

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 ANDREW CAMERON PATERSON AND JULIE ANNE PATERSON

Property address 87 Machan Street
(referred to as the
“property” in this
statement) Machans Beach QLD 4878

Lot on plan description Lot 5 on RP713264 (Title Ref: 20622226)

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	<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>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p>Other unregistered agreement in writing (if applicable)</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"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, 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 and Telstra QLD Regional</p>
Residential tenancy or rooming accommodation agreement	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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> <input type="text"/></p> <p>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.</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.

Zoning	<p>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>:</p> <p>Low Density Residential</p>		
Transport proposals and resumptions	<p>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.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>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).</p> <p>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).</p> <p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	<p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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: \$1,762.03	Date Range: 01/07/2025 to 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*.

Water	Whichever of the following applies—
	<p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <div> Amount: \$40.80 Date Range: 24/09/2024 to 29/01/2025 </div> <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> <div> Amount: <input type="text"/> Insert estimated amount Date Range: <input type="text"/> Insert date range </div>

* 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	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<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"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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	<p>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.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>

Signatures – SELLER

Signed by:
ANDREW CAMERON
2D49471DBE7E8409

Signature of seller

ANDREW CAMERON PATERSON

Name of seller

Date

Signed by:
Julie Anne Paterson
694E4D9F23E42CAF

Signature of seller

JULIE ANNE PATERSON

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20622226	Search Date:	08/09/2025 13:41
Date Title Created:	14/11/1961	Request No:	53276932
Previous Title:	20473042		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 REGISTERED PLAN 713264
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 712885936 24/11/2009

ANDREW CAMERON PATERSON
JULIE ANNE PATERSON

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284150 (POR 409)
Deed of Grant No. 20284151 (POR 409)
2. MORTGAGE No 712885938 24/11/2009 at 13:16
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority


** End of Current Title Search **

9:13

5G 94

← 166218_ALL_Part...





Cairns
REGIONAL COUNCIL
ABN 24 310 025 910

Assessment No.
522334

Half Yearly Rates
Issue Date 17 July 2025

166218/A/788489
A C Paterson & J A Paterson
203 O'Shea Esplanade
MACHANS BEACH QLD 4878

Your Rates Account is Due 20 August 2025

Total Amount Due

\$ 3,610.70

Summary of Rates and Charges

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

Property Location: 87 Machan Street MACHANS BEACH QLD 4878**Property Description:** LOT 5 RP 713264**Improvements:** Fhold-Dwg
809.0000SQUARE METRESLand Use Code
0200

General Residential A	Land Val.	270,000.00	\$	689.18
Water Access Charge/s-Residential	1.00	\$	213.75	
Sewerage Charge/s-Residential	1.00	\$	495.80	
Cleansing Charge/s	1.00	\$	237.50	
State Emergency Management Levy 2 A	1.00	\$	125.80	

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

**Pay In Person At Any Post Office****Post Billpay****Billers Code:** 0212
Assessment No: 522334

Pay in-store at Australia Post, online at 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 - Overdue	\$	1,848.67
Total new transactions	\$	1,762.03
Total Account Balance	\$	3,610.70

**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

Powered By Payble

Rates Payment Slip**NAME**

A C Paterson & J A Paterson

PROPERTY

87 Machan Street MACHANS BEACH QLD 4878

Assessment No.

522334

Due Date

20/08/2025

Total Amount Due

\$ 3,610.70



164953/XB13/000008

FR-QLD

A C Paterson & J A Paterson
203 O'Shea Esplanade
MACHANS BEACH QLD 4878

Your Water Usage **Account is Due 18 March 2025**

Total Amount
Due

NO PAYMENT DUE

Property Location: 87 Machan Street MACHANS BEACH QLD 4878

Property Description: LOT 5 RP 713264 Fhold-Dwg

Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge
TNA2403877	24/09/24	7 29/01/25	31 0.189	24	1.70	\$40.80

*ADC = Average Daily Consumption (kilolitres)

Total Usage	24
Total Billable Usage	24
Balance Brought Forward	\$ Cr -93.14
Total new transactions	\$ 40.80
Total Account Balance	\$ Cr -52.34

Payment By BPAY



Billers Code: 51722
Ref: 522334

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.

