Docusign Envelope ID: F9ECC413-C5C9-8619-810E-CFF389D794C3

# 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 Avril Paige O'Flanagan

Property address (referred to as the "property" in this statement) 4 Palm Court, Clinton QLD 4680

Lot on plan description Lot 73 on RP 848672

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** |

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| | |
|---|---|
| **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.<br><br>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**<br><br>**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)**<br><br>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:<br><br>» the start and end day of the term of the lease: 28/08/2026 to 27/02/2027<br><br>» the amount of rent and bond payable: $500 per week / $2000 bond<br><br>» whether the lease has an option to renew: No |
| | **Other unregistered agreement in writing (if applicable)**<br><br>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)**<br><br>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**<br><br>*If **Yes**, the details of any statutory encumbrances are as follows:*<br><br>See annexure 'A' |
| **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**<br><br>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)* 28/08/2026<br><br>**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.<br><br>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. |

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# 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)*:<br>Low 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. | ☐ **Yes** | ☑ **No** |
| | *If **Yes**, a copy of the order or application must be given by the seller.* | | |
| **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. | | |

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# 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. | | |

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# 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:<br>Amount: $4,149.94 Date Range: 1/07/2026 - 30/06/2027<br>OR<br>The property is currently a rates exempt lot.** ☐<br>OR<br>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:<br>Amount: $0.00 Date Range:<br>OR<br>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:<br>Amount: $713.00 Date Range: 1/07/2026 - 30/06/2027 |

* 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*.

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# 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.<br><br>**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.<br><br>*If **No***— An explanatory statement is given to the buyer that states:<br><br>» a copy of a body corporate certificate for the lot is not attached; and<br><br>» 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**<br><br>☐ **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.<br><br>*If **No***— An explanatory statement is given to the buyer that states:<br><br>» a copy of a body corporate certificate for the lot is not attached; and<br><br>» 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.<br><br>**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**<br><br>☐ **Yes** | ☑ **No** |

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# Signatures – SELLER

Signed by:
115115EBE4D64B7...

Signature of seller

Signature of seller

Avril Paige O'Flanagan

Name of seller

Name of seller

23/11/2026

Date

Date

# Signatures – BUYER

**By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.**

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

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# Annexure "A'

**Form 2 Seller Disclosure Statement for 4 Palm Court, Clinton QLD 4680**

| | |
|---|---|
| **Statutory encumbrances** | *Details of any statutory encumbrances are as follows:*<br><br>The property is affected by a statutory encumbrance in favour of NBN Co Ltd (NBN) to install, access, operate, maintain and replace telecommunications infrastructure. Refer to the attached plan which shows that telecommunications infrastructure is present on or in the vicinity of the property.<br><br>The property is affected by a statutory encumbrance in favour of Telstra Corporation Ltd (Telstra) to install, access, operate, maintain and replace telecommunications infrastructure. Refer to the attached plan which shows that telecommunications infrastructure is present on or in the vicinity of the property.<br><br>The property is affected by a statutory encumbrance in favour of Gladstone Regional Council to install, access, operate, maintain and replace water or sewerage infrastructure. Refer to the attached plan which shows that water and/or sewerage infrastructure is present on or in the vicinity of the property. |

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# Current Title Search

**Queensland Titles Registry Pty Ltd**
**ABN 23 648 568 101**

| | | | |
|---|---|---|---|
| **Title Reference:** | **30633232** | **Search Date:** | 18/11/2026 16:02 |
| **Date Title Created:** | 26/11/1992 | **Request No:** | 58349910 |
| **Previous Title:** | 30609146 | | |

## ESTATE AND LAND

Estate in Fee Simple

LOT 73 REGISTERED PLAN 848672
Local Government: GLADSTONE

## REGISTERED OWNER

Dealing No: 724259387 08/08/2025

AVRIL PAIGE O'FLANAGAN

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10698072 (POR 349)

