



LOT 25 CARNEYS CREEK ROAD

Quarry Potential and Resource Investigation Proposal

Carneys Creek, Scenic Rim, Queensland

Purpose of this proposal

This document presents the property for preliminary quarry and resource investigation. The site is not an approved quarry and no resource estimate has been completed. Any future extractive use would depend on field testing, planning and environmental approvals, transport assessment, water approvals and a commercial agreement with the landowner.

40 ha

Approximate land area

Lot 25

SP186949

Scenic Rim

Queensland 4310

Prepared by Seacorp Properties

Kate Seacrest, Director, BCom (ACC), Property Development Consultant
M 0422 222 889 | E seacorpproperties@gmail.com

01 OPPORTUNITY OVERVIEW

A concise summary for quarry operators, concrete suppliers, civil material businesses and extractive industry investors.

Seacorp Properties is offering Lot 25 Carneys Creek Road for confidential review by parties interested in quarry material, regional supply, operational land or long-term resource holdings. The property is a 40 hectare freehold parcel with public road frontage, natural water features, nearby electricity infrastructure and mapped geology that may justify a formal investigation program.

The current information is based on desktop mapping and property material. It does not establish the quantity, quality or commercial value of any quarry material. Those questions can only be answered through field inspection, sampling, drilling and laboratory testing.

LAND 40 hectares Approximately 100 acres	ELEVATION Up to 620 m Elevated and north-facing	WATER Headwater site One source area of Carney's Creek
POWER About 134 m Indicative distance to an 11 kV line	ROADS Two boundaries Carneys Creek Road frontage	TENURE Freehold Lot 25 on SP186949

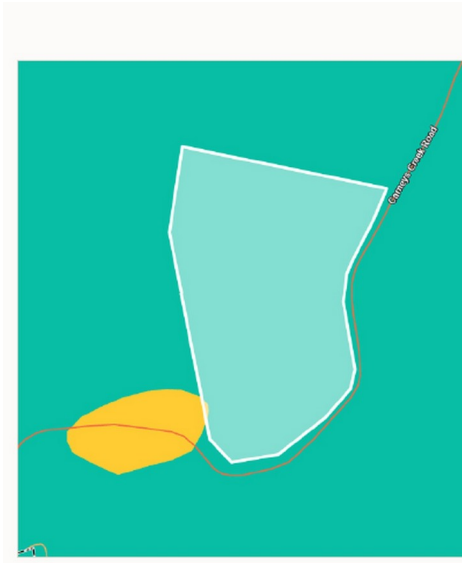


Aerial boundary image. The property fronts Carneys Creek Road along the eastern and southern boundaries. Source: Lot 25 Information Memorandum.

WHAT IS BEING OFFERED Access to the property for an agreed investigation process, followed by the option to discuss purchase, lease, joint venture or another commercial arrangement if the site proves suitable.	WHAT IS NOT BEING CLAIMED The proposal does not claim that the land contains a proven reserve, meets a particular product specification or has approval for quarrying.
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02 GEOLOGY AND MATERIAL POTENTIAL

Desktop mapping provides a starting point. It is not a substitute for a geologist, drilling or material testing.



Mapped units on the property

Most of the parcel is mapped as Walloon Coal Measures. The Information Memorandum describes these as shale, siltstone, sandstone and coal seams. Sandstone, shale and clay may have uses in fill, road base, landscaping or capping, depending on quality and weathering.

A small Main Range Volcanics contact clips the south-western edge. This is mapped as olivine basalt and may justify targeted inspection as a possible hard-rock aggregate lead.

Coal seams, if present, are regulated under mining legislation and are not ordinary quarry material. This proposal is focused on quarry material and extractive industry investigation.

Indicative geology crop from the Information Memorandum. The map is desktop information only and is not a resource assessment.

Testing needed before a commercial decision

A suitable program would include site inspection, outcrop logging, test pits or drilling, petrography and laboratory tests for strength, durability, weathering, abrasion, polished stone value, particle shape and product suitability.

