–	–	–

Formation as recorded in the aquifer section of each bore report. Many older records don't name a formation and aren't counted here.

- **Atherton Basalt.** This is the main aquifer on this part of the Atherton Tablelands. Water moves through vesicular (honeycomb) layers, broken zones and the contacts between lava flows, which is why yields range from under 1 L/s to over 20 L/s.
- **Hodgkinson Formation.** In these older metamorphic rocks, water sits in fractures and quartz-filled seams. Yields are usually modest, around 0.5–2 L/s, and the depth depends on where the fractures are.
- **Alluvium and river gravels.** Thin creek and river deposits, like the river gravel in RN 126071, can give useful shallow water. They respond more quickly to dry spells.
- **Granite.** Weathered and decomposed granite under some nearby bores holds small amounts of water at the base of the weathered zone.

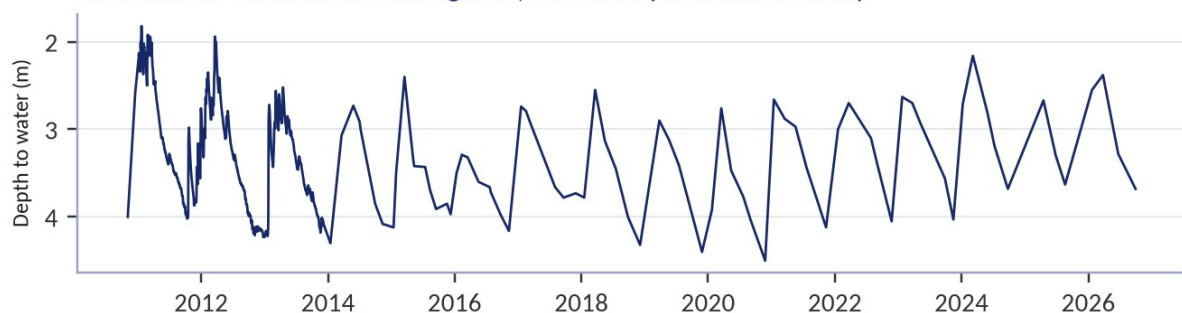
7. Water levels over time

The Queensland Government monitors groundwater levels in 7 bores within 5 km. The nearest, **RN 11000161, is 445 m south-west** of the property and is screened at 10–16 m. It has **1,149 readings** from 4 November 2010 to 30 September 2026. Over that time the water level has stayed between **1.82 m and 4.5 m** below the measuring point, rising each wet season and falling through the dry. The latest reading was 3.68 m. A straight-line trend through the whole record shows a slight fall of about 5 mm a year, which is small next to the seasonal swing.

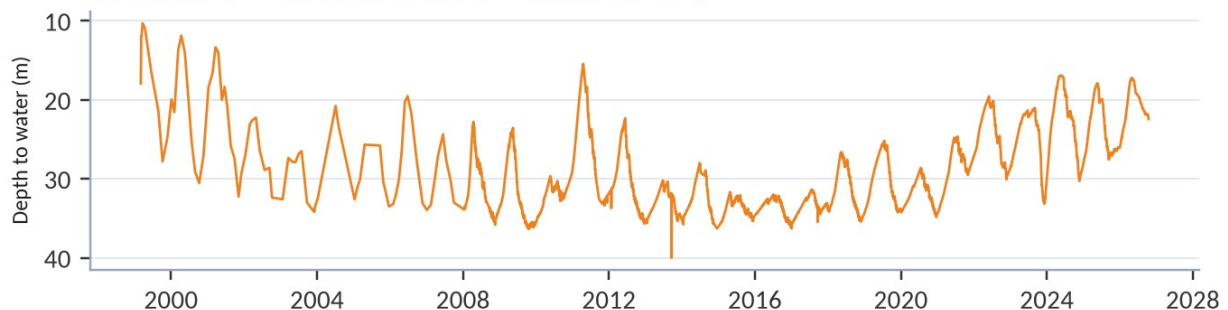
Monitoring bore	Distance	Record	Readings	Range (m)	Latest (m)	Long-term trend
11000161	445 m SW	2010–2026	1,149	1.8–4.5	3.68 (30/09/2026)	Falling ~5 mm/yr
11000147	2,220 m SW	2007–2026	6,944	1.4–6.6	5.63 (15/10/2026)	Steady
11000157	2,632 m SE	2010–2026	3,901	4.3–20	12.22 (15/10/2026)	Falling ~11 mm/yr
11000138	2,883 m E	1999–2026	6,859	10.3–40	22.43 (15/10/2026)	Rising ~41 mm/yr
11000148	3,657 m S	2007–2026	6,986	19.9–22.3	21.6 (15/10/2026)	Steady
11000103	4,304 m SW	1993–2026	1,919	1.1–4.3	3.66 (30/09/2026)	Steady
11000151	4,817 m W	2008–2026	1,615	7.3–10.7	9.94 (29/09/2026)	Falling ~3 mm/yr

Depths are below the measuring point (usually the top of the casing). The trend is a straight-line fit through each bore's full record. All readings are included whatever their quality code.

