

# 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

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

Lot on plan  
description

Community titles scheme or  
BUGTA scheme:

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

Yes

No

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

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.

<p><b>Unregistered encumbrances(excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><b>Note</b>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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <table border="1" style="float: right;"><tr><td>Start 19/08/2025</td></tr><tr><td>End 24/08/2026</td></tr></table></p> <p>the amount of rent and bond payable: <table border="1" style="float: right;"><tr><td>Weekly Rent \$660</td></tr><tr><td>Bond \$2600</td></tr></table></p> <p>whether the lease has an option to renew: <table border="1" style="float: right;"><tr><td>Yes</td></tr></table></p> <p><b>Other unregistered agreement in writing (if applicable)</b></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"/> <b>Yes</b></p> <p><b>Other unregistered agreement in writing (if applicable)</b></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: 80px; width: 100%;"></div>	Start 19/08/2025	End 24/08/2026	Weekly Rent \$660	Bond \$2600	Yes
Start 19/08/2025						
End 24/08/2026						
Weekly Rent \$660						
Bond \$2600						
Yes						
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Pillar, LV Cable (Energex), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan. Pit (NBN), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.</p> </div>					
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>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. <input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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) <table border="1" style="float: right;"><tr><td>19/08/2025</td></tr></table></p> <p><b>Note</b>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.</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>	19/08/2025				
19/08/2025						

## 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.

<b>Zoning</b>	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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): <div style="border: 1px solid black; padding: 2px;">EMERGING COMMUNITY - Emerging Community</div>
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<b>Transport proposals and resumptions</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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</p> <p>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
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\* *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.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Trees</b>	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the order or application must be given by the seller.</p>
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<b>Heritage</b>	<p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Flooding</b>	<p>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
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<b>Vegetation, habitats and protected plants</b>	<p>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</p>
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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.

<b>Swimming pool</b>	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 checked="" type="checkbox"/> No

<b>Unlicensed building work under owner builder permit</b>	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
	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.		

<b>Notices and orders</b>	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.	<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
	If <b>Yes</b> , a copy of the notice or order must be given by the seller.		

<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
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<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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.

<b>Rates</b>	<b>Whichever of the following applies</b>	
	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	<input type="text" value="\$ 890.10"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

\*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*.

<b>Water</b>	<b>Whichever of the following applies</b>	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 243.60"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	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 \$	<input type="text"/> Date Range: <input type="text"/>

\* 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

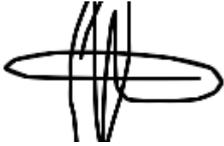
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**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 corporates 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.**

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	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. <input type="checkbox"/> Yes <b>Note</b> 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
<b>Body Corporate Certificate</b>	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. <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• 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.</li> </ul>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> 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.
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	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. <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• 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.</li> </ul> <b>Note</b> 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.

***Signatures SELLER***

\_\_\_\_\_  
Signature of seller



03/03/2026, 12:42

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
This form is signed by one seller under the authority of all sellers  
pursuant to section 97(2)(b) of the Property Law Act 2023.  
JULIA ANN METLEGE

\_\_\_\_\_  
Name of seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

***Signatures BUYER***

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51167541	<b>Search Date:</b> 03/03/2026 10:00
<b>Date Title Created:</b> 26/11/2018	<b>Request No:</b> 55255669
<b>Previous Title:</b> 13489082	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 48 SURVEY PLAN 301345

Local Government: LOGAN

#### REGISTERED OWNER

Dealing No: 720953063 20/07/2021

JULIA ANN METLEGE

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11098068 (POR 64V)
2. MORTGAGE No 722007043 29/09/2022 at 15:40  
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 \*\*