2. MORTGAGE No 724259388 08/08/2025 at 14:37
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

## 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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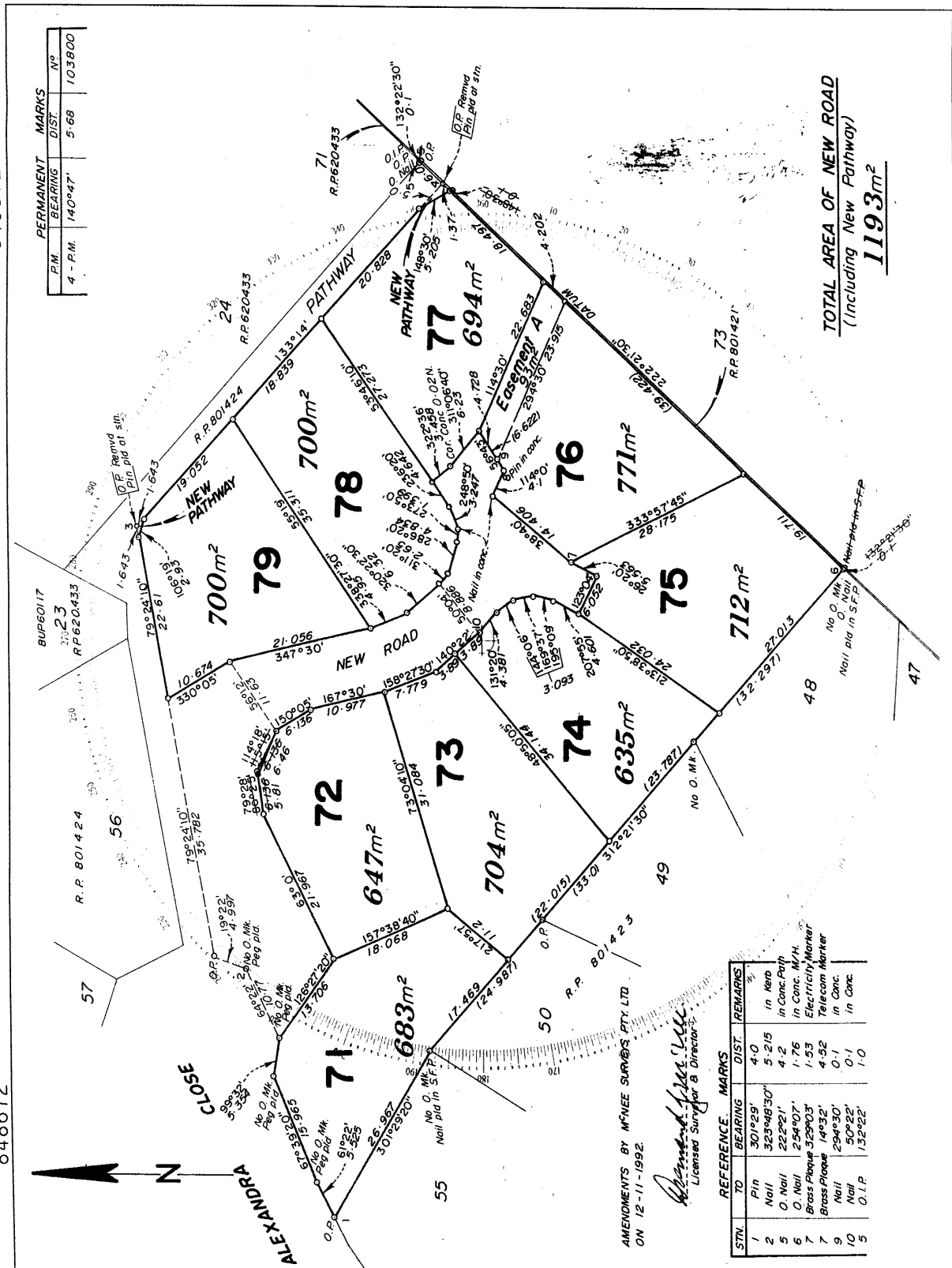
WARNING — PLAN MAY BE ROLLED — A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED




McNEE SURVEYS PTY. LTD.
hereby certify that ~~I~~/the Company have surveyed the land comprised in this plan ~~(either personally or~~ by Craig Wells BUTLER, Graduate Surveyor for whose work ~~I~~/the Company accept responsibility), that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act and the Surveyors Regulations and that the said survey was completed on 23/10/91

