

# Seller Disclosure Report

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Vendor/s

KATE O'SHEA LOVEDAY, HEATH LEWIS WILLIAM AYTON

Property Address

141 TELECOM RD, BELLENDEN KER QLD 4871

Prepared On

Friday, February 20, 2026

# In This Report

**01 Disclosure Statement**

**02 Searches**

# Disclosure Statement

# 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 KATE O'SHEA LOVEDAY, HEATH LEWIS WILLIAM AYTON

Property address 141 TELECOM RD, BELLENDEN KER QLD 4871

(referred to as the  
"property" in this  
statement)

Lot on plan description Lot 1 on RP743180

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:

**Yes**

*If **Yes**, refer to Part 6 of this statement for additional information*

**No**

*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

## Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

### Title details

**The seller gives or has given the buyer the following—**

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.

**Yes**

A copy of the plan of survey registered for the property.

**Yes**

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: NA</li> <li>» the amount of rent and bond payable: NA</li> <li>» whether the lease has an option to renew: NA</li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <p>N/A</p>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <p>Rural Zone</p>		
<b>Transport proposals and resumptions</b>	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Heritage</b>	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>		
<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

\* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

## Part 4 – Buildings and structures

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

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

<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<b>Community Management Statement</b>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>
<b>Building Units and Group Titles Act 1980</b>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

# Signatures – SELLER

Signed by:  
*Kate Loveday*  
0565951A2F682161

Signature of seller

Kate Loveday

Name of seller

18/02/2026 03:40 pm

Date

Signed by:  
*Heath Ayton*  
5E1878898351AA70

Signature of seller

Heath Ayton

Name of seller

18/02/2026 03:39 pm

Date

# Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

# Searches

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55105981  
Search Date: 18/02/2026 12:45

Title Reference: 21359187  
Date Created: 23/02/1988

Previous Title: 21269110

REGISTERED OWNER

Dealing No: 721484638 16/02/2022

KATE O'SHEA LOVEDAY  
HEATH LEWIS WILLIAM AYTON JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 743180  
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20139107 (POR 363)  
Deed of Grant No. 20162051 (POR 371A)
2. EASEMENT No 601070944 (T163107) 20/09/1984  
BENEFITING THE LAND  
OVER EASEMENT A AND C ON RP724763
3. EASEMENT No 601070945 (T163108) 20/09/1984  
BENEFITING THE LAND  
OVER EASEMENT B ON RP724763
4. EASEMENT No 601299531 (T163111) 20/09/1984  
BENEFITING THE LAND  
OVER EASEMENT F ON RP735755
5. EASEMENT No 705804735 18/07/2002 at 15:17  
benefiting the land over  
EASEMENT H ON SP149847
6. MORTGAGE No 721484639 16/02/2022 at 14:44  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55105981

Search Date: 18/02/2026 12:45

Title Reference: 21359187

Date Created: 23/02/1988

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ INFOTRACK PTY LIMITED

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

08187L

PLAN MUST BE DRAWN WITHIN BLUE LINES

743180

STN	TO	REMARKS	BEARING	DIST
1	PIN		155° 49'	1.0
2	OIP	RP735755	0° 32' 30"	23.425
3	PIN		335° 54' 15"	1.0
4	OIP	RP735755	90° 32' 30"	1.0

PM	BEARING	DIST.	Nº
5-OPM	At Station		76387

Original information compiled from RP 735755 in the Titles Office, Townsville.



LINE	BEARING	DIST
1-6	119° 26' 15"	94.58
6-7	88° 13' 30"	100.21
7-8	93° 41' 20"	55.084
8-9	77° 40' 30"	59.16
9-10	74° 48' 00"	87.23
10-11	125° 00' 10"	59.02
11-12	81° 50'	20.32
12-13	98° 41' 40"	36.79
13-14	138° 05' 15"	40.01
14-15	200° 31'	61.885
15-16	177° 15' 20"	63.85
16-17	151° 24' 35"	89.76
17-18	127° 35' 40"	42.68
18-19	142° 45' 05"	72.405

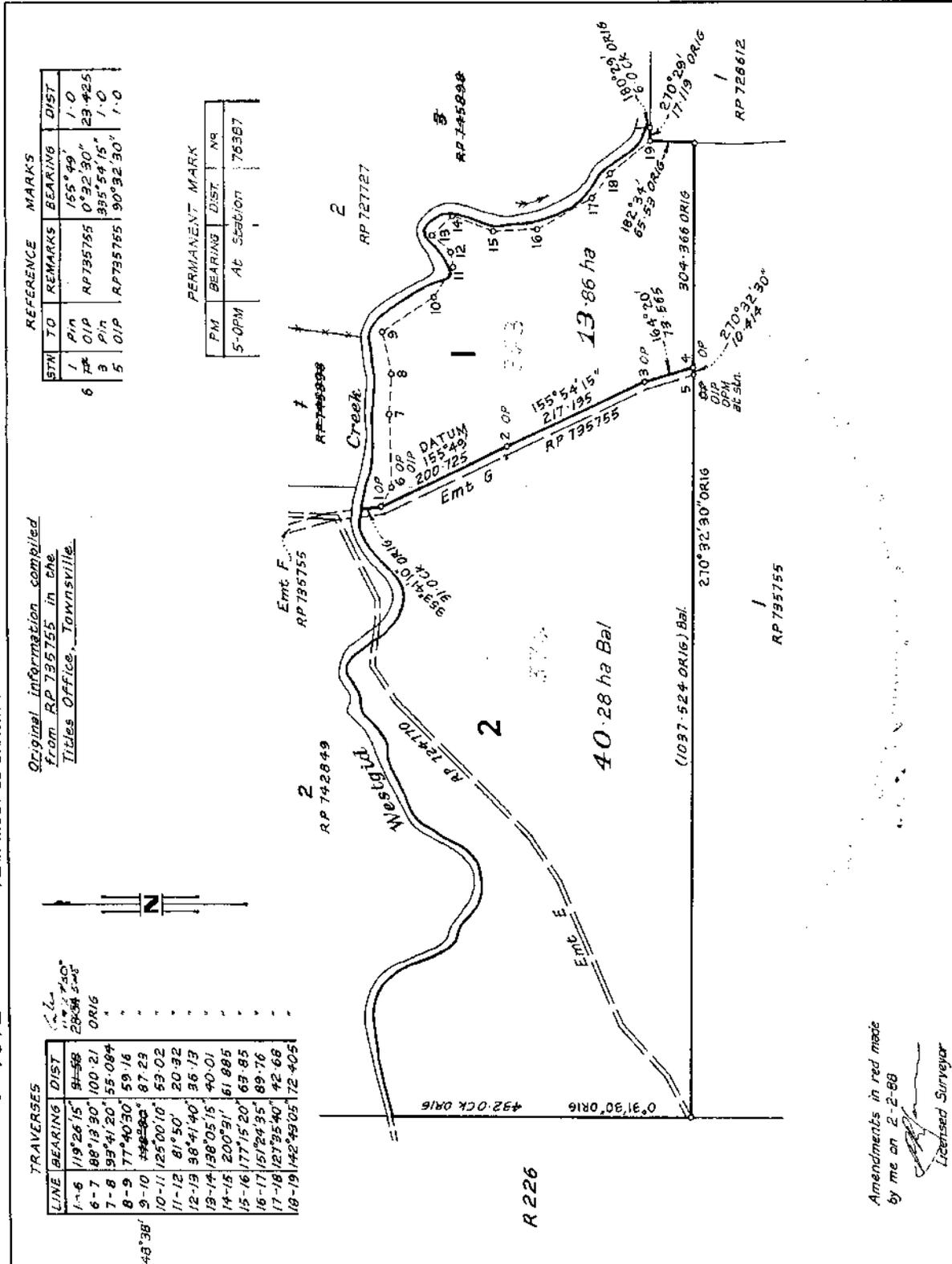
FIELD NOTES LOGGED FOR CK TRAVERSE ON RPT35755  
 ORIGINAL GRANT  
 N 6944 (1/1/19)  
 N 8497 (10/2/19)

PLAN OF Lots 1 and 2  
 Cancelling Lot 2 on RP735755

ORIG. PORTION... 363 & 371A  
 TOWN  
 PARISH... BELLEDEN... KER  
 COUNTY... Nares

MAP REF. P.M. PROCLAIMED SURVEY AREA SURVEYED BY CHAPMAN & BALDWIN Pty Ltd 12.1.1.81 MERIDIAN RP735755 SCALE 1:5000 REGISTERED PLAN 743180

