

PROPERTY ADDRESS

LOT 3 | 3A HILLTOP CLOSE, KURANDA

SELLER DISCLOSURE



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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 NEVELLE MCLEOD AND KERRY IRVINE AS PERSONAL REPRESENTATIVES

Property address 3A HILLTOP CLOSE
(referred to as the
“property” in this
statement) KURANDA QLD 4881

Lot on plan description LOT 3 ON SP315886 (TITLE REFERENCE: 51281826)

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 ☐ Yes ☒ No to affect the property after settlement. 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: Insert date range » the amount of rent and bond payable: Insert amount of rent and bond » whether the lease has an option to renew: Insert option to renew information 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: Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Details of Statutory Encumbrances can be found in the attached extract of results and plans showing each encumbrance from the BYDA (Before You Dig Australia) report undertaken for this property. The BYDA report has returned results for Ergon QLD, Mareeba Shire Council, NBN Co Qld, Telstra QLD Regional.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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 <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: RURAL RESIDENTIAL A		
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 <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ 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
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	☐ 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
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$1,777.40 Date Range: 01/07/2025 - 31/12/2025
	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: Insert amount Date Range: REFER TO ANNEXURE
	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: Insert estimated amount Date Range: Insert 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. ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☐ Yes 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.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☒ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

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

Signatures – SELLER

Signed by:

FB12BF423D30ACD5

Signature of seller

NEVELLE MCLEOD

Name of seller

20/11/2025

Date

Signed by:

6710AAEF142AB974

Signature of seller

KERRY IRVINE

Name of seller

24/11/2025

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

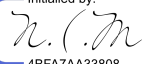
Name of buyer

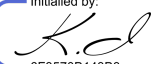
Date

Date

ANNEXURE – WATER

Water is not connected to the property, therefore no water bill has been provided.

Initialled by:

4BFA7AA33808

Initialled by:

6F3570B143B3

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51281826	Search Date:	19/11/2025 12:10
Date Title Created:	05/05/2022	Request No:	54154638
Previous Title:	50828780		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 315886

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 721643483 26/04/2022

COLIN JOHN EMERY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20122101 (POR 1V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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

SURVEY PLAN

Sheet 1 of 4

Area of New Road

(3-15-16-17-18-19-
20-23-24-4-3a-3)..... **4353m²**

Peg placed at all new corners, unless
otherwise stated.

