

PROPERTY ADDRESS

LOT 3 | 165 O'SHEA ESPLANADE, MACHANS BEACH QLD 4878

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 DANIEL JAMES BEER

Property address 165 O'SHEA ESPLANADE
(referred to as the
"property" in this
statement) MACHANS BEACH QLD 4878

Lot on plan description LOT 3 ON RP709125 (TITLE REFERENCE: 20312120)

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> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</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;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </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, 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	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		
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.	<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>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
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> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<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
Trees	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>		
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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 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. <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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.</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>	<input type="checkbox"/> Yes	
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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</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. 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Signatures – SELLER

Signed by:
Daniel Beer
52485DF8A31F316D

Signature of seller

Signature of seller

DANIEL JAMES BEER

Name of seller

Name of seller

09/02/2026

Date

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 20312120	Search Date: 04/02/2026 08:05
Date Title Created: 05/08/1936	Request No: 54922060
Previous Title: 20312041	

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 709125
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 719012946 26/09/2018

DANIEL JAMES BEER

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284105 (POR 6V)
2. MORTGAGE No 721922480 23/08/2022 at 12:14
PERPETUAL TRUSTEE COMPANY LIMITED A.C.N. 000 001 007

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

6/14/36
N. Stodd
Clerk
of the Shire of Cairns

Thereby certify that Sub. 25 shown hereon has been correctly copied and compiled from my survey as shown in black figures and from Plan Cat. No. N157,300 of Portion 6V lodged in the Office of the Surveyor General, Brisbane, as shown in red figures hereon.

Ruggeri
Auth. Surveyor

Barryon River

Harvey

SCALE 8 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. Radbury

9/27/36
W.C.M.
8/25/36
8/25/36



132 38 B
Sub. 25 739952
129 3 2
6 0 33 Res. for Esplanades
123 2 9 Balance

308-117
Harvey
171516

PLAN Examined, passed, and registered this 25th day of June 1936.
Harvey
DEP. REGISTRAR OF TITLES
NORTHERN DISTRICT REGISTRY

Wm. Stodd
Clerk
6/14/36

FOR LOT DESCRIPTION SEE ABOVE

SURVEY

OF SUBDIVISIONS 1 to 25

OF PORTION NO. 6V

COUNTY OF **Tarces**

PARISH OF **Smithfield**

Cat. No. **91235**

709125



RP709125

709125

I, *Perinial Charles Henry Rutherford*, of *Colons*, 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 shown in this plan are correct, and do not to the best of my belief in any way interfere with the rights of 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 1917."

George J. H. Roberts
 Authorised Surveyor

State and signed at *Colons* this *Twenty-first* day of *December* 19*24*, before me
 Signature of Registrar of Titles }
 or of a Magistrate } *W. P.*

2	166°20'	M.B. Ash	32.3	4 R. 61
6	241°6'	"	25.5	"
10	222°30'	Scrub	30.0	" 51

2-2a	225°	141.4
2-5	180°	100.3
6-3	330°46'50"	110.2
4-10	125°54'	100
7-8	35°54'	100
20-21	125°54'	50
24-25	35°54'	100
25-36	305°54'	50
37-26	125°54'	50
23-51	215°54'	200
38-51	226°50'	26.47
58-59	226°50'	549.5
59-60	212°26'	544.4
60-61	217°47'	442.5
61-62	205°5'	307.8
62-63	232°59'	463.2

55	42°7'	Tea Tree	80.0	4 R. 529
56	60°44'	Scrub	28.3	"
57	312°55'	"	28.6	"
58	153°20'	Margrove	13.5	"
59	172°38'	"	29.9	4 S. 24

