

**PROPERTY ADDRESS**

LOT 22 | 64 MARSHALL STREET, MACHANS BEACH QLD 4878

# SELLER DISCLOSURE

A stylized illustration of a modern building facade. It features several tall, narrow vertical panels in a light yellow color, set against a grey background. The panels are arranged in a slightly staggered manner, creating a sense of depth. The building is shown from a low angle, emphasizing its height.

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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 FLEUR MARIA ANDERSON

Property address 64 MARSHALL STREET  
(referred to as the  
“property” in this  
statement) MACHANS BEACH QLD 4878

Lot on plan description LOT 22 ON RP709626 (TITLE REFERENCE: 20346140)

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**

<b>Registered encumbrances</b>	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <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> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: 24/01/2025 - 23/01/2026 (ANNEXURE)</li> <li>» the amount of rent and bond payable: \$635.00 PER WEEK (BOND: \$2,540.00)</li> <li>» whether the lease has an option to renew: YES (REFER TO ANNEXURE)</li> </ul> <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>Unregistered oral agreement (if applicable)</b></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; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <p>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 Cairns Regional Council, Ergon QLD, NBN Co Qld, Telstra QLD Regional.</p>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>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. <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? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> 24/01/2025 ANNEXURE</p> <p><b>Note</b>—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.</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>

## 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 <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> :  LOW DENSITY RESIDENTIAL		
<b>Transport proposals and resumptions</b>	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<b>The following notices are, or have been, given:</b>		
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
<b>Heritage</b>	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Flooding</b>	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.		
<b>Vegetation, habitats and protected plants</b>	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.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	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.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If <b>Yes</b>, a copy of the notice or order must be given by the seller.</i>		
<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.		
<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="https://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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: \$1,774.79                      Date Range: 01/07/2025 - 31/12/2025
	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>
	<p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <p>Amount: \$418.88                      Date Range: 22/05/2025 - 8/10/2025</p> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <p>Amount: <input type="text"/> Insert estimated amount                      Date Range: <input type="text"/> Insert date range</p>

\* 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.

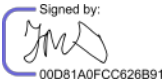
**For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.**

<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>
<b>Community Management Statement</b>	<p>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. <input type="checkbox"/> <b>Yes</b></p> <p><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.</p>
<b>Body Corporate Certificate</b>	<p>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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <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 <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.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—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.</p>

<b>Building Units and Group Titles Act 1980</b>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>
<b>Body Corporate Certificate</b>	<p>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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <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 <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.</li> </ul> <p><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.</p>

# Signatures – SELLER



Signature of seller

FLEUR MARIA ANDERSON

Name of seller

10/01/2026

Date

Signature of seller

Name of seller

Date

# Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date



## **ANNEXURE – Tenancy Agreement**

The current lease expires on 23/01/2026.

A lease renewal has been signed for the period of 24/01/2026 – 23/01/2027.

A rent increase applies from 23/01/2026 to \$645.00 per week (Bond: \$2,580.00)

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>20346140</b>	<b>Search Date:</b>	09/01/2026 14:59
<b>Date Title Created:</b>	12/03/1940	<b>Request No:</b>	54660840
<b>Previous Title:</b>	20284105		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 22 REGISTERED PLAN 709626  
Local Government: CAIRNS

#### REGISTERED OWNER

Dealing No: 720953354 20/07/2021

FLEUR MARIA ANDERSON

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20284105 (POR 6V)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

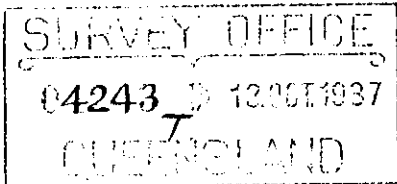
NIL

\*\* End of Current Title Search \*\*

THIS PLAN should be ROLLED not folded.

FOR OFFICE USE ONLY.

D.G. No. N12501 284-105 3125 (B)  
Road Ded<sup>n</sup> No. N214868 over 3rds 31<sup>st</sup> per. part.  
Resubs. 14-23 <sup>Ext<sup>n</sup> only</sup> See Plan No. 12170  
Resub. 30 See Plan No. 12664-B



I, Percival Charles Henry Rutherford, of Cairns, Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured, and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners, or occupiers of land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Act of 1907."

Percival Rutherford

Authorised Surveyor.

Made and Signed at Cairns, this 14th day of June, 1937, before me

Signature of Registrar of Titles or of a Magistrate

No part of the area, 3 acres, reserved for roads purposes in the undivided balance of Sub. 24 of Section 6v, parish of Smithfield, is required in Resubs. 14 to 30 of Sub. 24 as shown hereon.

Hand Drawing

for Surveyor General,  
19th February 1940.

