

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 Richard Alexander Gordon & Elizabeth Maria Gordon

Property address 27 Prior Street
(referred to as the “property” in this statement) Machans Beach QLD 4878

Lot on plan description Lot 32 on RP 711938 (Title Reference 20421054)

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	☐ Yes	☒ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i>	<i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. ☒ Yes
	A copy of the plan of survey registered for the property. ☒ Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Details of Statutory Encumbrances can be found in the attached extract of results and plans showing each encumbrance from the BYDA (Before You Dig Australia) report undertaken for this property. The BYDA report has returned results for: Cairns Regional Council, Ergon QLD, NBN Co Qld and Telstra QLD Regional.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) 16/08/2024 Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): 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. The lot is affected by a notice of intention to resume the property or any part of the property. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	☐ Yes	☒ No
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>. 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). 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). A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	☐ Yes	☒ No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	☐ Yes	☒ No
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	☐ Yes	☒ No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property.	☐ Yes	☒ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☒ No
	Pool compliance certificate is given.	☐ Yes	☒ No
	OR		
	Notice of no pool safety certificate is given.	☐ Yes	☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$1,723.74 Date Range: 01/07/2025 to 31/12/2025
	OR
	The property is currently a rates exempt lot.** ☐
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

**** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.**

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$122.40 Date Range: 29/01/2025 to 22/05/2025
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes	☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. 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.	☐ Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » 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.	☐ Yes	☒ No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

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

Signatures – SELLER

Elizabeth Gordon

Signature of seller	Signature of seller
Elizabeth Maria Gordon	
Name of seller	Name of seller
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

Disclaimer

1. Body Corporate Reports

a. has collated/will collate the Seller Disclosure Statement Form 2 ("Form 2"); and

b. may prepare "prescribed certificates" (as defined in the Property Law Act 2023 (Qld) ("PLA")) such as a notice under section 47 of the Queensland Building and Construction Commission Act 1991 regarding unlicensed building work or an explanatory statement where the seller cannot obtain a body corporate certificate explaining the reason why that certificate is not provided, to accompany the Form 2,

(together, the "SDS");

c. has/will collate and prepare the SDS based only on information provided by you in the completed questionnaire and the searches you authorise us to undertake in the "Searches Authority" you have agreed to at the time of listing with your agent;

d. does not give any representations or warranties of any nature whatsoever about the SDS, including without limitation, its contents, the accuracy or completeness of those contents or their currency (i.e. whether they are, or remain, true or correct as at the date the SDS is given to a buyer);

e. will not be liable for:

i. any omissions, errors, inaccuracies or incomplete items in the SDS;

ii. any direct, indirect, special, incidental or consequential losses or damages arising out of or in connection with use or reliance on anything in the SDS by the seller of the property the subject of the SDS ("Property"), the seller's agent or any other person, ("Third Party"), including as a result of the negligence of the Company; or

iii. anything else in relation to the SDS (or the sale of the Property) of any nature whatsoever;

f. has not (and will not) provide you or any Third Party with legal advice in relation to the SDS including, without limitation, as to:

i. what information needs to be disclosed in the SDS;

ii. whether the SDS is true, accurate or complete;

iii. any Third Party's legal rights or obligations in relation to anything regarding the Property or the SDS (including anything disclosed within or attached/to be attached to the Form 2);

iv. whether a particular matter needs to be disclosed in the SDS (for example, whether a particular statutory encumbrance revealed in a search conducted or information provided to us, should be disclosed in the Form 2 or how it should be disclosed / described in the Form 2);

v. the seller disclosure regime under the PLA (including whether a buyer may have a termination right under it in relation to the SDS); and

g. won't be checking or advising on whether updated searches should be obtained at any time before or after we have given an SDS to you, for the purposes of ensuring the SDS is true, complete and accurate as at the date it is to be given to a buyer.

2. Any Third Party intending to use the SDS (including the seller) should review and check all details in the SDS and obtain independent legal advice on the SDS including to ensure it is true, complete and accurate before it is given to any buyer. There may items of the SDS that are incomplete for instance:

a. as a result of incomplete or missing information provided by you in the questionnaire or

b. where a statutory encumbrance is revealed in a search conducted by the Company, or information or a search provided to the Company, but that encumbrance is not disclosed in the Form 2 or adequately disclosed / described in the Form 2. This may be for any reason including for instance where the search obtained is lengthy or complicated such as those provided in the Dial Before You Dig search. Legal advice should be obtained to check all information the Company inserts into the Form 2 in relation to all matters in the SDS including to ensure that statutory encumbrances are adequately disclosed and described.

3. You agree to release and indemnify, and to keep indemnified, the Company against any Loss or Claim of or against the Company in

relation to the SDS. "Loss or Claim" means, in relation to any person or entity:

a. a damage, loss, cost, expense or liability incurred by the person; or

b. a claim, action, proceeding or demand made against the person,

however arising and whether present or future, fixed or unascertained, actual or contingent.

