

Form 2 Seller Disclosure Pack





Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **LEANNE ESTHER PAINTER PERSONAL REPRESENTATIVE UNDER INSTRUMENT 724038976,
DONNA MARGARET WARD PERSONAL REPRESENTATIVE UNDER INSTRUMENT 724038976**

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

15 KONONDA CT, MOOLOOLABA QLD 4557

Lot on plan description

130/RP138548

Community titles scheme
or BUGTA scheme:

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

Yes

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

No

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/> » the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/> » whether the lease has an option to renew: <input style="width: 150px; height: 20px;" 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>1. NBN Co QLD - BYDA Map Seq#268213606 - Buried Cable 2. Telstra QLD South East - BYDA Map Seq#268213608 - Buried Cable 3. Unitywater North - BYDA Map Seq#268213607 - Sewer Maintenance Hole, Reticulation Main, Water Service</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input style="width: 100px;" type="text"/></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;">Low Density Residential Zone</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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <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.

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

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>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	
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If No— 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
<p>Statutory Warranties</p>	<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>	<input type="checkbox"/> Yes	
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No— 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

Signatures – SELLER

Signed by:

3FCAE24422AF4BD...

Signature of seller

**LEANNE ESTHER PAINTER PERSONAL
REPRESENTATIVE UNDER INSTRUMENT
724038976**

Name of Seller

19-02-2026

Date

Signed by:

0E386D09FD9C41D

Signature of seller

**DONNA MARGARET WARD PERSONAL
REPRESENTATIVE UNDER INSTRUMENT
724038976**

Name of Seller

19-02-2026

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

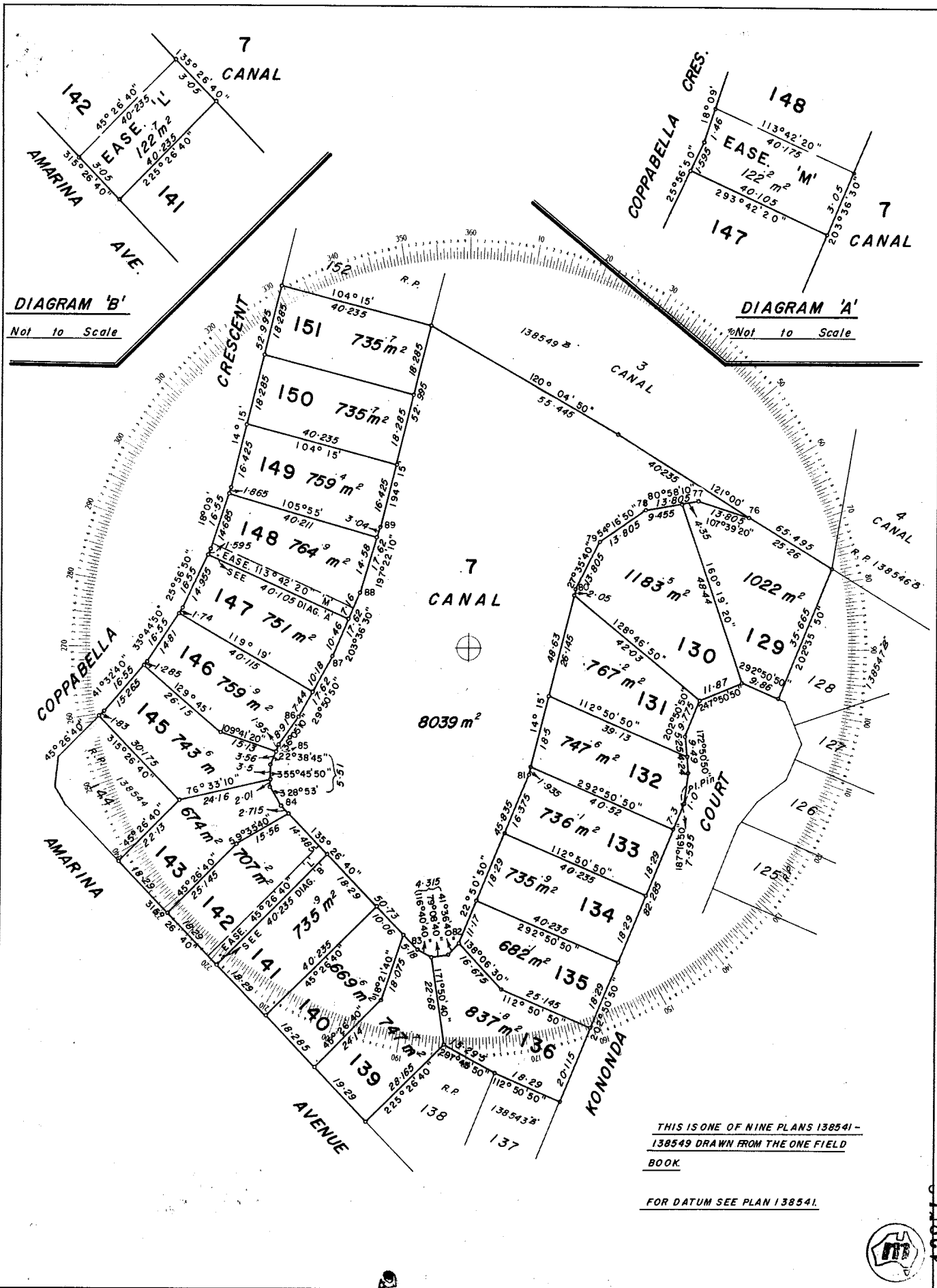
This plan MUST NOT BE FOLDED but may be rolled.