Licensed Surveyor/ Director

Director Date 23/10/91

**PLAN OF** LOTS **71** to **79** and Proposed EASEMENT **A** in Lot 76 Cancelling Lot 70 on R.P. 801424

ORIGINAL PORTION 349

NO. SURVEY RECORDS DEPOSITED

| MERIDIAN OF | MAP REF | SCALE | FILE REF | ENDORSED | REGISTERING DIST |
|---|---|---|---|---|---|
| RP801424 | BEECHER 14 | 1 : 500 | | PMR 19-11-92 | (C) |

PARISH AUCKLAND
COUNTY Clinton
~~TOWN~~/LOCALITY GLADSTONE
LOCAL AUTHORITY Gladstone C.C.
LAND AGENTS/~~MINING~~ DISTRICT Gladstone
MINING FIELD

REGISTERED PLAN 848672

0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND DIVISION)

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

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WARNING — PLAN MAY BE ROLLED — A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

Council of the CITY of GLADSTONE certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision
SUBJECT TO EASEMENT "A" IN LOT 76 ON REGISTERED PLAN NO. 848672 BEING GRANTED IN FAVOUR OF THE COUNCIL OF THE CITY OF GLADSTONE FOR STORMWATER DRAINAGE PURPOSES

Dated this TWENTY-THIRD day of OCTOBER 1992

..... MAYOR — Mayor or ~~Chairman~~

..... TOWN CLERK — ACTING Town ~~or Shire~~ Clerk

DATED THIS THIRTEENTH DAY OF NOVEMBER, 1992.

No.

I/We MACEDAB PTY. LTD.

(Names in full)

- as Proprietor/s of this land.
- as Lessee/s of Miner's Homestead

agree to this plan and dedicate the new road as shown hereon to public use.

Signature of • Proprietor/s • ~~Lessee/s~~ DIRECTOR

• Rule out which is inapplicable. WHO CERTIFY THEY ARE THE CORRECT OFFICERS TO AFFIX SUCH SEAL DIRECTOR

MACEDAB PTY. LIMITED A.C.N. COMMON SEAL

Previous Title
CT C609-146 Lot 70 RP801424
C658740F Emt A to Council of the City of Gladstone (drainage)

For Additional Plan & Document Notings Refer to CISP

848672

This survey has been examined and may be used for land dealings.

Surveyor General

Date

| Lot | Vol. | Fol. | Lot | Vol. | Fol. | Lot | Vol. | Fol. |
|---|---|---|---|---|---|---|---|---|
| 71 | 633 | 230 | 79 | 633 | 238 | | | |
| 72 | ↑ | 231 | | | | | | |
| 73 | | 232 | | | | | | |
| 74 | | 233 | | | | | | |
| 75 | | 234 | | | | | | |
| 76 | | 235 | | | | | | |
| 77 | ↓ | 236 | | | | | | |
| 78 | 633 | 237 | | | | | | |

Plan awaits attention by the surveyor
Fees Short $16.00.
9-11-92
(No Rapp fee)

848672

Lodged by
MACEDAB PTY. LTD.
P.O. BOX 681
ROCKHAMPTON.

Received
Registrar of Titles

Fees Payable
200-00 Audit Postal fee and postage
$58-00 Logt. Exam. & Ass.
324-00 New Title
Entd. on Deeds
14-00 Photo Fee
$596-00 Total
Short Fees Paid

$596.00
NO FEE
16 NOV 1992
3:53 PM
C657189G
C658739W
4044 PLAN
Withdrawn - Re-entered

File Ref. 48/137
Deposited / /
Audited 19/11/92 PMR
Passed 19/11/92 PMR.
Survey Records: File/Field Notes 9150-32114
Charted 19/12/92
Original Grant

Particulars entered in Register Book
Vol. 609 Folio 146 $596-00 at 8-49am

25 NOV 1992
REGISTRAR OF TITLES

70062

REGISTERED PLAN 848672

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# PLANNING SCHEME V2.1 PROPERTY REPORT