14-15	3 1/2 * 12'	52.9
15-16	3 1/5 * 24'	36.2
16-20	1/35 * 24'	30.6
20-15	223 * 18'	200.1
20-21	132 * 12'	47.35
30-6	43 * 52'	100.04
31-15	43 * 48'	100.04
31-19	515 * 24'	39.0

Ref. to New Deeds

Resub.	Vol.	Fol.
Res. 14	358	113
Res. 15	346	141
Res. 16	346	139
Res. 17	346	144
Res. 18	346	147
Res. 19	346	145
Res. 20	346	145
Res. 21	346	142
Res. 22	346	140
Res. 23	346	146
Res. 24	358	113
Res. 25	"	"
Res. 26	346	143
Res. 27	358	113
Res. 28	"	"
Res. 29	"	"
Res. 30	346	125

PLAN examined, passed, and registered this 1st day of March, 1940  
Acting DEP. REGISTRAR OF TITLES (NORTHERN DISTRICT)

AMENDED DESCRIPTION  
Note: This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation.  
Survey of Lot (s) 14 - 30  
709626 TITLES CONVERTED  
on R.P. 9626

SCALE 3 chains to an inch.

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor W. G. Radung

SURVEY  
OF SUBDIVISIONS 14 to 30 of  
Subd. 24  
OF PORTION NO. 6v  
COUNTY OF Tares  
PARISH OF Smithfield  
M.F. Cat. No. 9626

Cons. Lot of lot 24 of R.P. 709625

CISP

For AIRCRAFT: B  
Document: 100000  
Refer to CRP

N194689

104792 10-0  
- 1 15  
3 5 06

Connelly 11400  
9 10000

2-1001-1  
-1001-1  
330



MACHANS BEACH QLD 4878  
F M Anderson  
64 Marshall Street  
MACHANS BEACH QLD 4878

Your Rates Account is Due 20 August 2025

Total Amount Due **\$ 1,774.79**

### Summary of Rates and Charges

For period 01/07/2025 to 31/12/2025

Property Location: 64 Marshall Street MACHANS BEACH QLD 4878

Property Description: LOT 22 RP 709626

Improvements: Fhold-Dwg  
534.0000SQUARE METRES

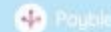
Land Use Code  
**0200**

### Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:  
[pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)



### Pay In Person At Any Post Office



Post  
Billpay

Billor Code: 0212  
Assessment No: 519645

Pay in-store at Australia Post, online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay) or by phone 13 18 16



See over the page for more payment options.

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	0.00
Total new transactions	\$	1,774.79
Total Account Balance	\$	1,774.79



### Scan to Pay

Pay in full or choose smaller instalments that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit [pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)

Powered By  Payble

### Rates Payment Slip

#### NAME

F M Anderson

#### PROPERTY

64 Marshall Street MACHANS BEACH QLD 4878

#### Assessment No.

519645

#### Due Date

20/08/2025

#### Total Amount Due

\$ 1,774.79





18732801616000320 D-044

F M Anderson  
64 Marshall Street  
MACHANS BEACH QLD 4878

Your Water Usage Account is Due 18 November 2025

Total Amount Due

**\$ 418.58**

Property Location: 64 Marshall Street MACHANS BEACH QLD 4878  
Property Description: LOT 22 RP 709626 Fhold-Dwg

### Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge		
TNA2403985	22/05/25	404	08/10/25	628	1.612	224	1.87	\$418.88

\*ADC = Average Daily Consumption (litres/day)

### Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:  
[pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)



### Pay In Person At Any Post Office



**Post Billpay**

Billor Code: 0430  
Assessment No: 519645

Pay in-store at Australia Post, online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay) or by phone 13 18 16



1400 519645

See over the page for more payment options.

Total Usage	224
Total Billable Usage	224
Balance Brought Forward	\$ Cr -0.30
Total new transactions	\$ 418.88
Total Account Balance	\$ 418.58



### Scan to Pay

Pay in full or choose smaller instalments that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



VISA



Scan or visit [pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)

Powered By Payble

### Water Payment Slip

NAME  
F M Anderson

PROPERTY  
64 Marshall Street MACHANS BEACH  
QLD 4878

Assessment No. 519645

Due Date Total 18/11/2025

Amount Due \$ 418.58



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](http://www.detsi.qld.gov.au)

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

ANDERSON  
64 MARSHALL STREET  
MACHANS BEACH QLD 4878

Transaction ID: 51101827      EMR Site Id: 09 January 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 22      Plan: RP709626  
64 MARSHALL ST  
MACHANS BEACH

**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**

# Department of Transport and Main Roads

## Property Search - Advice to Applicant

Property Search Reference: 981147  
Search Request Reference: 147294348

Date: 09-Jan-2026 03:10:33 PM

### Applicant Details:

Applicant: Helen Brennan  
nat@bcreports.com.au  
Buyer: ANDERSON

### Search Response:

Your request for a property search on Lot 22 on Plan RP709626 at 64 MARSHALL STREET MACHANS BEACH 4878 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**