138548

Drawing of Plan must be restricted to the space inside the blue lines

138548

T.M. Alexander - Macintosh Sh.



138548

138548

THIS IS ONE OF NINE PLANS 138541-138549 DRAWN FROM THE ONE FIELD BOOK.
FOR DATUM SEE PLAN 138541.



Lots 7, 129-136, 139-143, 145-151 and Easements 'L' & 'M' in Lots 142 and 148
 Cancelling Part of Lot 1 on R.P. 132167
 Origin Portion 326
 Origin Grant Vol. 4435 Fol. 77
 Town of _____ Parish of Maaloolah, County of Canning
 Surveyed by W.J. Freeman 7/12/1973
 DIMENSIONS IN METRES
 SCALE 1:800 chains to an inch
 138548
 REGISTERED PLAN
 CISP
 5143-X-C-104

No 26249

William John Freeman of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

W.J. Freeman
Authorised Surveyor

Made and Signed at Brisbane this 10th day of December 1973 before me.

Signature of Registrar of Titles or of a Magistrate

- FOR SURVEYOR'S USE ONLY -
SURVEY OF Lots 7, 129-136, 139-143, 145-151 and Easements 'L' & 'M' in Lots 142 & 148

County of Canning Parish of Mooloolah

Town of To the Depth of
Cancelling Part of Lot 1 on R.P. 132167B

Orig. Grant Vol. 4435 Fol. 77 Orig. Portion 32.6

The Council of the SHIRE of MAROOCHY certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1973 and all By-Laws have been complied with and approves this Plan of Subdivision subject to

EASEMENTS L AND M BEING GRANTED TO THE COMMISSION FOR DRAINAGE PURPOSES

Dated this 5th day of November 1973

Chairman or Mayor
Town or Shire Clerk

- FOR OFFICE USE ONLY -

Previous Title CT 867-201 Lot 1 132167B
E672887 Easement Over RAAME (Ess. L&M) to Maroochy Shire Inc
TP Crown E 803110 Lot 7
Lot 141 sec. 1.5. 24194 (KH)

Executive Council Minute No. 1902 dated 17th May, 1973, approved that final approval be granted to Tweed Valley Pastoral Co. Pty. Ltd. for the construction of canals at Section C of Bundilla Lakes No. 1.

Clerk of the Executive Council
3/11/74

I/We TWEED VALLEY PASTORAL COMPANY PTY. LTD. as proprietor/s

of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use. TWEED VALLEY PASTORAL COMPANY PTY. LTD. by its duly constituted attorney NORMAN LESLIE SAVAGE;

Signature of Proprietor/s
N.L. Savage

For Additional Plan & Document Holdings Refer to CISP

New C.T. Ker.

(Re) Sub.	Vol.	Sl.
129	5265	231
130		232
131		233
132		234
133		235
134		236
135		237
136		238
137		239
138		240
139		241
140		242
141		243
142		244
143		245
144		246
145		247
146		248
147		249
148		250
149		251

New C.T. Ker.