4. The buyer of the Property may have a right to terminate the contract for the sale of the Property, without limitation, under the PLA if:

a. the seller of the Property fails to give the buyer a Seller an SDS for the Property before the contract for the sale of the Property is signed by the buyer; or

b. the seller of the Property gives the buyer an SDS before the contract for that sale is signed by the buyer but that statement is inaccurate or incomplete in relation to a material matter affecting the property at the time it is given to the buyer.

There are other conditions that must be satisfied under the PLA for such a termination right to be exercised (and in certain circumstances it may not apply). Nothing in this document is (or is to be taken as) legal advice.



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20421054	Search Date:	11/08/2025 13:55
Date Title Created:	24/03/1949	Request No:	52934646
Previous Title:	20376021		

ESTATE AND LAND

Estate in Fee Simple

LOT 32 REGISTERED PLAN 711938
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 716051725 02/10/2014

RICHARD ALEXANDER GORDON
ELIZABETH MARIA GORDON

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20357102 (POR 6V)
2. MORTGAGE No 716051726 02/10/2014 at 09:12
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

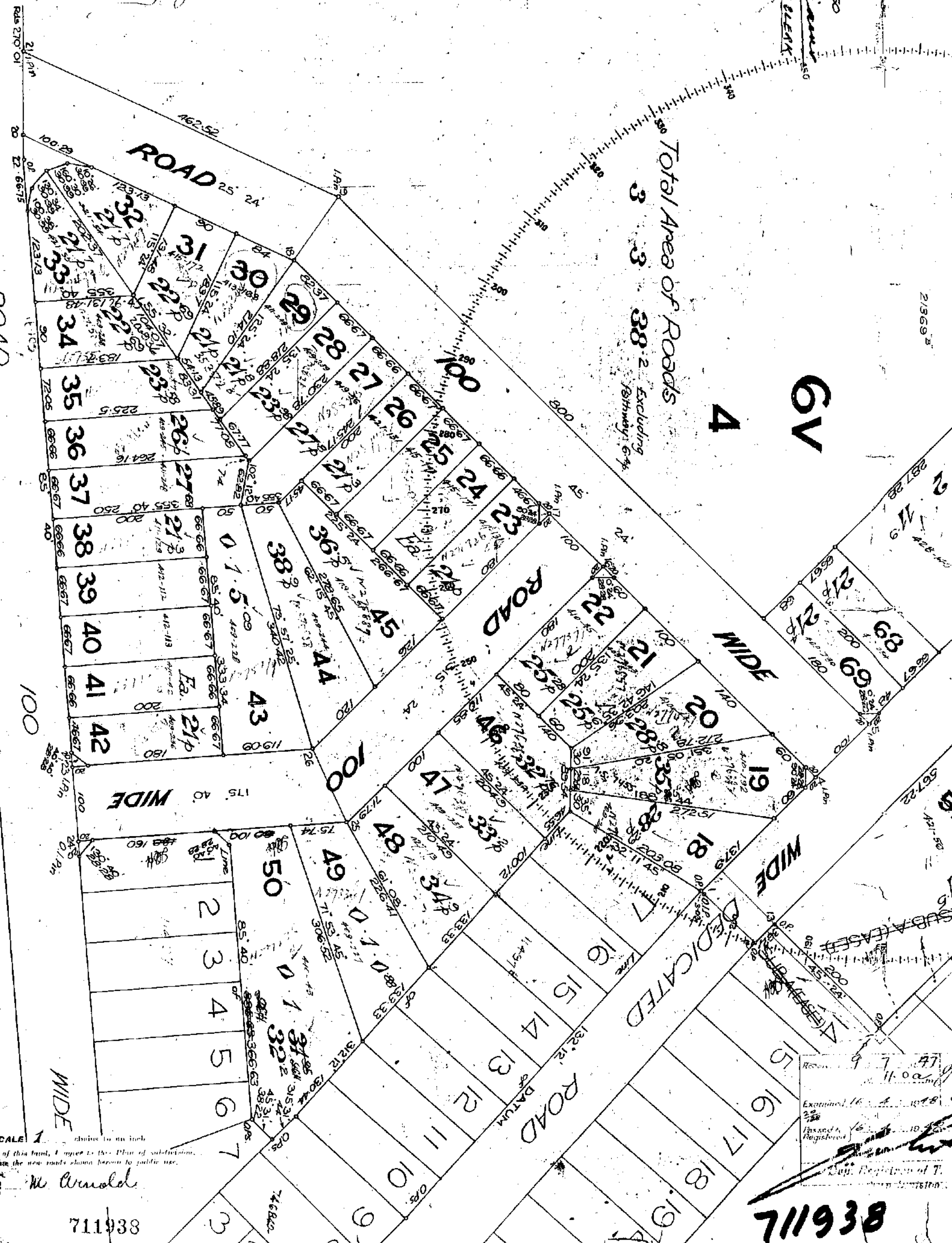
** End of Current Title Search **

711938

Douglas Charles Hollingsworth, Cairns
I, Douglas Charles Hollingsworth, Cairns, 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 the best of the best of my belief in conformity with the rights and interests of any persons, owners, or occupiers of the above land, and I declare that the said plan is true and correct, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Deeds Act of 1907."