64 Marshall St, Machans Beach QLD 4878

Job dates  
10/01/2026 → 06/02/2026

These plans expire on  
6 Feb 2026

Lodged by  
Helen Brennan

Authority	Status	Page
✉ BYDA Confirmation		2
🏛 Cairns Regional Council	Received	4
🏛 Ergon QLD	Received	7
🏛 NBN Co Qld	Received	48
🏛 Telstra QLD Regional	Received	62

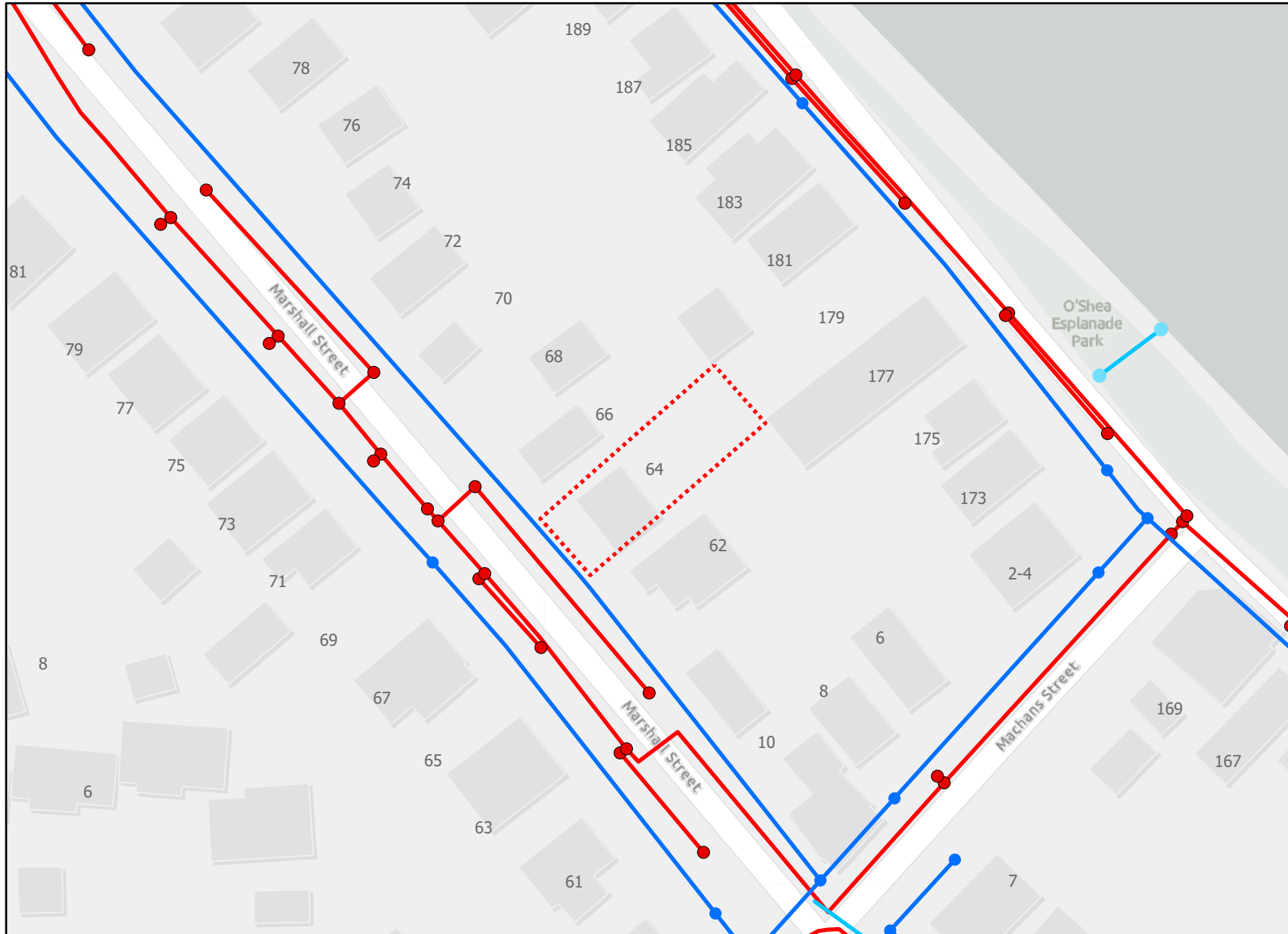
Referral  
266436742

Member Phone  
(07) 4044 3044

Responses from this member

Response received Fri 9 Jan 2026 3.02pm

File name	Page
Response Body	5
ASSET 266436742.pdf	6



### Legend

- BYDA Enquiry
- Water**
  - Water Nodes
  - Water Pipes
- Drainage**
  - Drainage Nodes
  - Drainage Lines
- Sewer**
  - Sewer Node
  - Sewer Gravity Pipe
  - Sewer Vacuum Main

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

**Disclaimer:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not 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

266436743

Member Phone

13 10 46

Responses from this member

Response received Fri 9 Jan 2026 3.03pm

File name	Page
Response Body	8
266436743 - Ergon Energy Plan.pdf	11
Ergon Energy BYDA Terms and Conditions.pdf	12
Working Near Overhead and Underground Electric Lines.pdf	17