(Re) Sub.	Vol.	Sl.
150	5265	249
151		250

25-00' x 20' except lot 7
24-00' x 20' NEW TITLES
3-00' Vol.
3-00'
14 7-00' MT
13 2-00' PL
204-00' \$
77-00' g

9/11/73

3376

Approved by the Council of the Shire of Maroochy on 20/11/73
Council, Maroochy Shire Inc. implementing
resolution to the Council of Lot 7 should be changed

Calc. Bk. No. 200/92
Examined: G.P. [unclear]
Passed: [unclear]
Charted: [unclear]
Located: [unclear]
Mooloolah SH.

Particulars entered in Register Book
Vol. 4867 Folio 201
the day of 19 at
9 SEP 1974
REGISTRAR OF TITLES

Lodged by: Tweed Valley Pastoral Company Pty. Ltd.,
6 Queen Street,
BRISBANE 4000

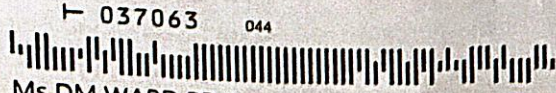
RECEIVED
REG. OF TITLES
Dec 27 2 48 PM '73

Rate notice

Customer enquiries: T 07 5475 7542 E rates@sunshinecoast.qld.gov.au



ABN 37 876 973 913



Ms DM WARD PR &
Ms LE PAINTER PR

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026
Property no. 762
Valuation \$1,700,000
Payment reference no. 7624
Due date for payment 20 February 2026

Amount payable **\$2,344.26**

Property location: 15 Kononda Ct MOOLOOLABA QLD 4557

Property description: Lot 130 RP 138548

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 12	0.50 x	Minimum Rate = \$96.00 x .5 =	1,871.00 24.00
Garden Organics Bin - 240 Litre	1 x	\$501.00 x .5 =	250.50
Waste Bin - 240 Litre	1 x	\$20.00 x .5 =	10.00
Arts and Heritage Levy	1 x	\$82.00 x .5 =	41.00
Environment Levy	1 x	\$43.92 x .5 =	21.96
Transport Levy	1 x		
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
TOTAL:			\$2,344.26

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.

Easy ways to pay:



Biller Code: 18259
Ref: 7624

Mobile & Internet Banking – BPAY®
Make this payment from your cheque, savings, debit, credit card or transaction account.



Post Billpay

Pay in store at Australia Post, or online at auspost.com.au/postbillpay



*214 7624



Phone

Call 13 18 16 and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 7624



Internet

Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 7624
MasterCard and Visa



Unitywater

Serving you today,
investing in tomorrow.



WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	762
Payment reference	0000 0076 25
Property 15 Kononda Ct, MOOLOOLABA, QLD	

Bill number	7127931201
Billing period	30 Jul 2025
94 days	to 31 Oct 2025
Issue date	5 Nov 2025
Approximate date of next meter reading	29 Jan 2026

Your account activity

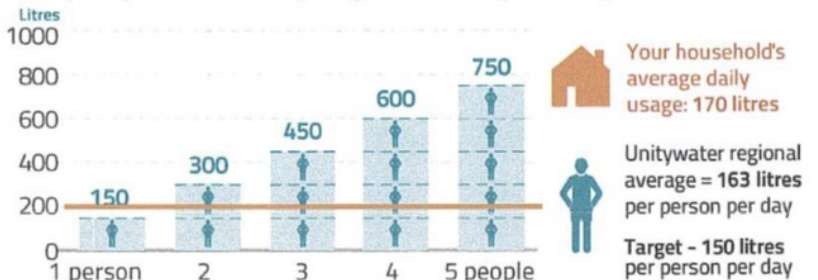
Your last bill	Payments/adjustments	Balance	New charges	Total due	\$351.38
\$285.10	\$285.10	\$0.00	\$351.38	Due date	5 Dec 2025

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



What does *your water* bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over

BPAY®
Billin Code: 130393
Ref: 0000 0076 25
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au

Direct Debit
 Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
 Find out more at unitywater.com/smoothpay