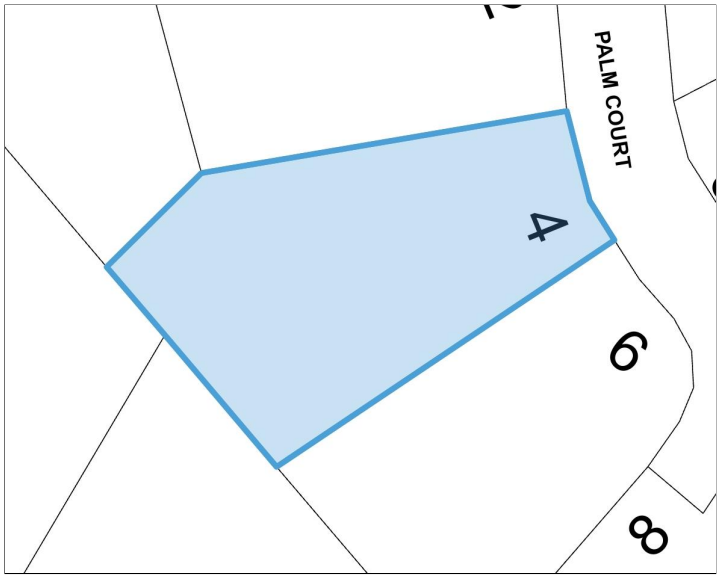
Property Address: 4 Palm Court CLINTON

Lot on Plan Number: 73RP848672 Area: 704 m²

Zone: Low Density Residential Precinct: N/A

## Affected by Overlay Codes

- ☐ Acid Sulphate Soils
- ☐ Agricultural Land
- ☑ Airport
- ☐ Airport Obstacle Limitation Surface
- ☐ Airport 5m Obstacle Limitation Surface
- ☐ Biodiversity
- ☐ Bushfire Hazard
- ☑ Building Heights & Frontages
- ☐ Coastal Hazard
- ☐ Extractive Resources and Minerals
- ☐ Flood Hazard
- ☐ Heritage
- ☐ Historic Mine Sites
- ☐ Mining Lease
- ☐ Regional Infrastructure
- ☐ Scenic Amenities
- ☐ Steep Land
- ☑ Transport
- ☐ Water Resources




This Property Report identifies Gladstone Regional Council Planning Scheme zones and overlays that may affect the property. It is intended that this Report be used as a guide only, as part of the Development Application process.

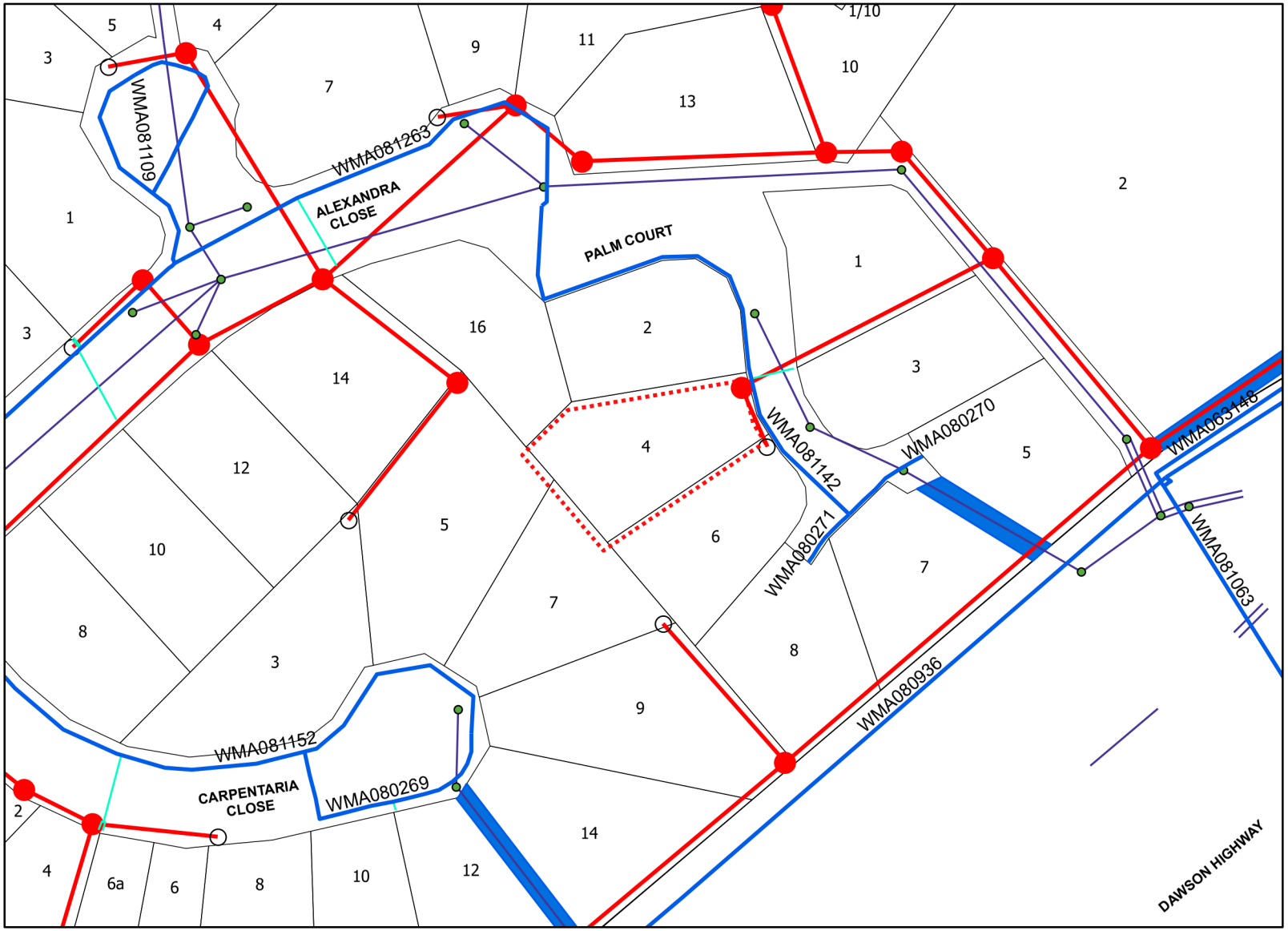
The information contained in the Property Report is not a legal description of the property and should not be relied upon.