D. Hollingsworth
Cairns, 10th September
Signature of Proprietor

Amendment of Resub 50
William
SHINE CLEAT
25/3/48



SCALE 1 inch = 100 feet
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 *M Arnold*

Examined 16/4/1948
Passed & Registered
Dep. Registrar of T.

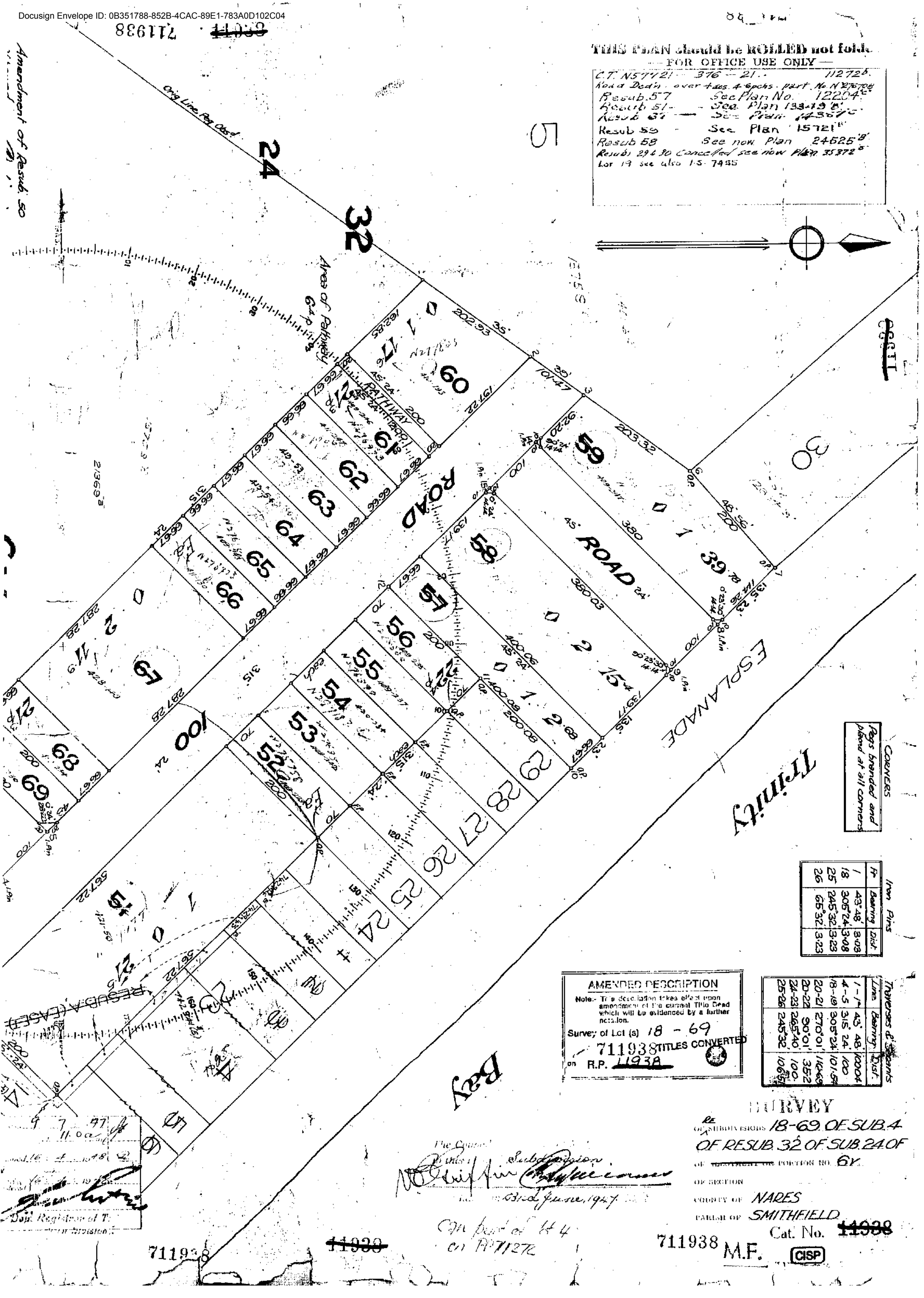
711938

711938

711938 ~~11938~~

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

C.T. N57121 - 376 - 21 - 112726.
Road Dedn. over 460 yds. part No N276704
Resub. 57 - See Plan No. 12204
Resub. 51 - See Plan 133419
Resub. 37 - See Plan 143670
Resub. 59 - See Plan 15721
Resub. 58 - See now Plan 24525
Resub. 29430 Cancelled see now Plan 35372
Lot 19 see also 1-5-7435



CORNERS
Pegs branded and
planted at all corners

From Pins	From Pins	From Pins
1	43' 48"	3' 03"
18	305' 24"	3' 08"
25	245' 32"	3' 23"
26	65' 32"	3' 23"