Land Title Act 1994; Land Act 1994  
Form 21 Version 4

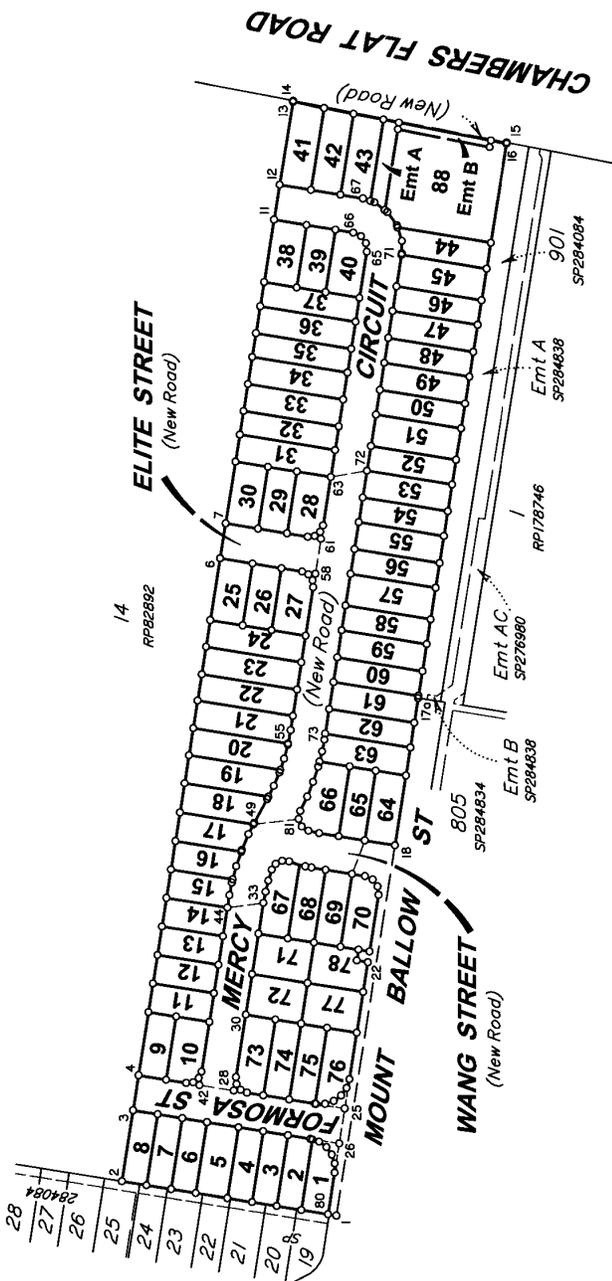
SURVEY PLAN

Sheet 1 of 6



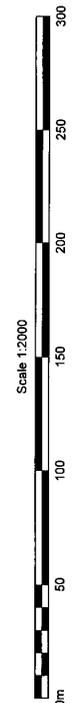
Total Area of New Road  
1.04 ha

For Survey Report, Permanent mark,  
Reference mark and MGA coordinates  
Tables, see Sheet 5.

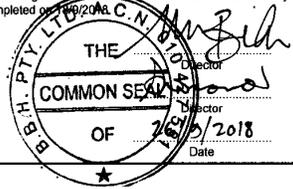


For Lots 1-17 & 67-78, See Sheet 3.  
For Lots 18-30 & 53-66, See Sheet 4.  
For Lots 31-52 & 88 and Emts A & B, See Sheet 5.

Peg placed at all subject corners,  
unless otherwise stated.



B.B.H. PTY. LTD. (ACN 010 427 531) (trading as Bennett and Bennett Group) hereby certify that the land comprised in this plan was surveyed by the corporation, by Marcus Timothy Hager, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Grant Fraser Pennycook, 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 14/11/2018.



Plan of Lots 1-78 & 88  
and Easements A & B in Lot 88

Cancelling Lot 13 on RP82892  
LOCAL GOVERNMENT: LOGAN CITY COUNCIL  
LOCALITY: PARK RIDGE  
Meridian: MGA Zone 56 vide GNSS  
Survey Records: No

Scale: 1:2000  
Format: STANDARD



Bennett + Bennett (SOU) 181015\_006\_SFP.DWG ARS 13/08/2018

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

Sheet of  
2 6

**719104284**

**GC 400 NT**

\$8172.00  
14/11/2018 13:13

s. Lodged by

GC  
668

JG Ramsdens

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

1. Certificate of Registered Owners or Lessees.

1/We SOUTHERN PACIFIC DEVELOPMENT  
PTY LTD A.C.N. 059 546 057

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
13489082	Lot 13 on RP82892	1-78 & 88	New Rd	Emts A & B

(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:

SOUTHERN PACIFIC DEVELOPMENT PTY LTD ACN 059 546 057  
Signature of \*Registered Owners \*Lessees

*[Signature]* DIRECTOR / SECRETARY  
*[Signature]* DIRECTOR

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718923707	1-78 & 88	

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* Logan City Council

hereby approves this plan in accordance with the :

% Planning Act 2016

Dated this SEVENTH day of NOVEMBER 2018

*[Signature]*  
NICHOLAS FERERO

Delegated Officer under  
Delegated Authority

Minute No: 275/2014

\* Insert the name of the Planning Body.  
# Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :  
Name :

4. References :

Dept File :  
Local Govt : 1103643-1  
Surveyor : I61015

1-78 & 88	Por 64V
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: B.B.H. PTY LTD ACN 010 427 531  
Date: 2-11-18  
Signed: *[Signature]*  
Designation: Liaison Officer