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND



743180

PLAN MUST BE DRAWN WITHIN BLUE LINES

743180

Amendments in red made by me on 2-2-88  
 Licensed Surveyor





# Property Fact Pack



**141 Telecom Road**  
Bellenden Ker QLD 4871

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



CONSIDERATIONS  
IDENTIFIED



Flood Risk



CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



CONSIDERATIONS  
IDENTIFIED



Environment



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



NO  
CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

18th of February, 2026

## ADDRESS

141 TELECOM ROAD

## LOT PLAN

1/RP743180

## COUNCIL

Cairns

## ZONING

- Rural

## UTILITIES

- Power
- Water

## SCHOOL CATCHMENTS

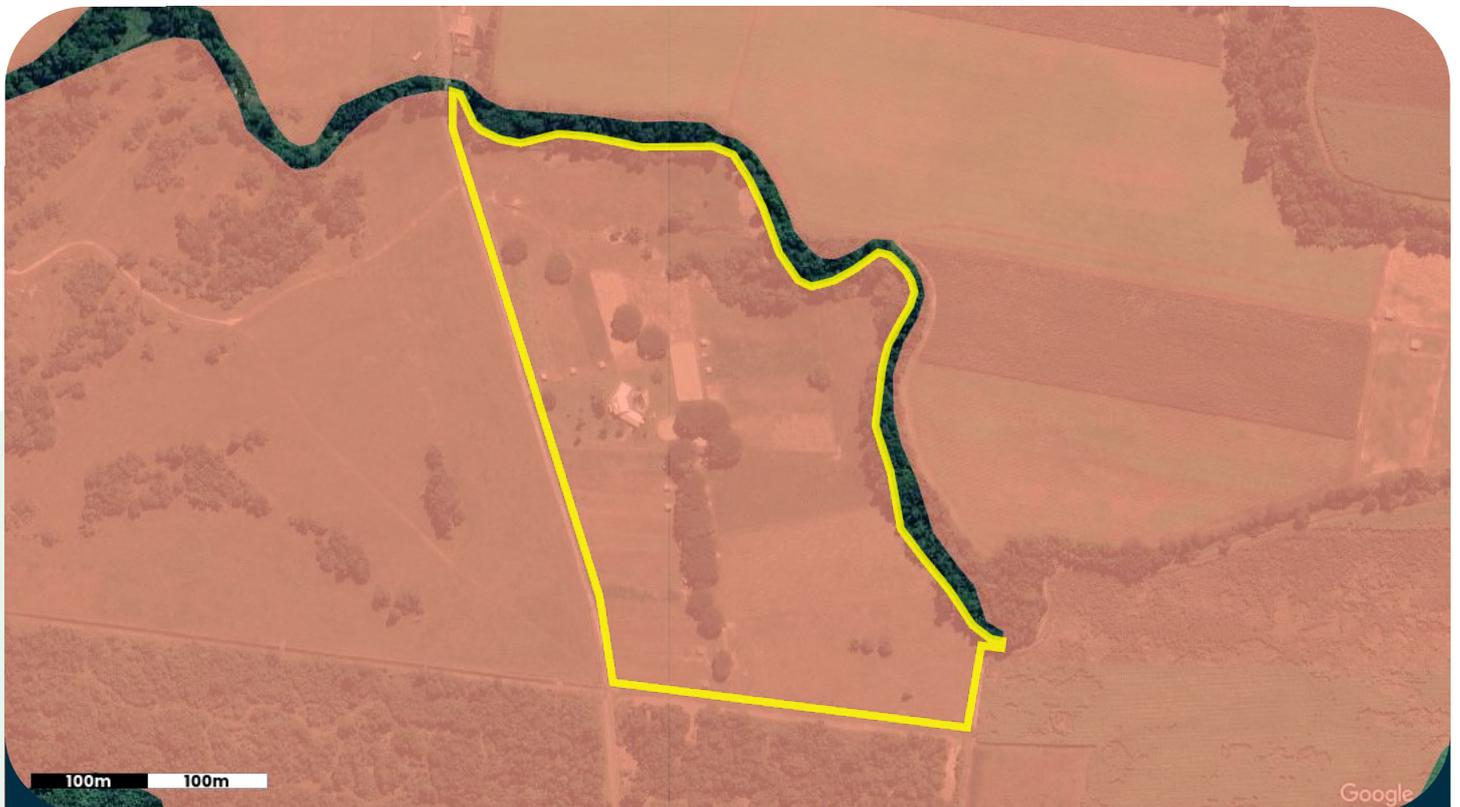
- Babinda SS
- Bellenden Ker SS

## CLOSEST CITY

Cairns - 41km

# Zoning

What zone is my property?



Sources: Cairns Regional Council

## THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

**Note:** To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

### Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

-  Selected Property
-  Rural

# Easements

What access rights exist over the property?



## THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

**Note:** The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

### Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

## LEGEND

-  Selected Property
-  Easements

# Flood Risk

Is the property in a potential flood area?



## THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

**It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**

**Note:** Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

### Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

## LEGEND

-  Selected Property
-  Floodplains Assessment Trigger Area

# Flood Planning Risk

What planning overlays impact development of this property?



## THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

**Note:** Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

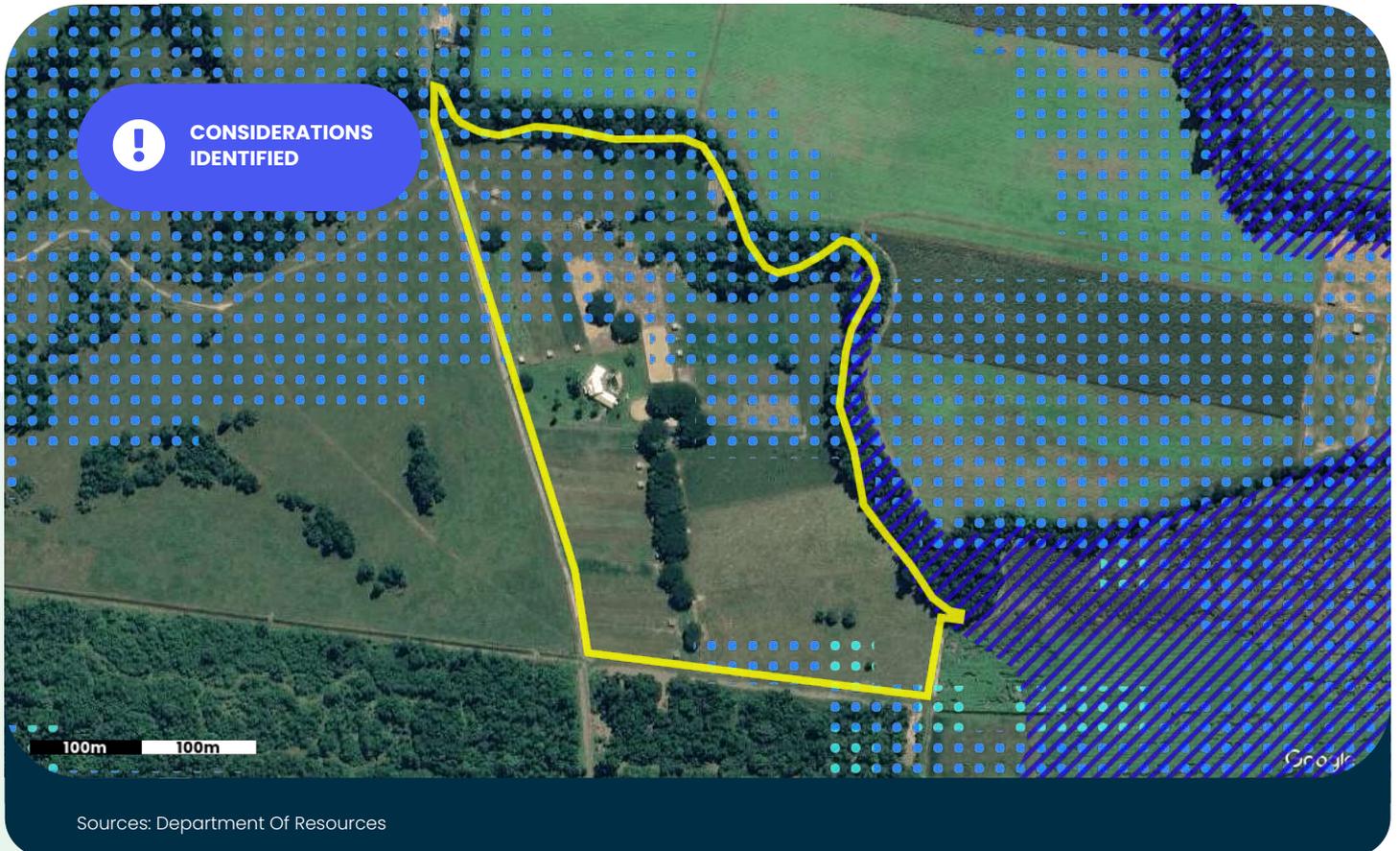
- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

## LEGEND

-  Selected Property
-  Precinct 4 - Floodplain Assessment

# State Flood Planning

What State overlays impact development of this property?



## THINGS TO KNOW

State Government Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater or coastal inundation. These overlays are prepared by the State, to provide a broad understanding of flood behavior across large areas and are often used to guide regional planning, infrastructure design and land use strategies.

The State may undertake flood studies in certain areas to determine potential impacts across large catchments for a range of purposes. This information is generally broad in nature and should be interpreted with caution when considering flood impacts at an individual property level. The existence of a State flood study over a property does not always indicate flood risk for that property, especially for urban residential properties. If available, **local Council flood models should be referred to for more accurate, site specific assessment in residential areas.**

Relevant State flood models have been included in Develo reports as they provide useful coverage for rural and regional areas, where local government data may not be available. Some State Government flooding data is statutory for developers and, if the development is of a sufficient scale, applications may need to be referred to the relevant authority for assessment.

**Note:** Flood Planning overlays are based on modelling assumptions and are general in nature. They do not guarantee property immunity from flooding or account for site-specific conditions. Newly subdivided lots may already have addressed flood risks in their design, which may render broad State mapping irrelevant.

### Questions to ask

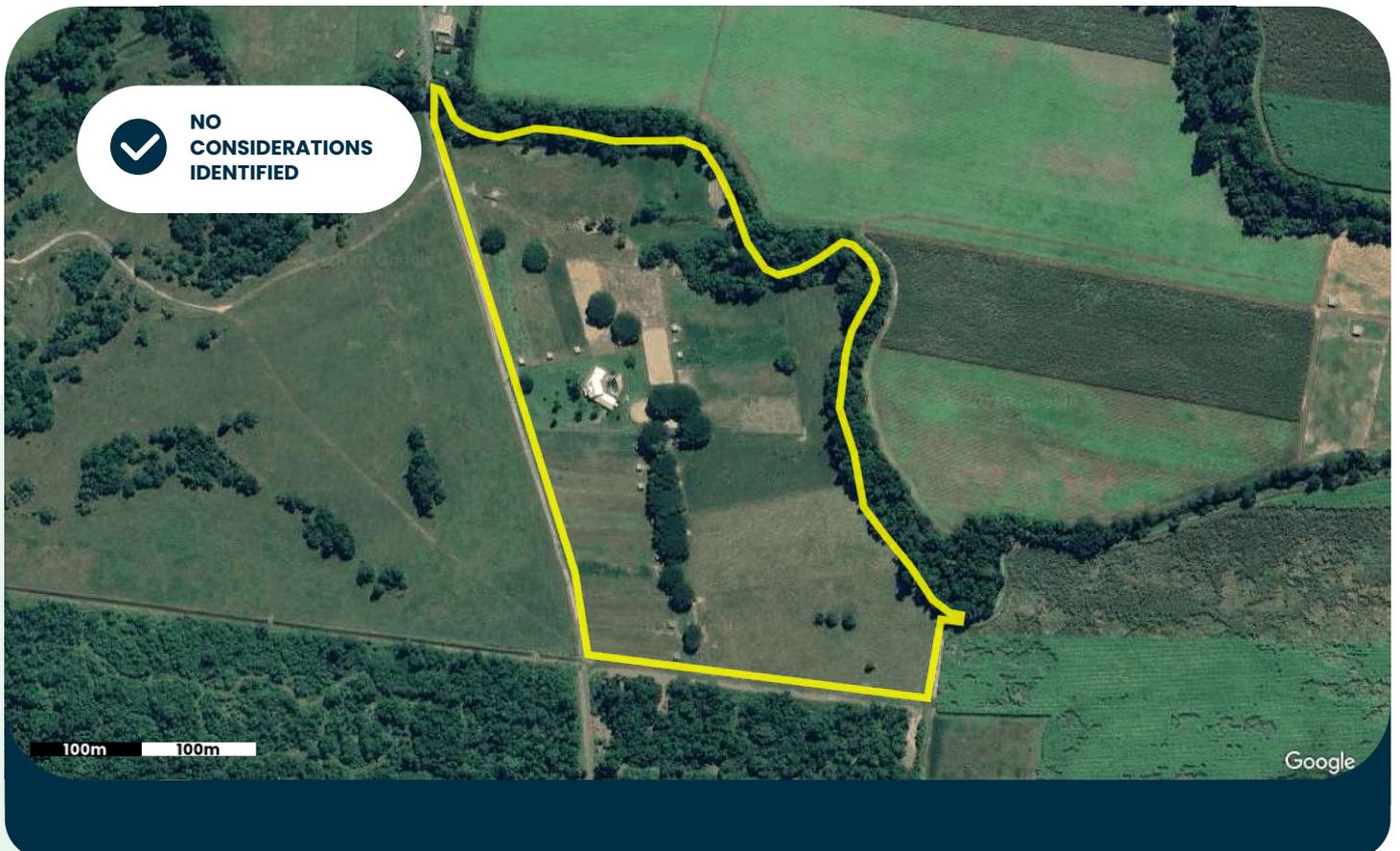
- What restrictions apply when developing in State t identified flood areas?
- Does my development need to be referred to the State for assessment?

## LEGEND

- Selected Property
- Flood Assessment Area - State Gov
- Low Possibility
- Moderate To Low Possibility

# Character

Is the property in a character or heritage area?



## THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

**Note:** It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

### Questions to ask

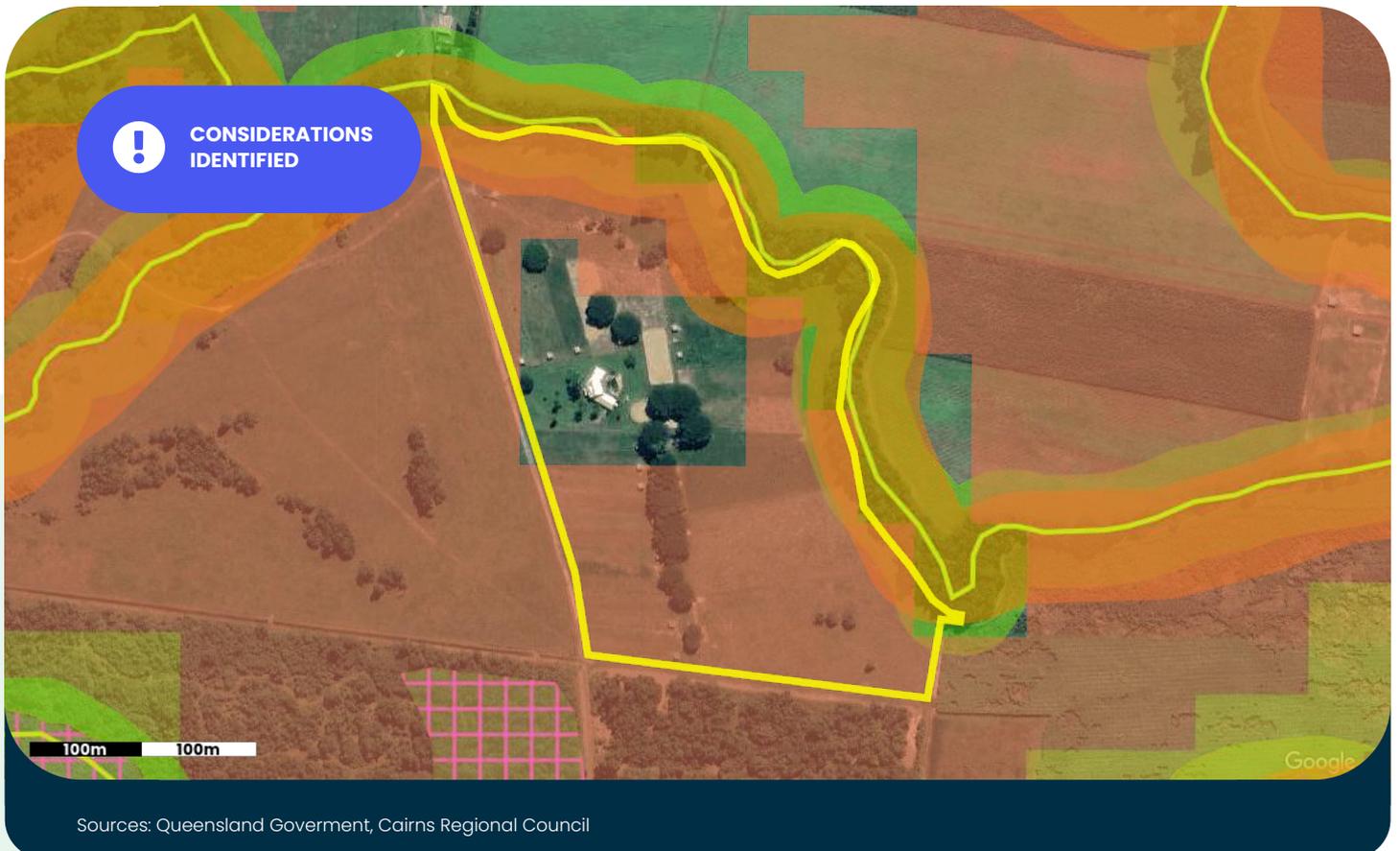
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## LEGEND

 Selected Property

# Vegetation

Is the property in an area with vegetation protection?



## THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

**Note:** The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

### Questions to ask

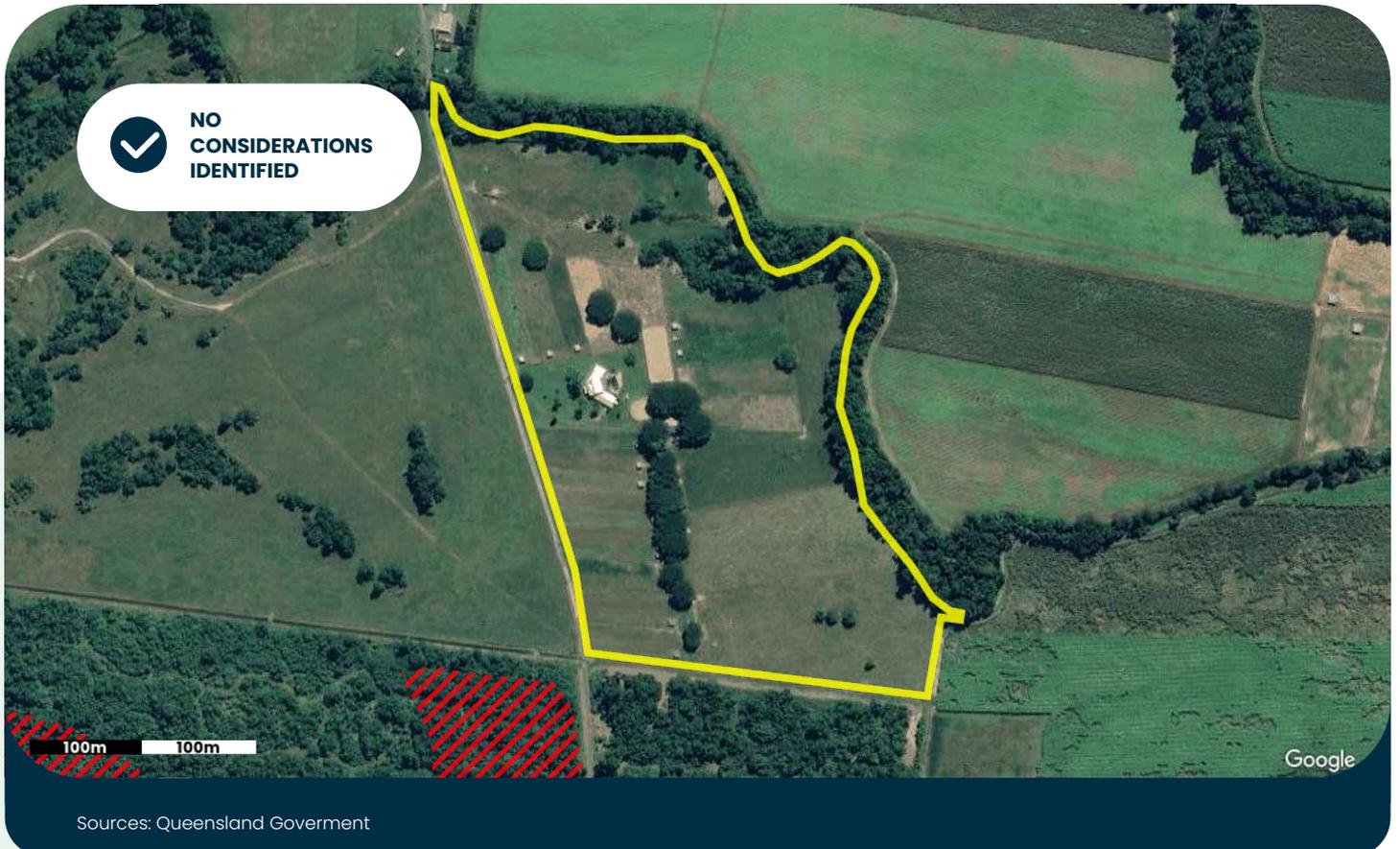
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

## LEGEND

- Selected Property
- Protected Vegetation – Rvm Cat B (Remnant Vegetation)
- Protected Vegetation – Rvm Cat C (High-Value Regrowth)
- Protected Vegetation – Rvm Cat R (Riverine)
- Regulated Vegetation
- Watercourse – Mses
- High Landscape Values
- Medium Landscape Values
- Essential Habitat
- Non-Urban Waterway

# Environment

Are there any environmental values present on the property?



## THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.

To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

**Note:** The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

### Questions to ask

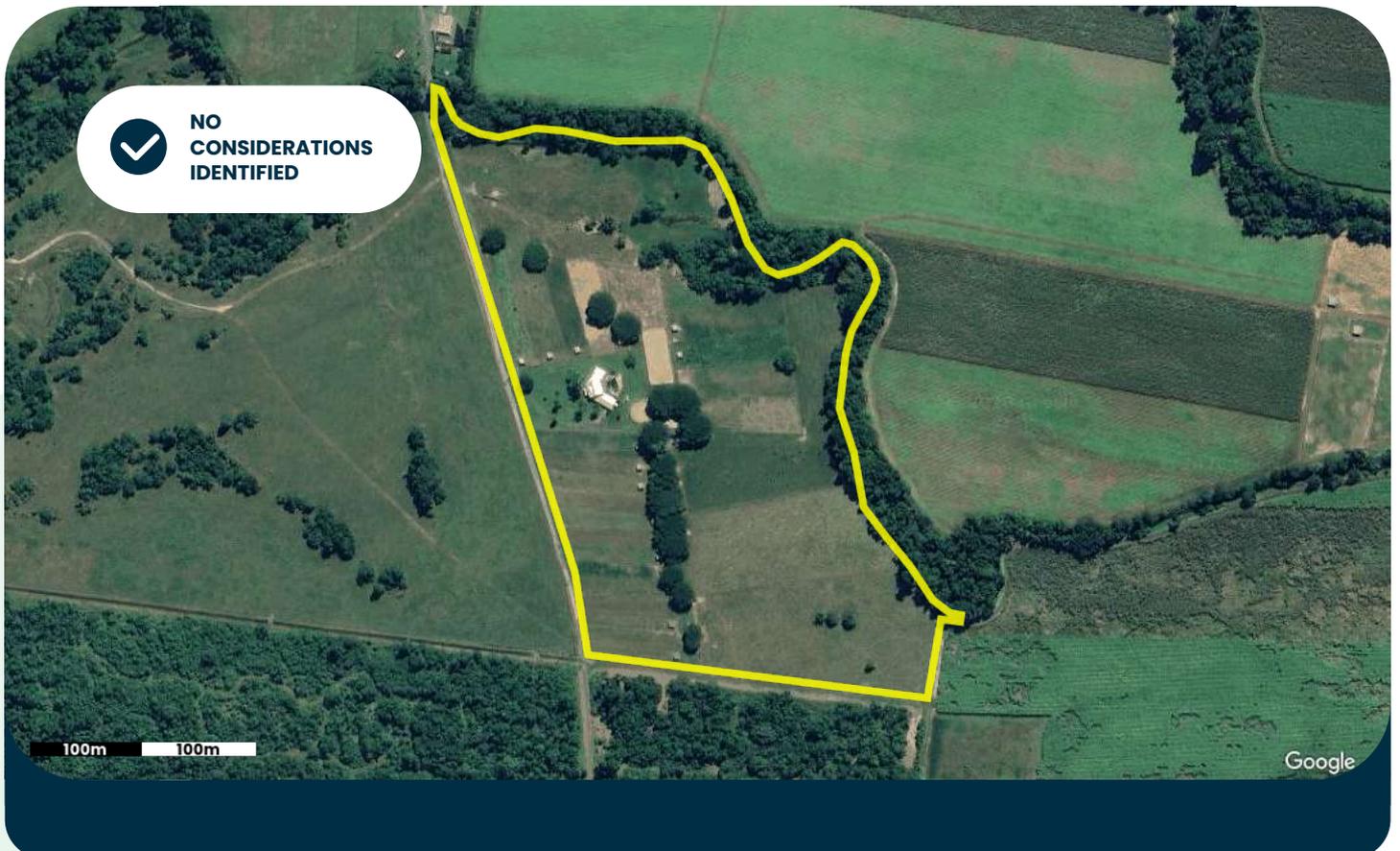
- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

## LEGEND

- Selected Property
- ▨ Wildlife Habitat - Mses

# Bushfire Risk

Is the property in a potential bushfire area?



## THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

**Note:** The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

### Questions to ask

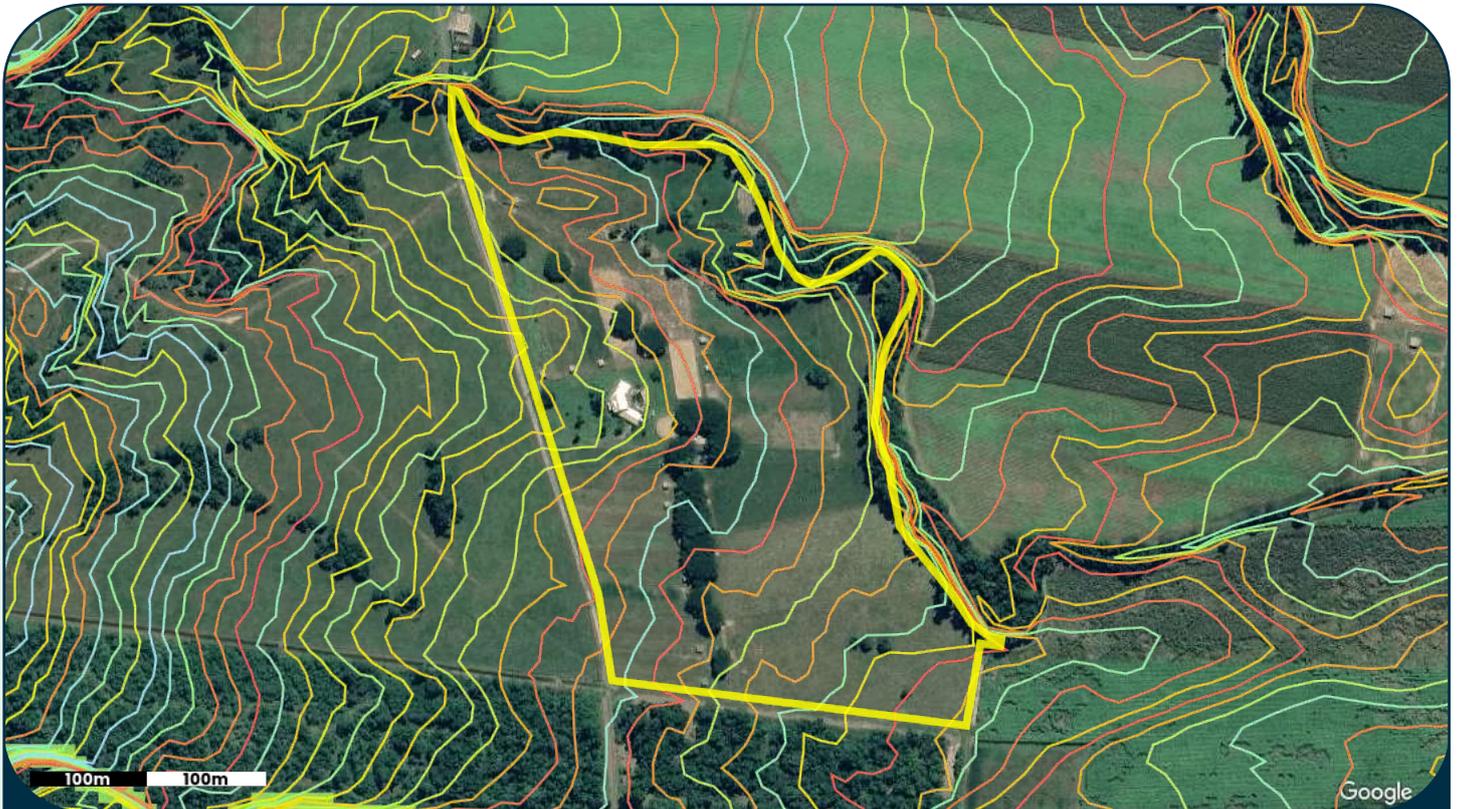
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

## LEGEND

 Selected Property

# Steep Land

Is there significant slope on this property?



Sources: Cairns Regional Council, Department Of Resources

## THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

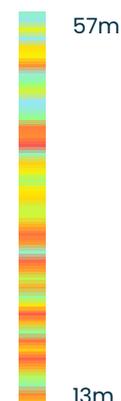
**Note:** The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

### Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

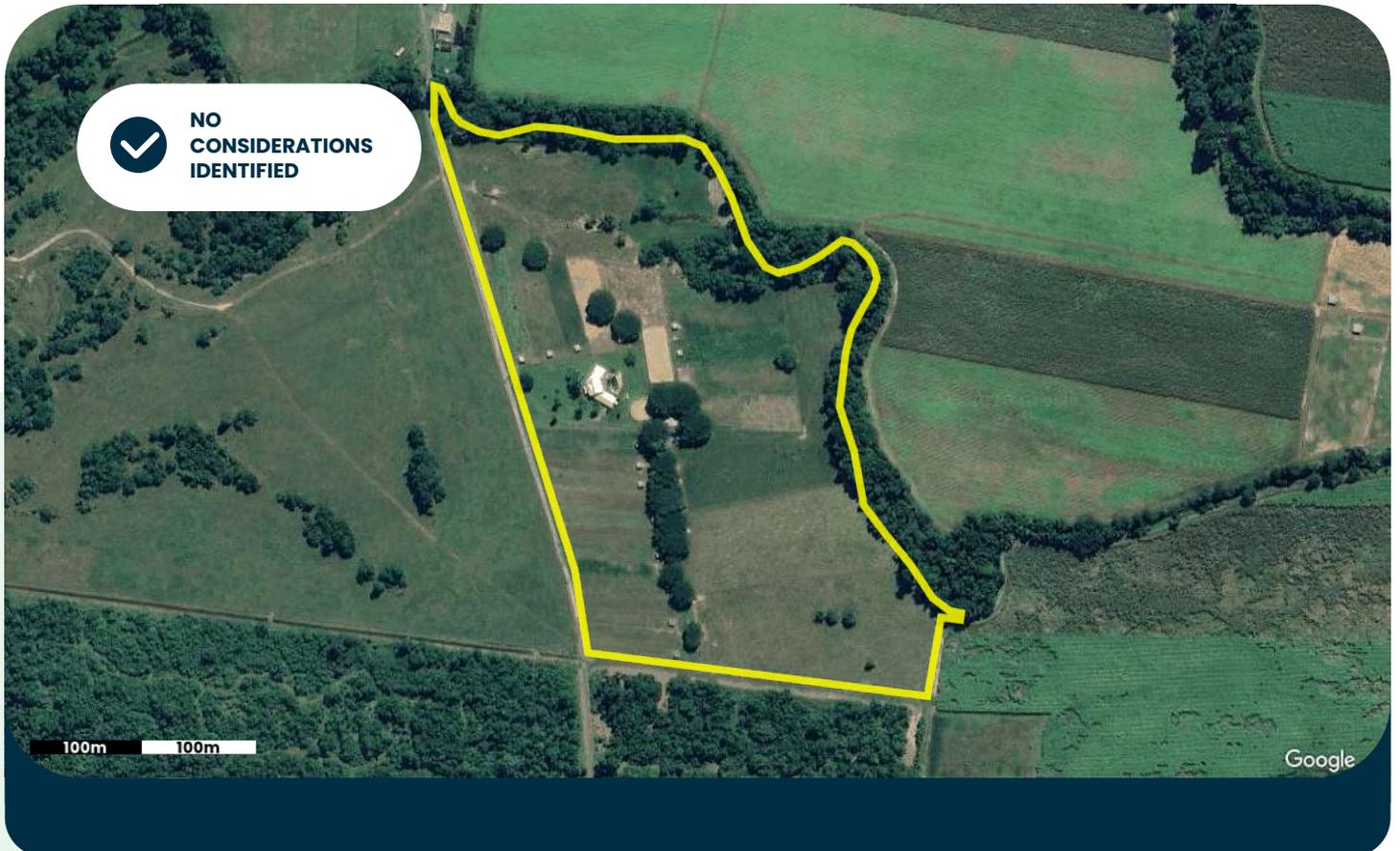
## LEGEND

- Selected Property
- Property Est. Fall: ~15m
- Property High: ~37m
- Property Low: ~22m



# Noise

Is the property in a potential noise area?



## THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

**Note:** The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

### Questions to ask

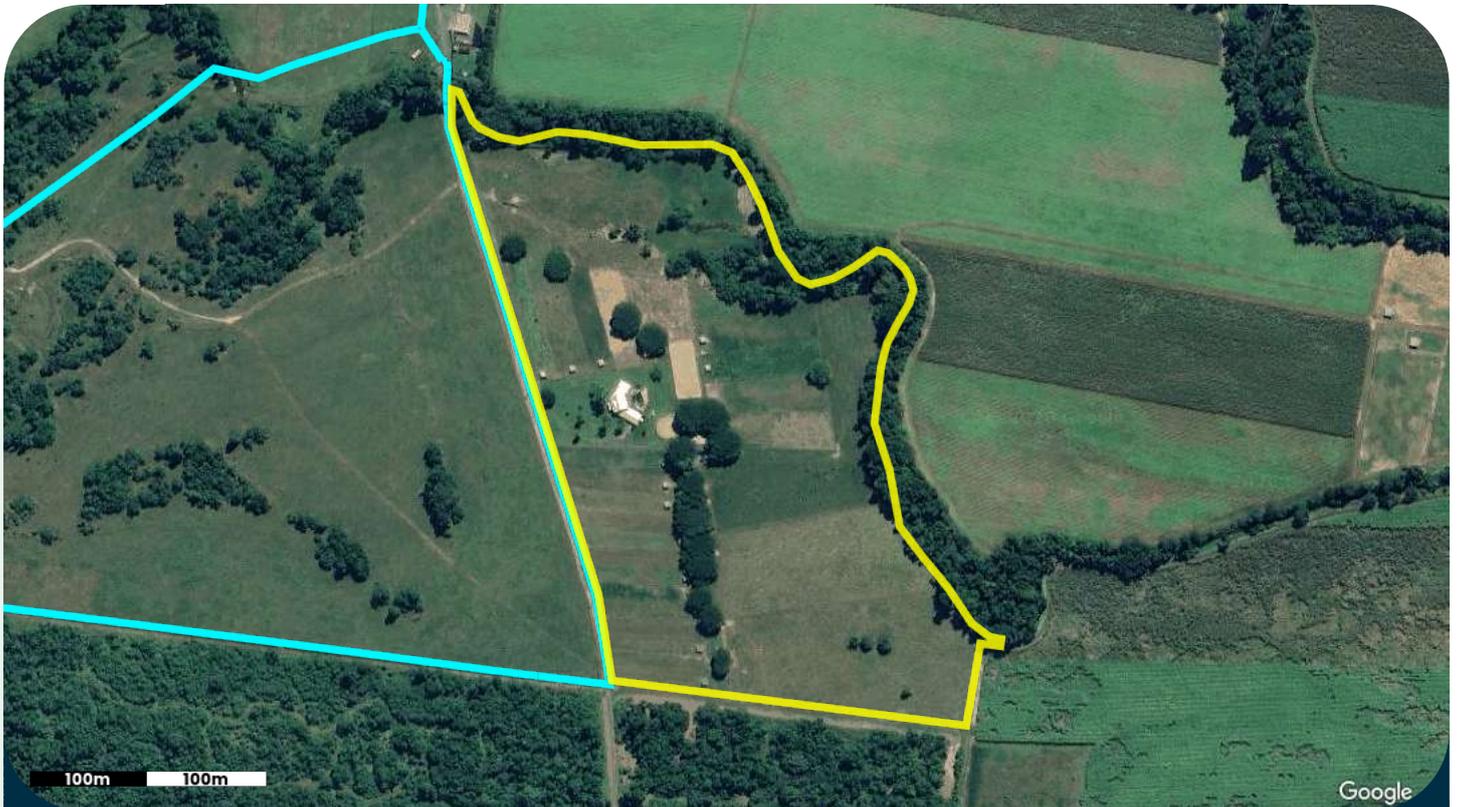
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