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) 18 - 69
711938 TITLES CONVERTED
on R.P. 11938

Line	Bearing	Dist.
1-17	43' 48"	10004
4-5	315' 24"	100
18-19	305' 24"	101.5
20-21	270' 01"	104.6
20-22	90' 01"	35.2
24-25	265' 40"	100.
25-26	245' 32"	106.5

SURVEY
RE
OF SUBDIVISION 18-69 OF SUB. 4
OF RESUB. 32 OF SUB. 24 OF
OF SECTION NO. 6Y.
OF SECTION
COUNTY OF NARES
PARISH OF SMITHFIELD
Cat. No. 11938
711938 M.F. CISP

The Council
to this
Subdivision
3rd June, 1947

Can part of 1/4
on PPT 1272

711938

~~11938~~

Amendment of Resub. 50
Don't Register of T.
Don't Register of T.

1266560

24	111090	245
28	N1343	-218
46	N1357	164
47	N1174	172

69 N1109 13
LOT 13 ON RP 711938-N1521/89

11938

1266560

11938

0.1.9
2 2 9
2 0 1
10001.5

How C.T. Not.		
	Vol.	
23	N/276	277
34	N/249	750

08011

For Additional Plan &
Document Notings
Refer to CISP

08011

Id Notes
Other copy 4 has been
submitted
carries

711938



Assessment No.
520239

Half Yearly Rates
Issue Date 17 July 2025



166218/XE/017408 D-044
E M Gordon & Estate Of R A Gordon
27 Prior Street
MACHANS BEACH QLD 4878

Your Rates Account is Due 20 August 2025

Total Amount Due **\$ 1,723.74**

Summary of Rates and Charges
For period 01/07/2025 to 31/12/2025

Property Location: 27 Prior Street MACHANS BEACH QLD 4878
Property Description: LOT 32 RP 711938
Improvements: Fhold-Dwg
549.0000SQUARE METRES

Land Use Code
0200

General Residential A	Land Val.	255,000.00	\$	650.89
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: 520239

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



*212 520239

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	\$	1,723.74
Total Account Balance	\$	1,723.74

Rates Payment Slip

NAME
E M Gordon & Estate Of R A Gordon

PROPERTY
27 Prior Street MACHANS BEACH QLD 4878

Assessment No.	520239
Due Date	20/08/2025
Total Amount Due	\$ 1,723.74



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

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: 520239



Payment by Bpay

Biller Code: 49346
Ref: 520239

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 520239



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.



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

New

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

Powered By Payble



VISA



Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 520239



Assessment No.
520239

Issue Date 5 June 2025



165967/XE5/000273 D-044
E M Gordon & Estate Of R A Gordon
27 Prior Street
MACHANS BEACH QLD 4878

Your Water Usage **Account** is Due 8 July 2025

Total Amount Due **\$ 122.40**

Property Location: 27 Prior Street MACHANS BEACH QLD 4878
Property Description: LOT 32 RP 711938 Fhold-Dwg

Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge
TNA2404840	29/01/25 176	22/05/25 248	0.637	72	1.70	\$122.40

*ADC = Average Daily Consumption (kilolitres)



1/2

Total Usage	72
Total Billable Usage	72
Balance Brought Forward	\$ 0.00
Total new transactions	\$ 122.40
Total Account Balance	\$ 122.40

Payment By **BPAY**



Biller Code: 51722
Ref: 520239

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 520239

Payment **Online**



Pay by credit card online at
www.cairns.qld.gov.au/water
Biller Code: 1566728

Payment By **Phone**



Credit Card Payment by Using **BPOINT**
Callers **within Australia** dial **1300 276 468**

Biller Code: 51722
Assessment No: 520239

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

Biller Code: 0430
Ref: 520239
Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



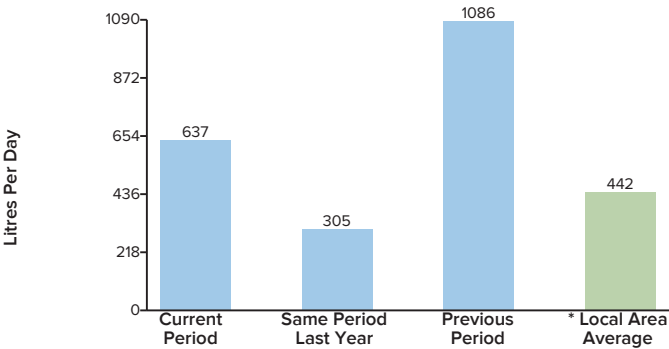
*430 520239

Water Payment Slip

NAME
E M Gordon & Estate Of R A Gordon

PROPERTY
27 Prior Street MACHANS BEACH QLD 4878

Assessment No.	520239
Due Date	08/07/2025
Total Amount Due	\$ 122.40



Current period average use	637
Same period last year	305
Previous period	1,086
Local area average*	442
Number of days measured	113

*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

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.