9. Building Format Plans only.

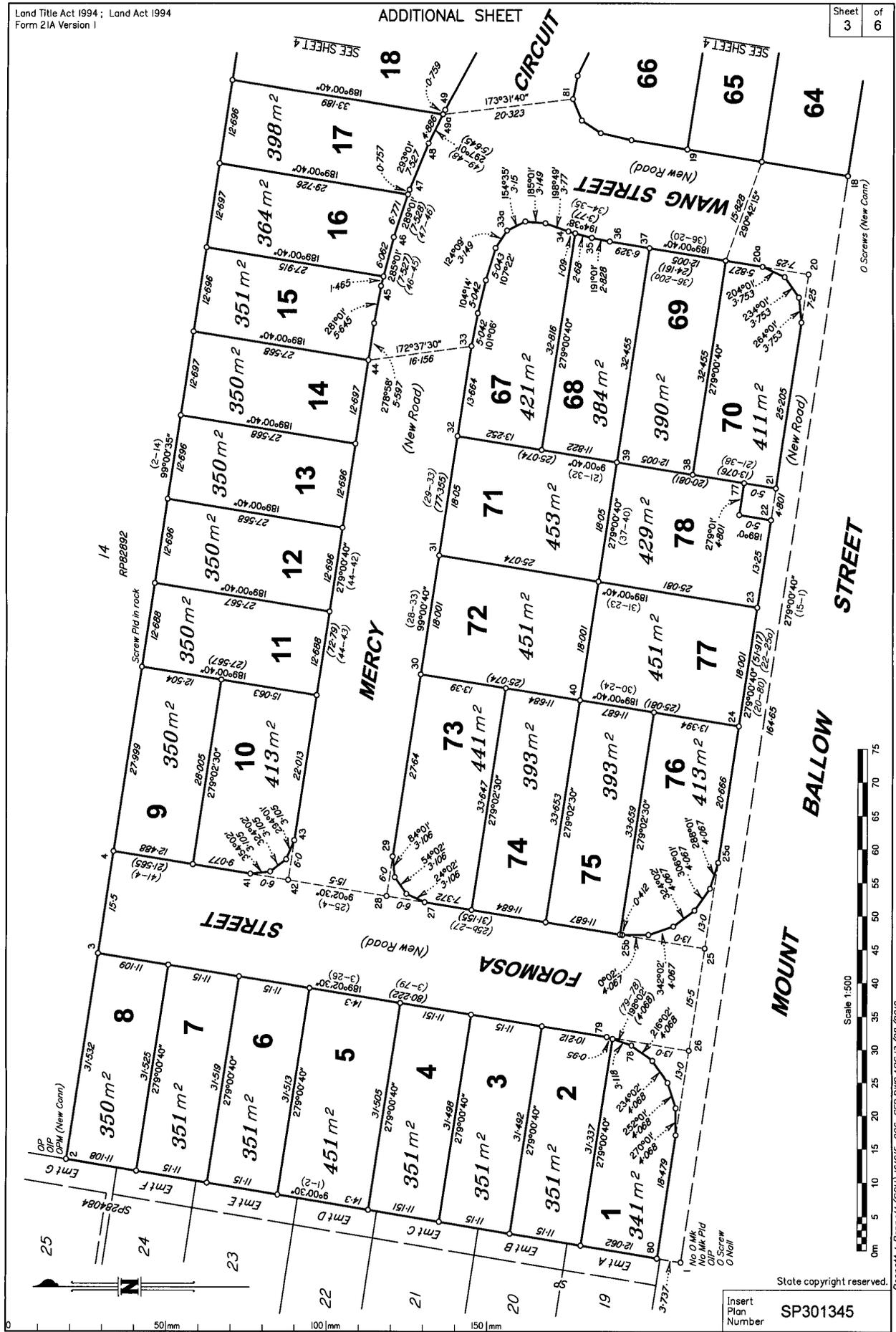
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Cadastral Surveyor/Director\* Date  
\* delete words not required