## LEGEND

 Selected Property

# Water

Are there any water pipes nearby?



Sources: Cairns Regional Council

## THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

PROPERTY DUE DILIGENCE REPORT | 141 TELECOM ROAD

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

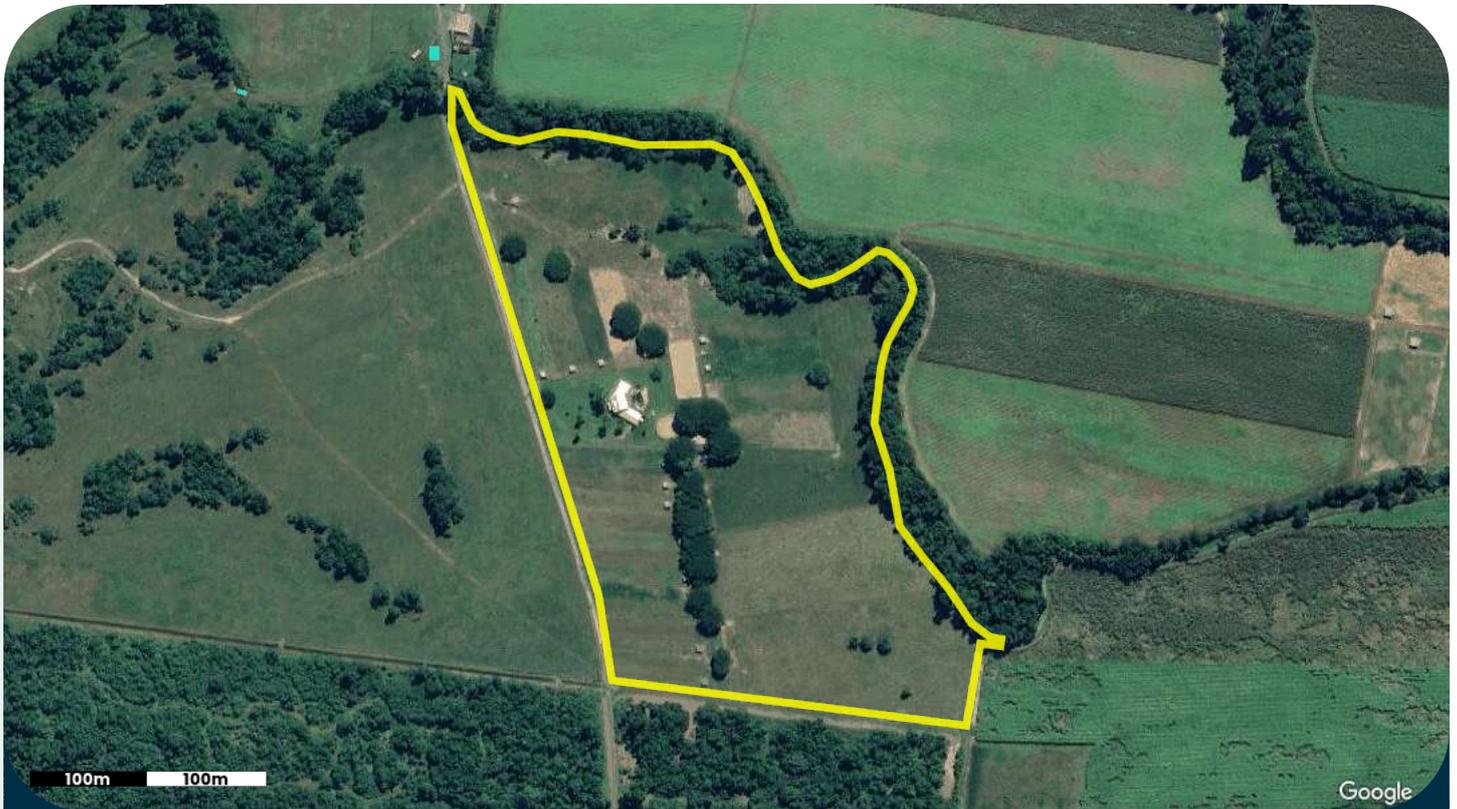
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

## LEGEND

-  Selected Property
-  Water Pipe

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Cairns Regional Council

## THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

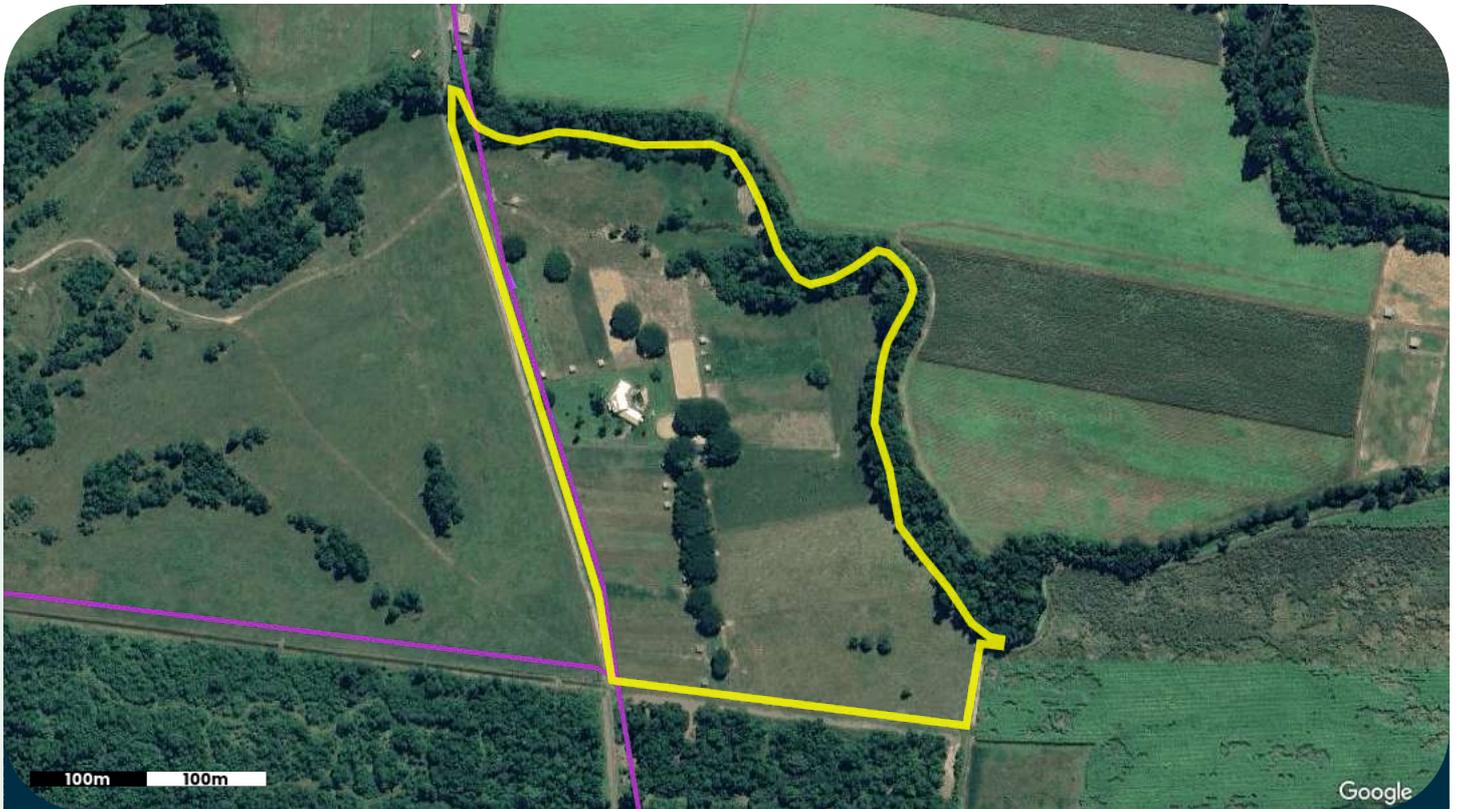
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

-  Selected Property
-  Stormwater Pipe Or Culvert

# Power

Are there any power lines on or near the property?



Sources: Ergon

## THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

**Note:** The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

### Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

## LEGEND

- Selected Property
- Overhead Power Line (HV)
- Overhead Power Line (LV)

# Boundary

View your property boundaries



## LEGEND

 Selected Property

## DISCLAIMER

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Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

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- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

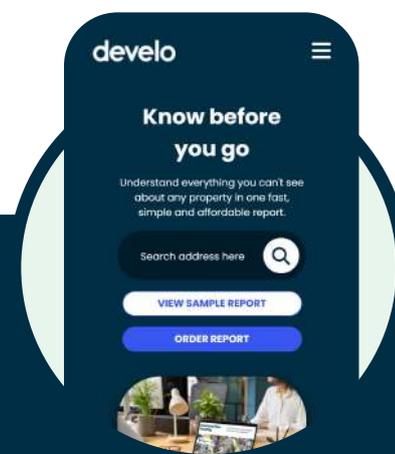
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Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

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

Infotrack Pty Ltd  
PO Box 10314 Adelaide St  
BRISBANE QLD 4001

Transaction ID: 51118651      EMR Site Id: 18 February 2026  
Cheque Number:  
Client Reference:

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

Lot: 1      Plan: RP743180  
141 TELECOM RD  
BELLENDEN KER

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

Property Search reference **992204**

Date: 18/02/2026

Search Request reference: **186538611**

### Applicant details

Applicant: SearchX Ltd  
orders@search-x.com.au

Buyer: SearchX Pty Ltd

### Search response:

Your request for a property search on Lot 1 on Plan RP743180 at 141 Telecom Rd, Bellenden Ker Qld 4871 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:**

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### **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.