GLADSTONE REGIONAL COUNCIL

**Job # 54792971**
**Seq # 282735178**

Provided by Gladstone Regional Council

BEFORE YOU DIG www.byda.com.au




## Legend

- BYDA Enquiry

**Water**
- WaterService
- Reservoir Inlet
- Reticulation Minor
- Service Main

**Stormwater**
- StormwaterPipes
- StormwaterPits

**Sewer**
- Gravity Main
- Inspection Opening
- Standard Manhole
- Easement

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gladstone Regional Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

**In an emergency contact Gladstone Regional Council on 07 49758102**

**18/11/26 (valid for 30 days)**

Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

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# LEGEND

| | |
|---|---|
| 34 | Parcel and the location |
| 5 | Pit with size "5" |
| 2E | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
| | Manhole |
| | Pillar |
| 2<br>PO – T- 25.0m<br>P40 – 20.0m<br>5 — 9 | Cable count of trench is 2.<br>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart. |
| 2<br>10.0m<br>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<br>1:2000<br>1 cm equals 20 m |

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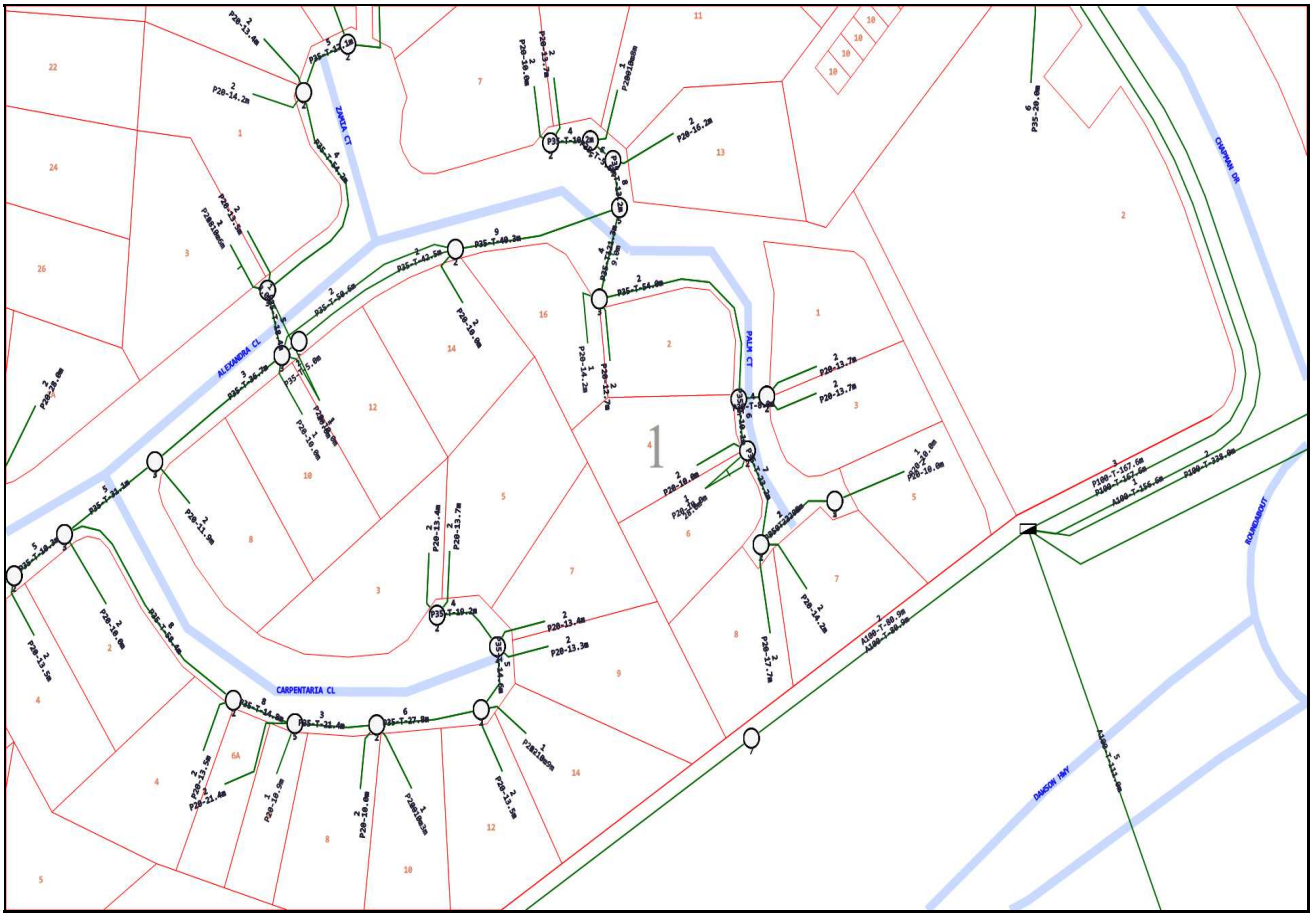


## Emergency Contacts

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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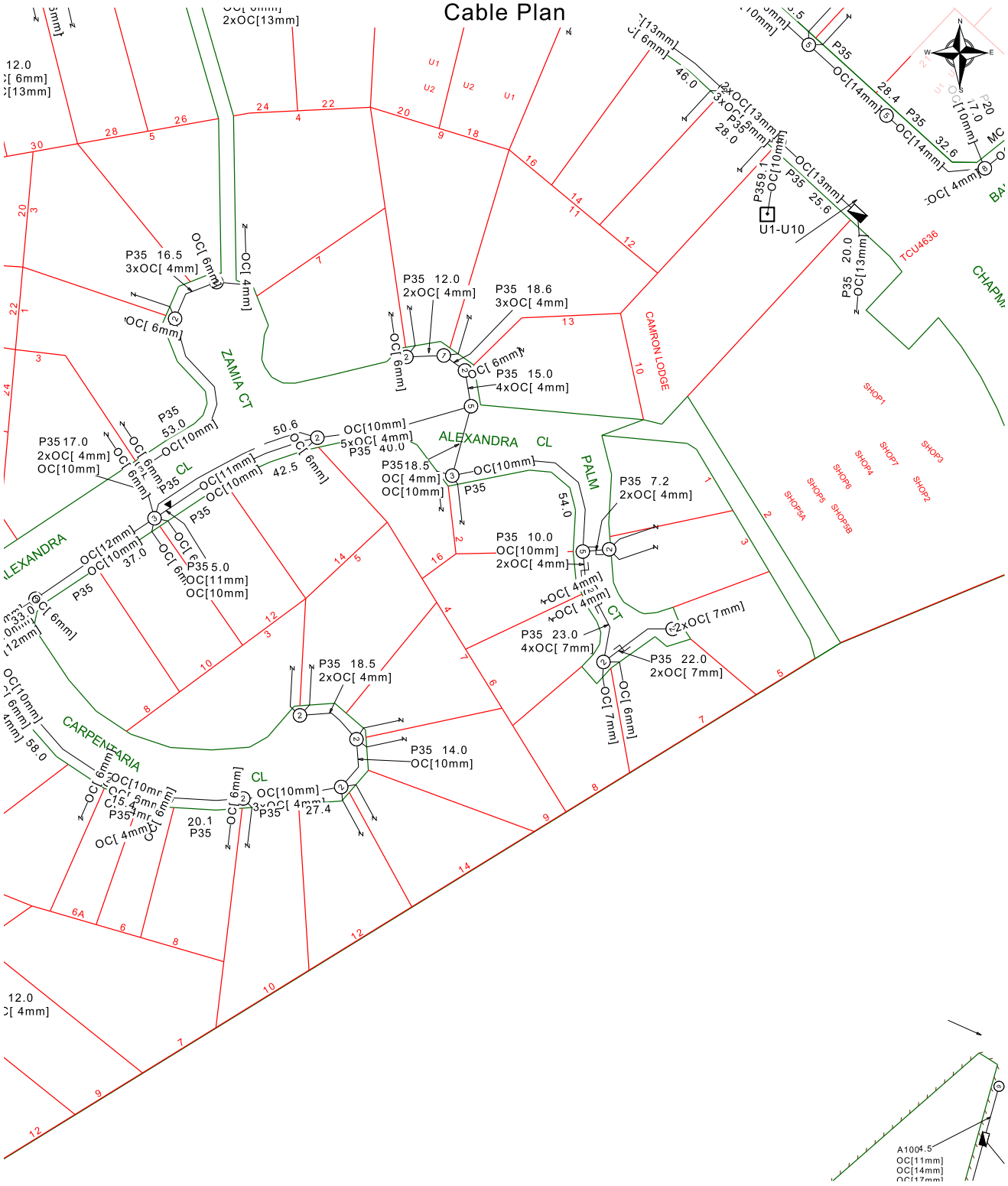
# Cable Plan