10. Lodgement Fees :

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

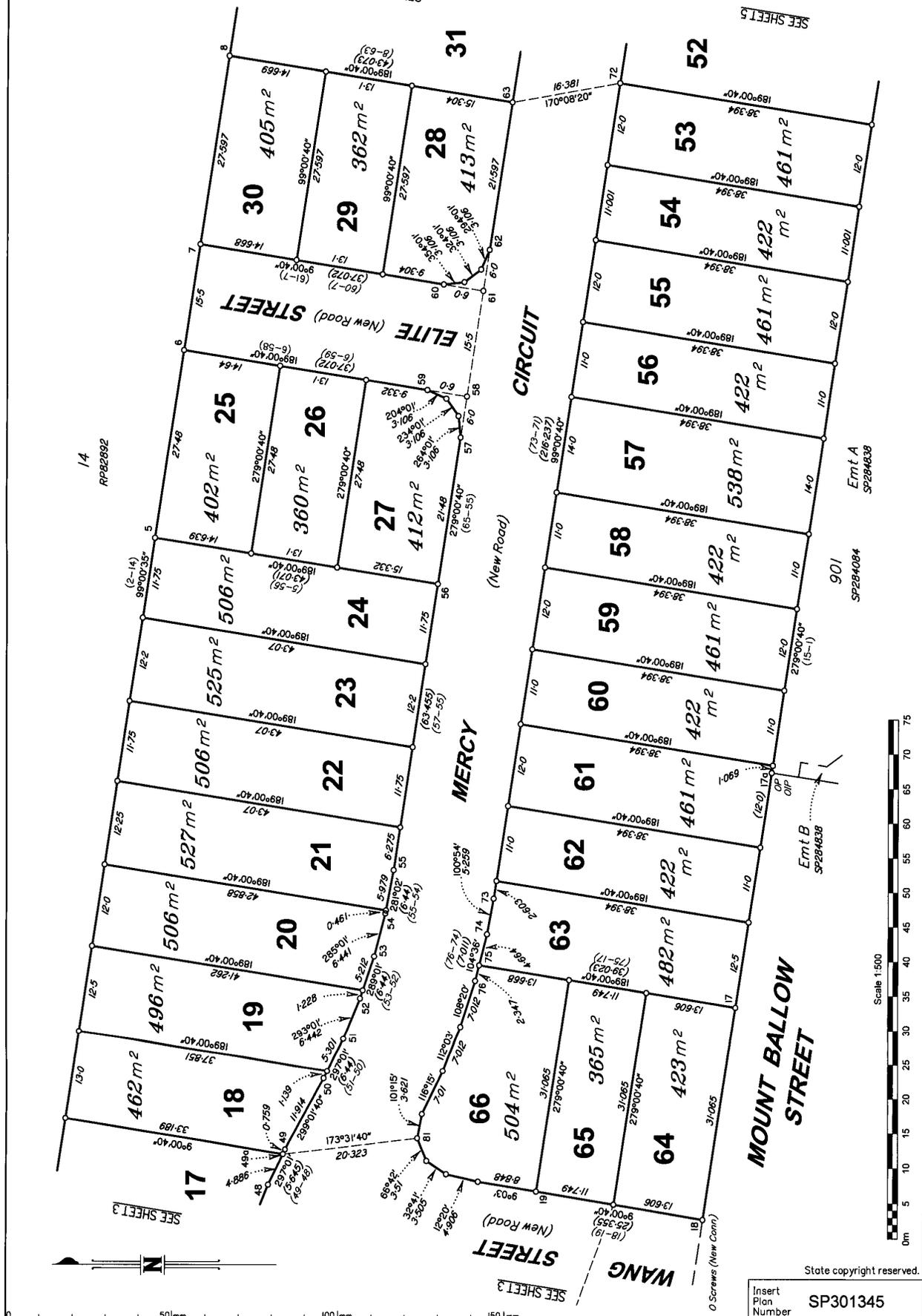
11. Insert Plan Number  
SP301345



Insert Plan Number  
SP301345

State copyright reserved.