UNITYWATER BYDA MAP

Sequence Number: 268213607

Job Number: 52368559

Printed On: 13/02/2026

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

	Extent of Unitywater Area		Sewer Gravity Main
	Water Pump Station		Trunk Main
	Water Service		Reticulation Main
	Water Valve		Overflow Main
	Water Pipe (Abandoned)		Sewer Pipe (Abandoned)
	Water Hydrant		Sewer Pressure Main
	Water Fitting		Pressure Sewer
	Water Main		Rising Main
	Trunk Main		Vacuum Main
	Reticulation Main		Pressure Sewer Service
	Sewer Pump Station		Sewer Service
	Sewer Maintenance Hole		Recycled Water
	Sewer Valve		Recycled Water Valve
	Sewer Fitting		Recycled Water Hydrant
			Recycled Water Fitting
			Recycled Water Pipe (Abandoned)
			Recycled Water Main

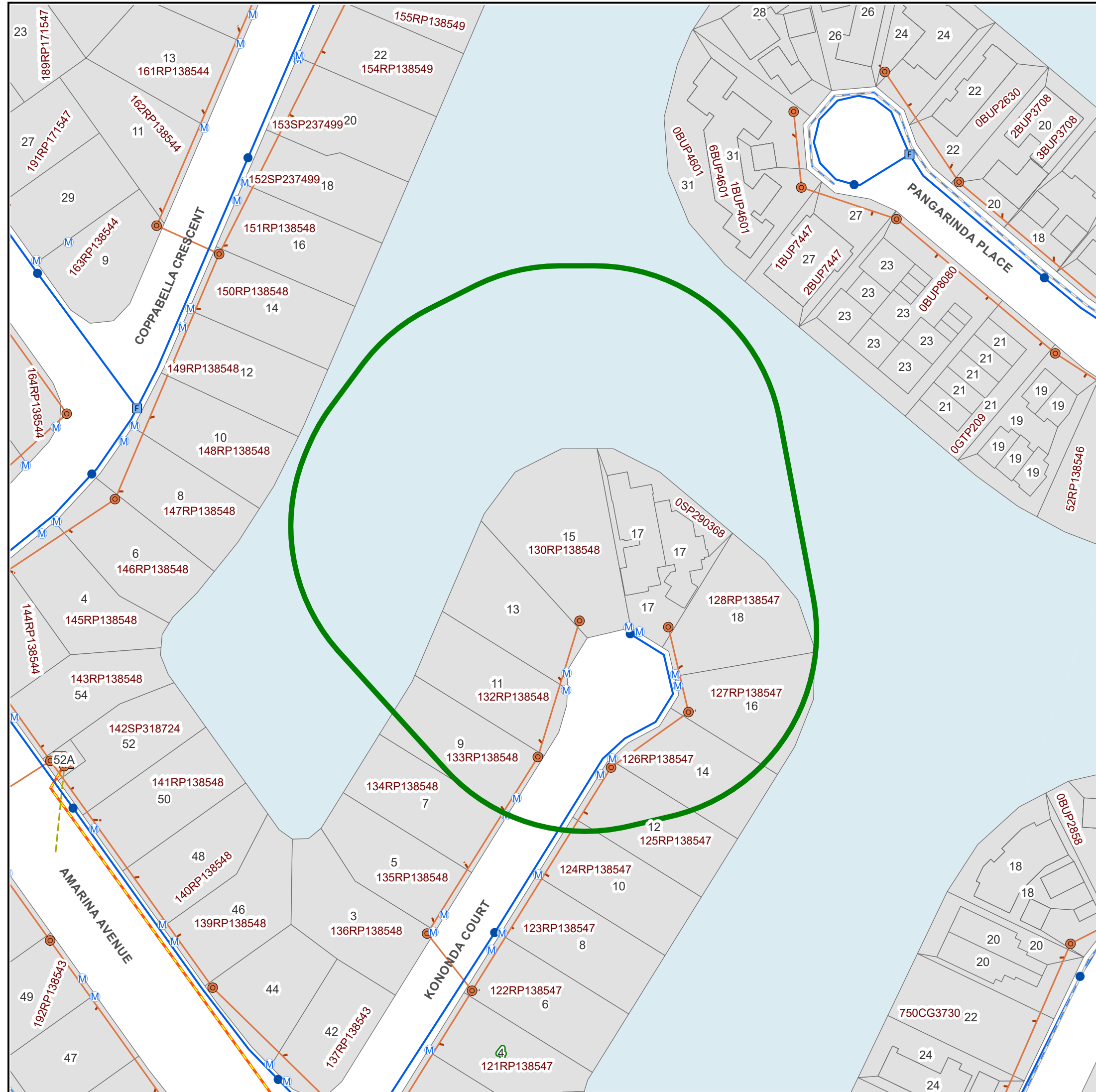
Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



