Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

Seller disclosure statement

Queensland Government

Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	**GAVIN OWEN NICHOLSON and LORRAE MICHELLE SMITH**
Property address (referred to as the "property" in this statement)	**73 CAMBOOYA STREET, DRAYTON QLD 4350**
Lot on plan description	**2/SP265069**

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

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.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☒ **Yes** ☐ **No**

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.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:	See Annexure A
» the amount of rent and bond payable:	See Annexure A
» whether the lease has an option to renew:	See Annexure A

Other unregistered agreement in writing (if applicable)

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. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No**

If ***Yes****, the details of any statutory encumbrances are as follows:*

As per Annexed Before You Dig Search

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☒ **Yes** ☐ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* See Annexure A

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

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.

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 *(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)*: Low-Medium Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☒ **No**
	If **Yes**, *a copy of the notice, order, proposal or correspondence must be given by the seller.*		

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* 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 *Environmental Protection Act 1994*.	☐ **Yes**	☒ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☒ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☐ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☒ **No**
Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If* **Yes**, *a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☒ **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.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☐ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **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.	☐ **Yes**	☒ **No**
	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.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **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.	☐ **Yes**	☒ **No**
	If ***Yes****, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

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: $2155.93 Date Range: 01/01/2026 - 30/06/2026 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: $397.27 Date Range: 01/01/2026 - 30/06/2026 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. **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.	☐ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* 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.		

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **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.	☐ **Yes** ☐ **Yes**	☐ **No**

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

Signatures – SELLER

DocuSigned by:
B8DCE83CE6CC40A...
Signature of seller

GAVIN OWEN NICHOLSON
Name of Seller

13-07-2026
Date

Signed by:
Lorrae Michelle Smith
B8DCE83CE6CC40A...
Signature of seller

Lorrae Michelle Smith
Name of Seller

13-07-2026
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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

Annexure A

Unit 1

Lease Start and End Date: 30 April 2026 to 29 April 2027

Rent: $470 per week

Bond: $1180

Option to Renew: NIL

Date of Last Rent Increase: 30 April 2026

Unit 2

Lease Start and End Date: 12 September 2025 to 14 September 2026

Rent: $450 per week

Bond: $1800

Option to Renew: NIL

Date of Last Rent Increase: 12 September 2025

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50955163**	**Search Date:**	08/06/2026 17:15
Date Title Created:	09/07/2014	**Request No:**	56433277
Previous Title:	12890076		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 265069
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 716476275 06/05/2015

GAVIN OWEN NICHOLSON
LORRAE MICHELLE SMITH — JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10513035 (ALLOT 3 SEC 15)
2. MORTGAGE No 716476276 06/05/2015 at 13:36
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

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Land Title Act 1994 : Land Act 1994
Form 21 Version 3