Bennett + Bennett (SOU) 161015\_006\_SFP.DWG.AMS 13/08/2018



14  
RP82892

Emt A  
SP284838

901  
SP284084

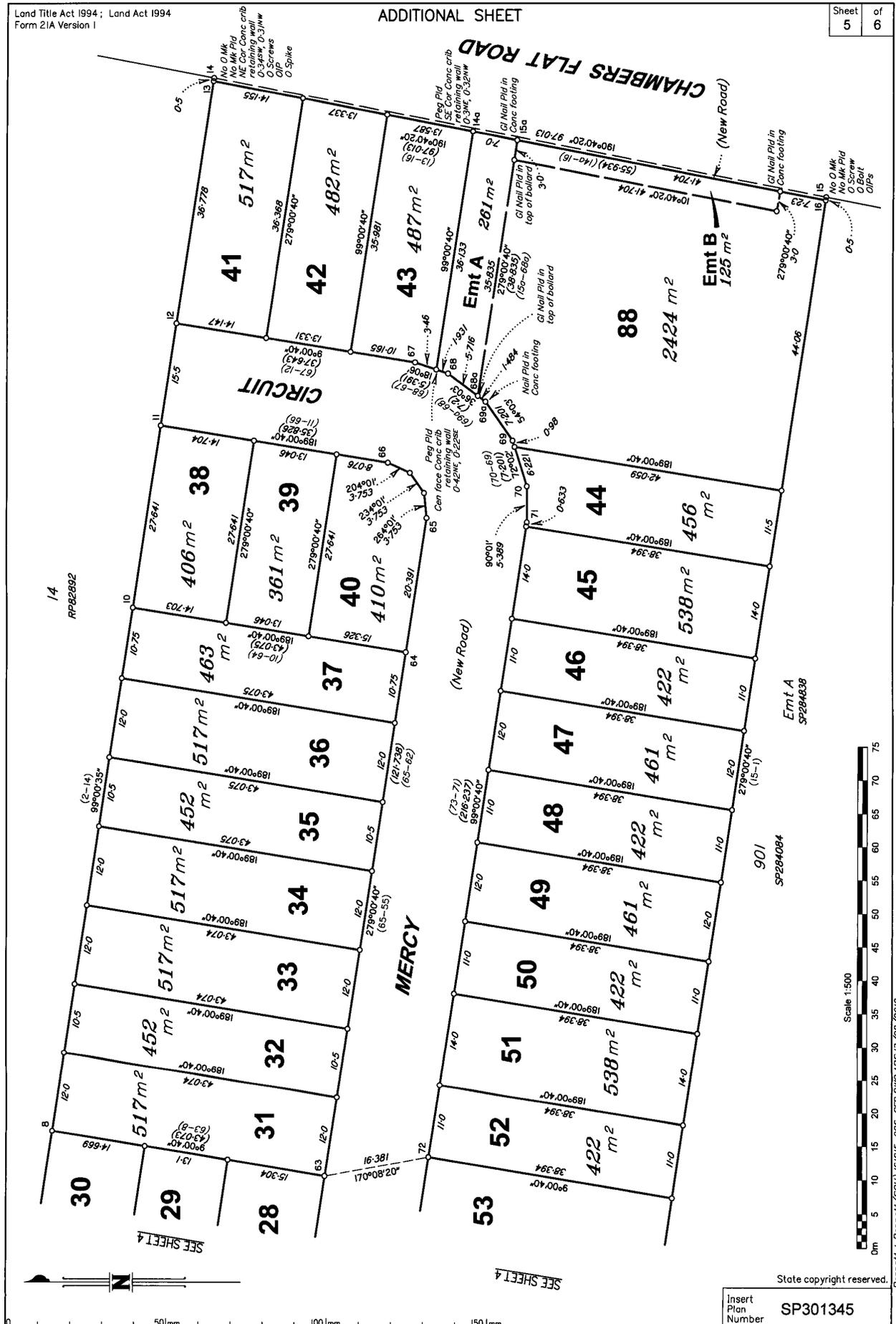
Emt B  
SP284838

Scale 1:500



State copyright reserved.

Insert Plan Number  
SP301345



State copyright reserved.  
Insert Plan Number SP301345

Bennett + Bennett (SOU) 161015\_006\_SFF.DWG ARS 13/09/2018

Survey Report

Original marks placed & referenced on SP284084, IS273886 & IS272859 have been used to restate & remark the subject boundaries shown on this plan.

All marks & dimensions were found to be in agreement with the most recent identification survey IS273886 completed over the subject lot.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	59/SP284084	26°40'	4.32
1	O Screw in Kb	8/IS273886	26°39'55"	33.308
1	O Nail in Kb	8/IS273886	117°42'40"	35.531
2	OIP	7/IS273886	12°22'	15.52
3	Screw in Kb		132°10'	4.536
4	Screw in Kb		249°17'	4.347
6	I Pin		175°41'	10.859
7	Screw in Kb		245°13'	4.511
11	Screw in Kb		136°42'	4.789
12	Screw in Kb		240°13'	4.856
14	O Screw in M/H	8/IS272859	43°48'55"	11.415
14	O Screw in Hdwall	8/IS272859	84°43'55"	23.86
14	OIP	4/IS273886	36°18'	32.768
14	O Spk in Bit	4/IS273886	111°13'15"	37.017
15	O Screw in Conc	3/IS273886	32°57'50"	21.342
15	O Bolt in Bit	2/SP284084	112°39'40"	32.286
15	OIP	2/SP284084	107°01'30"	54.525
15	OIP	3/IS273886	86°21'35"	59.962
17a	OIP	13/IS273886	121°08'40"	31.824
18	O Screw in channel	45/SP284834	265°15'20"	42.38
18	O Screw in Kb	46/SP284834	245°05'30"	14.218
20	Screw in Kb		100°15'	1.139
22	Screw in Kb		141°23'	5.627
25	I Pin		359°12'	6.647
26	Screw in Kb		317°18'	1.703
28	Nail in M/H		67°59'	3.295
28	I Pin		195°15'	5.893
33	Screw in Kb		1°41'	3.859
33a	I Pin		96°05'	4.038
34	Screw in Kb		93°42'	3.985
42	I Pin		115°03'	6.173
44	Screw in Kb		203°04'	3.917
49a	I Pin		238°28'	2.129
55	Screw in M/H		188°41'	1.883
58	I Pin		20°43'	3.161
61	Screw in Kb		240°23'50"	15.889
66	Screw in Kb		97°15'	3.727
67	I Pin		250°38'	3.96
71	Nail in M/H		331°58'	3.629
72	Screw in Kb		8°52'	3.771
73	Screw in Kb		12°20'	3.801
80	Screw in Kb		191°08'	3.762
81	Screw in Kb		295°11'	5.152

(New Conn)  
(New Conn)

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	52a/SP284084	334°16'55"	69.83	115991	(New Conn)
42-PM		180°12'	1.358	203642	Standard
65-PM		233°25'	4.151	203641	Standard

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM203641	509 037.4	6 934 377.202	56	0.01	DERIVED	NETWORK POST-PROCESSED	
PM203642	508 674.863	6 934 452.029	56	0.01	DERIVED	NETWORK POST-PROCESSED	



Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

InfoTrack PTY LTD  
PO Box 10314, Adelaide Street  
Brisbane QLD 4001

Transaction ID: 51123575      EMR Site Id: 03 March 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:

Lot: 48      Plan: SP301345  
41 MERCY CCT  
PARK RIDGE

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



BYDA

Sequence: 269108947  
Date: 03/03/2026  
Scale: 1:1025  
Tile No: **OVERVIEW**

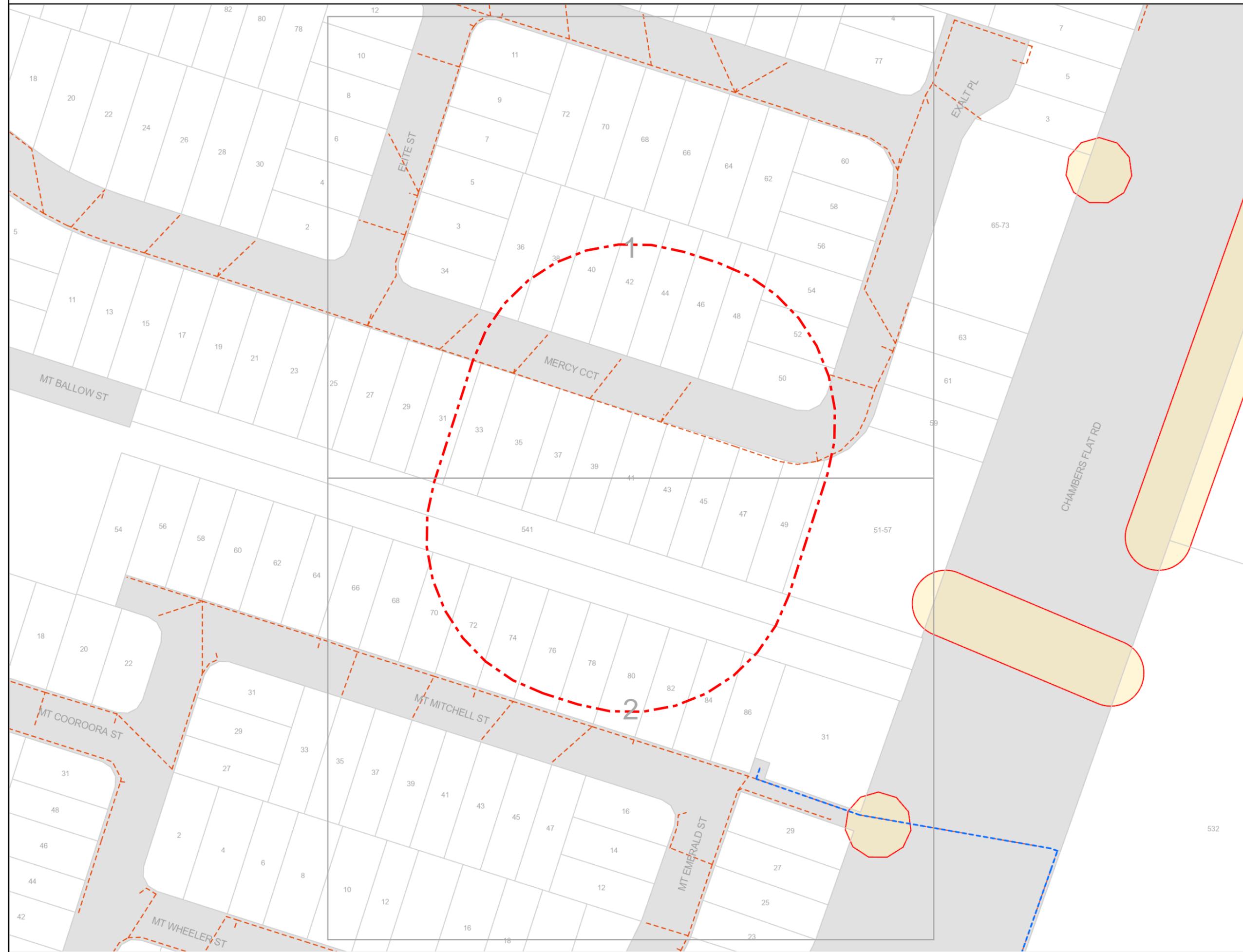
LEGEND

- 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



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex 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.