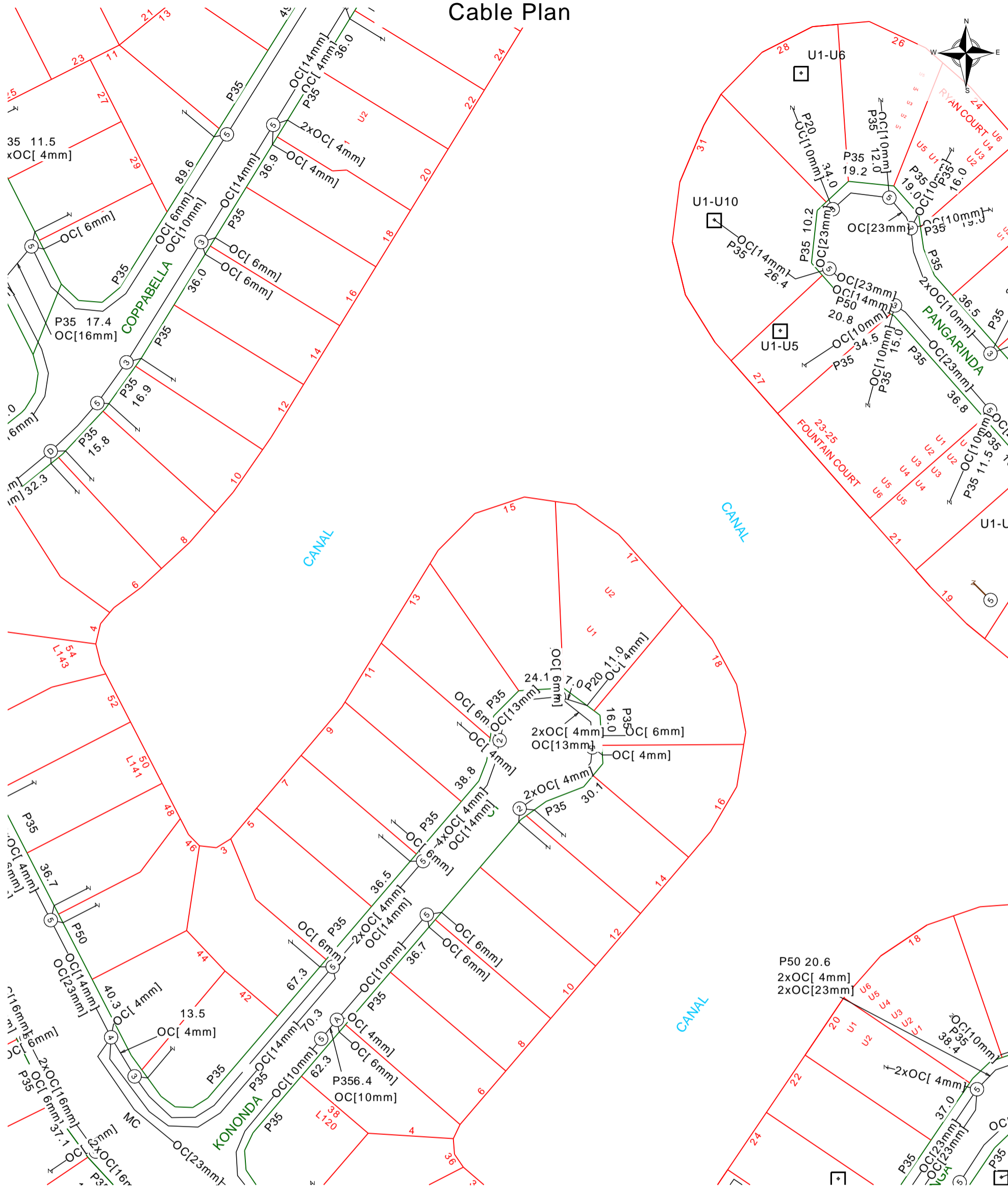
Before You Dig Australia
PO Box 953
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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Cable Plan