RN 11000161 – nearest monitoring bore, 445 m SW (screened 10–16 m)



RN 11000138 – longest record within 3 km, 2.9 km away



Depth to water below the measuring point, from the Queensland groundwater database. The lower chart shows a deeper bore 2.9 km east, where levels swing much more with wet and dry periods. It is shown for context only.

8. Water quality

Salinity is measured as electrical conductivity (EC). Within 2 km, 16 bores have an EC record, with a median of **158 $\mu\text{S}/\text{cm}$** . That's very fresh water, and 12 of the 16 are below 800 $\mu\text{S}/\text{cm}$. 14 bores within 2 km (and 51 within 5 km) have a laboratory analysis. The table below compares them with the Australian Drinking Water Guidelines.

Parameter (2 km)	Bores	Range	Median	Guideline (ADWG)	Bores outside the guideline
Total dissolved solids (mg/L)	14	36–1,973	59	Aesthetic (taste) – good below 600	RN 78817 (1,173), RN 78818 (1,973), RN 78819 (640)
pH	14	5.7–8.7	6.5	Aesthetic 6.5–8.5	RN 78819 (8.7), RN 109086 (6.3), RN 11000079 (6.0), RN 11000080 (5.8) + more

Parameter (2 km)	Bores	Range	Median	Guideline (ADWG)	Bores outside the guideline
Hardness as CaCO ₃ (mg/L)	14	8–2,013	18	Aesthetic – scaling above 200	RN 78817 (996), RN 78818 (2,013), RN 78819 (544), RN 11000161 (290)
Sodium (mg/L)	14	3.6–52.5	8.9	Aesthetic (taste) 180	None
Chloride (mg/L)	14	6.2–70.0	8.1	Aesthetic (taste) 250	None
Iron (mg/L)	13	0.00–0.01	0.00	Aesthetic (staining) 0.3	None
Manganese (mg/L)	14	0.00–0.53	0.01	Health 0.5 · aesthetic 0.1	RN 11000161 (0.53)
Nitrate (mg/L)	14	0.0–9.1	1.3	Health 50	None
Fluoride (mg/L)	14	0.00–0.12	0.01	Health 1.5	None
Sulfate (mg/L)	14	0.0–2.0	0.0	Aesthetic 250 · health 500	None

Per-bore median of all lab analyses on record. ADWG: Australian Drinking Water Guidelines (NHMRC). Aesthetic values relate to taste, staining and scaling. Health values relate to safety. Most analyses are from the 1990s, so they show the type of water rather than its current condition.