BYDA

Sequence: 266436743  
Date: 09/01/2026

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



**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

266436741

Member Phone


1800 687 626

Responses from this member

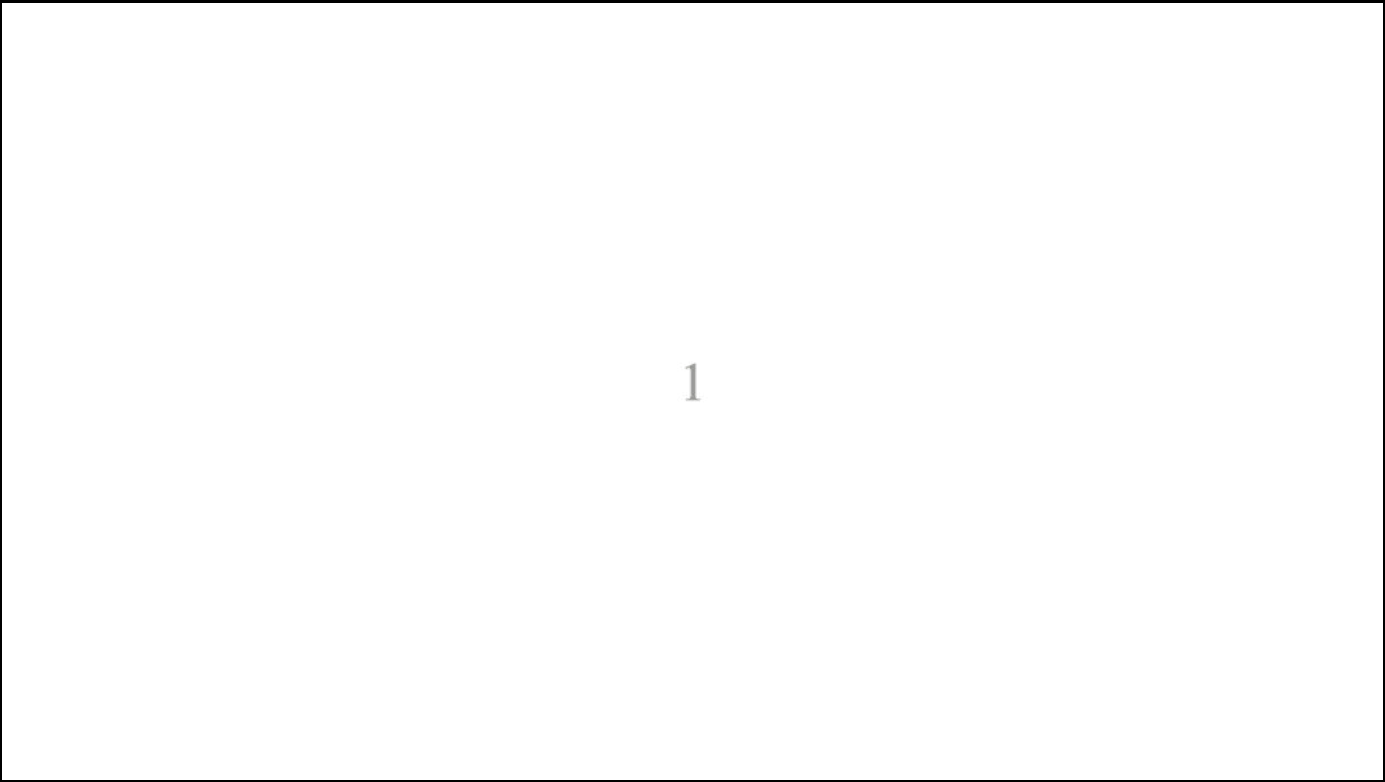
Response received Fri 9 Jan 2026 3.05pm

File name	Page
Response Body	49
266436741_20260109_050508730552_1.pdf	50
266436741_20260109_050508730552_pwc_1.pdf	53
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	56
Disclaimer_266436741_20260109_050508730552.pdf	58

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

<b>Dial before you dig Job #:</b>	52069678	
<b>Sequence #</b>	266436741	
<b>Issue Date:</b>	09/01/2026	
<b>Location:</b>	64 Marshall St , Machans Beach , QLD , 4878	