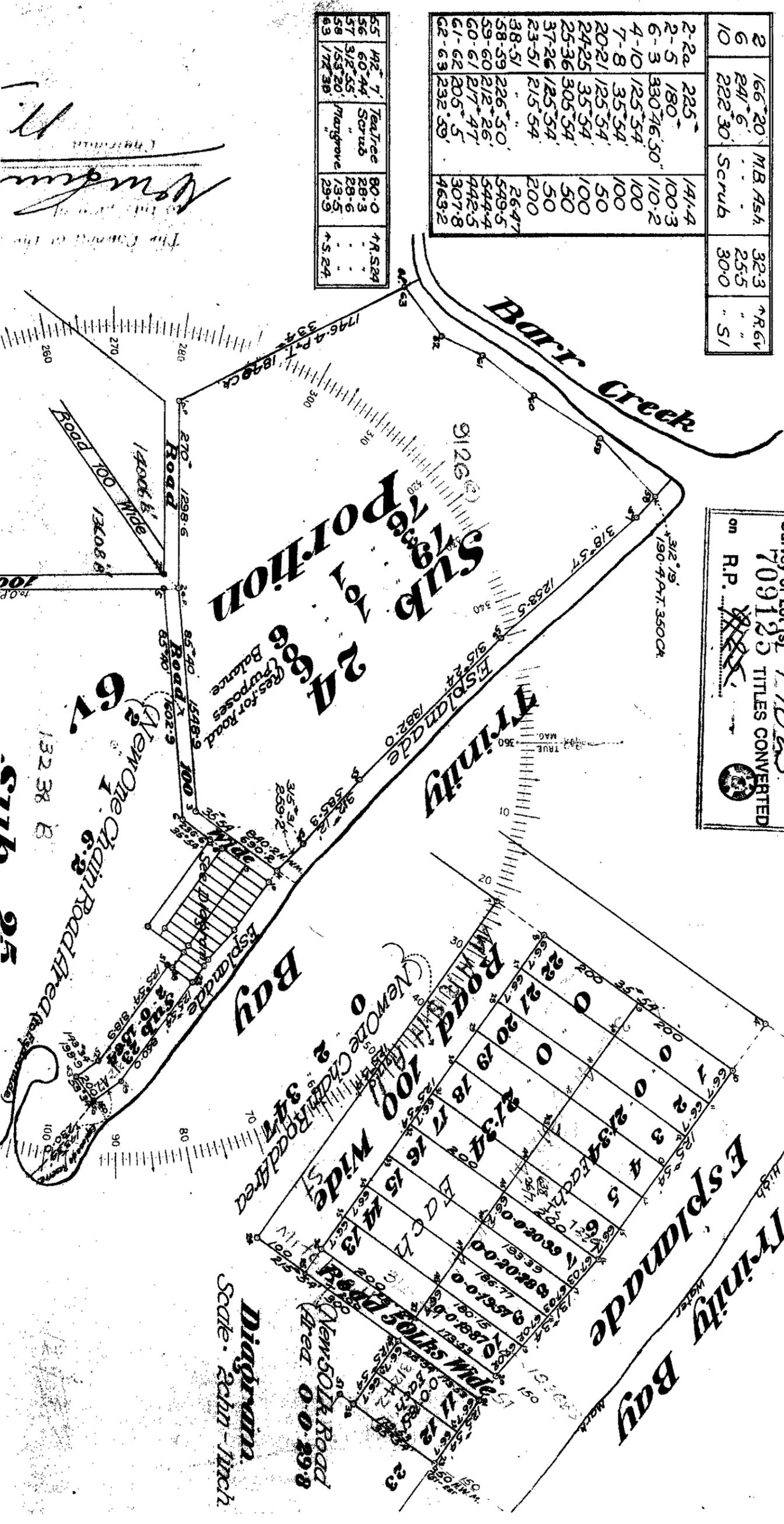
SURVEY OFFICE
 1888 * 26 MAY 1936
 QUEENSLAND
 N183123

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) *1 to 25*
 709123 TITLES CONVERTED
 on R.P. ~~1885~~

THIS PLAN should be ROLLED not folded.
 FOR OFFICE USE ONLY

D.G. N. 12501 234-105 Par. C
 Road Dedn N183215 over new Roads hereon
 Plan 9226 a subdivision part of
 Plan 9626
 Sub. 23.5. Plan No. 10133.0
 Bal. of Sub 24. See Plan
 Sub. 25 (part) [same] See Plan No.
 Sub. 25 (part) See Plan No.
 SUBS 7, 8, 15, 16 (RES. A, EASE.)
 Sub 10. See also
 Sub 10-15 (6)

10700 B
 10830 B
 11850 B
 11983 B
 13368 B



Newman
 The Surveyor of the

709125

167128/115713
D J Beer
16 Clare Street
PARRAMATTA PARK QLD 4870

Your Water Usage Account is Due 18 November 2025

Total Amount Due

NO PAYMENT DUE

Property Location: 165 O'Shea Esplanade MACHANS BEACH QLD 4878

Property Description: LOT 3 RP 709125 Fhold-Dwg

Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge
TNA2403844	22/05/25	151 08/10/25	248 0.698	97	1.87	\$181.39

*ADC = Average Daily Consumption (kilolitres)

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



Billers Code: 0430
Assessment No: 518670

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



*430 518670

See over the page for more payment options.



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

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Water Payment Slip

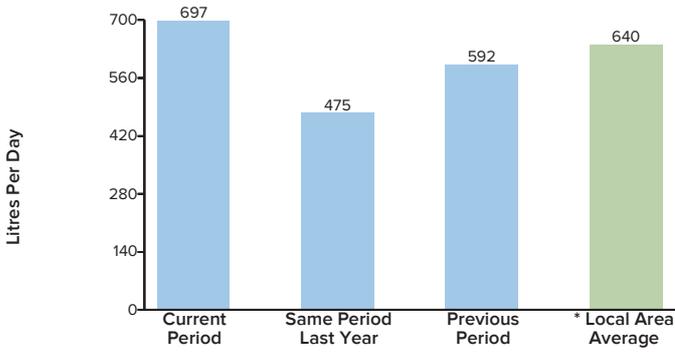
NAME
D J Beer

PROPERTY
165 O'Shea Esplanade MACHANS BEACH
QLD 4878

Assessment No. 518670

Due Date Total 18/11/2025

Amount Due NO PAYMENT DUE



Current period average use	697
Same period last year	475
Previous period	592
Local area average*	640
Number of days measured	139

*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.

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 or hardship and cannot pay this account by the due date please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.
- Electronic Notices.** Receive your rates and water notice by:
 - Email - Go to www.cairns.qld.gov.au/paperless
 - 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 also 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 at Council Offices

Spence Street Administration Centre (Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday. Closed on public holidays.