BPAY View Registration No: 522334

Payment Online



Pay by credit card online at
www.cairns.qld.gov.au/water

Reference No: 522334

Payment By Phone



Credit Card Payment by Using BPOINT

Callers **within Australia** dial **1300 276 468**

Billers Code: 51722

Reference No: 522334

See over the page for more payment options.



Remittance Advice By Mail

Post your payment with this payment slip to:

Cairns Regional Council
PO Box 359
Cairns QLD 4870

Post dated cheques will not be accepted.

Pay In Person At Any Post Office



Post
Billpay

Billers Code: 0430
Ref: 522334

Pay in-store at Australia Post, online
at auspost.com.au/postbillpay or by
phone 13 18 16



*430 522334

Water Payment Slip

NAME

A C Paterson & J A Paterson

PROPERTY

87 Machan Street MACHANS BEACH
QLD 4878

Assessment No.

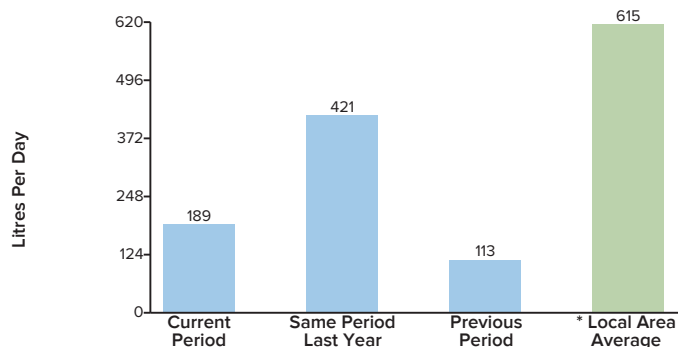
522334

Due Date

18/03/2025

Total Amount Due

NO PAYMENT DUE



*The comparison graph is a guide only and does not take into consideration if there is a swimming pool, irrigation system or the number of people living at the property.

Current period average use	189
Same period last year	421
Previous period	113
Local area average*	615
Number of days measured	127

Information for Customers

- Please Note.** In accordance with the *Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.
- Interest.** Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.
- Experiencing Financial Difficulties.** If you are experiencing financial difficulties and cannot pay this account by the due date please contact Customer Service and make arrangements to avoid recovery action and associated costs.
- Electronic Notices.** Receive your water usage notices by:
* Email - Go to www.cairns.qld.gov.au/water
* Bpay View - Register through your online banking facility
- Change of Postal Address.** If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website www.cairns.qld.gov.au/change-address
- Refunds.** Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to www.cairns.qld.gov.au/refund
- Privacy Statement.** Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.
- Customer Service Standard.** For information on the Water & Waste Customer Service Standards please visit www.cairns.qld.gov.au

No water at your property?

Find out if there is a water outage in your area

Visit
www.cairns.qld.gov.au/interruptions

OR



SCAN ME



More Payment Options

Payments through Australia Post

You can make regular or one off payments by simply taking this notice into your nearest Australia Post.

Payments by:

- **EFTPOS** Facilities are available
- **Credit Card Payments** (MasterCard and Visa Card)
- **Cheque** Post Dated cheques will not be accepted.
- **Cash**

By Phone with Australia Post

Payments can be made through Australia Post using MasterCard and Visa Card.

For callers within Australia, dial 13 18 16
For overseas callers, dial +61 13 18 16

Internet

Online at auspost.com.au/postbillpay

Payments at Council Offices

Open Monday to Friday

For Customer Service Centres and operating hours please refer to
www.cairns.qld.gov.au/council/contact-us

Payment methods accepted:

- **EFTPOS** Facilities are available at Council's Business Offices, however no cash withdrawals can be made.
- **Credit Card Payments**
- **Cheque** Post Dated cheques will not be accepted.
- **Cash** – cash not accepted at libraries

Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to:

Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.