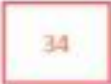




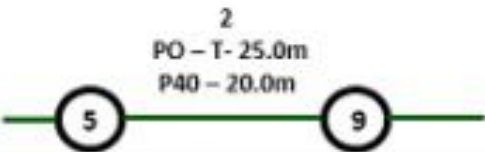






Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



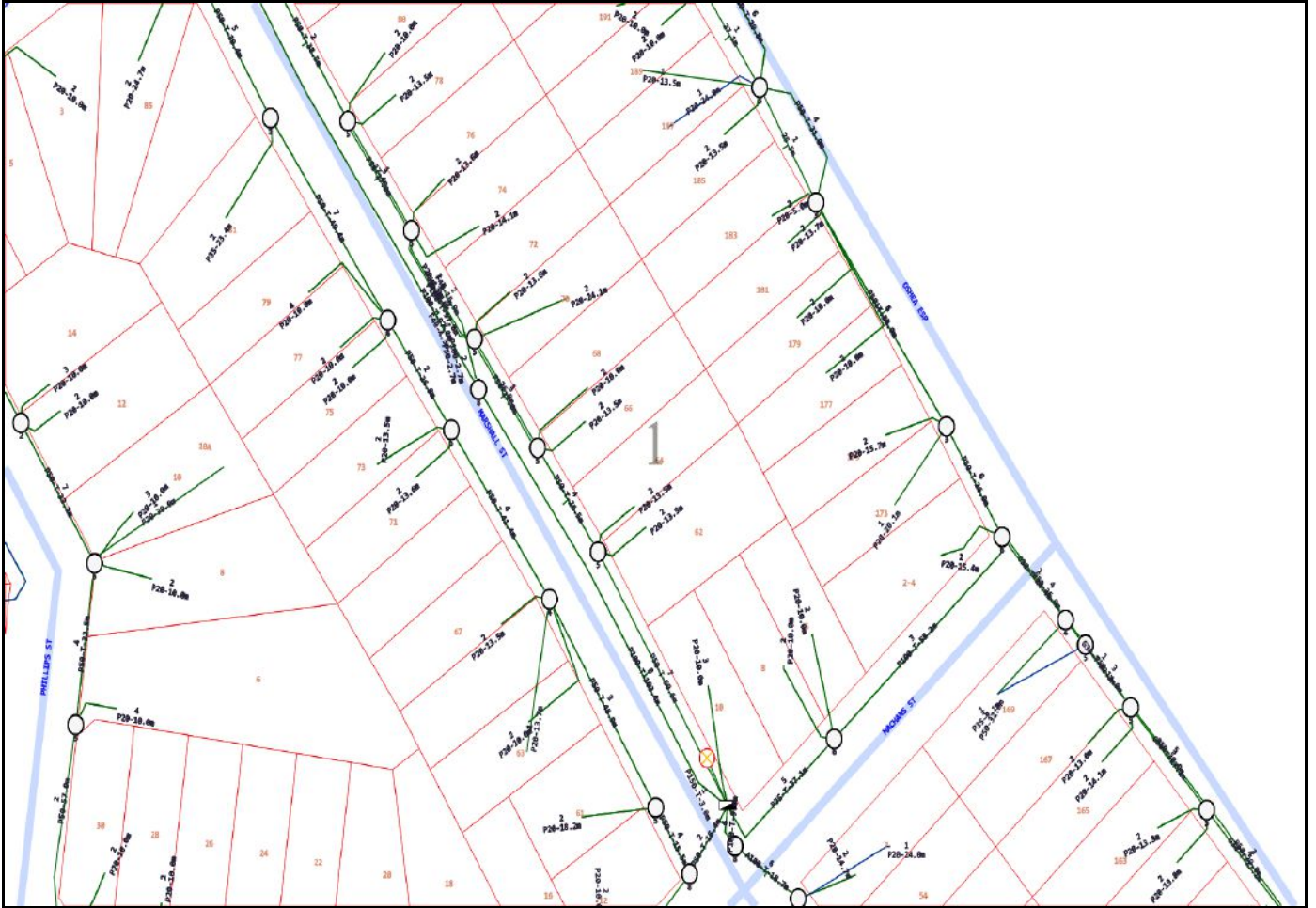


## LEGEND



	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
	<p>Cable count of trench is 2.</p> <p>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.</p> <p>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	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	 <p>Meters 1:2000 1 cm equals 20 m</p>






## 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.

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

<b>Dial before you dig Job #:</b>	52069678	
<b>Sequence #</b>	266436741	
<b>Issue Date:</b>	09/01/2026	
<b>Location:</b>	64 Marshall St , Machans Beach , QLD , 4878	