Accepts all Council payments. EFTPOS (no cash withdrawals), credit card, cash (not accepted at libraries) & cheque payments (post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers within Australia dial 1300 276 468
Biller Code: 51722
Assessment No: 518670



Payment by Bpay

Biller Code: 51722
Ref: 518670

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No: 518670

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



New

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

You can also pay online at pay.cairns.qld.gov.au

Powered By Payble



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

Account Enquiries

E: waterbilling@cairns.qld.gov.au
P: 1300 69 22 47

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

Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 518670

168216/A/843061
D J Beer
16 Clare Street
PARRAMATTA PARK QLD 4870

Your Rates Account is Due 4 March 2026

Total Amount Due \$ 338.83

Summary of Rates and Charges

For period 01/01/2026 to 30/06/2026

Property Location: 165 O'Shea Esplanade MACHANS BEACH QLD 4878

Property Description: LOT 3 RP 709125

Improvements: Fhold-Dwg
539.0000SQUARE METRES

Land Use Code
0200

General Residential A	Land Val.	590,000.00	\$	1,505.98
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



Biller Code: 0212
Assessment No: 518670

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



*212 518670

See over the page for more payment options.

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	Cr -2,240.00
Total new transactions	\$	2,578.83
Total Account Balance	\$	338.83



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

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Rates Payment Slip

NAME
D J Beer

PROPERTY
165 O'Shea Esplanade MACHANS BEACH QLD 4878

Assessment No. 518670

Due Date 04/03/2026

Total Amount Due \$ 338.83

State Waste Levy

Council has received an annual payment of \$844,418 from the State Government to mitigate any direct impacts of the State Waste Levy on households.

The direct costs imposed by the State Waste Levy on Council are unknown. Council will use the annual payment received to mitigate any direct impacts of the State Waste Levy on households in accordance with the Waste Reduction and Recycling Act 2011, and will take any steps available to further mitigate costs to the greatest extent possible. Any net costs incurred by the imposed State Waste Levy after the annual payment and other mitigation strategies are applied are intended to be recovered by a separate charge in future years. For information please refer to the Council's Revenue Statement.

Information for Customers

1. 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.

2. 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.

3. Experiencing Financial Difficulties

If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.

4. Electronic Notices

Receive your rates and water notice by:

* Email - Go to www.cairns.qld.gov.au/paperless

* BPAY View - Register through your online banking facility

5. 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

6. 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

7. 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.

More Payment Options



Payments at Council Offices

Spence Street Administration Centre
(Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday.
Closed on public holidays.

Accepts all Council payments.
EFTPOS (no cash withdrawals), credit card, cash
(not accepted at libraries) & cheque payments
(post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers **within Australia** dial **1300 276 468**
Biller Code: 49346
Assessment No: 518670



Payment by Bpay

Biller Code: 49346
Ref: 518670

BPAY® this payment via Internet or phone banking.

BPAY View® – View and pay this bill using internet banking.

BPAY View Registration No: 518670



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

Account Enquiries

E: rates@cairns.qld.gov.au
P: 1300 69 22 47

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

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



New

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

You can also pay online at pay.cairns.qld.gov.au

Powered By Payble



Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 518670



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)

BEER
165 OSHEA ESPLANADE
MACHANS BEACH QLD 4878

Transaction ID: 51111036 EMR Site Id: 04 February 2026
Cheque Number:
Client Reference:

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

Lot: 3 Plan: RP709125
165 OSHEA ESP
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: 987574
Search Request Reference: 147548535

Date: 04-Feb-2026 08:13:01 AM

Applicant Details:

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

Search Response:

Your request for a property search on Lot 3 on Plan RP709125 at 165 OSHEA ESPLANADE 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

165 Oshea Esp, Machans Beach QLD 4878

Job dates
05/02/2026 → 04/03/2026

These plans expire on
3 Mar 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	59