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

TELSTRA LIMITED A.C.N. 086 174 781

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Sequence Number: 282735180

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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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# LEGEND

| | |
|---|---|
| **Leadin terminates at a Customer Address** | Cable Jointing Pit<br>Number / Letter indicating Pit type/size |
| **Exchange**<br>Major Cable Present | Elevated Joint<br>(above ground joint on buried cable) |
| Pillar / Cabinet<br>Above ground Free Standing | Telstra Plant in shared Utility trench |
| Above ground Complex Equipment<br>Please note: Powered by 240v electricity | Aerial cable / or cable on wall |
| OC — Other Carrier Telecommunication Cable/ Asset.<br>Not Telstra Owned | Aerial cable<br>(attached to joint use Pole e.g., Power Pole) |
| DIST — Distribution cables in Main Cable Ducts | Marker Post Installed |
| MC — Main Cable ducts on a Distribution Plan | Buried Transponder |
| Blocked or Damaged Duct | Marker Post & Transponder |
| Footway Access Chamber<br>(can vary between 1-lid to 12-lid | Optical Fibre Cable Direct Buried |
| NBN Pillar | Direct Buried Cable |
| Third Party Owned Network Non-Telstra | nbn owned network |

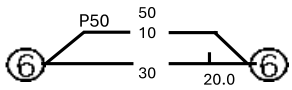
P100 — Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

E85 — Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

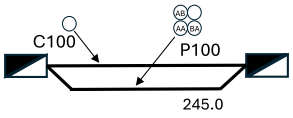
**Some examples of conduit type and size:**

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

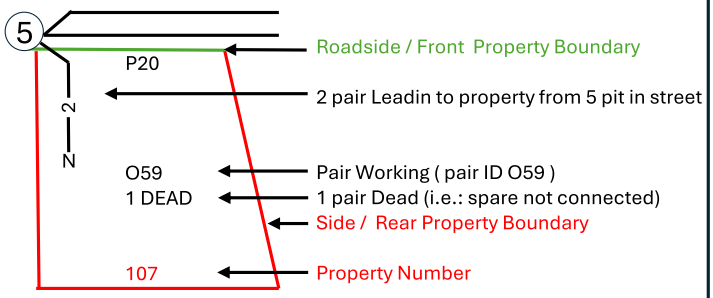
Some Examples of how to read Telstra Plans




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.