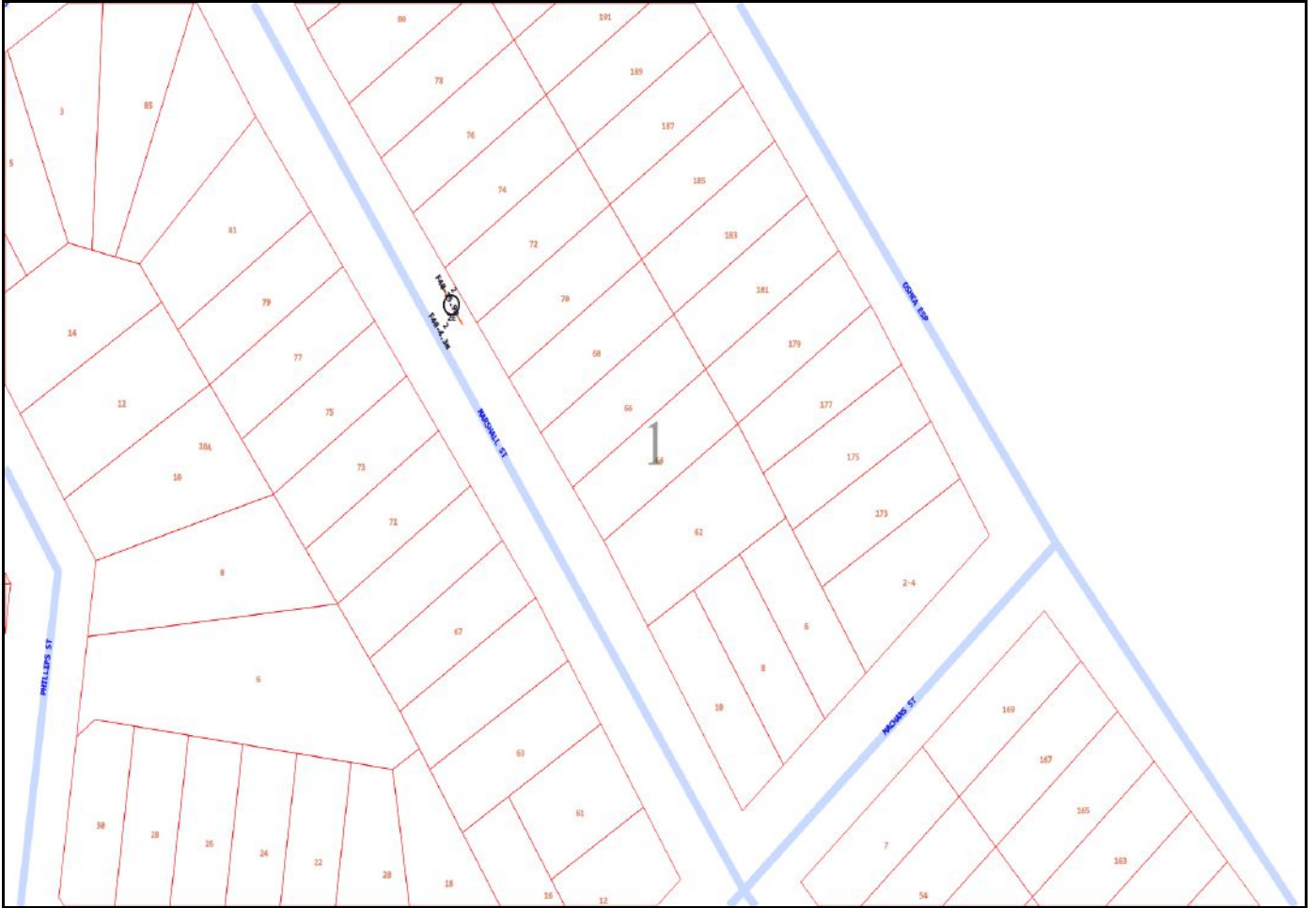
**Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans**



## 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
	<p>Cable count of trench is 2.</p> <p>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.</p> <p>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	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	<p>Meters 1:2000 1 cm equals 20 m</p>