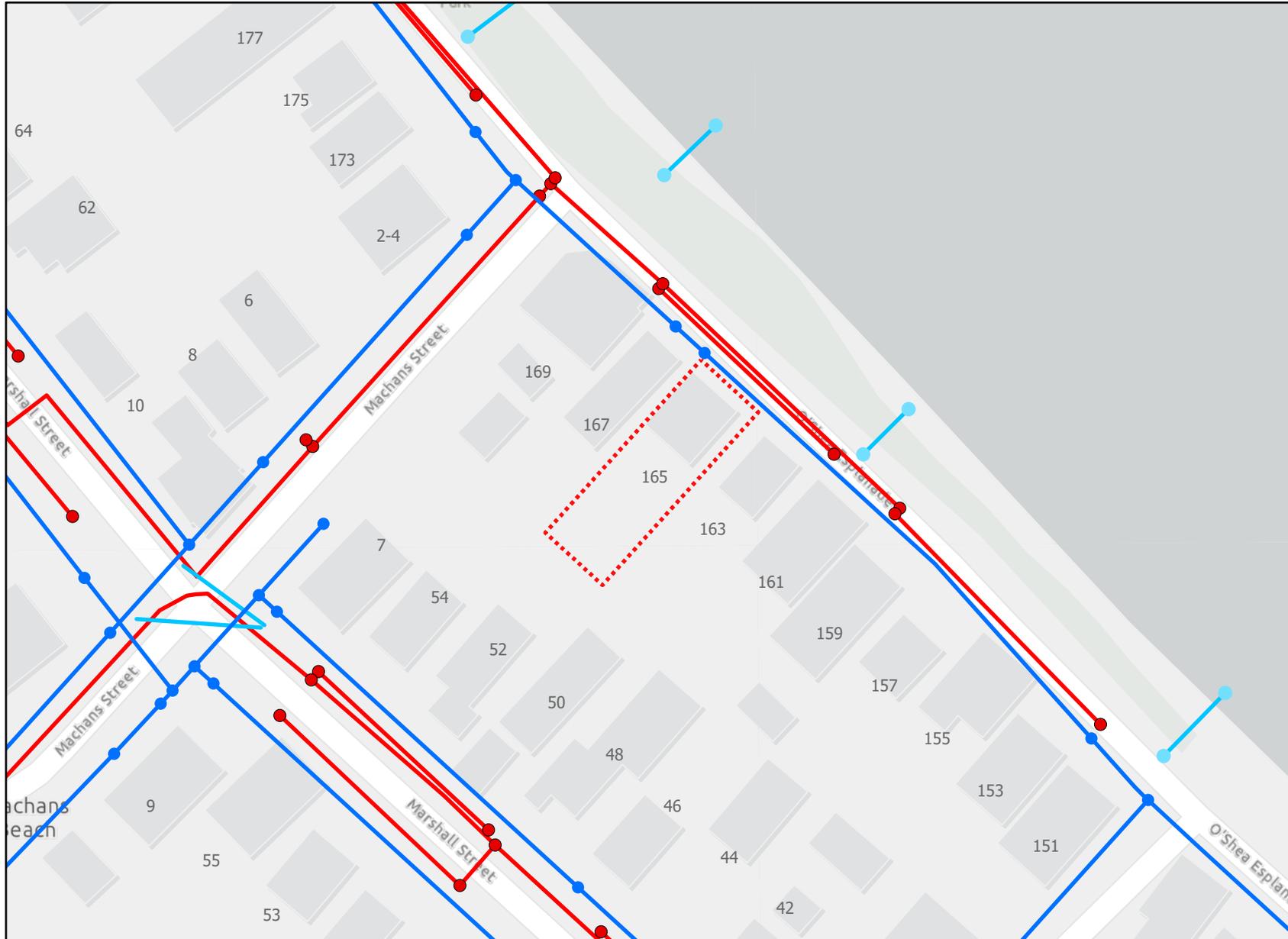
Referral
267653006

Member Phone
(07) 4044 3044

Responses from this member

Response received Wed 4 Feb 2026 8.08am

File name	Page
Response Body	5
ASSET 267653006.pdf	6



Legend

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

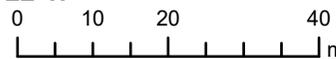
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

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.

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

04/02/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Referral
267653007

Member Phone
13 10 46

Responses from this member

Response received Wed 4 Feb 2026 8.10am

File name	Page
Response Body	8
267653007 - Ergon Energy Plan.pdf	11
Ergon Energy BYDA Terms and Conditions.pdf	12
Working Near Overhead and Underground Electric Lines.pdf	17