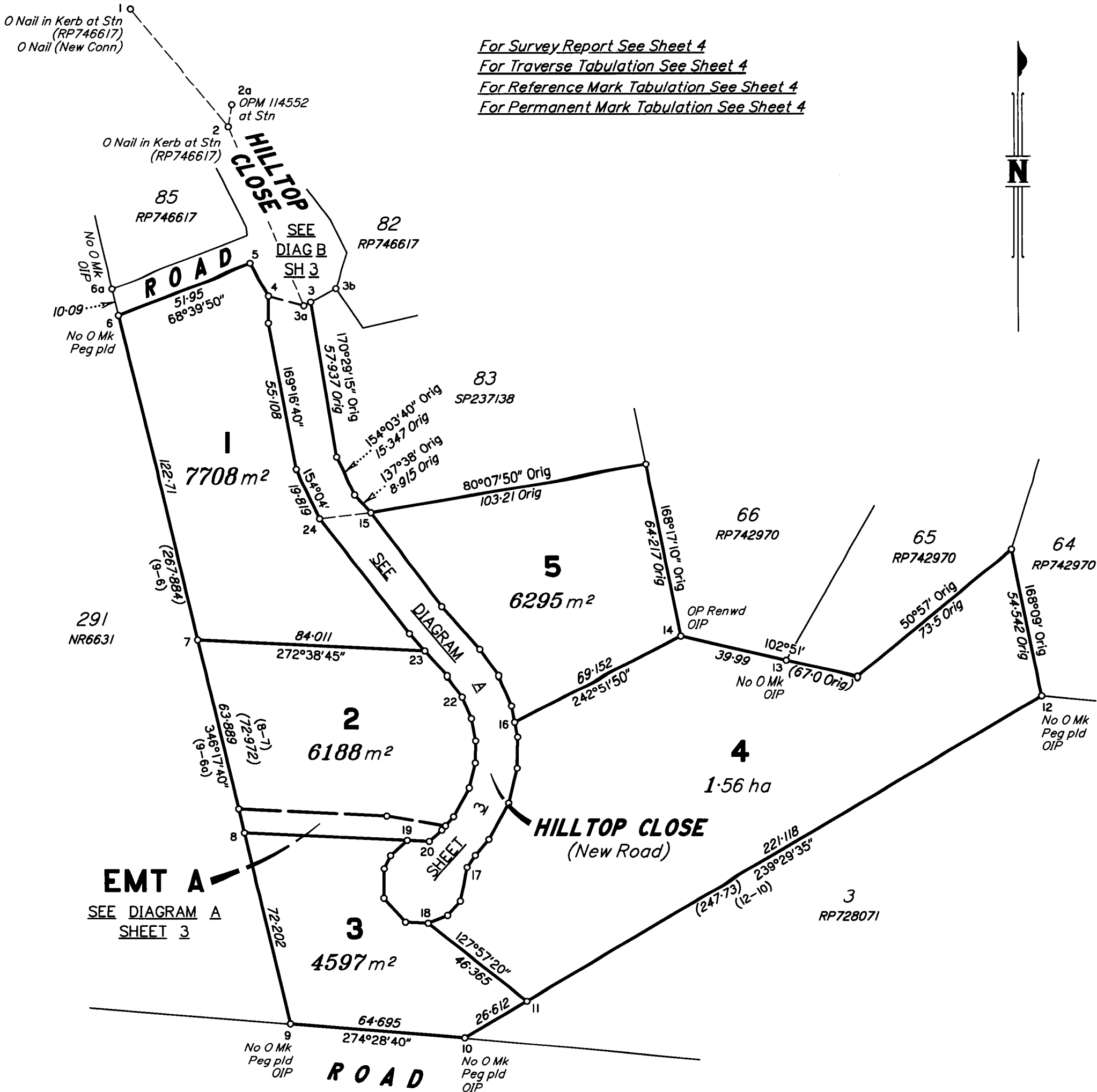
Original information compiled from
SP237138 in the Department of Natural
Resources, Mines and Energy.

For Survey Report See Sheet 4

For Traverse Tabulation See Sheet 4

For Reference Mark Tabulation See Sheet 4

For Permanent Mark Tabulation See Sheet 4



CARDNO (QLD) PTY LTD (ACN 051 074 992) hereby certify that the land comprised in this plan was surveyed by the corporation, by Cameron THOMSON, Registered Surveyor and Ben David COLUMBUS, Registered Surveyor, for whose work the corporation accepts responsibility, under the supervision of Robert William PENTECOST, 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 13/12/2019.

Robert Pentecost
Cadastral Surveyor
(Authorised Representative)