SURVEY PLAN

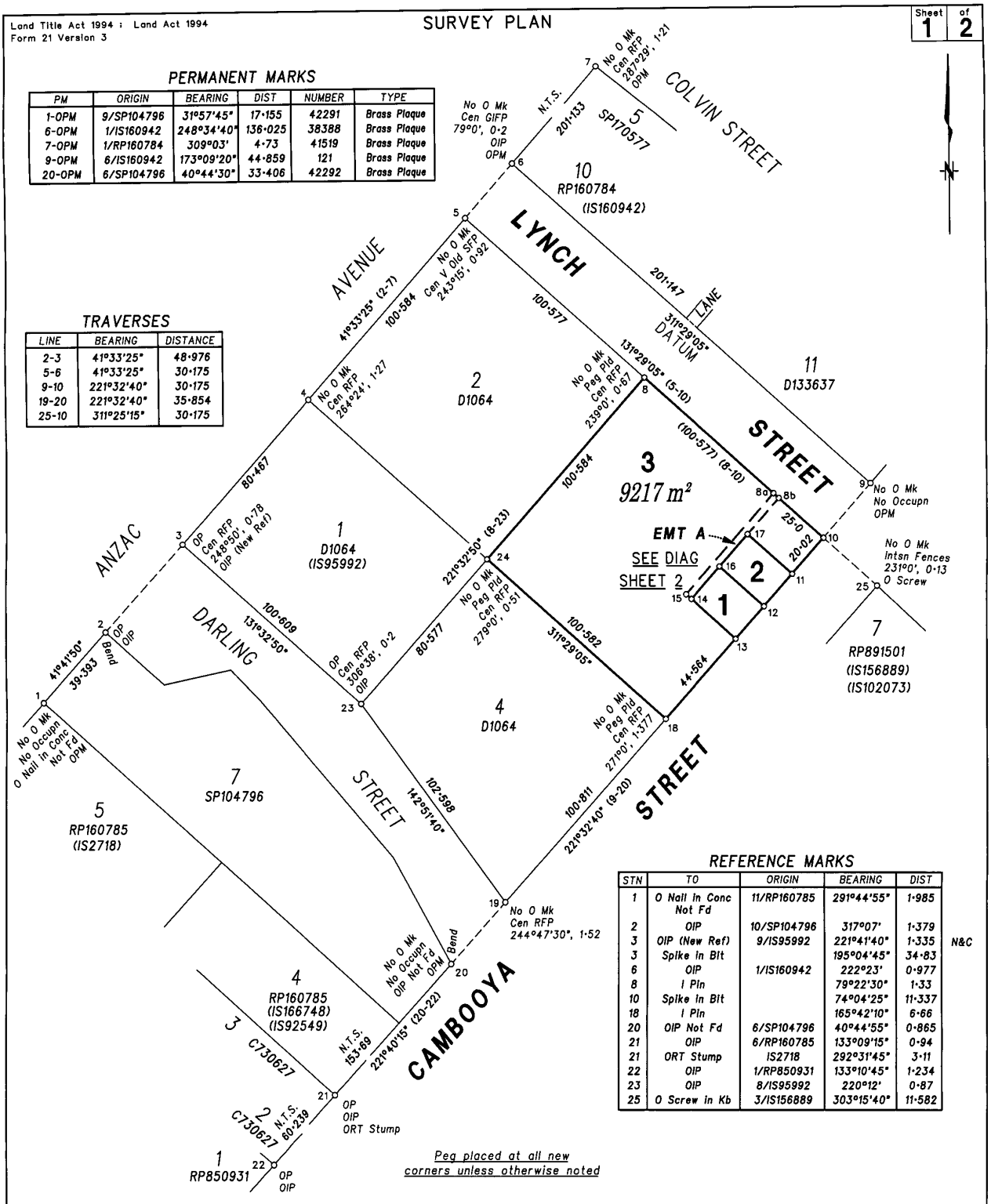
Sheet 1 of 2

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NUMBER	TYPE
1-OPM	9/SP104796	31°57'45"	17·155	42291	Brass Plaque
6-OPM	1/IS160942	248°34'40"	136·025	38388	Brass Plaque
7-OPM	1/RP160784	309°03'	4·73	41519	Brass Plaque
9-OPM	6/IS160942	173°09'20"	44·859	121	Brass Plaque
20-OPM	6/SP104796	40°44'30"	33·406	42292	Brass Plaque

TRAVERSES

LINE	BEARING	DISTANCE
2-3	41°33'25"	48·976
5-6	41°33'25"	30·175
9-10	221°32'40"	30·175
19-20	221°32'40"	35·854
25-10	311°25'15"	30·175



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	O Nail In Conc Not Fd	11/RP160785	291°44'55"	1·985	
2	OIP	10/SP104796	317°07'	1·379	
3	OIP (New Ref)	9/IS95992	221°41'40"	1·335	N&C
3	Spike In Bit		195°04'45"	34·83	
6	OIP	1/IS160942	222°23'	0·977	
8	I Pin		79°22'30"	1·33	
10	Spike In Bit		74°04'25"	11·337	
18	I Pin		165°42'10"	6·66	
20	OIP Not Fd	6/SP104796	40°44'55"	0·865	
21	OIP	6/RP160785	133°09'15"	0·94	
21	ORT Stump	IS2718	292°31'45"	3·11	
22	OIP	1/RP850931	133°10'45"	1·234	
23	OIP	8/IS95992	220°12'	0·87	
25	O Screw in Kb	3/IS156889	303°15'40"	11·582	

OWR PTY LTD (ACN 059 800 010) hereby certify that the land comprised in this plan was surveyed by the corporation, by Jason Grant IRWIN, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Jeffrey Peter WILSON, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the *Survey and Mapping Infrastructure Act 2003* and *Surveyors Act 2003* and associated Regulations and Standards and that the said survey was completed on 20/02/2014

OWR PTY LTD ACN 059 800 010 The Common Seal of

Jeffrey Peter WILSON
Director/Cadastral Surveyor
Date 24/2/2014

0 10 m 50 m 100 m 150 m 225 m
0 50 mm 100 mm 150 mm

State copyright reserved.