Cheque Post dated cheques will not be accepted. Property owners will be liable for any dishonour fees and interest will apply where cheques are dishonoured and not rectified prior to the due date. Acceptance of a cheque is subject to collection of the proceeds.

Account Enquiries

E: waterbilling@cairns.qld.gov.au

P: 1300 69 22 47

For more information, visit
www.cairns.qld.gov.au



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)

Paterson
Machan Street
Machans Beach QLD 4878

Transaction ID: 51051149 EMR Site Id: 08 September 2025
Cheque Number:
Client Reference:

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

Lot: 5 Plan: RP713264
87 MACHAN 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

Administering Authority

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 946862
Search Request Reference: 146008559

Date: 08-Sep-2025 01:47:54 PM

Applicant Details:

Applicant: Helen Brennan
helen@bcreports.com.au
Buyer: Paterson

Search Response:

Your request for a property search on Lot 5 on Plan RP713264 at 87 Machan 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

87 Machan St, Machans Beach QLD 4878

Job dates
10/09/2025 → 10/09/2025

These plans expire on
1 Oct 2025

Lodged by
Helen Brennan

Authority	Status	Page
 BYDA Confirmation		2
 Cairns Regional Council	Received	4
 Ergon QLD	Received	7
 NBN Co Qld	Received	45
 Telstra QLD Regional	Received	56

Referral
260592313

Member Phone
(07) 4044 3044

Responses from this member

Response received Wed 3 Sep 2025 5.09pm

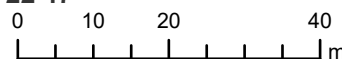
File name	Page
Response Body	5
ASSET 260592313.pdf	6



In an emergency contact Cairns Regional Council on 1300 69 22 47

03/09/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Referral

260592314

Member Phone

13 10 46

Responses from this member

Response received Wed 3 Sep 2025 5.13pm

File name	Page
Response Body	8
Ergon Energy BYDA Terms and Conditions.pdf	11
260592314 - Ergon Energy Plan.pdf	16
Working Near Overhead and Underground Electric Lines.pdf	17