BYDA

Sequence: 269108947  
Date: 03/03/2026  
Scale: 1:500  
Tile No: 1

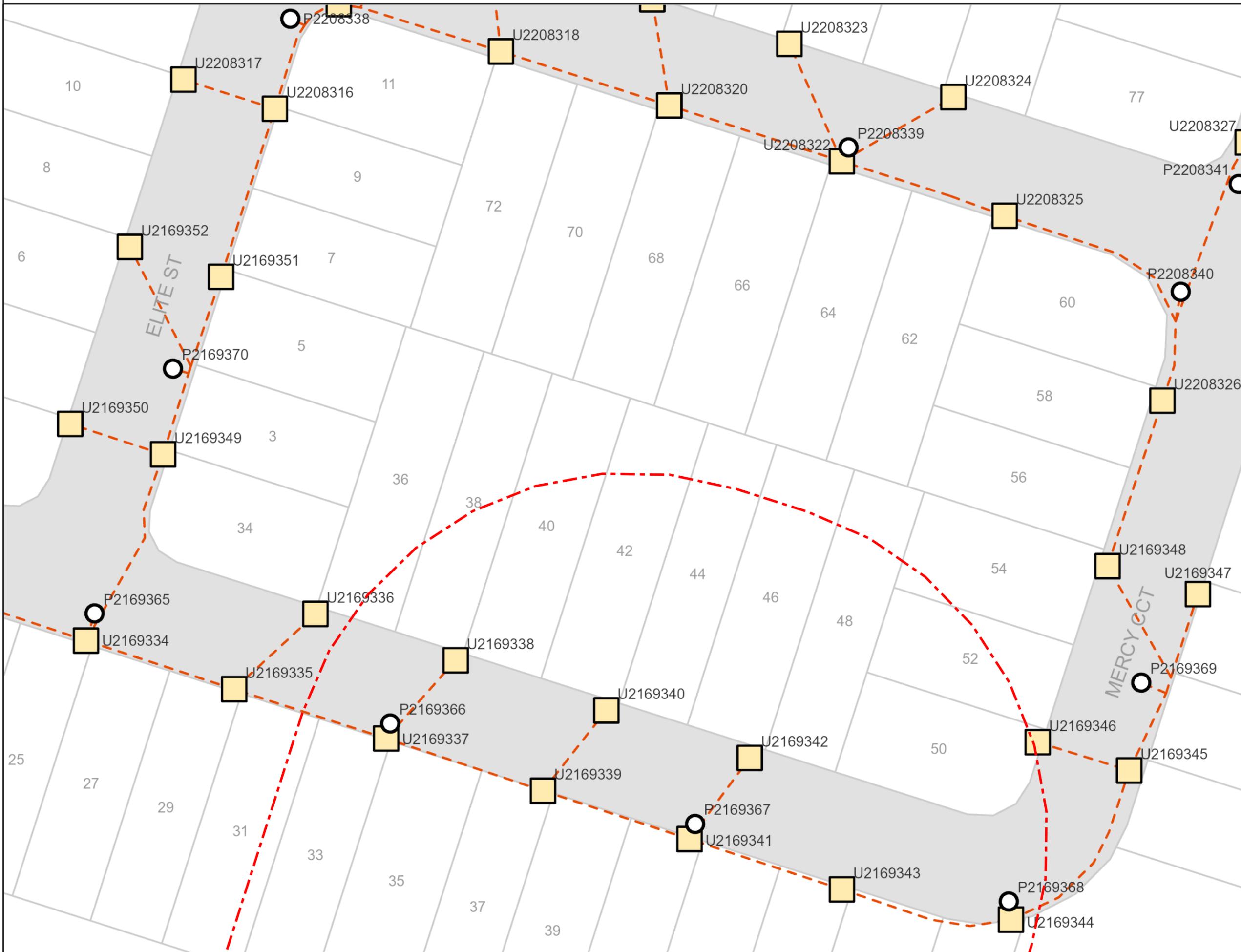
LEGEND

- 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



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BYDA

Sequence: 269108947  
Date: 03/03/2026  
Scale: 1:500  
Tile No: 2

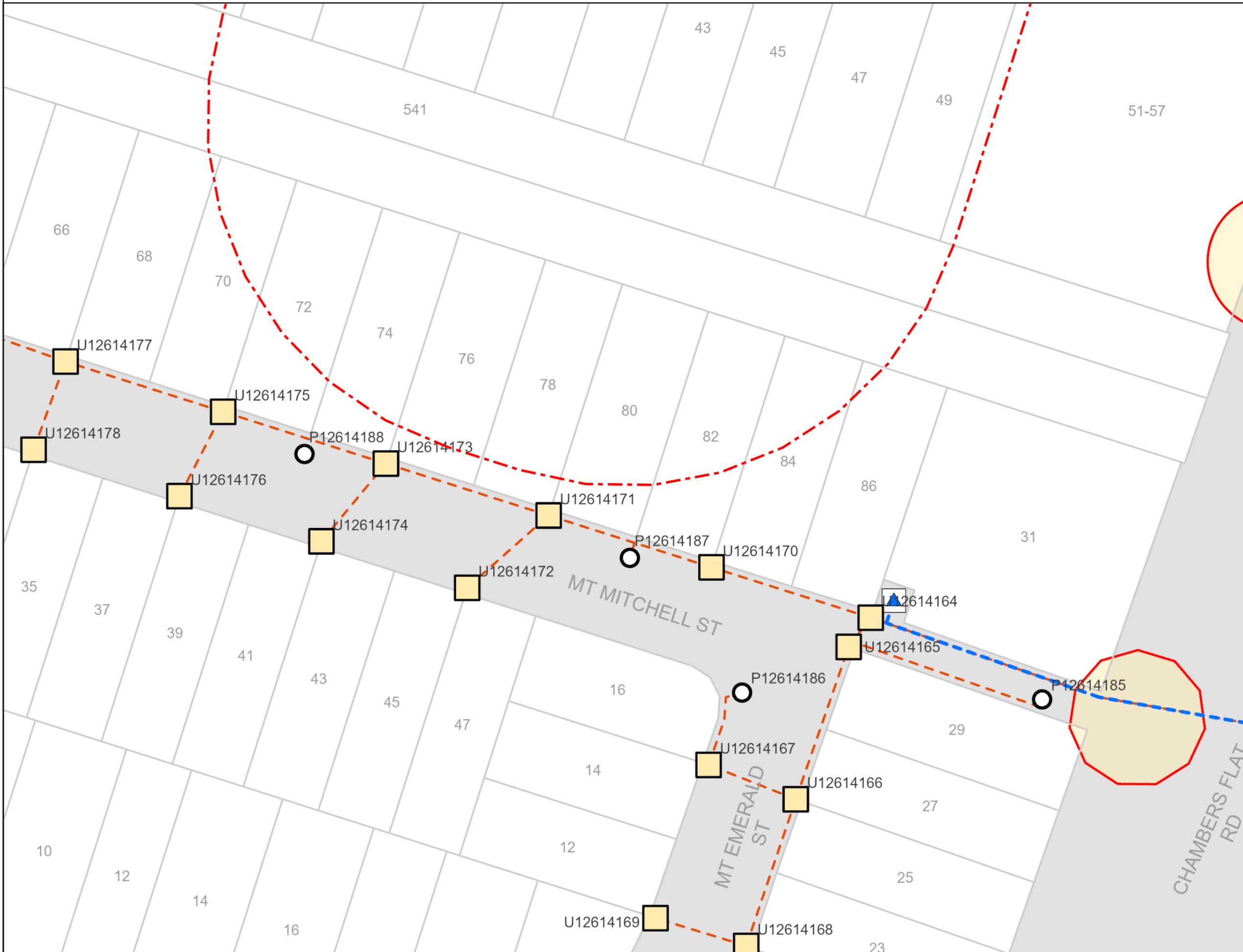
LEGEND