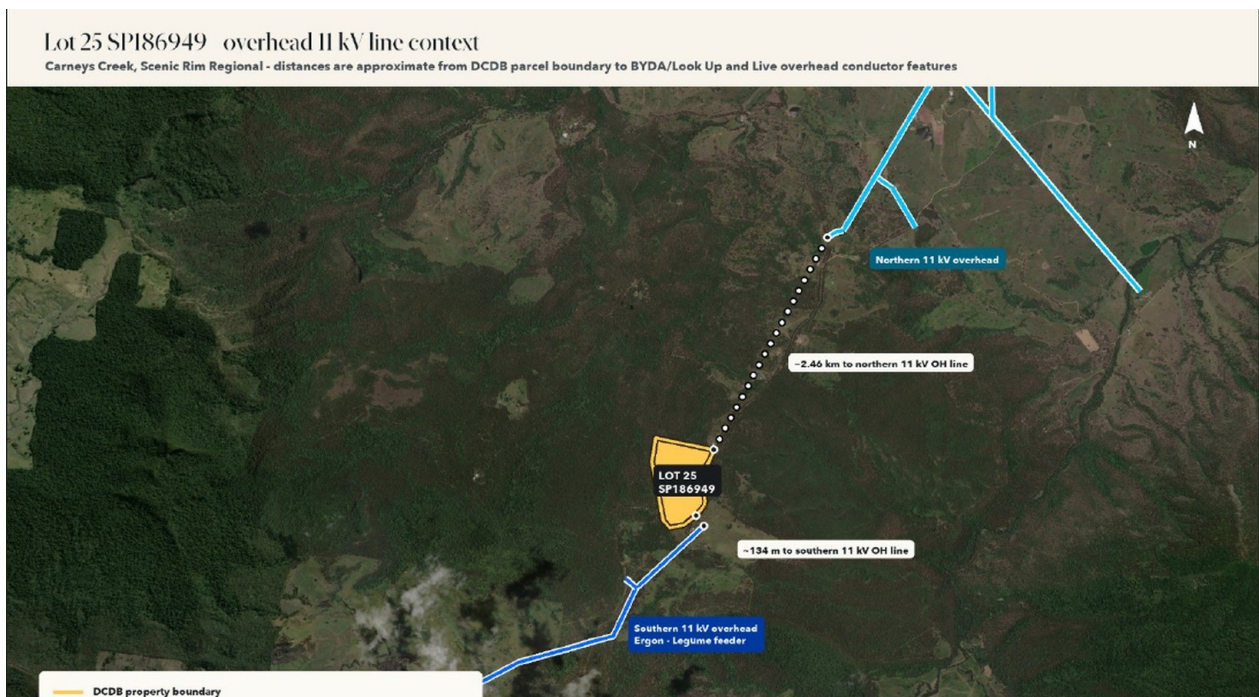
Possible product categories to test

- road base and pavement material
- concrete and asphalt aggregate
- drainage rock, riprap and engineering fill
- general fill, capping and landscaping material
- specialty or dimension stone where structure and weathering are suitable

03 SITE SERVICES AND LOGISTICS

Water, electricity and access can affect quarry feasibility as much as the rock itself.

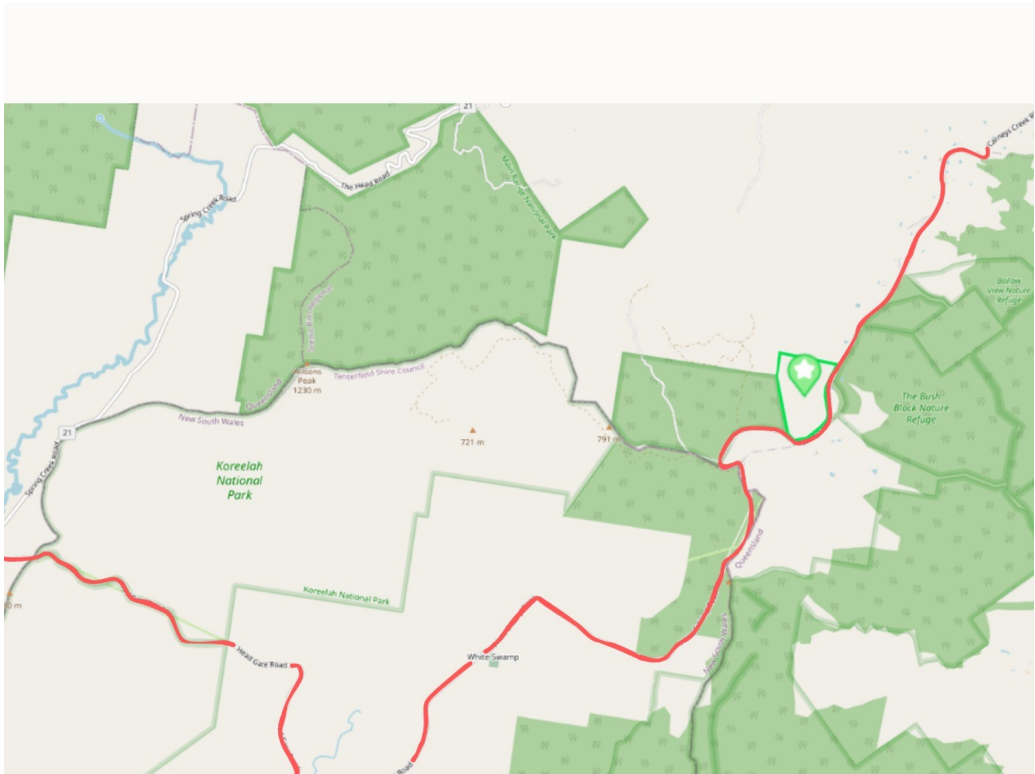
WATER	POWER	ACCESS
The property contains spring-fed watercourses, a central valley and seasonal waterfalls. Any dam, storage or operational water use would require hydrology, water entitlement and environmental review.	The Information Memorandum identifies an 11 kV overhead line about 134 metres from the boundary. Connection capacity, cost and timing would need confirmation from Ergon Energy.	Carneys Creek Road adjoins the eastern and southern boundaries. Haulage feasibility would require pavement, bridge, intersection, route and community impact assessment.