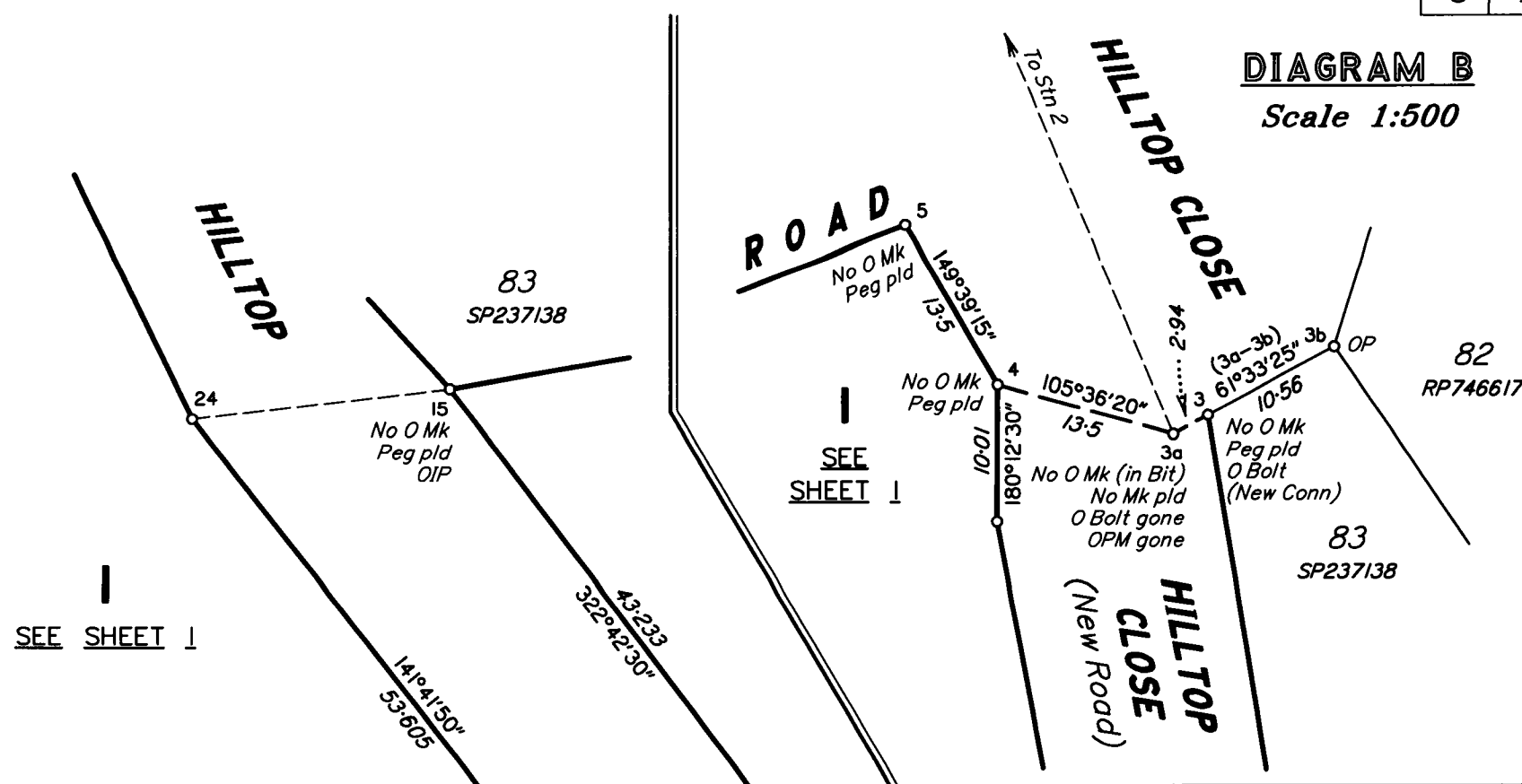
Date 17/01/2020

Q174188

Metres 0 75m 150m 225m 50mm 100mm 150mm		State copyright reserved.	
Plan of Lots 1-5 and Easement A in Lot 2 Cancelling Lot 84 on SP237138		Scale: 1:1500	
		Format: STANDARD	
LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL		 SP315886	
LOCALITY: KURANDA		Survey Records: No	
Meridian: MGA Zone 55 vide GNSS			

DIAGRAM B

Scale 1:500



5

SEE SHEET 1

2

SEE SHEET 1

4

SEE SHEET 1

EMT A

612m²

29/
NR6631

DIAGRAM A

Scale 1:500

State copyright reserved.

Insert
Plan
Number

SP315886

Q174188

TRAVERSES ETC

LINE	BEARING	DISTANCE
2-1	320°18'20"	56.3
2-2a	8°52'	8.198
3a-2	336°55'35"	71.262
24-15	83°17'55"	19.105

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	O Nail in Kerb	24/RP746617	129°10'	28.161	New Conn
3	O Bolt in Bit	SP237138	344°14'55"	19.429	New Conn
3a	O Bolt in Bit gone	SP237138	171°24'10"	7.462	
4	Screw in Kerb		65°50'10"	6.65	
6	Pin		41°04'15"	3.424	
6a	OIP	RP746617	248°39'50"	1.222	
7	Pin		297°48'40"	2.756	
8	Pin		274°32'	1.223	
9	OIP	RP733923	94°27'	1.0	
10	OIP	RP728071	275°15'05"	1.0	
11	Pin		314°35'10"	4.118	
12	OIP	RP728071	275°15'05"	1.0	
13	OIP	RP742970	30°01'55"	0.95	
14	OIP	RP742970	102°51'	1.21	
15	OIP	SP237138	80°07'50"	1.305	
15	Screw in Kerb		228°31'40"	12.428	
16	Pin		262°26'	0.764	
18	Screw in Kerb		355°35'30"	4.453	
19	Pin		180°57'	1.499	
22	Pin		51°14'	0.815	
23	Screw in Kerb		44°32'30"	6.63	
24	Pin		58°43'40"	0.885	