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
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

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



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)

BC Reports
PO Box 15021
Edgehill QLD 4870

Transaction ID: 51040325 EMR Site Id: 18 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 32 Plan: RP711938
27 PRIOR 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: 938939
Search Request Reference: 145763920

Date: 18-Aug-2025 12:35:21 PM

Applicant Details:

Applicant: Helen Brennan
helen@bcreports.com.au
Buyer: RICHARD ALEXANDER GORDON ELIZABETH
MARIA GORDON

Search Response:

Your request for a property search on Lot 32 on Plan RP711938 at 27 Prior 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.

Job ID 50939437

27 Prior St



[Review responses online](#) ↗



Received 4 of 4 responses
All responses received

27 Prior St, Machans Beach QLD 4878

Job dates
18/08/2025 → 18/09/2025

These plans expire on
15 Sep 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	59

Job ID 50939437

Cairns Regional Council

Referral
259693295

Member Phone
(07) 4044 3044

Responses from this member

Response received Mon 18 Aug 2025 12.30pm

File name	Page
Response Body	5
ASSET 259693295.pdf	6



Job # 50939437
Seq # 259693295
 Provided by Cairns Regional Council



Legend

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

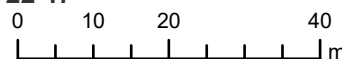
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

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

18/08/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Job ID 50939437

Ergon QLD

Referral
259693296

Member Phone
13 10 46

Responses from this member

Response received Mon 18 Aug 2025 1.08pm

File name	Page
Response Body	8
259693296 - Ergon Energy Plan.pdf	11
Ergon Energy BYDA Terms and Conditions.pdf	12
Working Near Overhead and Underground Electric Lines.pdf	17



BYDA

Sequence: 259693296
Date: 18/08/2025

Scale: 1:500
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.

Job ID 50939437

NBN Co Qld

Referral

259693294

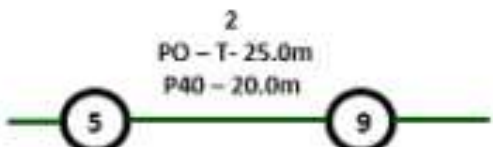
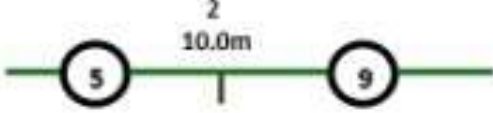
Member Phone