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

Sequence Number: 268213608

**CAUTION: Critical Network Route in plot area.
 DO NOT PROCEED with any excavation prior to
 seeking advice from InfraCo Plan Services on :
 1800 653 935**

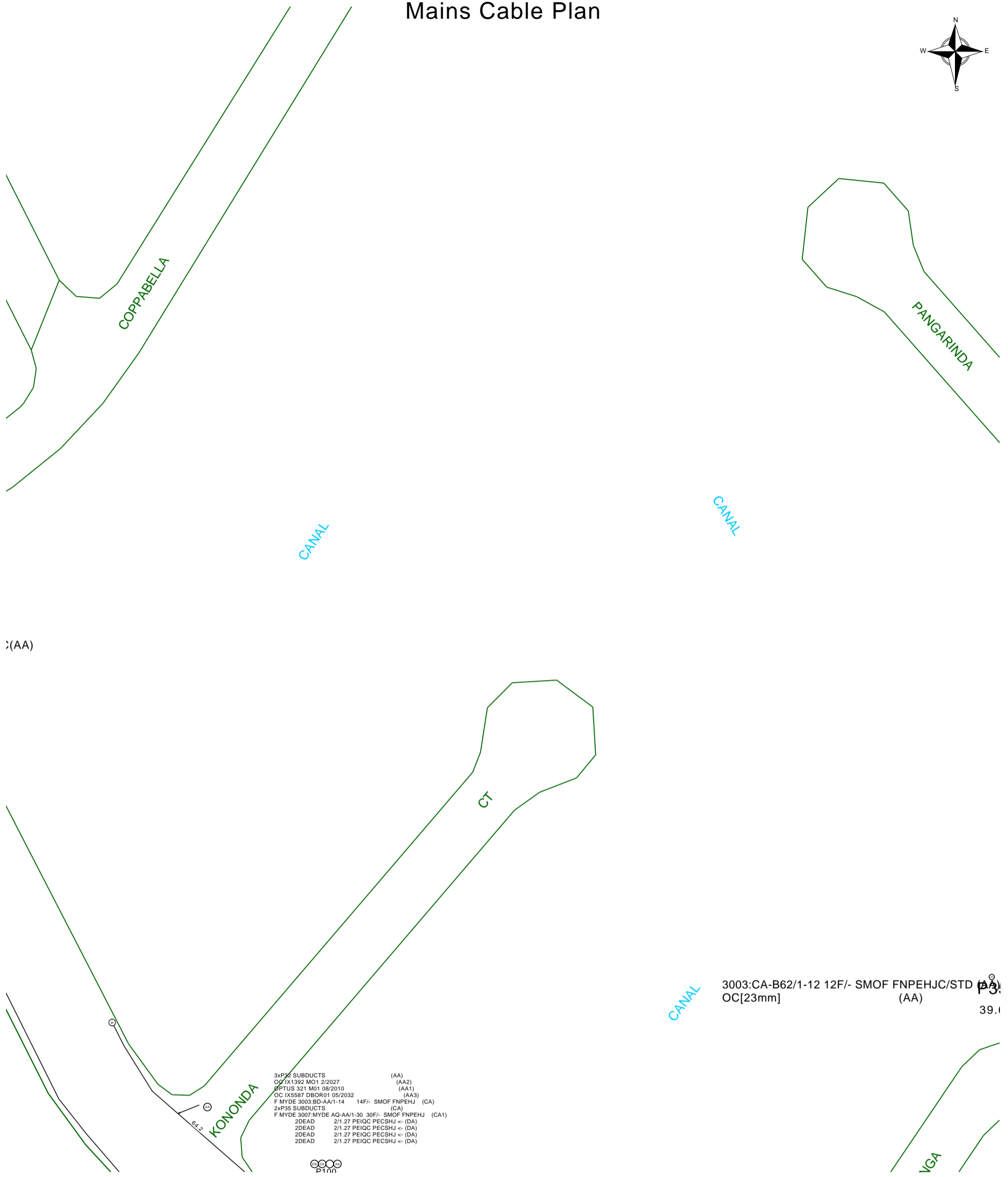
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 13/02/2026 13:16:30