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2a-OPM	MSC 43	at Station		114552	Standard
3a-OPM gone	SP237138	286°21'30"	4.177	147647	Type C
20-PM		82°30'50"	10.482	203197	Mini Mark

SURVEY REPORT:

- The purpose of the survey is to subdivide Lot 84 on SP237138 into five new lots.
- Plans searched: RP728071, RP733923, RP742970, RP746617 and SP237138.
- Stations 1, 2, 2a, 3b, 6a, 9, 10 and 12-15 reinstated from original marks either at or referenced to the respective corners.
- The cul-de-sac boundaries of existing Lots 83 and 84 were reinstated from the ONIKs at Stations 1 and 2 using the connection 2-4 on SP237138 to fix Station 3a hereon.
- Station 6 reinstated at deed distance from Station 6a.
- Resultant lines 3a-4-5-6 agreed with original.
- Lines 6-9, 13-14 and 15-3a indicated a meridian difference of +5°15' with SP237138 and this comparison was used to compile from SP237138.
- Line 10-12 agreed within 0°00'05" with this comparison and a shortage of 0.04m was noted.
- Line 6-9 measures short 0.016m.
- Line 9-10 agrees with original for distance but reads + 0°01'40". This difference is noted and accepted as the OIPs at both stations appeared undisturbed.

RATE NOTICE

PO Box 154, MAREEBA, QLD, 4880

P 1300 308 461

E info@msc.qld.gov.au

W www.msc.qld.gov.au

ABN 39 114 383 874

For the period

01/07/2025 to 31/12/2025

C J Emery
33 King Arthur Court
PARADISE POINT QLD 4216

Property No: 61752
Valuation: \$240,000
Issue Date: 11/08/2025
Due Date: 12/09/2025

*Payments received after 22/07/2025
will not appear on this notice*

Property Location & Description

3A Hilltop Close KURANDA QLD 4881
Lot 3 SP 315886

Description	Valuation/Units	Annual Rate/Charge	Amount
Balance brought forward			0.00
RATES AND CHARGES			
General Rate Cat S Approved Subdivider	144,000.00	\$0.01700	1,224.00
Water Access - Vacant/Unconnected (k)	1.00	\$872.50 per parcel	436.25
Waste Facilities Charge	1.00	\$200.50 per property	100.25
State Govt Emergency Management Levy - D01	1.00	\$30.00 per parcel	15.00
Local State Emergency Services Levy	1.00	\$3.80 per property	1.90
			\$1,777.40

Total amount payable if not received by the due date **\$1,777.40**

**Discount will be allowed if payment received by
the due date**

Due Date	Discount Amount	Payable
12/09/2025	-\$122.40	\$1,655.00

RETURN THIS PORTION IF PAYING BY MAIL



Biller Code: 228171
Ref: 0005617527

BPAY® this payment via Internet or phone banking.
BPAY View Registration No.: 0005617527



Billpay Code: 4068
Ref: 0561 7527

Gross Amount



*4068 000000005617527

Discounted Amount



*4068 000000005617527



Scan here to pay



Reference number is unique to Rate Payments only

☐ Please tick if a receipt is required

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the registered owner(s) of the property by the discount due date specified on the front of this notice, after which any outstanding amount becomes overdue and interest of 12.12% per annum will apply.

DISCOUNT: Discount of 10% on Differential General Rates shall only be allowed if the total payable (shown overleaf) is paid in full and funds received by Council by the due date of this rate notice.

ARE YOU A PENSIONER: If you are a pensioner, reside on the property permanently and no Pensioner Rates Remission has been granted on this notice, please contact Council to see if you are eligible for the remission.

HAVE YOUR DETAILS CHANGED? Has your address, phone and/or email changed? If so, please advise council in writing either via email, post or complete the relevant form on Council's website www.msc.qld.gov.au.

WASTE LEVY: Council has received an annual payment of \$186,045.00 from the Queensland Government to mitigate direct impact of the waste levy on households for domestic waste.

NON-POTABLE WATER SUPPLY: Properties with non-potable water charges are supplied with water from untreated sources, which varies in quality and is not suitable for consumption.