167454/XE13/000165 D-044  
K O Loveday & H L Ayton  
141 Telecom Road  
BELLENDEN KER QLD 4871

Your Water Usage **Account is Due 16 December 2025** Total Amount Due **\$ 406.94**

**Property Location:** 141R Telecom Road BELLENDEN KER QLD 4871  
**Property Description:** LOT 1 RP 743180 Fhold-Dwg & Pool

**Summary of Water Usage Charges**

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge	
14CW08665	08/07/25	7680	28/10/25 7897	1.938	217	1.87	\$405.79

\*ADC = Average Daily Consumption (kilolitres)



Total Usage	217
Total Billable Usage	217
<b>Balance Brought Forward - Overdue</b>	<b>\$ 1.15</b>
Total new transactions	\$ 405.79
<b>Total Account Balance</b>	<b>\$ 406.94</b>

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**Billor Code:** 0430  
**Assessment No:** 441204

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\*430 441204

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**Water Payment Slip**

**NAME**

K O Loveday & H L Ayton

**PROPERTY**

141R Telecom Road BELLENDEN KER QLD 4871

**Assessment No.**

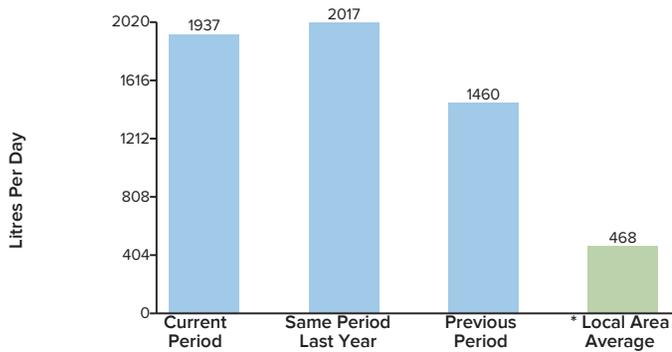
441204

**Due Date Total**

16/12/2025

**Amount Due**

\$ 406.94



Current period average use	1,937
Same period last year	2,017
Previous period	1,460
Local area average*	468
Number of days measured	112

\*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](mailto: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](http://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](http://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](http://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](http://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](http://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: 441204



### Payment by Bpay

Biller Code: 51722  
Ref: 441204

BPAY® this payment via Internet or phone banking.

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

BPAY View Registration No: 441204

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You can also pay online at [pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)

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VISA



### 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](mailto:waterbilling@cairns.qld.gov.au)  
P: 1300 69 22 47

For more information, visit [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)

### Switch to paperless notices



Sign up to receive your rates and water notices by email  
**Assessment: 441204**



168216/XE/016518 D-044  
K O Loveday & H L Ayton  
141 Telecom Road  
BELLENDEN KER QLD 4871

**Your Rates Account is Due 4 March 2026** Total Amount Due **NO PAYMENT DUE**

**Summary of Rates and Charges**

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

**Property Location:** 141R Telecom Road BELLENDEN KER QLD 4871

**Property Description:** LOT 1 RP 743180

**Improvements:** Fhold-Dwg & Pool  
13.8600HECTARES

Land Use Code  
**0500**

General Residential A	Land Val.	380,000.00	\$	969.95
Water Access Charge/s-Residential		1.00	\$	213.75
Cleansing Charge/s		1.00	\$	237.50
State Emergency Management Levy 2 E		1.00	\$	61.50

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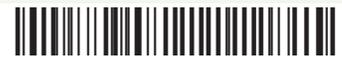


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**Billor Code:** 0212  
**Assessment No:** 441204

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\*212 441204

See over the page for more payment options.

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	Cr -1,659.71
Total new transactions	\$	1,482.70
<b>Total Account Balance</b>	\$	<b>Cr -177.01</b>



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**Rates Payment Slip**

**NAME**

K O Loveday & H L Ayton

**PROPERTY**

141R Telecom Road BELLENDEN KER QLD 4871

**Assessment No.**

441204

**Due Date**

04/03/2026

**Total Amount Due**

NO PAYMENT DUE

## 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](mailto: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](http://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](http://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](http://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: 441204**



### Payment by Bpay

**Biller Code: 49346**  
**Ref: 441204**

**BPAY®** this payment via Internet or phone banking.

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

**BPAY View Registration No: 441204**

## 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](http://pay.cairns.qld.gov.au)

Powered By Payble



VISA



### 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](mailto:rates@cairns.qld.gov.au)  
P: 1300 69 22 47

For more information, visit [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)

### Switch to paperless notices



Sign up to receive your rates and water notices by email

**Assessment: 441204**

## FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

### Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
  - selling a premises with a regulated pool; or
  - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

### For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

### For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

### For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

### For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

**GOVERNING LEGISLATION**

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

**PRIVACY NOTICE**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*.

This information may be stored by the QBCC and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*.

Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

**RIGHT TO INFORMATION (RTI)**

The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

**COMPLETING THIS FORM**

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

**RETURN YOUR COMPLETED FORM BY**

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website [qbcc.qld.gov.au](http://qbcc.qld.gov.au).

Email: [poolssafety@qbcc.qld.gov.au](mailto:poolssafety@qbcc.qld.gov.au).

**1. DETAILS OF PROPERTY OWNER**

Title      Mr      Mrs      Miss      Ms      Other

Surname

First Name

Postal Address

State  Postcode

Mobile  Home Phone

Email

**2. LOCATION OF THE SWIMMING POOL**

Street address

State  Postcode

Lot/s on plan

Local Government Area

**3. SHARED OR NON-SHARED POOL**

Shared pool

Non-shared pool

**OFFICE  
USE  
ONLY**

CRN:

Receipt no:

Assignee:

Licence no:

Receipt amount: \$

Received by:

Container:

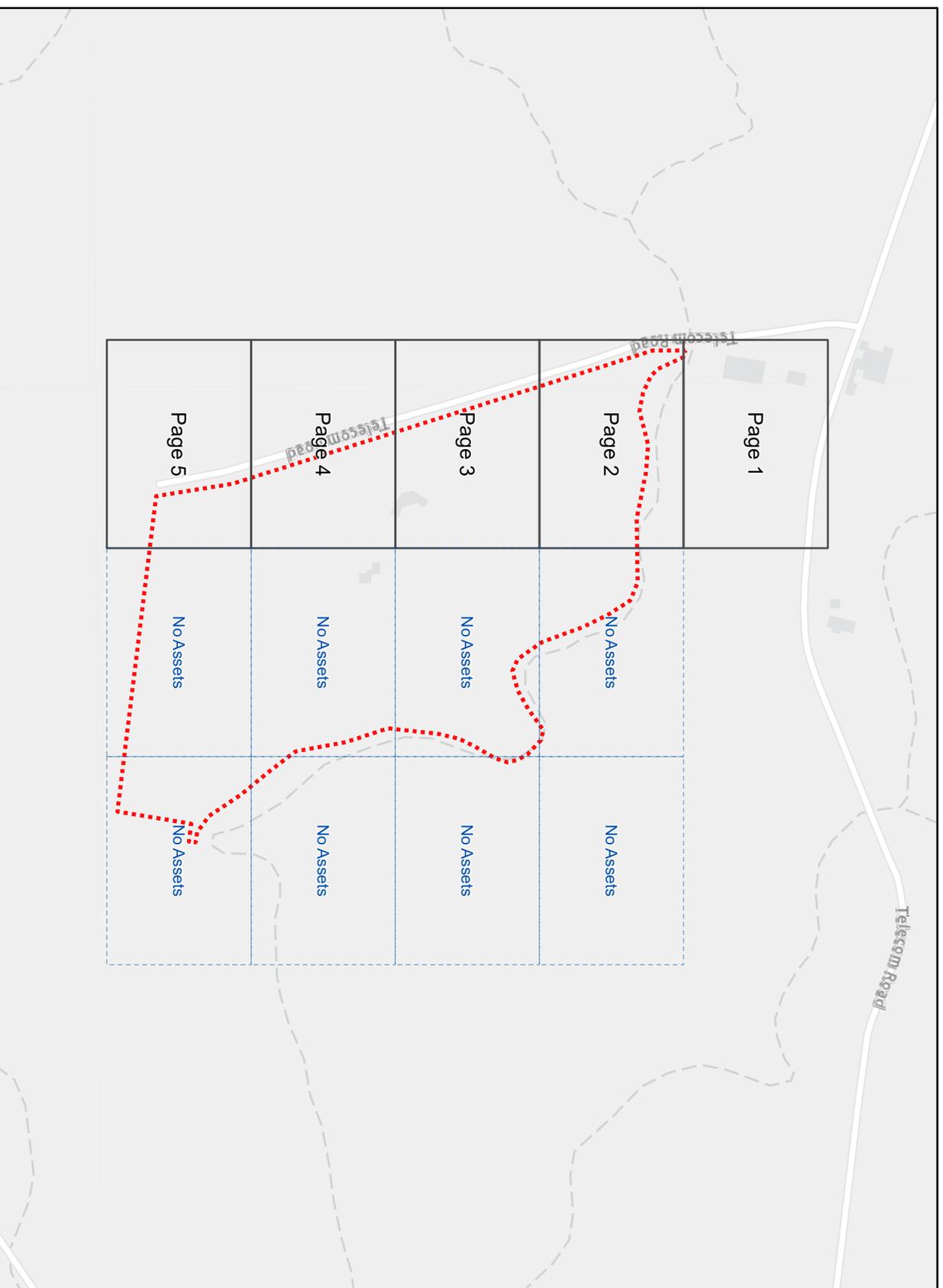


# Look up and Live - 52410950



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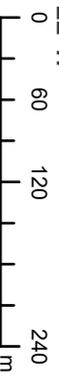
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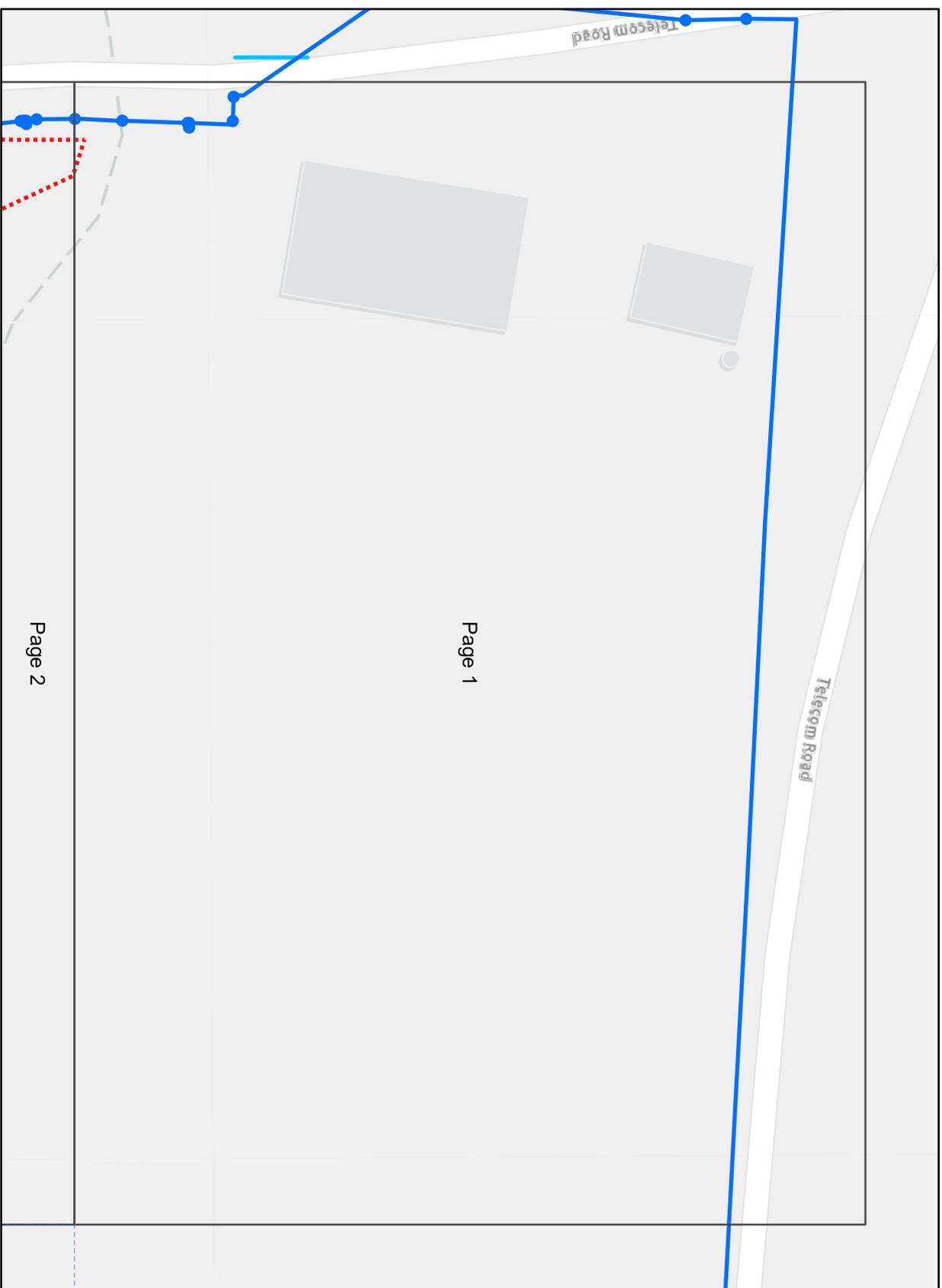


- Legend**
-  BYDA Enquiry
  -  Detailed map page
  -  No dig site assets

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**Legend**

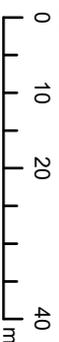
-  BYDA Enquiry
- Water**
  -  Water Nodes
  -  Water Pipes
- Drainage**
  -  Drainage Lines

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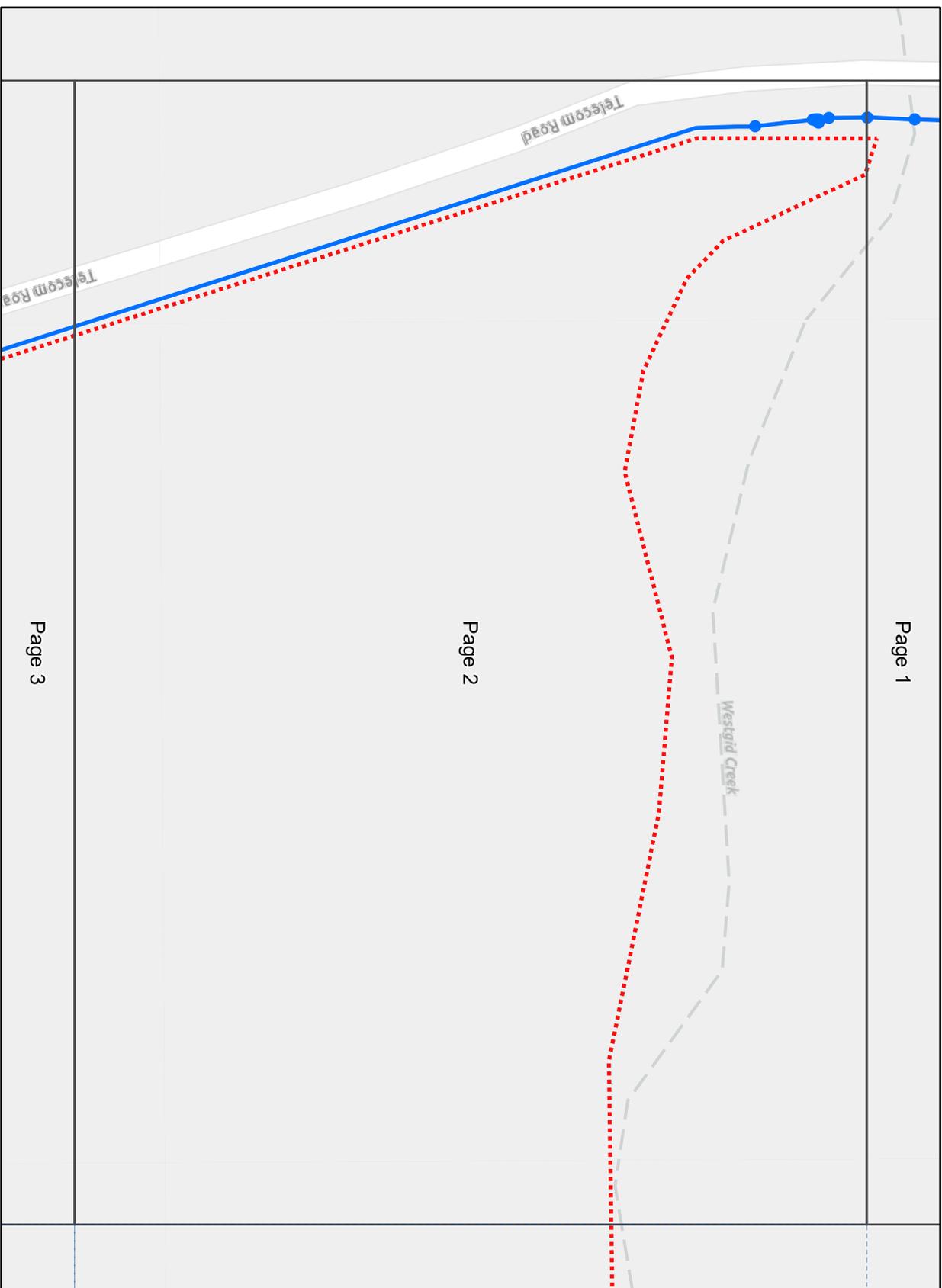
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Page 1

Page 2



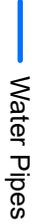
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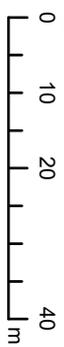
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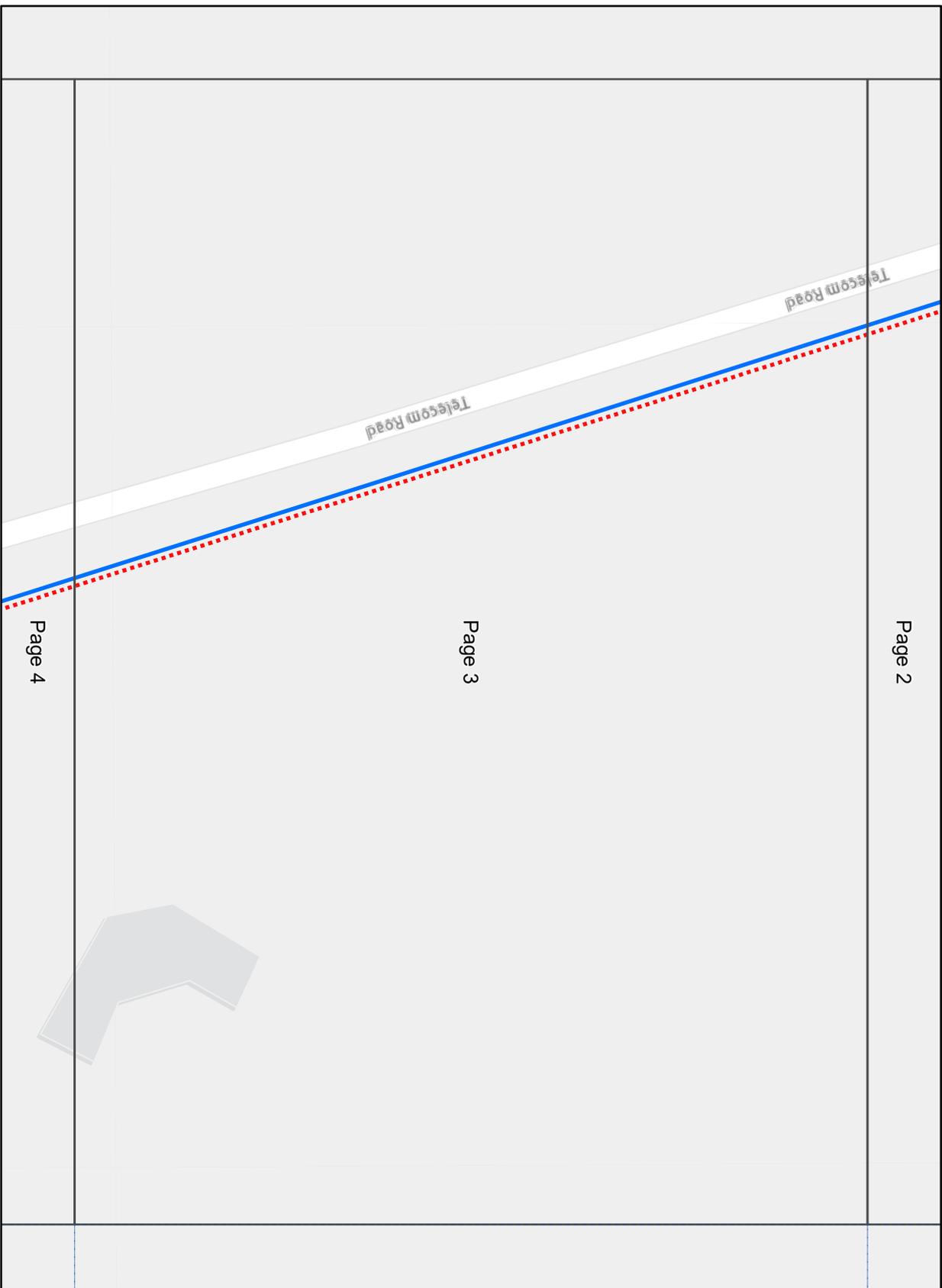
- Legend**
-  BYDA Enquiry
  - Water**
    -  Water Nodes
    -  Water Pipes

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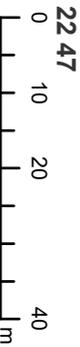
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Page 2