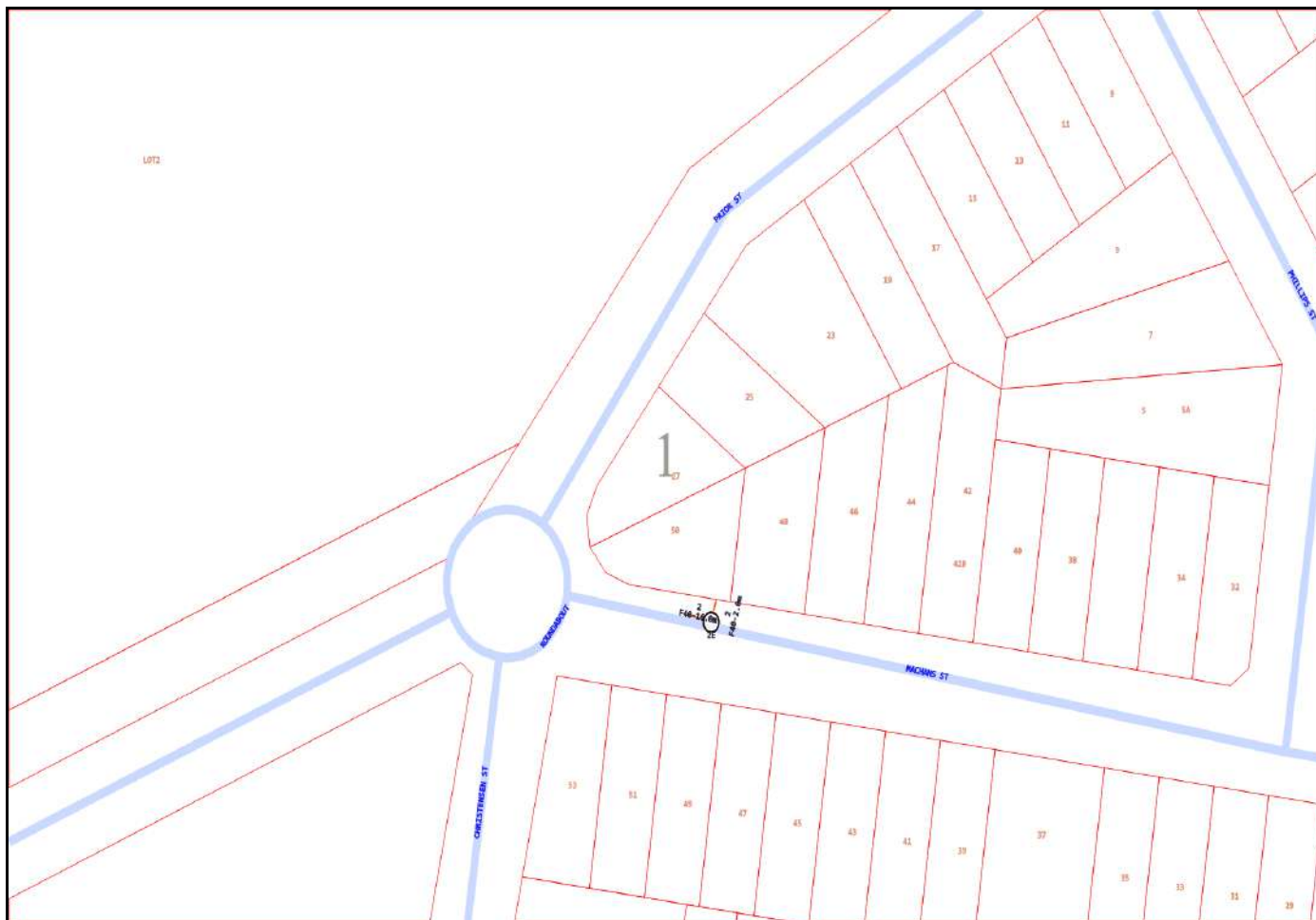
1800 687 626

Responses from this member

Response received Mon 18 Aug 2025 1.00pm

File name	Page
Response Body	46
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	47
259693294_20250818_030008578717_pwc_1.pdf	49
Disclaimer_259693294_20250818_030008578717.pdf	52
259693294_20250818_030008578717_1.pdf	56

	  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.

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

Job ID 50939437

Telstra QLD Regional

Referral

259693297

Member Phone

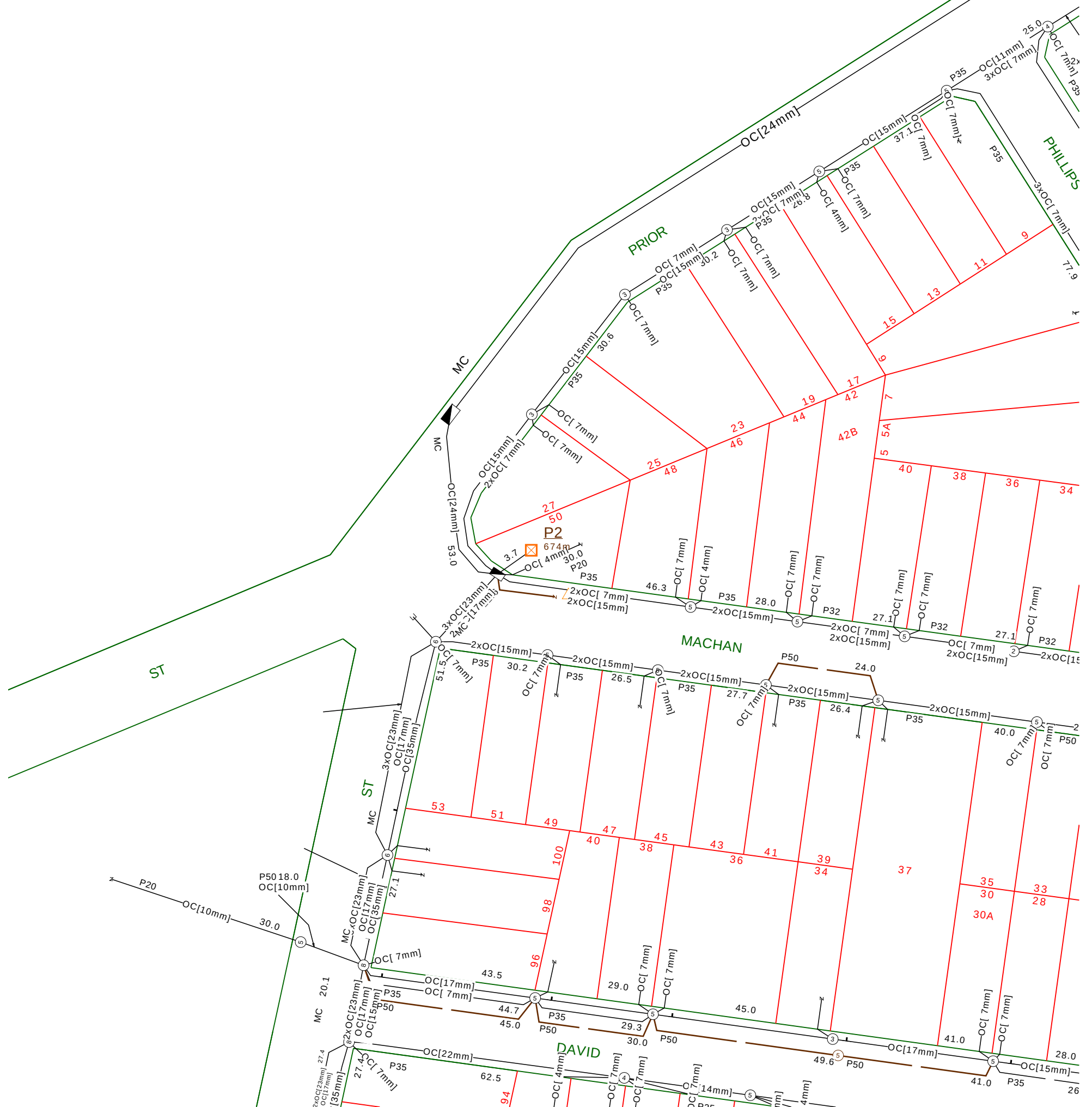
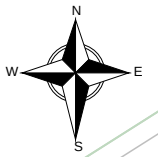
1800 653 935