## 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  
266436744

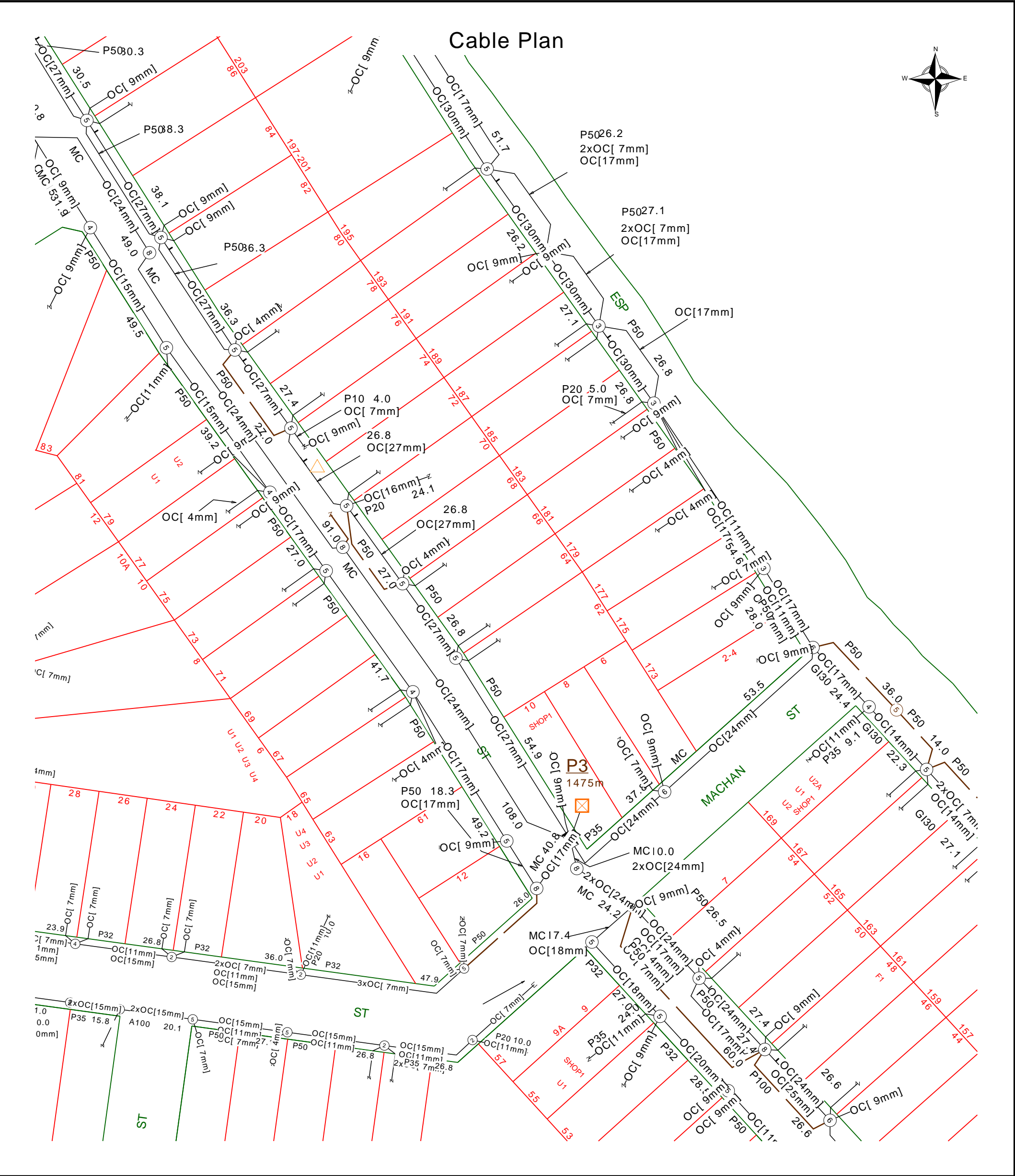
Member Phone  
1800 653 935


Responses from this member

Response received Fri 9 Jan 2026 3.08pm

File name	Page
Response Body	63
266436744.pdf	65
AccreditedPlantLocators 2025-12-17b.pdf	67
Telstra Duty of Care v33.0a.pdf	68
Telstra Map Legend v4_0c.pdf	70





	<p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 266436744</p> <p><b>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</b></p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 09/01/2026 16:03:57</p>		

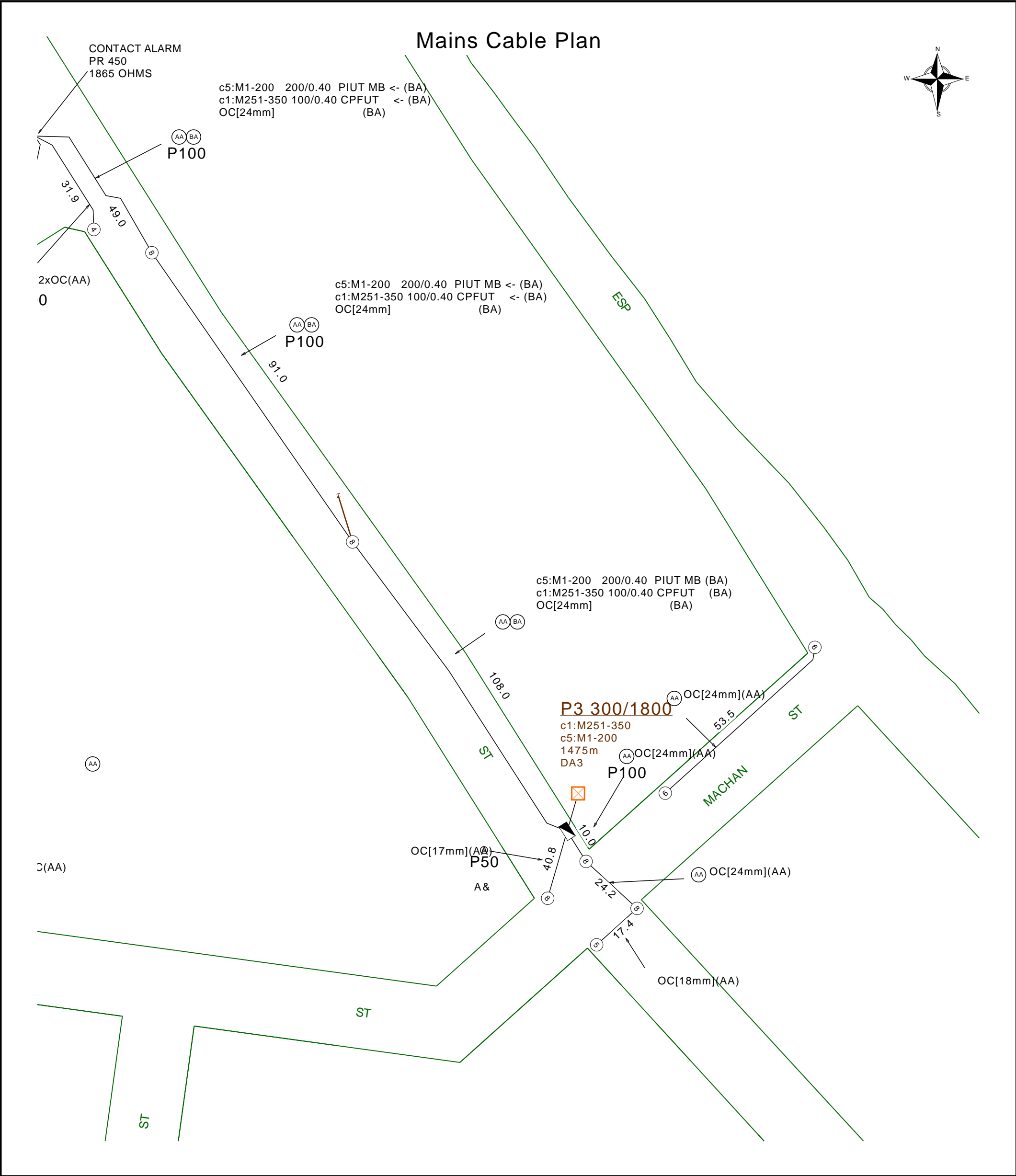
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