Further information is available at
www.msc.qld.gov.au or
Scan me



RECEIVE THIS NOTICE ELECTRONICALLY



Register online for email notices: mareeba.enotices.com.au
Reference No: **32533C33CG**

CUSTOMER SERVICE CENTRES

Phone: 1300 308 461

Email: info@msc.qld.gov.au or rates@msc.qld.gov.au

Mareeba: 65 Rankin Street, Mareeba, Qld, 4880

Kuranda: 18-22 Arara Street, Kuranda, Qld, 4881

METHODS OF PAYMENT

It is strongly recommended that payment is not left until the discount due date as Council does not take responsibility for the late processing of electronic payments by third parties. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date.



Set up a direct debit payment arrangement either by paying your rates by instalments or paying in advance. Scan the QR code on the other side of this notice or go to mareeba-pay.enotices.com.au. Use the eNotices reference number above to apply. Pay via Visa, MasterCard or Bank Account. Apple and Google Pay also available.



Contact your bank to make this payment from your preferred account. The Biller Code and Reference Number can be found on the front of this notice. It is important to note each property has its own unique reference number.



IN PERSON: Visit any branch/agency of Australia Post. Present this Notice intact. Pay by cash, cheque or credit card (Visa and Mastercard ONLY).

ONLINE: Pay online any time www.postbillpay.com.au
Pay by Visa, Mastercard or PayPal.

BY PHONE: Call 13 18 16 to pay 24 hours a day, 7 days a week. The BillPay code and Reference Number can be found on the front of this notice. It is **important** to note each property has its own unique reference number.

APP: Scan and pay with Australia Post's mobile app. Download on the App Store or get it on Google Play.



BY POST: Detach payment details slip and mail with the payment to PO Box 154, Mareeba QLD 4880. Make cheques & money orders payable to Mareeba Shire Council and cross 'Not Negotiable'.

IN PERSON: Visit any Council Service Centre. Present this notice intact. Payments by cash, cheque or credit card accepted (Visa and Mastercard ONLY).



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)

IRVINE & MCLEOD
3A HILLTOP CLOSE
KURANDA QLD 4881

Transaction ID: 51086320 EMR Site Id: 19 November 2025
Cheque Number:
Client Reference:

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

Lot: 3 Plan: SP315886
3A HILLTOP CL
KURANDA

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

Administering Authority

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 970110
Search Request Reference: 146833334

Date: 19-Nov-2025 12:24:45 PM

Applicant Details:

Applicant: Helen Brennan
nat@bcreports.com.au
Buyer: IRVINE & MCLEOD

Search Response:

Your request for a property search on Lot 3 on Plan SP315886 at 3A HILLTOP CLOSE KURANDA 4881 has been processed.

At this point in time, the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

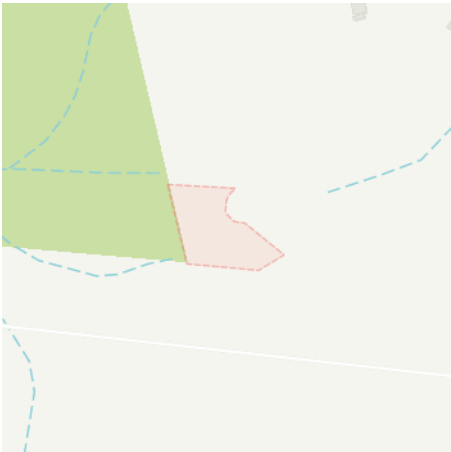
Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

[Review responses online](#) ↗



Received 4 of 4 responses
All responses received

3a Hilltop CI, Kuranda QLD 4881

Job dates
20/11/2025 → 11/12/2025

These plans expire on
17 Dec 2025

Lodged by
Helen Brennan

Authority	Status	Page
 BYDA Confirmation		2
 Ergon QLD	Received	4
 Mareeba Shire Council	Received	43
 NBN Co Qld	Received	48
 Telstra QLD Regional	Received	57

Referral

264456489

Member Phone

13 10 46

Responses from this member

Response received Wed 19 Nov 2025 12.20pm

File name	Page
Response Body	5
264456489 - Ergon Energy Plan.pdf	8
Ergon Energy BYDA Terms and Conditions.pdf	10
Working Near Overhead and Underground Electric Lines.pdf	15



BYDA

Sequence: 264456489
Date: 19/11/2025

Scale: 1:854
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 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.