PLAN OF

Lots 1, 2, 3 & Proposed Easement A in Lot 3

Cancelling Lot 3 on D1064

LOCAL GOVERNMENT: TOOWOOMBA REGIONAL

LOCALITY: DRAYTON

Meridian: IS160942

Survey Records: No

Scale: 1:1500

Format: STANDARD

SP265069

5681-09-13

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

715877559

$603.70
04/07/2014 15:31

TA 400 NT

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

5. Lodged by

JAMES MICHAEL BARTON
443 DRAYTON CONNECTION ROAD
PINNIE, QLD. 4350.
MOB 0400553028

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

1. Certificate of Registered Owners or Lessees.

I/We JAMES MICHAEL BARTON

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *~~Lessees~~

J M Barton

* Rule out whichever is Inapplicable

2. Planning Body Approval.

* TOOWOOMBA REGIONAL COUNCIL

hereby approves this plan in accordance with the:

% SUSTAINABLE PLANNING ACT 2009

Dated this 2ND day of JULY 2014

\# Stewart William Somers
General Manager with Delegated Authority
Toowoomba Regional Council

* Insert the name of the Planning Body.
% Insert applicable approving legislation.
\# Insert designation of signatory or delegation

3. Plans with Community Management Statement:

CMS Number :

Name :

4. References :

Dept File :

Local Govt : SEAL/2014/2061

Surveyor : 5681-09-13

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
12890076	Lot 3 on D1064	1, 2, 3		Emt A

Mortgage No.	Lots Partially Encumbered	Lots Fully Encumbered
~~702696088~~		~~1 3~~

AMENDMENT BY OWR PTY LTD
ACN 059 800 010

CADASTRAL SURVEYOR
DIRECTOR 15.4.14

1, 2 & 3	Allot 3 Sec 15
Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9242-11324

9. Parish :
DRAYTON

10. County :
AUBIGNY

11. Passed ~~& Endorsed~~ RE-ENDORSED
By : OWR Pty LTD
Date : ~~24/2/2014~~ 15.4.14
Signed : DIRECTOR
Designation CADASTRAL SURVEYOR

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

*delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP265069**

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

Land Title Act 1994 : Land Act 1994
Form 21A Version 3

ADDITIONAL SHEET

Sheet 2 of 2

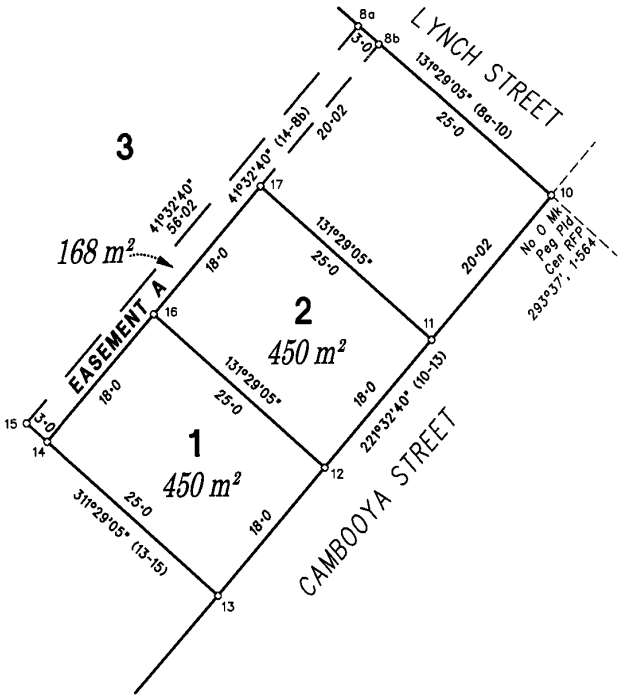


DIAGRAM
Not to Scale

Reinstatement Report

Lynch Street (Datum)

Northern Alignment

(6) & (9) fixed by original reference marks found. Line (6-9) measured 0.011m short to IS160942 & 0.021m short to RP160784. Line (6-9) was adopted for datum as per IS160942.