- 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



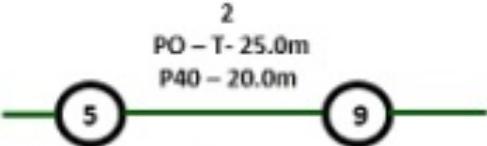
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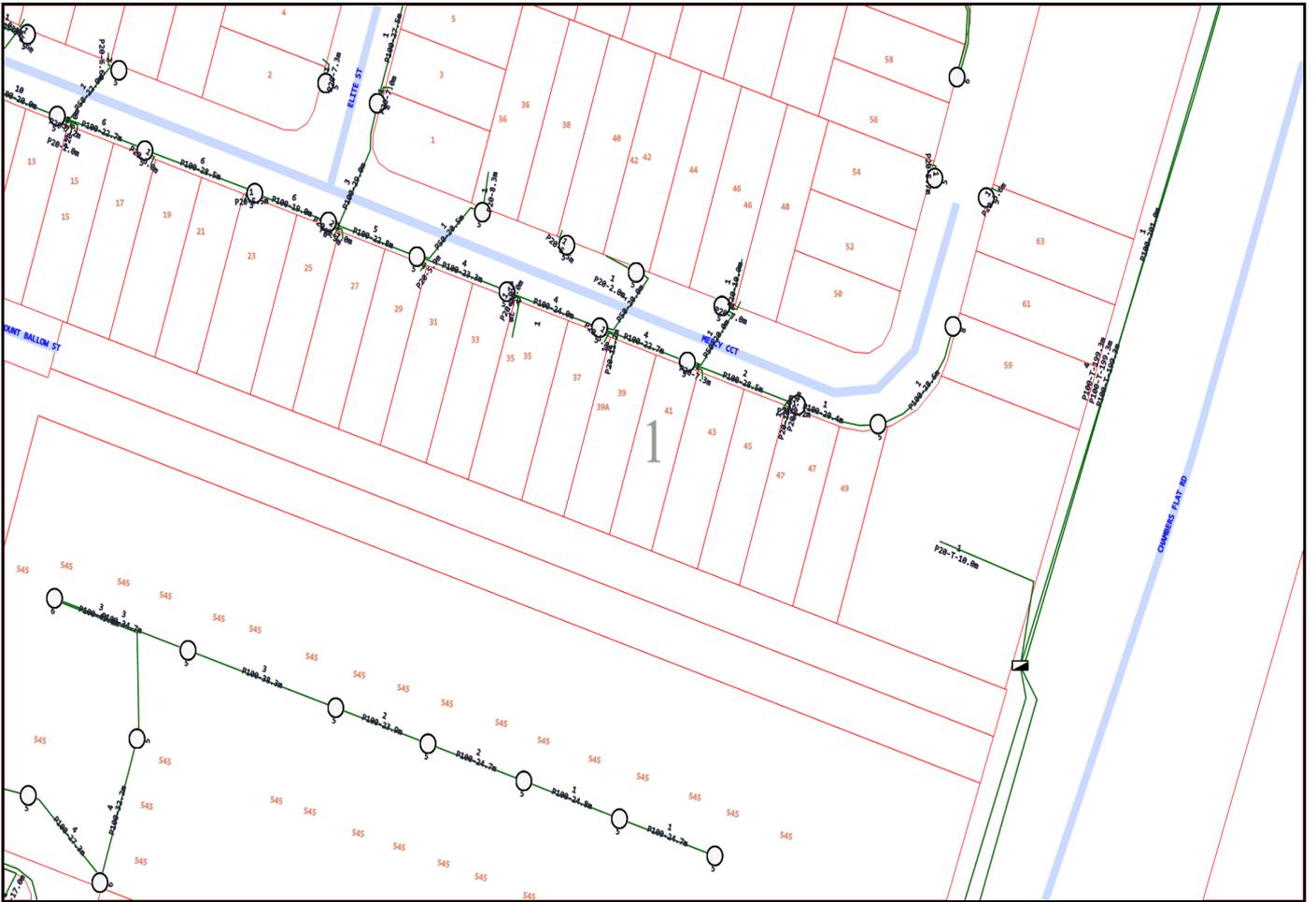




## LEGEND



	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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



## 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.