BYDA

Sequence: 264456489
Date: 19/11/2025
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



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.

Referral

264456487

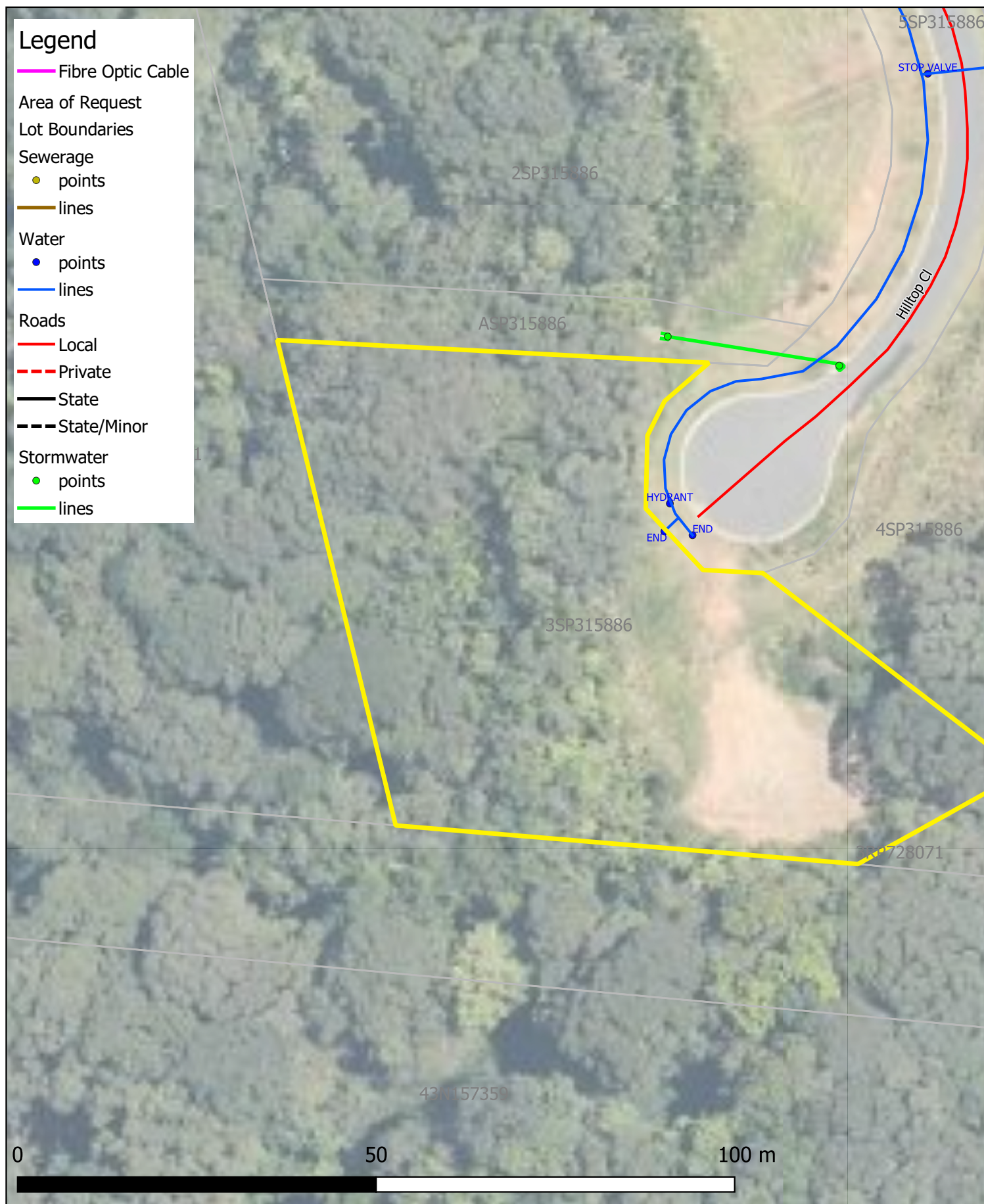
Member Phone

(07) 4086 4670

Responses from this member

Response received Wed 19 Nov 2025 2.57pm

File name	Page
Response Body	44
DBYD JOB51736923 SEQ264456487 - 3a Hilltop CI, Kuranda, QLD, 4881.pdf	46
MSC Duty of Care.pdf	47