Anzac Avenue

The original marks at (2) and the OP found at (3) are on the alignment of the boundary (7-6). This alignment was adopted and the OIP found at (3) rereferenced. The alternative solution of adopting the reference for the OIP at (3) would have created an additional bend in the Anzac Avenue alignment. Line (2-7) measured -14" to IS160942. Line (6-7) measured 0.014m short to IS160942. Line (3-6) measured deed for distance. (5) fixed by road width from (6) along the line (7-2). Line (1-2) measured 0.007m short to SP104796. (4) fixed by deed distance from (5).

Cambooya Street & Darling Street

(9), (20), (21) & (22) fixed by original reference marks found. The line (9) to (20) was adopted for the alignment of Cambooya Street. Corner (10) reinstated at road width from (9) along this alignment. (18) fixed by deed distance from (10). (23) fixed by OP & OIP. Due to the absence of any previous connection across Darling Street corner (19) was fixed by maintaining deed angle at (19). This results in the best fit being achieved. Excess of 0.227m measured between (18) & (19).
Line (3-23) measured 0.025m excess to deed and IS95992. (23-19) measured 0.003m excess to deed on D1064. Line (20-22) measured 0.006m short to SP104796. (25) fixed by original reference mark found.

Subject Lot

Lynch Street

(5) & (10) fixed. Line (5-10) measured 0.014m short to deed. (8) fixed by apportionment of the shortage measured.

Line (8-23)

(8) & (23) fixed. (24) fixed by deed distance from (8) along the line (8-23). Excess of 0.11m was measured between (23) & (24).

The resultant line (24-18) measured 0.005m excess to deed and is parallel to Lynch Street as per original intent.

State copyright reserved.

Insert Plan Number **SP265069**

5681-09-13

0 50 mm 100 mm 150 mm

Site Address: 73 Cambooya St
Drayton
QLD 4350

Sequence Number: 274289692



Scale 1: 6000

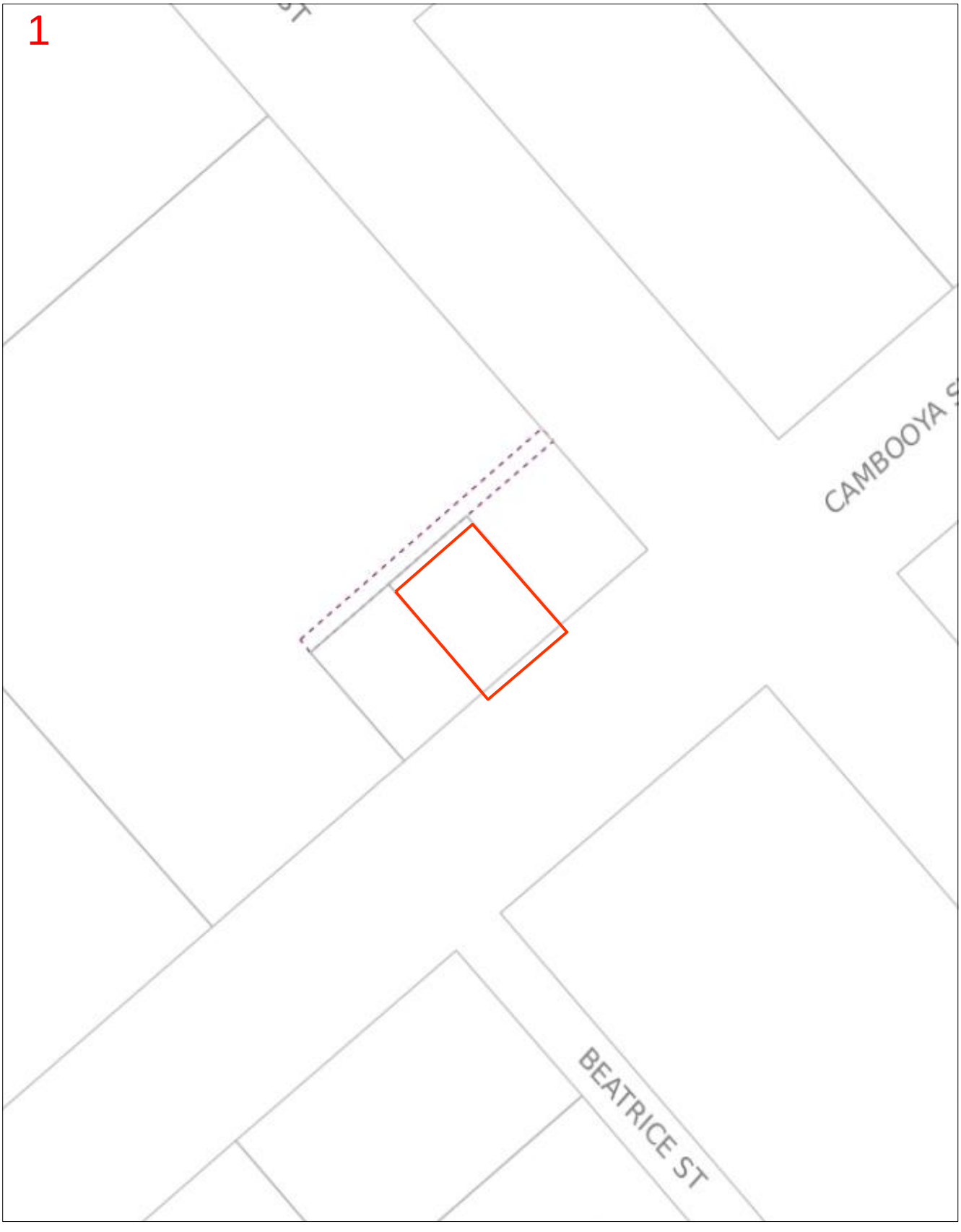
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Site Address: 73 Cambooya St
Drayton
QLD 4350