Records worth knowing about

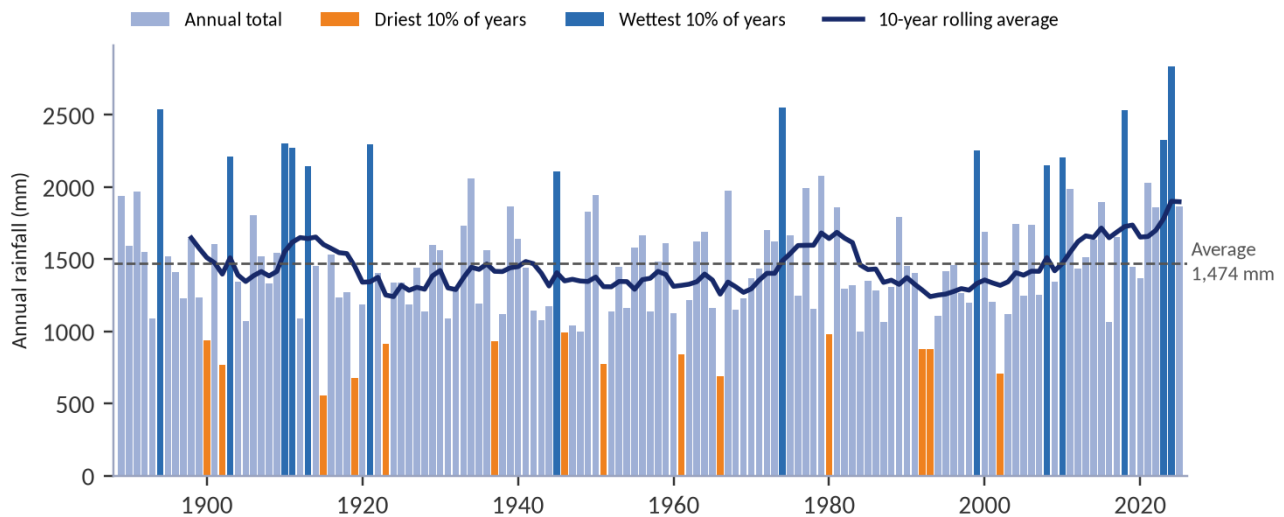
- **Hard, mineral-rich water south of the property.** Three bores drilled in 1992–1993, 0.8–1.0 km south (RN 78817, 78818, 78819), had median total dissolved solids of about 640–1,970 mg/L and median hardness of about 540–2,010 mg/L. The minerals were mainly magnesium and bicarbonate, not salt. Two of these bores are now listed as abandoned. RN 78817 also notes "3 failed test holes".
- **Manganese at the nearest monitoring bore.** RN 11000161 (445 m, shallow alluvium) recorded manganese of 0.42–0.65 mg/L between 2011 and 2024. That is around the health guideline of 0.5 mg/L. It also recorded hardness of about 260–290 mg/L.
- **An over-range reading 1.9 km west.** The driller of RN 193102 (2020, 81 m) recorded EC of 3,000 µS/cm, noted as "over potable range".
- **Slightly acidic water.** Several shallow investigation bores recorded a pH of 5.7–6.3, below the aesthetic range. That can be corrosive to fittings.
- **Otherwise good water.** Iron, nitrate, fluoride, chloride, sodium and sulfate were all within guidelines in every analysis within 2 km.

Our advice on quality

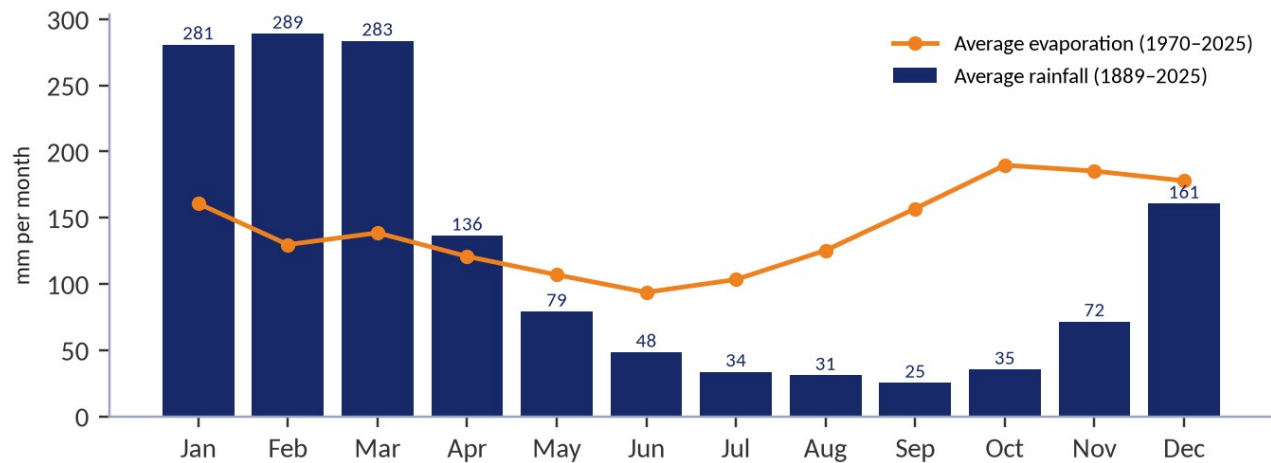
- Have the new bore tested as part of the drilling job. Our standard price includes a water quality test.
- If the water is for drinking, also test for manganese, hardness, pH and bacteria, and get treatment advice if needed.
- For irrigation, an EC below about 800 µS/cm suits most garden plants.

9. Rainfall and climate

Rainfall refills the aquifers. From SILO's long-term record for this location (1889–2025), Yungaburra averages **1,474 mm a year** (median 1,419 mm). Annual totals have ranged from 554 mm in 1915 to 2,838 mm in 2024. In one year in ten, rainfall is below 998 mm, and in one year in ten it is above 2,093 mm. The last 10 years (2016–2025) averaged 1,898 mm, and 2025 had 1,868 mm. In the 12 months to September 2026, 2,086 mm fell.