BYDA

Sequence: 267653007
Date: 04/02/2026

Scale: 1:511
Tile No: **OVERVIEW**

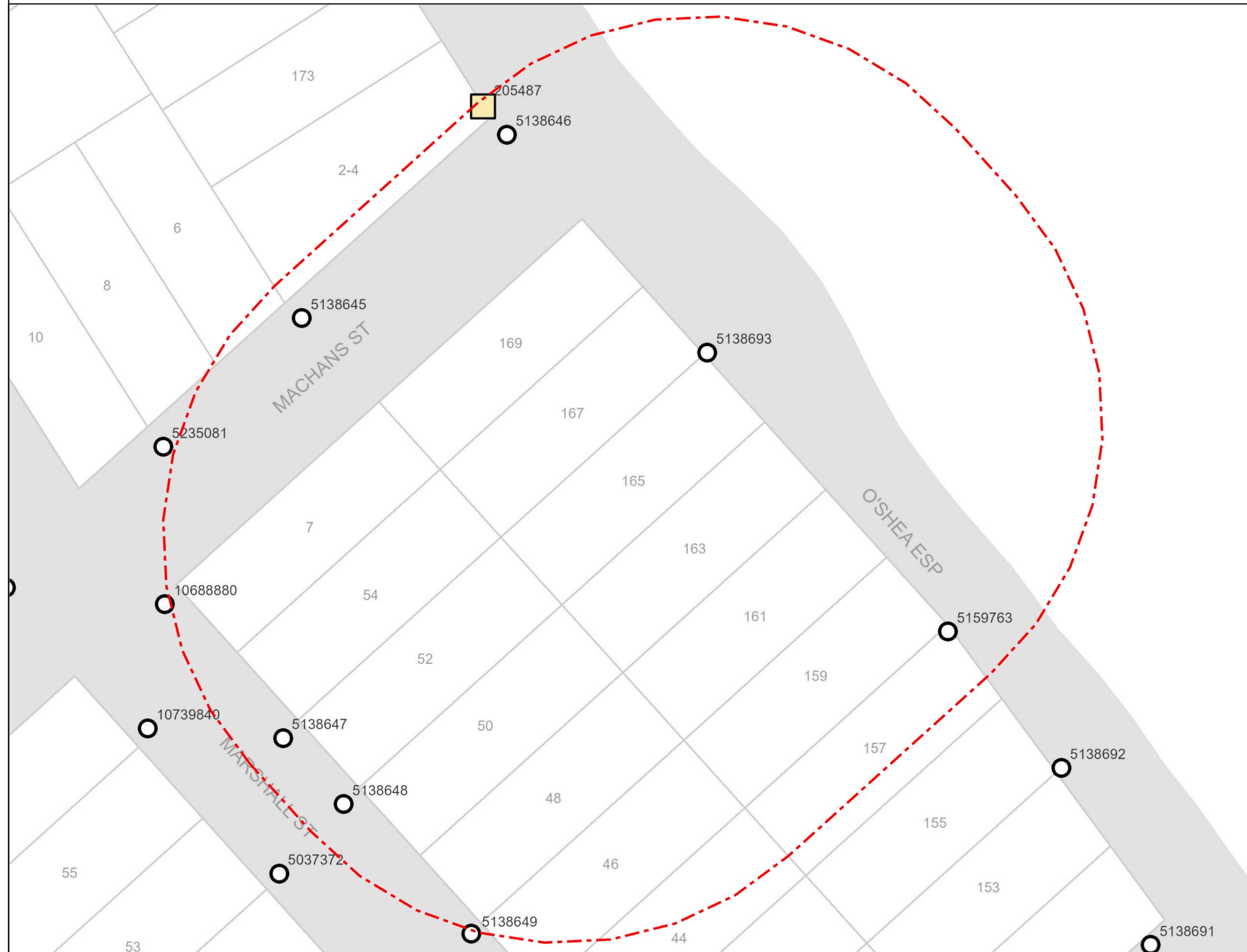
LEGEND

- 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.



Referral
267653005

Member Phone
1800 687 626

Responses from this member

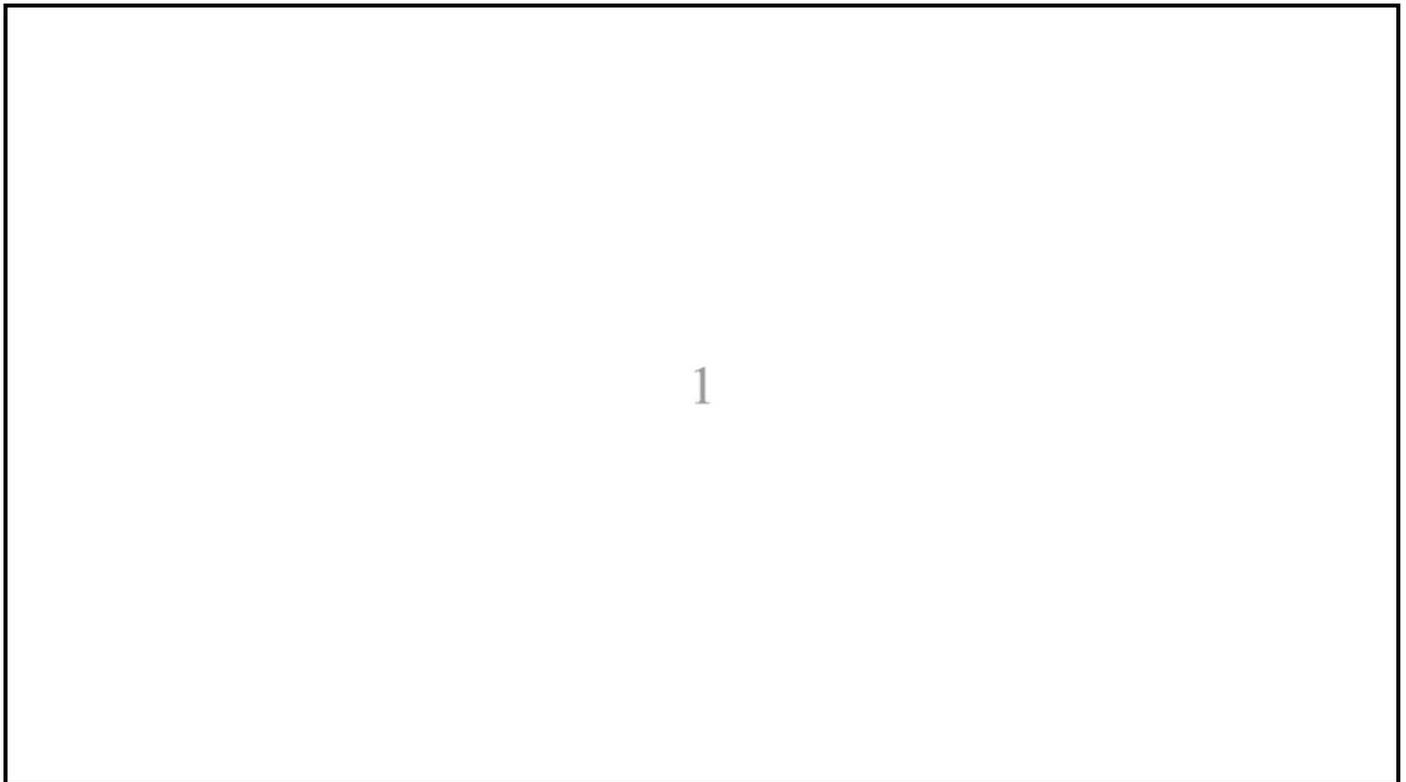
Response received Wed 4 Feb 2026 8.10am

File name	Page
Response Body	49
267653005_20260203_220946299459_1.pdf	50
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	53
Disclaimer_267653005_20260203_220946299459.pdf	55