Sequence Number: 274289692



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

Map Key Area

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

Al nted
on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



ERGON ENERGY NETWORK

BYDA

Sequence: 274289691
Date: 10/06/2026

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

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan

N
W E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

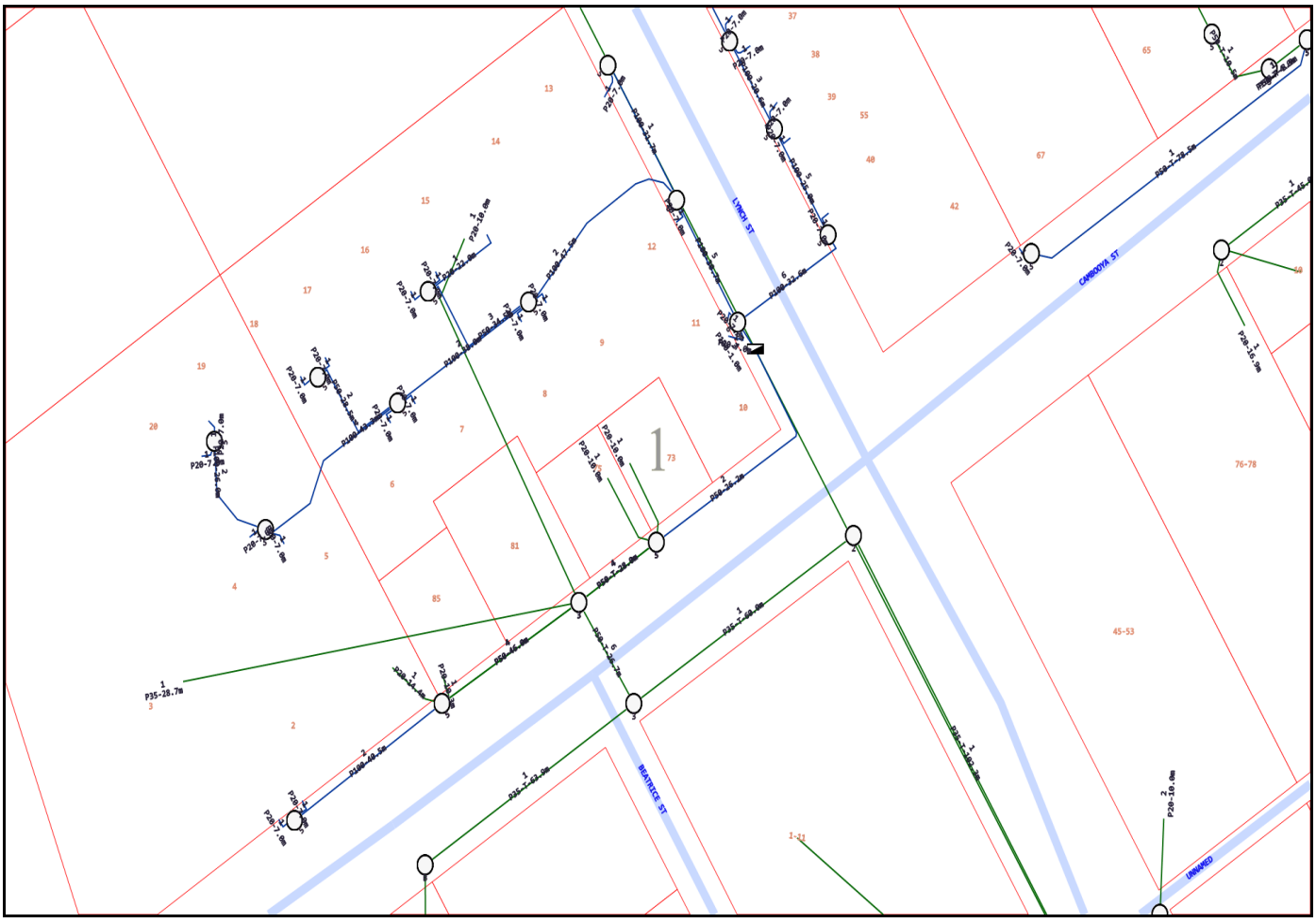
This output provides details of the ERGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Docusign Envelope ID: 820E4826-4672-82FE-822C-AA90925D0932