Responses from this member

Response received Mon 18 Aug 2025 12.39pm

File name	Page
Response Body	60
Telstra Duty of Care v32.0c.pdf	62
259693297.pdf	64
Telstra Map Legend 4.0b.pdf	66
AccreditedPlantLocators 2025-01-08a.pdf	67

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-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 18/08/2025 12:33:05

Sequence Number: 259693297

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.

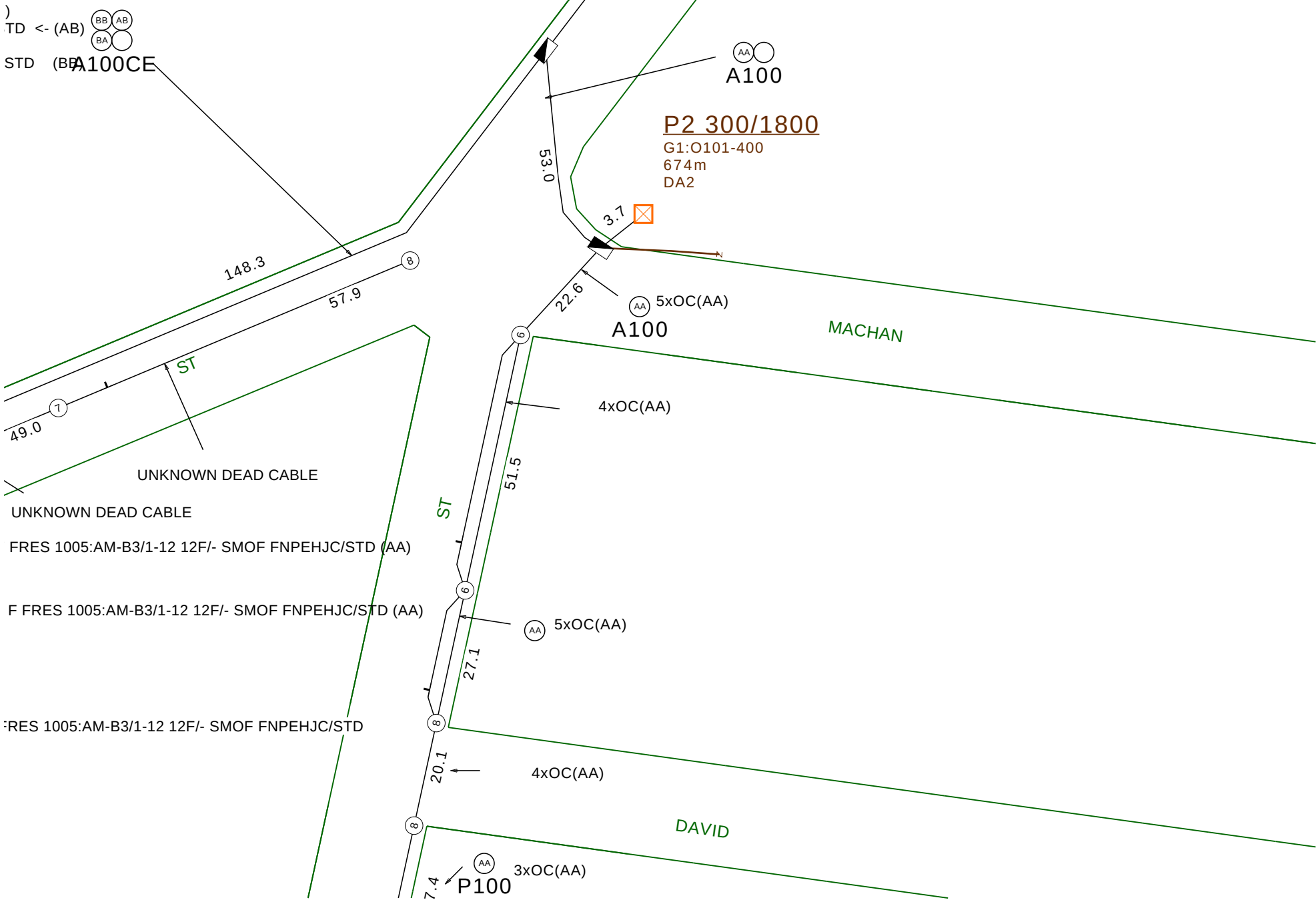
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

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.