BYDA

Sequence: 260592314
Date: 03/09/2025

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

260592312

Member Phone

1800 687 626

Responses from this member

Response received Wed 3 Sep 2025 5.12pm

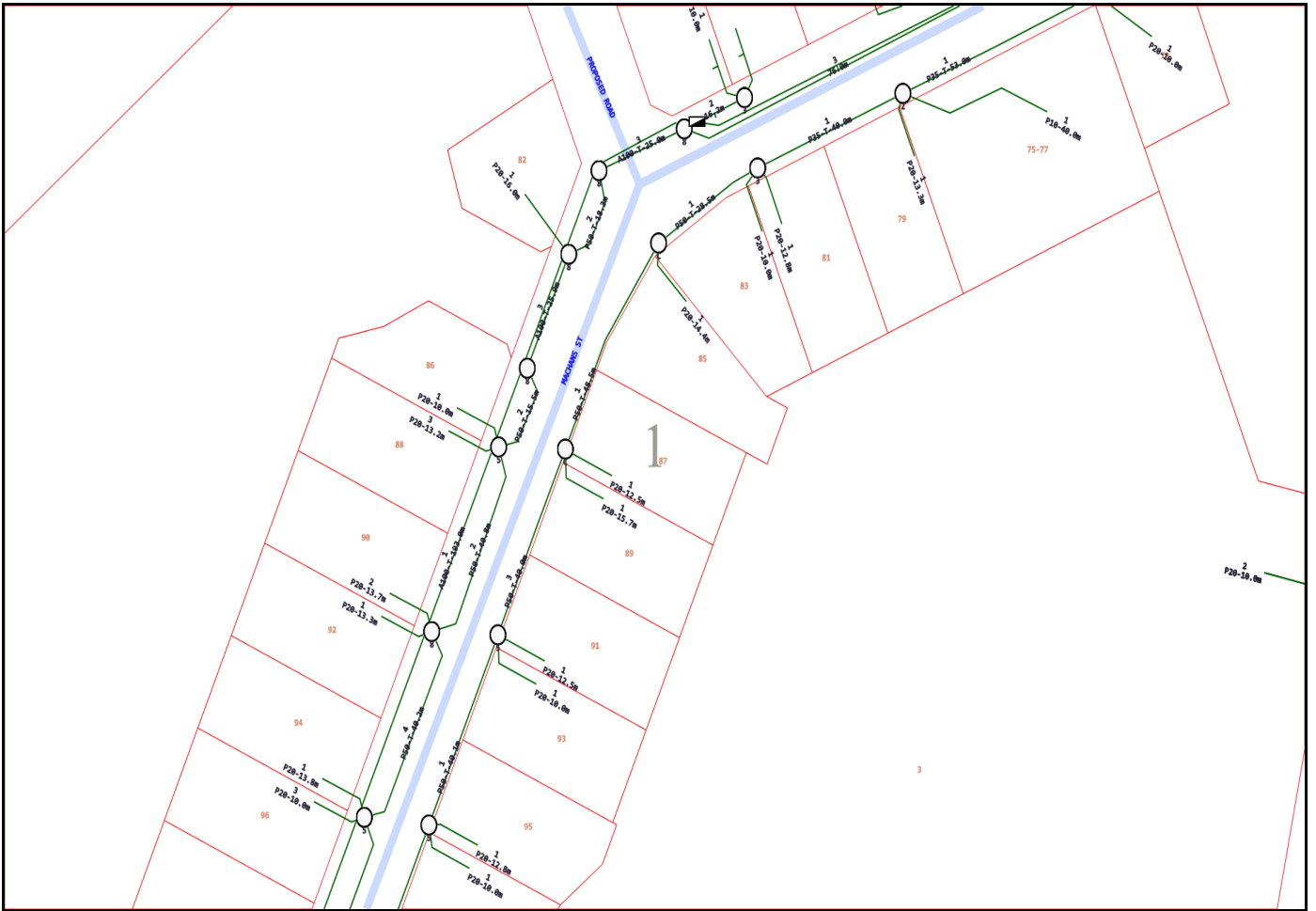
File name	Page
Response Body	46
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	47
260592312_20250903_071144879606_1.pdf	49
Disclaimer_260592312_20250903_071144879606.pdf	52