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	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 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

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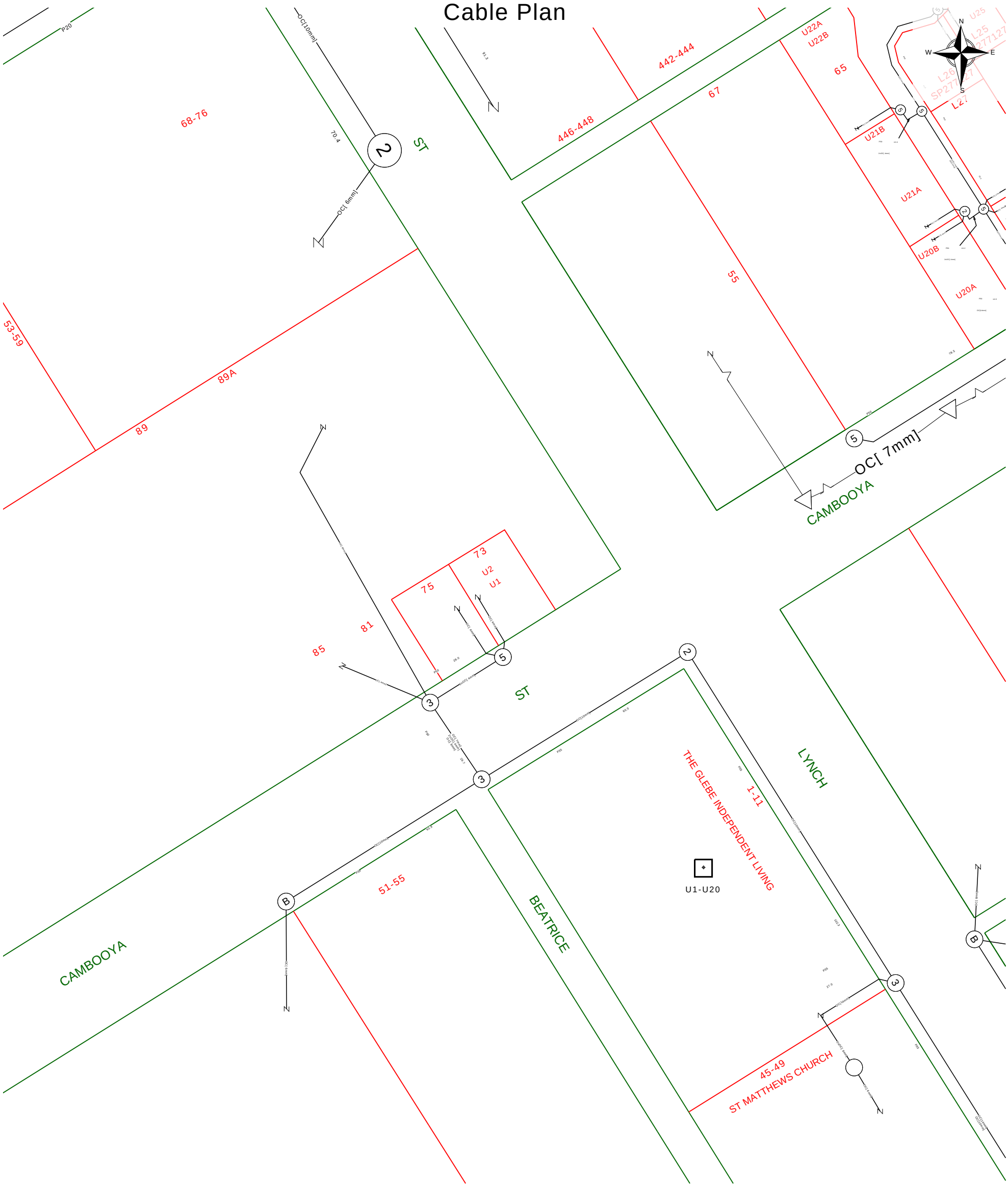