Page 3

Page 4

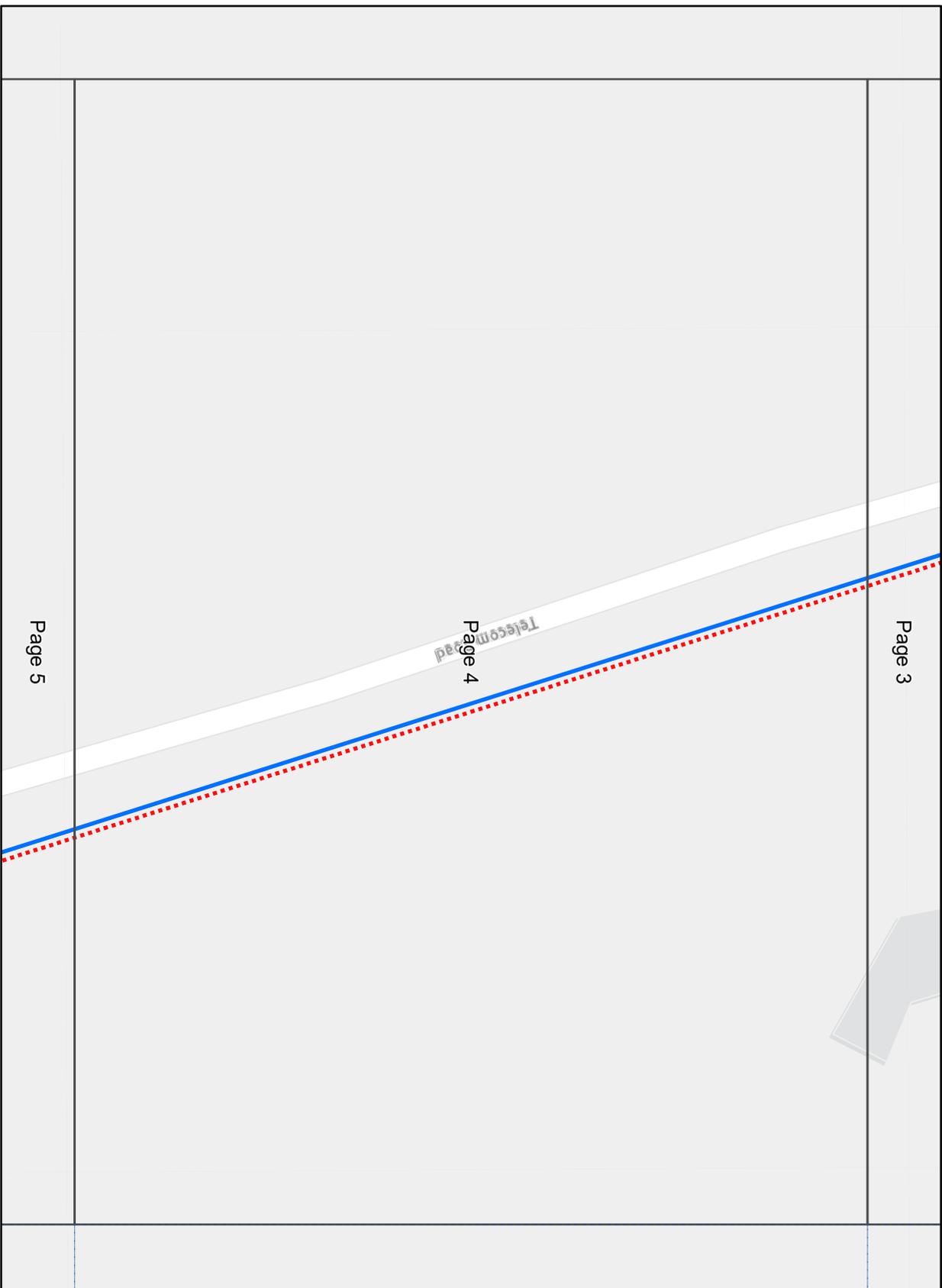


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- Legend**
-  BYDA Enquiry
  -  Water Pipes

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- Legend**
-  BYDA Enquiry
  -  Water Pipes

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Page 4

Page 5

Telecom Road

- Legend**
-  BYDA Enquiry
  -  Water Pipes
  -  Water

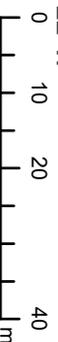
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In an emergency contact Cairns Regional Council on 1300 69 22 47

**18/02/26 (valid for 30 days)**

Plans generated by SmarterWX™ Automate



Scale 1:1,000



BYDA

Sequence: 268464543  
 Date: 18/02/2026  
 Scale: 1:2540  
 Title No: **OVERVIEW**

- LEGEND**
- Substation
  - Cable Marker
  - Pole
  - Pillar
  - LV Cable (up to 1kV)
  - HV Cable (1kV - <33kV)
  - HV Cable (33kV and over)
  - Pit Boundary
  - Planned Work Area

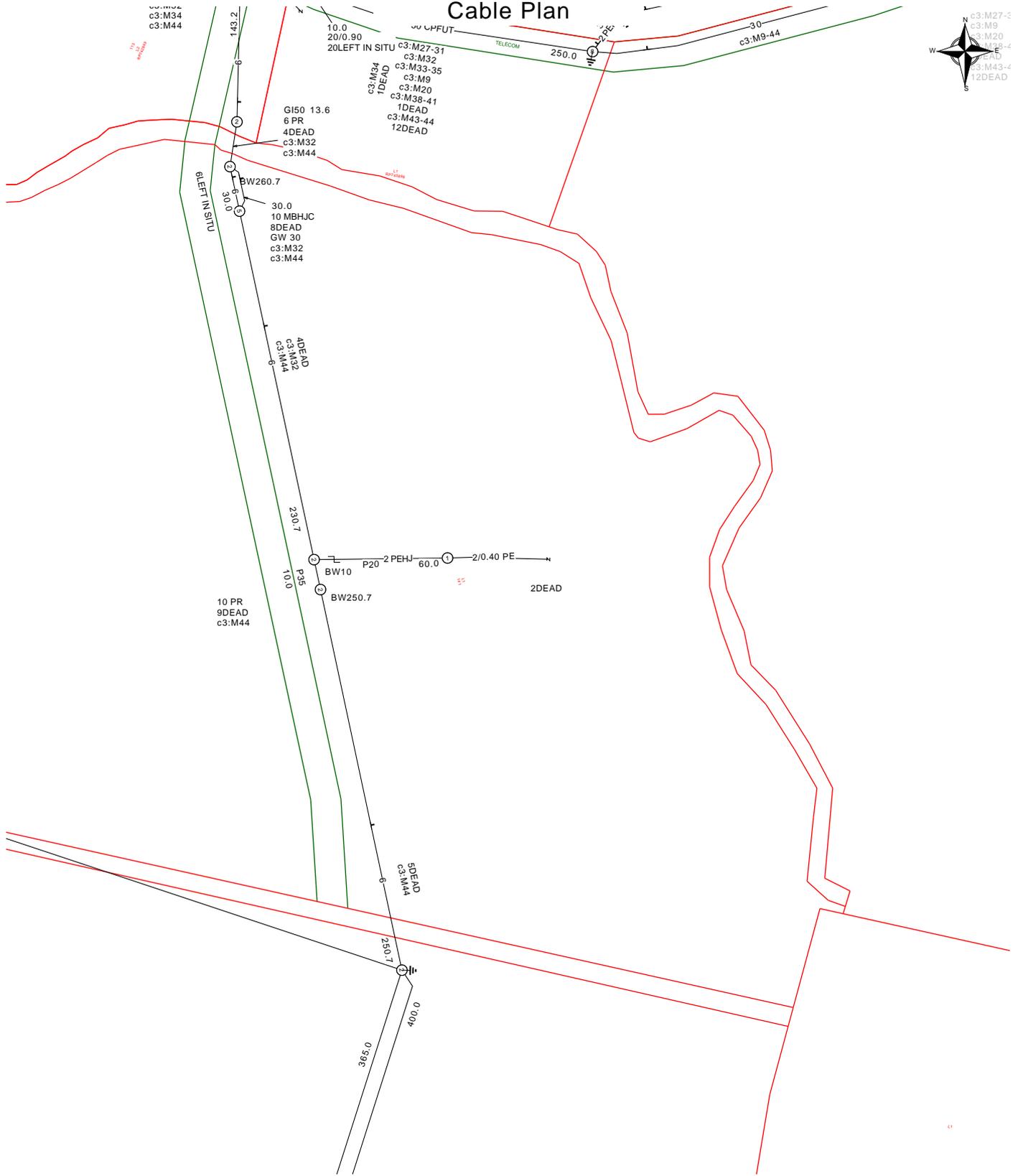


AS5488 Category 'D' Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information provided, neither ERGON ENERGY NETWORK nor Pallean 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 provided). The accuracy or completeness of such information. Use of such information is subject to and constitutes acceptance of these terms.

# 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](mailto:Telstra.Plans@team.telstra.com)  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 268464544

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

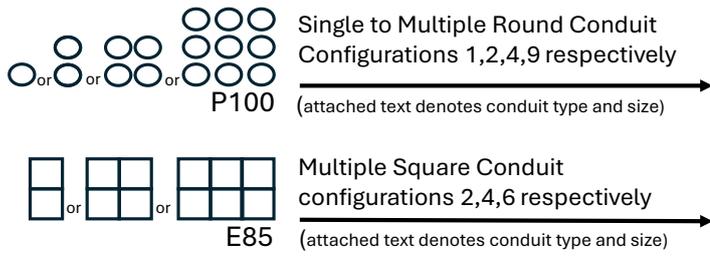
Generated On 18/02/2026 14:08:53

**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



	<b>Lead-in terminates at a Customer Address</b>		Cable Jointing Pit Number / Letter indicating Pit type/size
	<b>Exchange</b> 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-tid to 12-tid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



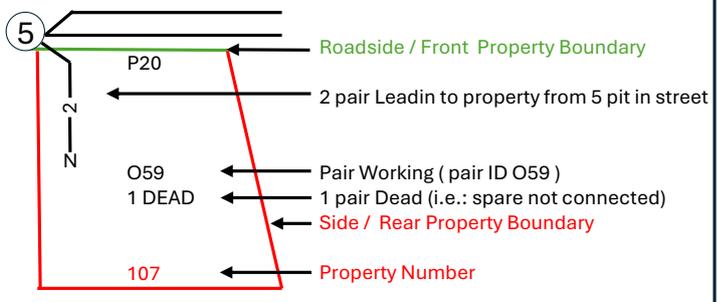
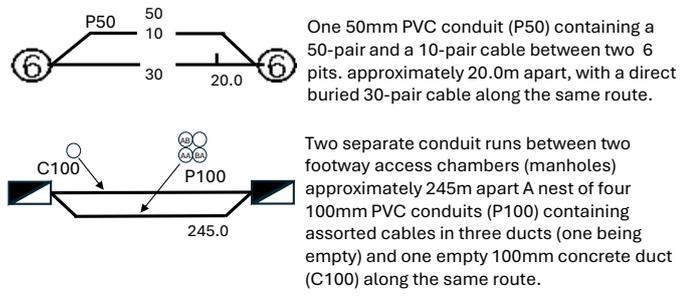
**Some examples of conduit type and size:**

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

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

**Some Examples of how to read Telstra Plans**



## The 5 Ps of Safe Excavation

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

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

## Statutory Encumbrance Annexure

**Property: 141 TELECOM RD, BELLENDEN KER QLD 4871**

This report details statutory encumbrances that directly impact the property.

### 1. Cairns Regional Council

There are no council-owned infrastructure located within the property boundaries.

### 2. Ergon QLD

There are no Ergon assets located within the property boundaries.

### 3. Telstra QLD Regional

Telecommunications infrastructure owned by Telstra is located within the property boundaries. These assets comprise underground conduits, pits, and associated cabling that support both voice and data services.



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Vendor/s

**KATE O'SHEA LOVEDAY, HEATH LEWIS WILLIAM AYTON**

Property Address

**141 TELECOM RD, BELLENDEN KER QLD 4871**

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