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

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

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

Mains Cable Plan



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

Sequence Number: 268213608

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 13/02/2026 13:16:32

**CAUTION: Critical Network Route in plot area.
 DO NOT PROCEED with any excavation prior to
 seeking advice from InfraCo Plan Services on :
 1800 653 935**

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

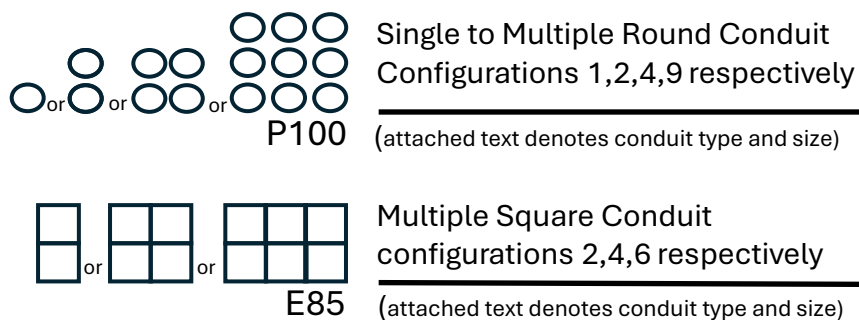
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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



LEGEND

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

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



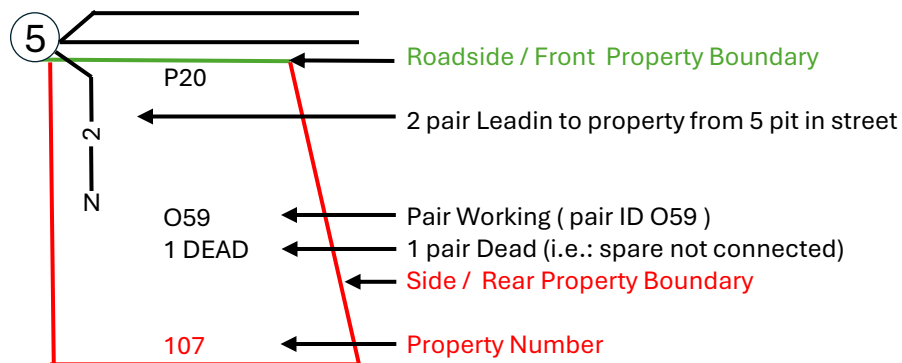
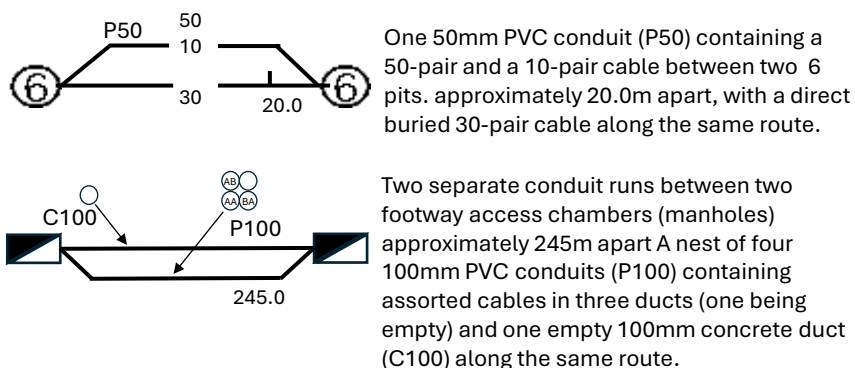
Some examples of conduit type and size:

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

Conduit sizes nominally range from 20mm to 100mm

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

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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