Emergency Contacts

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

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Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 274289693
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Critical Network Route in plot area. DO NOT PROCEED with any excavation prior t seeking advice from InfraCo Plan Services on : 1800 653 935
Generated On 10/06/2026 11:54:05	

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.

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Mains Cable Plan

TOOWOOMBA EXCH-FELTON SOUTH REGEN
HIGH INTEGRITY DATA
DWG NO: QF100008

N
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S

QK800014 (AA)

AB
AA
P100

AB
AA
P100CE

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P100

AB
AA
P100

ST

CAMBOOYA

LYNCH

BEATRICE

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: 274289693
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Critical Network Route in plot area. DO NOT PROCEED with any excavation prior t seeking advice from InfraCo Plan Services on : 1800 653 935
Generated On 10/06/2026 11:54:07	

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

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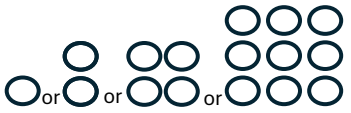
See the Steps- Telstra Duty of Care that was provided in the email response.

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LEGEND

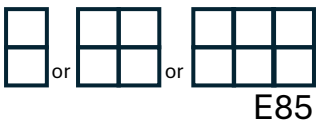
	Leadin terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	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

6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
EJ	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)
M	Marker Post Installed
T or TR	Buried Transponder
MT	Marker Post & Transponder
SMOF	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



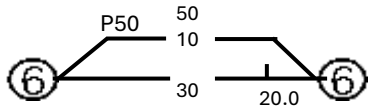
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

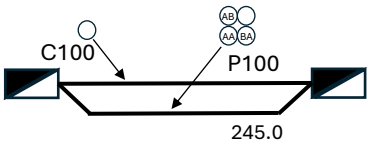
Some examples of conduit type and size:

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

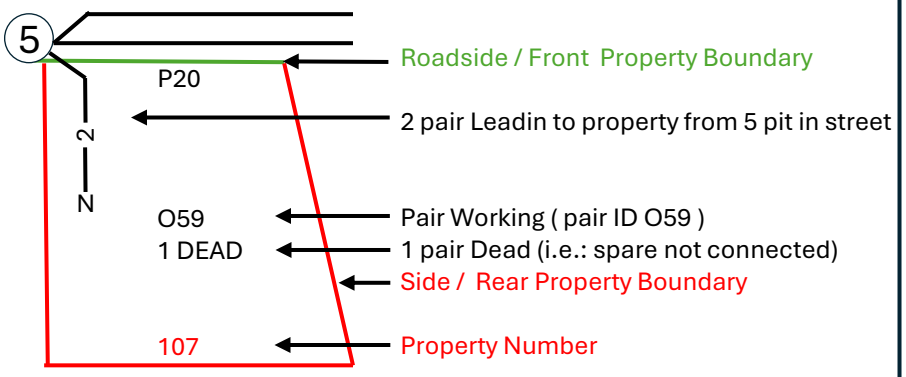
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