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

Dial before you dig Job #:	52274363	
Sequence #	267653005	
Issue Date:	03/02/2026	
Location:	165 Oshea Esp , Machans Beach , QLD , 4878	

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

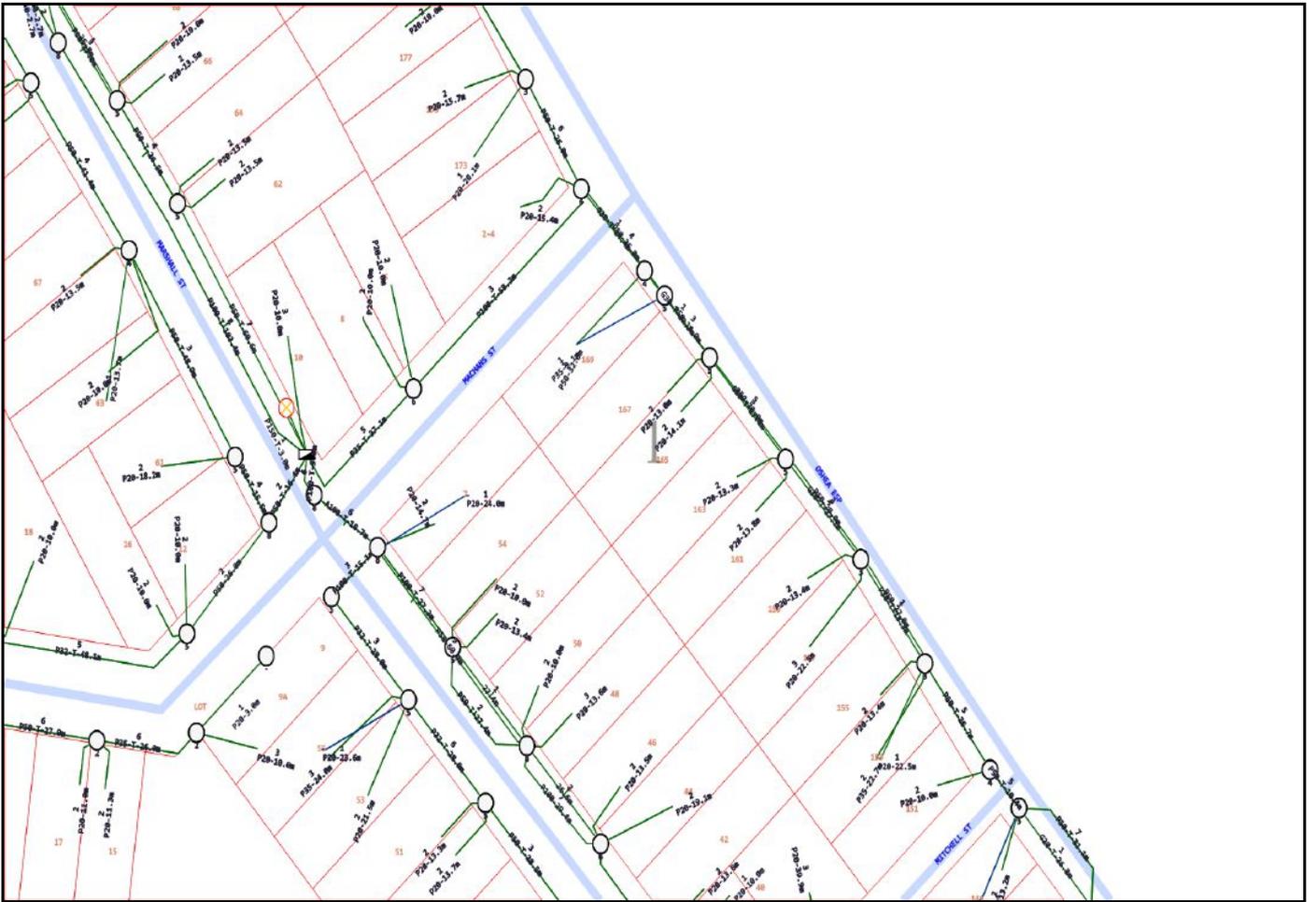




LEGEND



	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
	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	 0 20 40 60 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
267653008