Annual rainfall, 1889–2025 (SILO Data Drill, grid point 17.27° S 145.58° E). The line is the 10-year rolling average.



Average monthly rainfall and evaporation. December to March brings 69% of the year's rain, and from June to October evaporation is far higher than rainfall. Water levels follow this pattern, peaking around March and dropping to their lowest late in the year.

Climate statistic (SILO)	Value
Mean annual rainfall (1889–2025)	1,474 mm
Wettest month on average	February (289 mm)
Driest month on average	September (25 mm)
Mean annual evaporation (1970–2025)	1,689 mm
Average daily maximum, hottest and coolest months (1957–2025)	29.2 °C (Dec–Jan) and 21.6 °C (July)

10. Water rules and permits for this location

Water plan	Water Plan (Barron) 2023
Groundwater management area	Atherton Underground Water Management Area
Groundwater trading zone	Yungaburra Zone (unsupplemented groundwater)
Surface water	Barron Water Management Area, Peterson Creek Zone, subcatchment area C (Upper Barron River)
Department contact	Mareeba business centre, 13 QGOV (13 74 68)

- **Household and stock use: no water licence needed.** Under section 28 of the Water Plan (Barron) 2023, groundwater in the Atherton Underground Water Management Area may be taken for stock or domestic purposes without a water licence.
- **Other uses need an authorisation.** Taking groundwater for irrigation, business or commercial use needs a water licence or water permit. The other route is the limited prescribed-activity allowance in section 27(b), which is capped at 20 ML a year across subcatchment areas C and H. Under section 65, the department must not accept new applications for water licences in this management area, so water for other uses usually has to come through existing licences and trading.
- **Bore construction and registration.** Water bores in Queensland must be drilled by a licensed water bore driller, who reports the bore to the department so it is registered. Our standard price includes registration.
- **Other approvals.** Check council requirements and any covenants or easements on the title. Keep the bore well away from septic systems and effluent areas, and from underground services.
- **Rules change.** The Barron water management protocol was amended in December 2025 and March 2026. Check the current rules with the department before buying if you plan to use water for anything other than the house and garden.

Sources: Queensland Government water management spatial layers (identified at the address point on 17 October 2026), Water Plan (Barron) 2023 sections 27, 28 and 65, and the Business Queensland Barron water plan area page. This is a summary for orientation only and is not legal advice.

11. Indicative drilling cost (guide only, not a quote)

This range uses Ingham Drilling's standard rates for a domestic bore, PVC-cased at about 125 mm. The three depths come from the bores within 2 km: the 25th percentile (34 m), the median (48.5 m, rounded to 49 m) and the 75th percentile (60 m).

Item	Low	Likely	High
Rig setup and pack-up on site	\$1,500.00	\$1,500.00	\$1,500.00
Drill and case, 125 mm PVC, \$285.00 per metre	\$9,690.00 (34 m)	\$13,965.00 (49 m)	\$17,100.00 (60 m)
Environmental protection	\$750.00	\$750.00	\$750.00
Water quality test	\$125.00	\$125.00	\$125.00
Bore registration with the department	\$500.00	\$500.00	\$500.00
Surface casing, loose ground, \$350.00 per metre	-	-	\$2,100.00 (6 m)
Subtotal (ex GST)	\$12,565.00	\$16,840.00	\$22,075.00
GST (10%)	\$1,256.50	\$1,684.00	\$2,207.50
Total (inc GST)	\$13,821.50	\$18,524.00	\$24,282.50

Rates are from the Ingham Drilling Bore Pricing Guide (October 2026). Not included: travel to the Tablelands (if it applies), extra development, standby, access problems, a pump and its installation, and any extra depth or failed holes. The actual depth is set by the driller on the day, and the final price is set by a written quote after a site check.

Budget guide

Allow about **\$13,821.50 to \$24,282.50 inc GST** for a standard domestic bore, most likely about **\$18,524.00**. A pump, plumbing and power to the bore are extra. This is an estimate to help with budgeting. It is not a quote.

12. Recommendations and next steps

1	Plan around a modest supply Plan around about 0.5–1.5 L/s from 34–60 m. Anything more is a bonus. Pair the bore with tank storage so the pump can run steadily.
2	Check the site for a drilling rig The rig needs a flat, clear area about 15 m by 7 m with truck access. It must be at least 5 m from overhead power lines and well away from any septic system or effluent area. On a 1,438 m ² block, choose the spot early.
3	Check the title and council rules Look for easements, covenants and services on the title and plans, and check any council requirements for the lot.
4	Get a site-specific quote Ask us for a written quote. We confirm access, the bore size and the target depth, and can add a site visit if you want a driller's view before you buy.
5	Test the water once drilled Our standard price includes a water quality test. If the water is for drinking, add manganese, hardness, pH and bacteria to the test.
6	Need water for more than the house? Water for irrigation or business needs an authorisation, and new licences aren't available in this area. Talk to the department before you commit.