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Referral

260592315

Member Phone

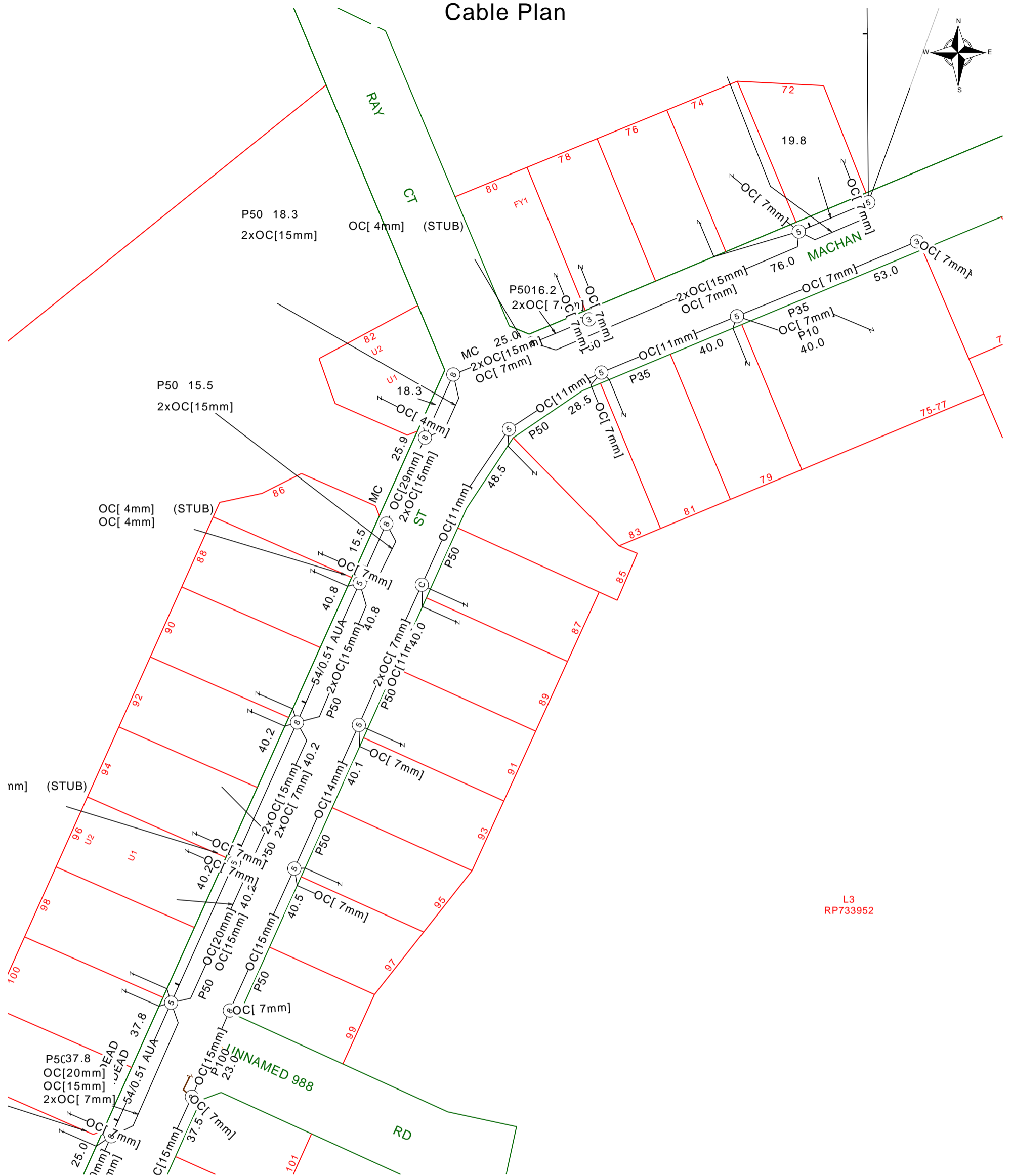
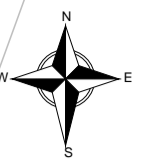
1800 653 935

Responses from this member

Response received Wed 3 Sep 2025 5.18pm

File name	Page
Response Body	57
260592315.pdf	59
AccreditedPlantLocators 2025-01-08a.pdf	61
Telstra Duty of Care v32.0c.pdf	62
Telstra Map Legend 4.0b.pdf	64