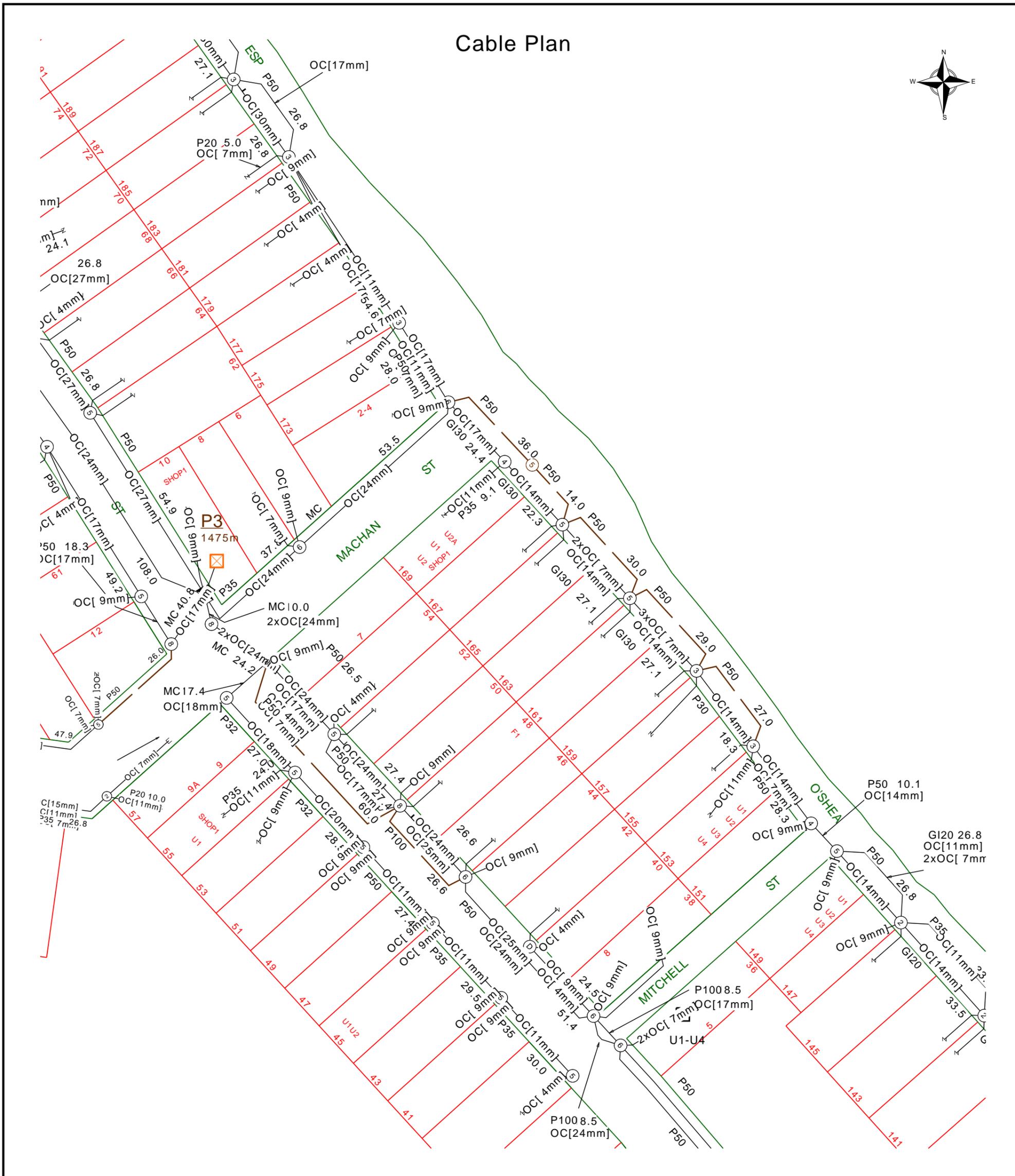
Member Phone
1800 653 935

Responses from this member

Response received Wed 4 Feb 2026 4.55pm

File name	Page
Response Body	60
267653008.pdf	62
AccreditedPlantLocators 2025-12-17b.pdf	64
Telstra Duty of Care v33.0a.pdf	65
Telstra Map Legend v4_0c.pdf	67

Cable Plan



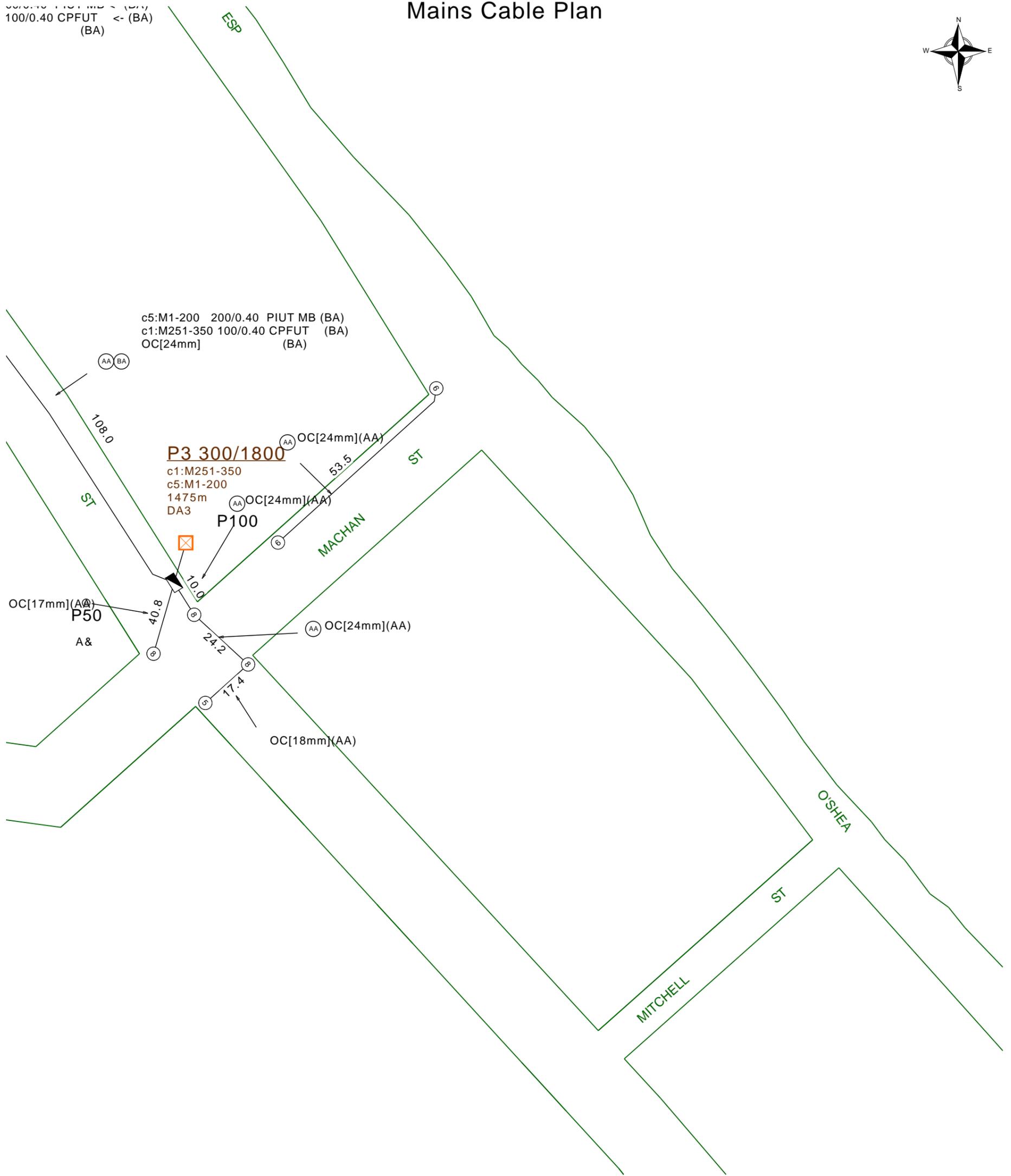
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 267653008
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 04/02/2026 15:46:53	Please read Duty of Care prior to any excavating