Mains Cable Plan

05:AG-AH/1-60 60F/- SMOF FNPEHJ/STD <- (BB)
FRES 1005:AH-AM/1-12 12F/- SMOF FNPEHJC/STD (BB)
A100A100CE



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 18/08/2025 12:33:10

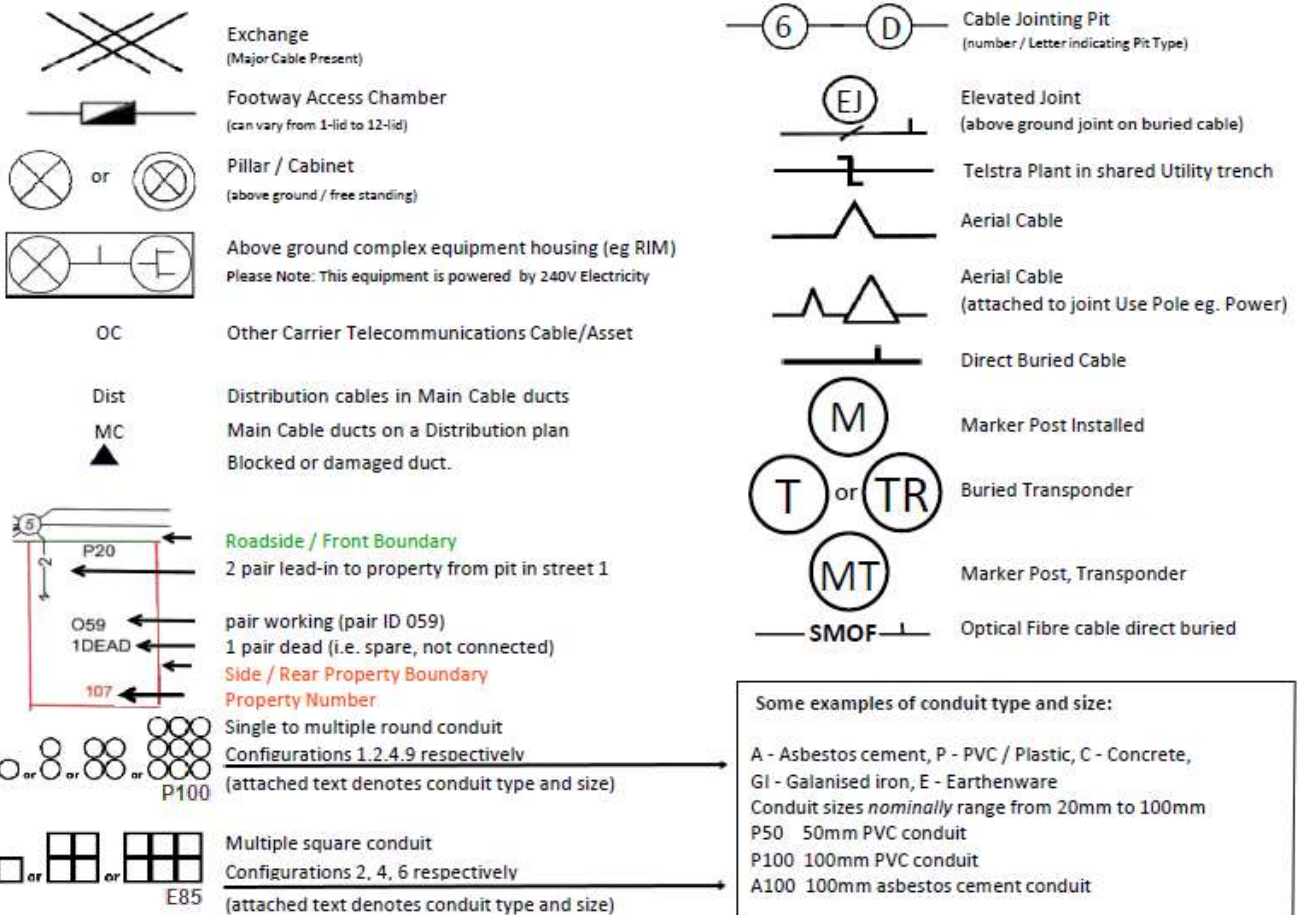
Sequence Number: 259693297

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.

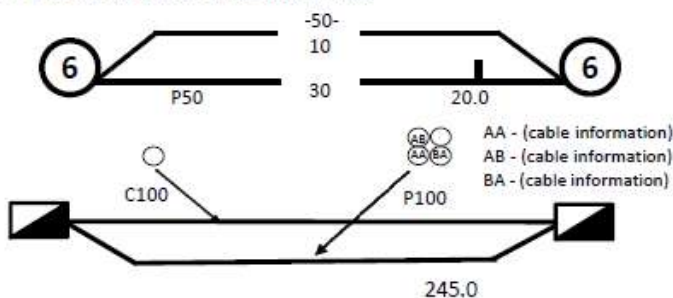
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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 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