Cable Plan



L3
RP733952



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 03/09/2025 17:15:11

Sequence Number: 260592315

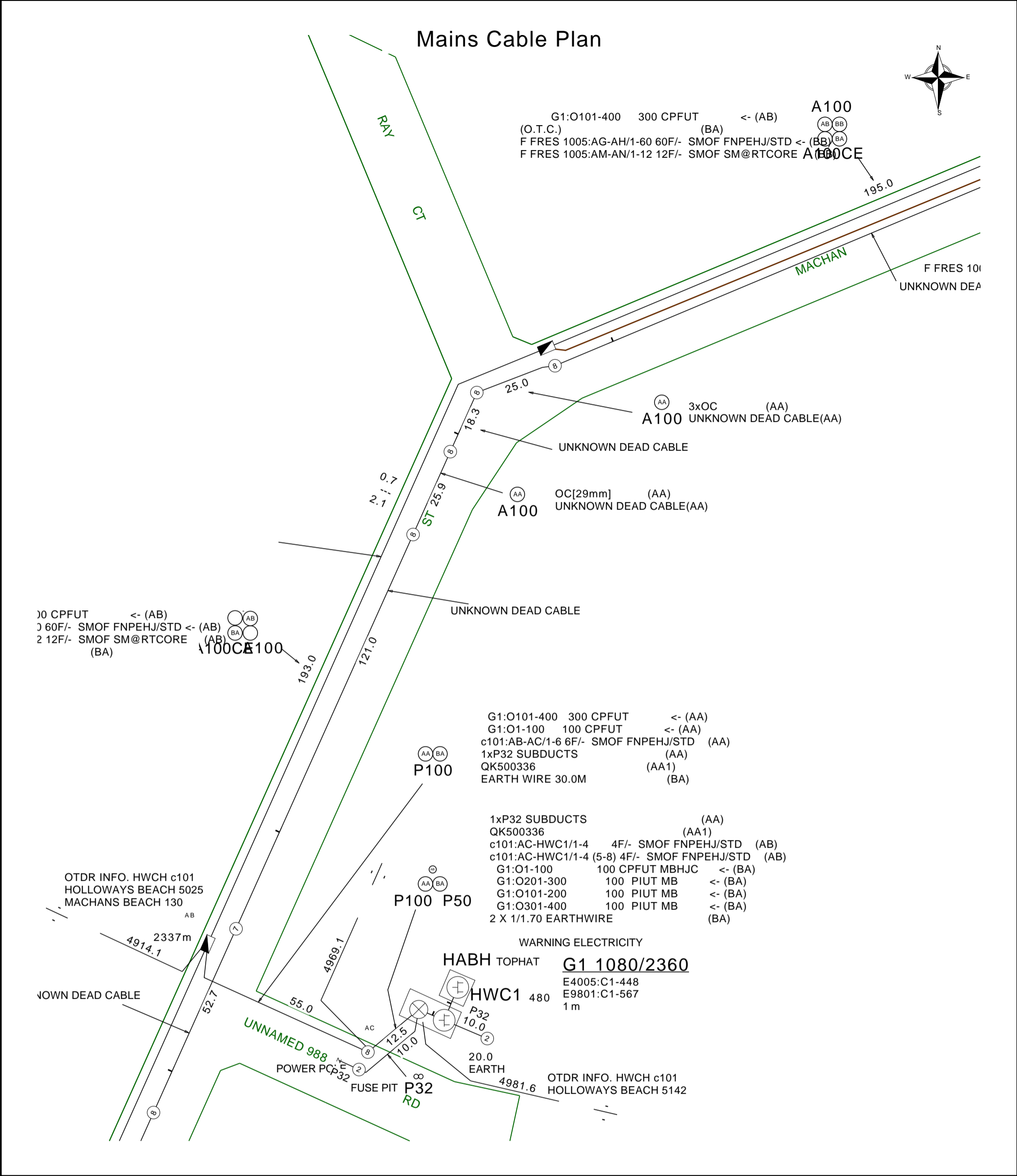
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.


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.