Indicative electricity network context. The locations and distances must be confirmed with the network operator before any work.

ACCESS AND REGIONAL ROAD CONTEXT

The Information Memorandum shows a regional road connection from the property through Carneys Creek Road and surrounding local roads. The line shown is not a nominated haul route. A transport engineer would need to confirm road ownership, pavement and bridge capacity, grades, turning movements, intersections, operating hours and any road upgrade requirements.

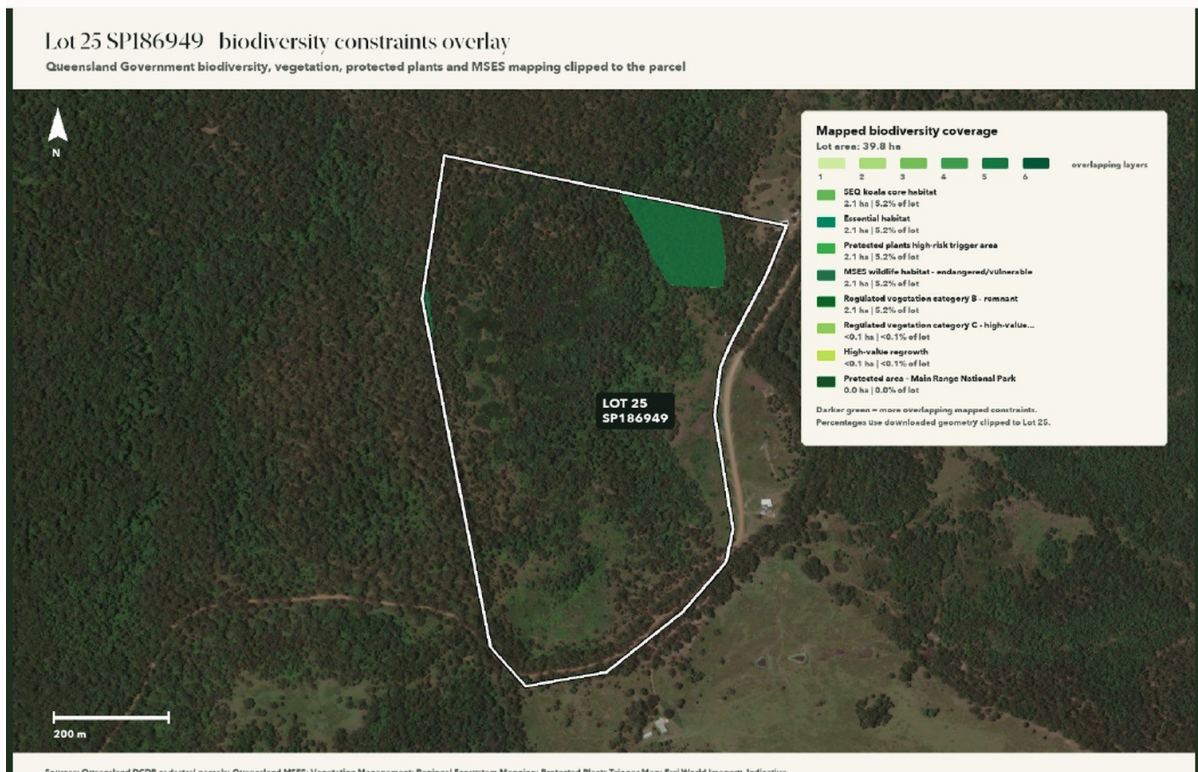


Regional road context from the Information Memorandum. The route shown is indicative and does not confirm heavy vehicle suitability or approval.