Protect

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

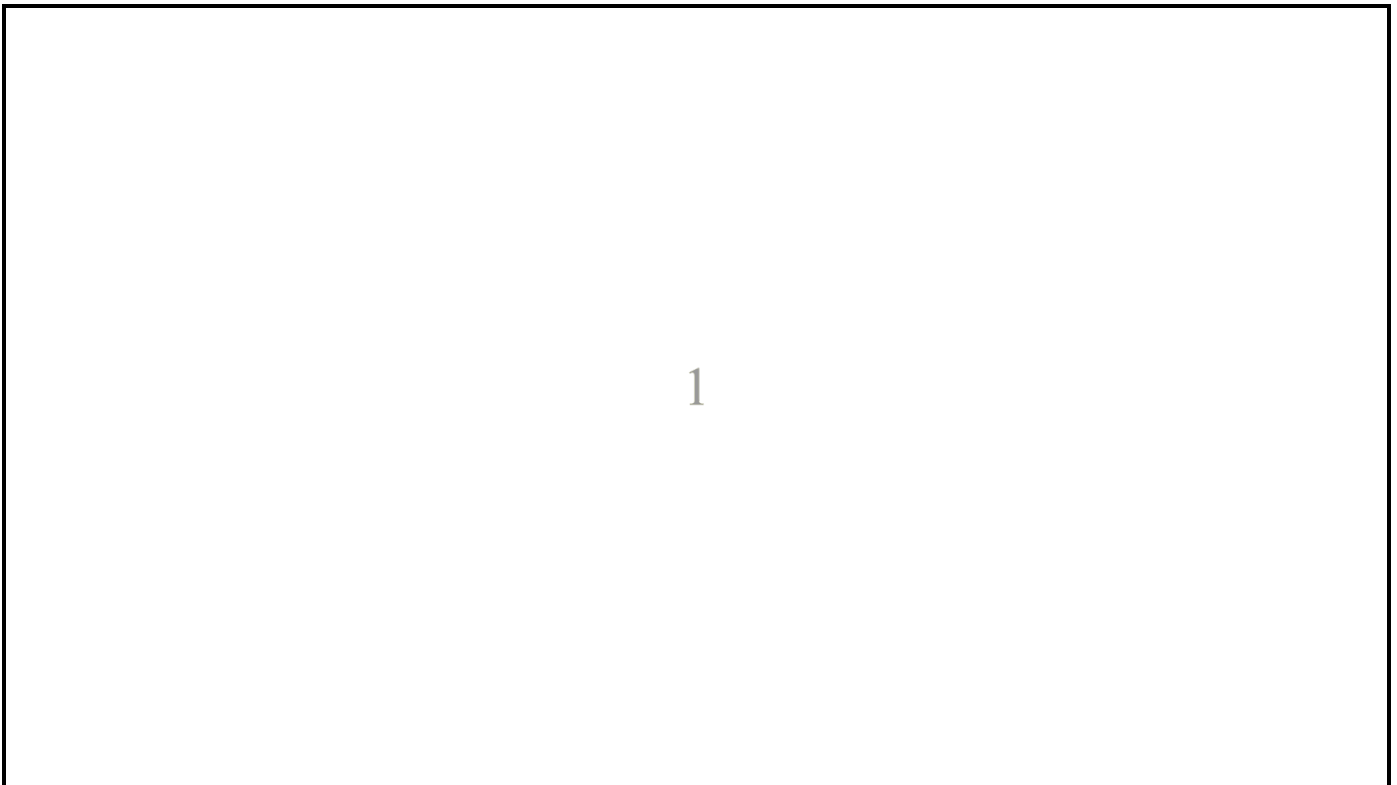
Proceed

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

To: Charissa Pascoe
Phone: Not Supplied
Fax: Not Supplied
Email: c.pascoe@argonlaw.com.au

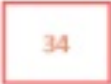




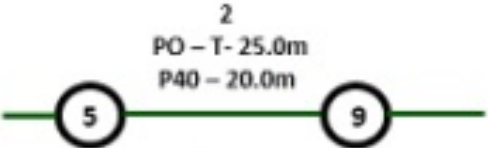
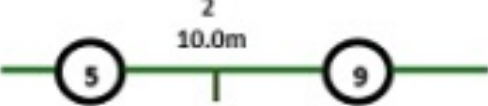



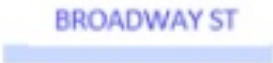
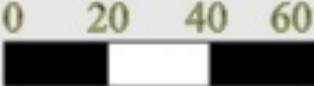
Dial before you dig Job #:	52368559	
Sequence #	268213606	
Issue Date:	13/02/2026	
Location:	15 Kononda Ct , Mooloolaba , QLD , 4557	

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





LEGEND

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