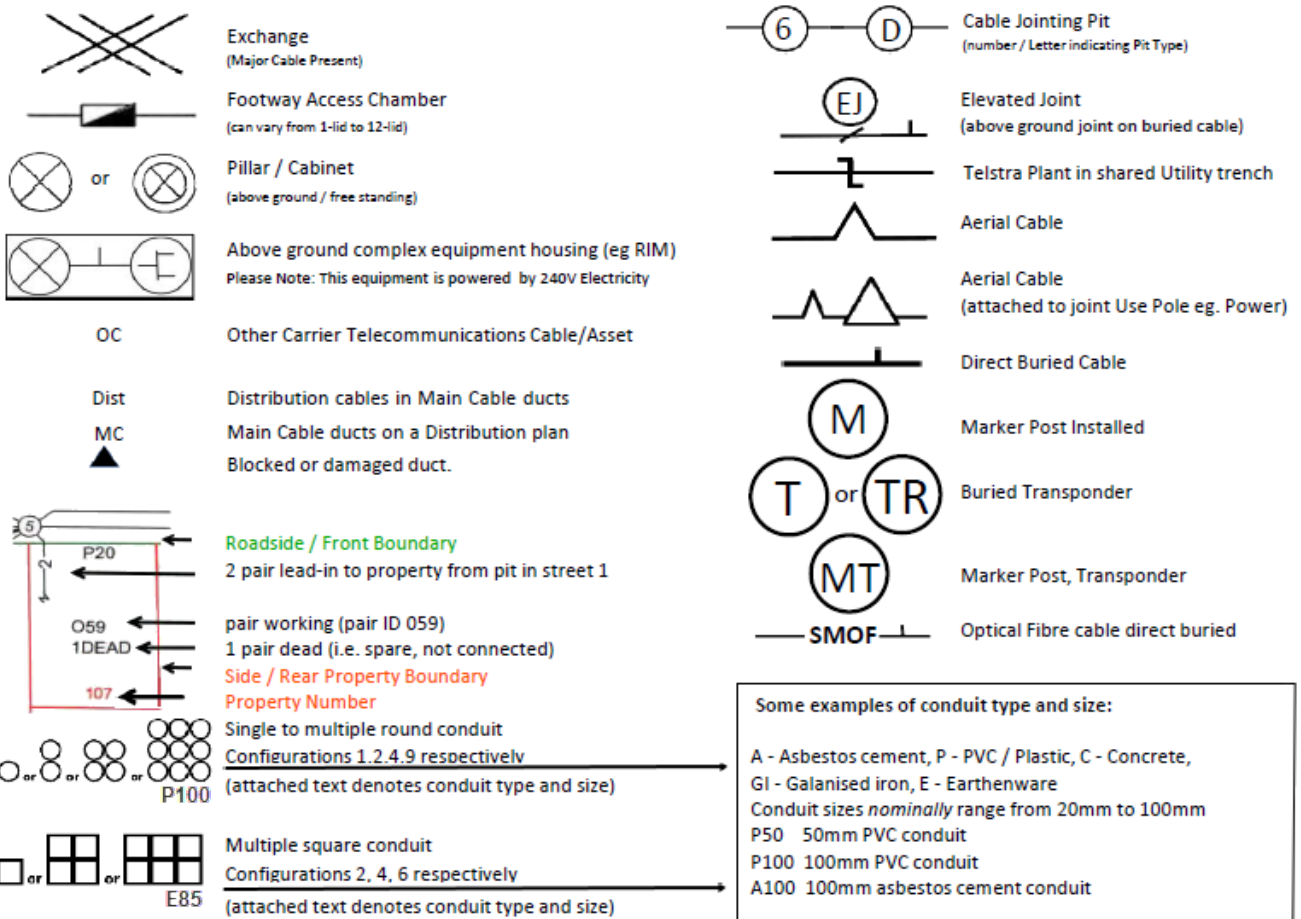
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 260592315
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 03/09/2025 17:15:12	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.

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.

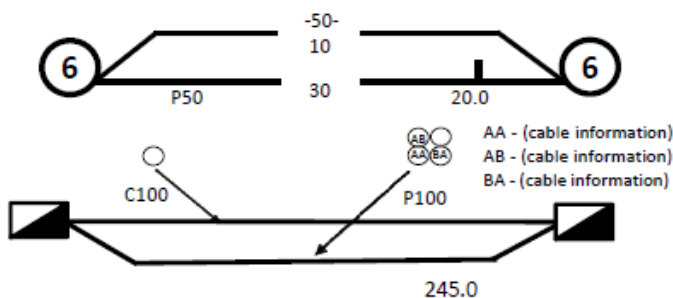
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or
Telstra Location Intelligence Team 1800 653 935



Certificate of completion

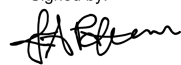
Generated by Annature

Envelope Id	9774235e8a384da9aed859da72f9b245	Sender	Helen Louise Brennan
Envelope name	Seller Disclosure Lot 5, 87 Machan Street - 10.09.2025.pdf	Business	Body Corporate Reports
Sent	10 Sep 2025, 02:44:17 pm (GMT+10:00)	Email	helen@bcreports.com.au
Completed	10 Sep 2025, 06:29:33 pm (GMT+10:00)	Number	0425777485
Number of documents	1 (One)	Address	
Number of pages	26 (Twenty-six)	Website	
Number of recipients	2 (Two)		