ROUTE REVIEW Engineering assessment Pavement, bridges, grades and intersections	AUTHORITY INPUT Early consultation Council, TMR and other road managers as required	OPERATING PLAN Haulage controls Hours, vehicle type, safety and community interface
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04 PLANNING, ENVIRONMENT AND SITE CONSTRAINTS

Any quarry proposal would need to be designed around confirmed constraints and assessed through the relevant approval process.



Desktop biodiversity mapping from the Information Memorandum. Field surveys and current statutory searches are still required.

The Information Memorandum shows several mapped biodiversity layers overlapping in a patch of about 2.1 hectares. It also notes a small high-value regrowth sliver. This provides an initial basis for avoidance planning, but the mapping must be checked against current government data and field conditions.

EARLY PLANNING QUESTIONS

Confirm zoning and overlays, extractive industry permissibility, referral triggers, environmental authority requirements, vegetation controls, water approvals and the likely Scenic Rim Regional Council process.

EARLY ENVIRONMENTAL WORK

Undertake flora and fauna surveys, protected plant checks, koala habitat review, riparian assessment, surface water and groundwater work, noise and air quality studies, and cultural heritage due diligence.

Design principle

The investigation should first identify areas to avoid, then test whether a workable extraction area, processing area, water system, access route and rehabilitation plan can fit around those constraints.

05 PROPOSED INVESTIGATION PROCESS

A staged process limits cost and commitment until the technical results support the next step.

STAGE	PURPOSE	MAIN WORK	RESULT
1	Confidential review	Review the Information Memorandum, mapping, title and available property reports.	Decision on whether to inspect
2	Site access agreement	Agree confidentiality, insurance, access areas, sampling conditions and rehabilitation of test locations.	Time-limited access
3	Resource testing	Inspect outcrops, complete test pits or drilling, and test material against target product specifications.	Resource and product report
4	Feasibility work	Complete planning, environmental, water, power, traffic, market and cost assessment.	Proceed or stop decision
5	Commercial agreement	Negotiate an option, purchase, lease, joint venture, royalty or staged land agreement.	Signed commercial terms

Recommended work program

- Geology: mapping, outcrop logging, drilling or test pits, resource modelling and product testing.
- Planning: zoning, overlays, pre-lodgement advice, referral triggers and approval strategy.
- Environment: ecology, water, air quality, noise, vibration, rehabilitation and cultural heritage.
- Transport: haul route, pavement and bridge capacity, intersections, heavy vehicle access and road upgrades.
- Utilities: electricity connection advice, water balance, storage options and communications.
- Commercial: market demand, capital cost, operating cost, land terms, royalties and closure obligations.

Information available for review

The Information Memorandum includes property details, landform, water, power, geology, regional geology, roads, biodiversity, photographs and a list of existing dwelling approval documents. Further material can be made available to qualified parties through a confidential due diligence process.

06 COMMERCIAL OPTIONS AND NEXT STEPS

The preferred structure can be matched to the level of technical certainty and the interested party's operating model.

Due diligence licence

Short-term access for inspection, sampling and agreed fieldwork before a land commitment.

Option to purchase

A defined investigation period with the right to acquire the property on agreed terms if due diligence is satisfactory.

Direct acquisition

Purchase of the freehold property, subject to the buyer's due diligence and contract conditions.

Lease or joint venture

A longer-term land arrangement with agreed rent, access, responsibilities and commercial participation.

Royalty or staged agreement

Land consideration linked to approvals, production, material sales or defined project milestones.

Interested parties are invited to:

1. review this proposal and the Information Memorandum
2. contact Seacorp Properties for a confidential discussion
3. identify the material types and specifications relevant to their business
4. request a site inspection and access to available supporting material
5. submit an outline of the commercial structure they would prefer to explore

SEACORP
PROPERTIES

Kate Seacrest

Director, BCom (ACC)

Property Development Consultant

M 0422 222 889

E seacorpproperties@gmail.com

Important notice

This proposal is general information only. It is not an offer, valuation, resource statement, geotechnical report, approval, water entitlement advice, financial advice or legal advice. Areas, distances, mapping and site attributes are approximate and must be independently verified. Any extractive industry use is subject to commercial agreement, technical proof, council and State approvals, environmental and water requirements, transport approvals, cultural heritage obligations and all other applicable laws.