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

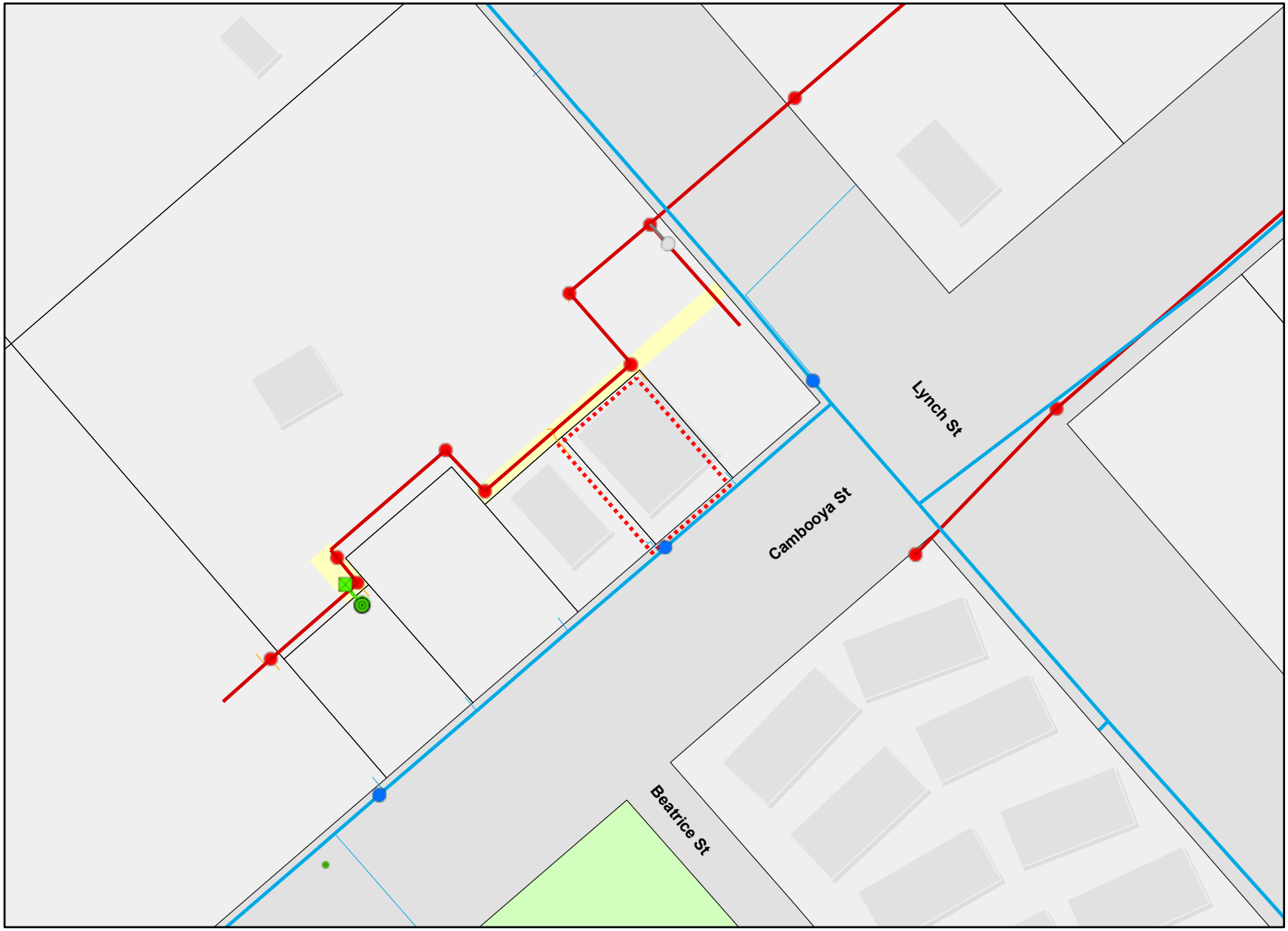
Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

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TOOWOOMBA REGION
Rich traditions. Bold ambitions.

Job # 53384944
Seq # 274289689
Provided by Toowoomba Regional Council

BEFORE YOU DIG
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Legend

- BYDA Enquiry Area
- Water Hydrant
- Reticulation Main
- Water Service
- Fitting
- Pit
- Stormwater Pipe
- Abandoned Sewer Device
- Abandoned Sewer Pipe
- Sewer Gravity Main
- Sewer Manhole
- Sewer Service
- Street Tree

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

All information MUST be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.

In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)

10/06/26 (valid for 30 days)

0 10 20 40 m

N

Scale 1:1,000

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