DBYD JOB:51736923 SEQ:264456487 - 3a Hilltop Cl, Kuranda, QLD, 4881
 USER REF= 3a Hilltop Cl

Referral
264456488

Member Phone
1800 687 626

Responses from this member

Response received Wed 19 Nov 2025 1.16pm

File name	Page
Response Body	49
264456488_20251119_031534008261_1.pdf	50
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	51
Disclaimer_264456488_20251119_031534008261.pdf	53

To: Helen Brennan
Phone: Not Supplied
Fax: Not Supplied
Email: Bcreportsgroup@gmail.com

Dial before you dig Job #:	51736923	 BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	264456488	
Issue Date:	19/11/2025	
Location:	3a Hilltop Cl , Kuranda , QLD , 4881	

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

-

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.

Referral

264456490

Member Phone

1800 653 935

Responses from this member

Response received Wed 19 Nov 2025 12.51pm

File name	Page
Response Body	58
264456490.pdf	60
AccreditedPlantLocators 2025-09-16a.pdf	61
Telstra Duty of Care v33.0a.pdf	62
Telstra Map Legend v4_0c.pdf	64



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-1 Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 264456490
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 19/11/2025 13:40:40	

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.

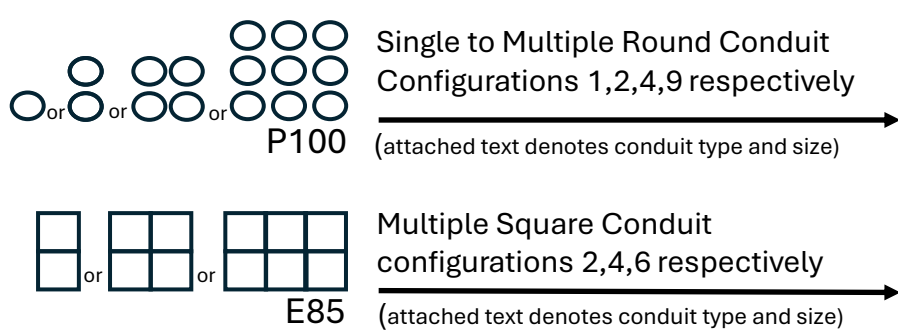
See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 1

LEGEND



	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (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 (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



Some examples of conduit type and size:

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

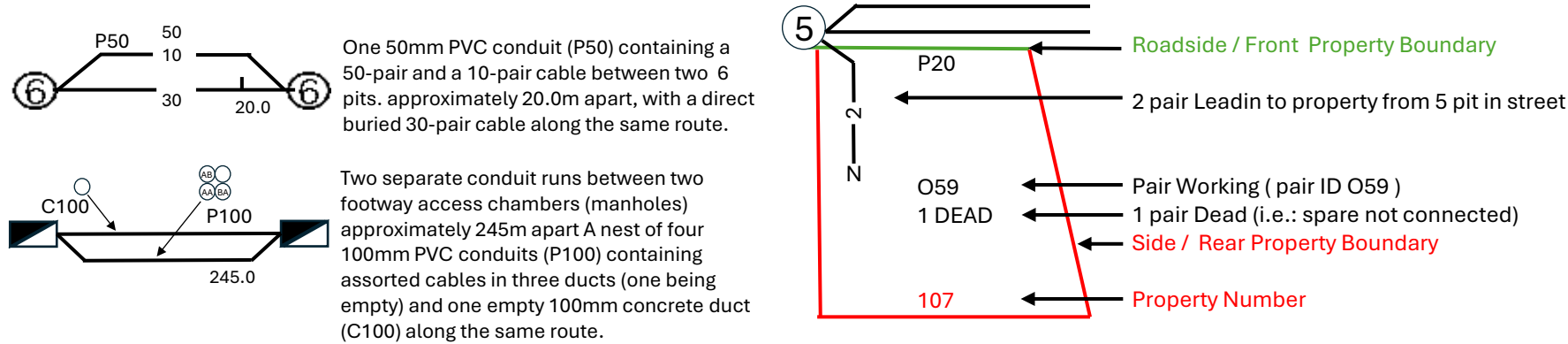
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Pothole Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protect Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Proceed Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.
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