Questions about this report or a bore for this property?

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13. Glossary

Term	Meaning
Aquifer	A layer of rock or sediment that holds water and lets it flow to a bore.
Bore report / RN	The Queensland Government record for a registered bore, identified by its registered number (RN).
Casing and screen	PVC pipe that lines the bore. The slotted section, called the screen, lets water in while holding back the surrounding ground.
Standing water level (SWL)	The depth to water below ground when the bore is not being pumped.
Yield	The rate a bore produces water, in litres per second (L/s). 1 L/s is 3,600 L per hour or 86,400 L per day. Most yields here are drillers' air-lift tests, not long pump tests.
EC (µS/cm)	Electrical conductivity, a quick measure of salinity. Below 800 is fresh. 1,500 and above can taste salty or mineral-rich.
TDS (mg/L)	Total dissolved solids. The drinking-water guideline for good taste is below 600 mg/L.
Hardness	Calcium and magnesium in the water. Above about 200 mg/L, it leaves scale in kettles, pipes and hot water systems.
Vesicular basalt	Basalt with gas bubbles (honeycomb) that can store and pass water well.
Hodgkinson Formation	Old (Devonian) schist, phyllite and slate. Water is held in fractures.
Monitoring bore	A government bore used to measure groundwater levels and quality over time.

Term	Meaning
Middle half / median	The middle half is the range covering the central 50% of values. The median is the middle value.
UWMA	Underground water management area, the area where a water plan's groundwater rules apply.

14. Data sources and attribution

Data	Source and date accessed	Licence
Registered bores and bore reports (casing, strata, aquifers, water analyses, water levels) for all 243 bores within 5 km	Queensland Government, groundwater database (GWDB) bore reports via resources.information.qld.gov.au; registered water bores layer (GroundAndSurfaceWaterMonitoring MapServer layer 1). Accessed 17 October 2026.	CC BY 4.0
Groundwater level monitoring records (7 bores)	Queensland Government, groundwater database water level data (GroundAndSurfaceWaterMonitoring layer 3). Accessed 17 October 2026.	CC BY 4.0
Address, lot on plan and cadastre	Queensland Government, QSpatial Land Parcel Property Framework (addresses, cadastral parcels).	CC BY 4.0
Detailed surface geology	Geological Survey of Queensland, GeologyDetailed MapServer (1:100,000 detailed surface geology).	CC BY 4.0
Water plan and management areas	Queensland Government, WaterManagement MapServer; Water Plan (Barron) 2023 (legislation.qld.gov.au); Business Queensland Barron water plan area page.	CC BY 4.0
Roads, watercourses and lakes	Queensland Government, QSpatial RoadsAndTracks and WaterCoursesAndBodies.	CC BY 4.0
Rainfall, evaporation and temperature	SILO Data Drill (Queensland Government) for 17.27° S 145.58° E, extracted 17 October 2026. We changed the data by summing it to annual totals and averaging it by month.	CC BY 4.0
Drinking water guideline values	NHMRC and NRMCC, Australian Drinking Water Guidelines 6 (2011, as updated).	Reference
Drilling rates	Ingham Drilling Bore Pricing Guide (October 2026).	Ingham Drilling

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15. Important information

This is a desktop review. It is based only on publicly available records of registered bores, government mapping and climate data. No one has visited the site, drilled, tested or inspected it for this report.

No guarantee of water. Groundwater varies over short distances, especially in fractured rock. Nearby records do not guarantee that water will be found on this property, or how much there will be, how deep it will be or its quality. Unsuccessful bores are often not registered, so the records may show more success than there really was.

Data limitations. Government bore records come from many drillers and agencies over decades. They can be incomplete, approximate or wrong. We have reported them as recorded and have not independently verified them.

Not professional advice. This report is not engineering, hydrogeological, legal, planning or financial advice. Get advice from the right professionals before relying on it for a purchase or investment decision.

Cost estimates. The drilling cost range is a guide based on our standard rates and nearby bore depths. It is not a quote or an offer. Prices depend on site access, ground conditions, final depth and scope, and are confirmed only in a written quote.

Water rules. Water rules and approvals can change, and they depend on how the water will be used. Confirm them with the Department and council before buying.