**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.

Page 1 of 2



	<p>Report Damage:<a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a> Ph - 13 22 03 Email - <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a> Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 266436744</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 09/01/2026 16:04:00</p>		<p><b>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</b></p>

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

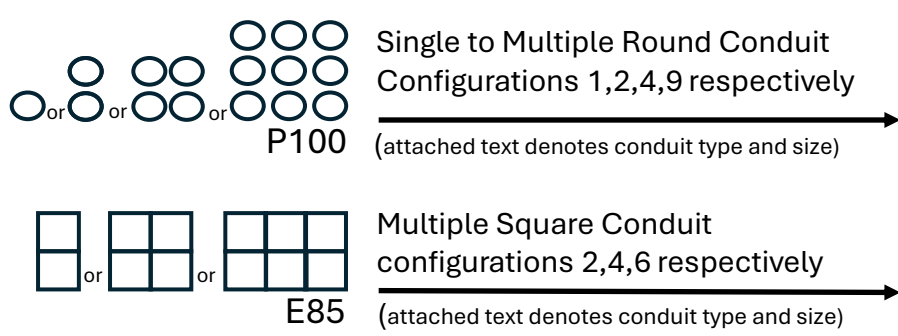
**WARNING**  
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See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



	Leadin terminates at a Customer Address		Cable Joining 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

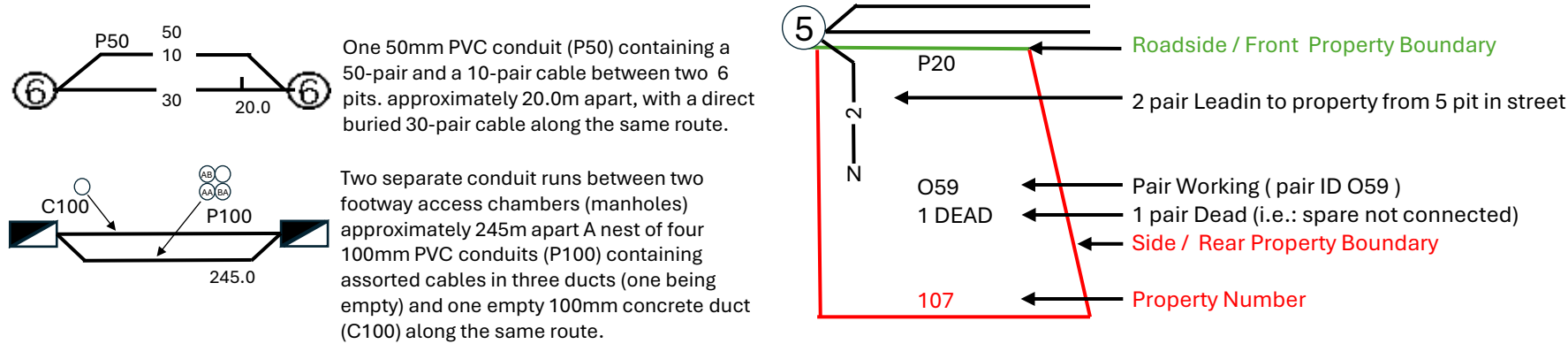
Conduit sizes nominally range from 20mm to 100mm

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/>

<h3>Plan</h3> <p>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.</p>	<h3>Prepare</h3> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h3>Pothole</h3> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h3>Protect</h3> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h3>Proceed</h3> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------