Recipient Id	d651c9c1be114b408b52683d17480033	Sent	10 Sep 2025, 02:44:18 pm (GMT+10:00)
Recipient name	ANDREW CAMERON PATERSON	Viewed	10 Sep 2025, 06:20:08 pm (GMT+10:00)
Email address	apaterson30@bigpond.com	Signed	10 Sep 2025, 06:21:24 pm (GMT+10:00)
Mobile number	+61458632411	Completed	10 Sep 2025, 06:21:27 pm (GMT+10:00)
Authenticated by	Email	Signature	<div>Signed by: <i>ANDREW CAMERON</i> 2D49471DBE7E8409</div>
Session Id	a02f3d2f07fc4cb6925dd69f712489bd		
Fingerprint	e941c623c7d6d63f41c6f5d983419d82		
IP Address	1.146.83.114		
Geolocation	-21.8623044 140.9183912 (approximate)		
User agent	Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/139.0.0.0 Mobile Safari/537.36		

Recipient Id adcd1a42dce847e7814d955a02c2918d
Recipient name JULIE ANNE PATERSON
Email address apaterson30@bigpond.com
Mobile number +61458632421
Authenticated by Email
Session Id 06b52a2b191d4c1f8722a920b1275154
Fingerprint e72b1d03ea61e272be33e87efeb8dc6e
IP Address 101.183.133.130
User agent Mozilla/5.0 (Linux; Android 10; K)
 AppleWebKit/537.36 (KHTML, like Gecko)
 Chrome/140.0.0.0 Mobile Safari/537.36

Sent 10 Sep 2025, 02:44:17 pm (GMT+10:00)
Viewed 10 Sep 2025, 06:27:54 pm (GMT+10:00)
Signed 10 Sep 2025, 06:29:29 pm (GMT+10:00)
Completed 10 Sep 2025, 06:29:33 pm (GMT+10:00)
Signature

Signed by:

694E4D9F23E42CAF

Audit log

10 Sep 2025, 02:42:35 pm The envelope has been created by Helen Louise Brennan.

10 Sep 2025, 02:44:14 pm The envelope has been sent by Helen Louise Brennan.

10 Sep 2025, 02:44:19 pm JULIE ANNE PATERSON (apaterson30@bigpond.com) has been sent an sms notification.

10 Sep 2025, 02:44:20 pm ANDREW CAMERON PATERSON (apaterson30@bigpond.com) has been sent an sms notification.

10 Sep 2025, 02:44:21 pm JULIE ANNE PATERSON (apaterson30@bigpond.com) has been emailed a copy of the envelope to complete.

10 Sep 2025, 02:44:21 pm ANDREW CAMERON PATERSON (apaterson30@bigpond.com) has been emailed a copy of the envelope to complete.

10 Sep 2025, 03:15:49 pm ANDREW CAMERON PATERSON (apaterson30@bigpond.com) has opened and viewed the envelope.

10 Sep 2025, 03:27:49 pm JULIE ANNE PATERSON (apaterson30@bigpond.com) has opened and viewed the envelope.

10 Sep 2025, 06:20:08 pm ANDREW CAMERON PATERSON (apaterson30@bigpond.com) has opened and viewed the envelope.

10 Sep 2025, 06:21:24 pm ANDREW CAMERON PATERSON (apaterson30@bigpond.com) has completed the envelope.

10 Sep 2025, 06:22:17 pm JULIE ANNE PATERSON (apaterson30@bigpond.com) has opened and viewed the envelope.

10 Sep 2025, 06:27:54 pm JULIE ANNE PATERSON (apaterson30@bigpond.com) has opened and viewed the envelope.

10 Sep 2025, 06:29:29 pm JULIE ANNE PATERSON (apaterson30@bigpond.com) has completed the envelope.

10 Sep 2025, 06:29:33 pm The envelope has been viewed and completed by all recipients.