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.

100/0.40 CPFUT <- (BA)
(BA)

Mains Cable Plan



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: 267653008

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 04/02/2026 15:46:54

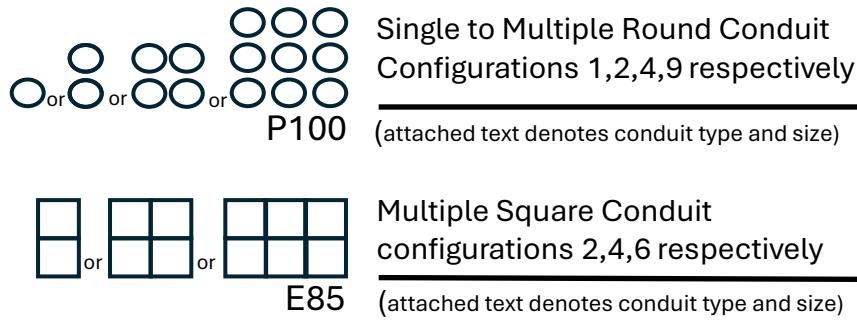
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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



	Lead-in 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



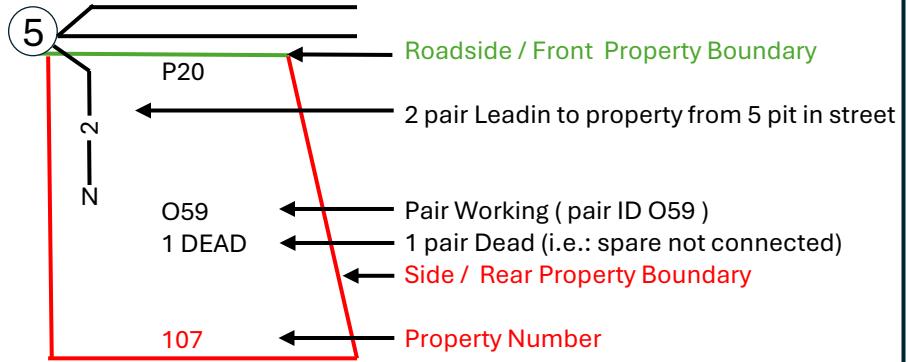
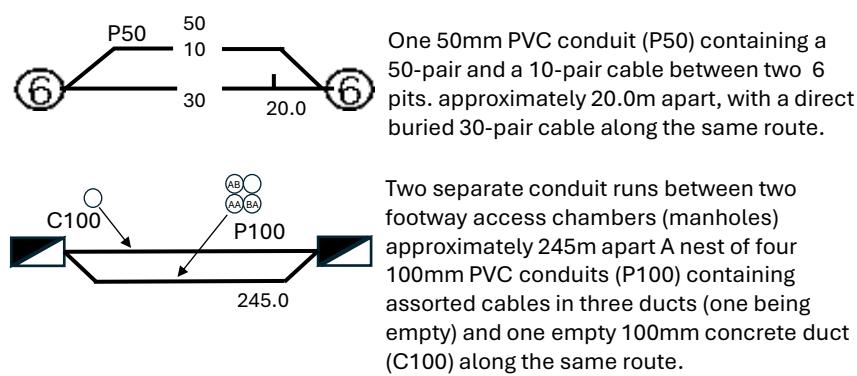
Some examples of conduit type and size:

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/>

<h2>Plan</h2> <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>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <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>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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