

Seller Disclosure Report

Vendor/s

GEORGINA TAYLOR, SCOTT MILTON REYNOLDS

Property Address

7 KAHILI CR, BENTLEY PARK QLD 4869

Prepared On

Monday, July 6, 2026

Report Contents

- 01** Disclosure Statement
- 02** Searches

01

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 GEORGINA TAYLOR, SCOTT MILTON REYNOLDS

Property address 7 KAHILI CR, BENTLEY PARK QLD 4869
(referred to as the
“property” in this
statement)

Lot on plan description Lot 108 on SP338351

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	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 ☐ Yes ☒ No to affect the property after settlement. 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: N/A
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> Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
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> 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: Low Density Residential Zone		
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. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
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>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ 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. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ 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: \$1,569.15	Date Range: 01/01/2026 - 30/06/2026
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: Insert amount Date Range: Insert date range 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: \$213.75 access inc in rate Date Range: 01/01/2026 - 30/06/2026

* 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. ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
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. ☐ Yes 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.
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. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	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 ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
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. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » 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.

Signatures – SELLER

Signed by:

8A80CA239DD490FF

Signature of seller

Georgina Taylor

Name of seller

07/07/2026 09:52 am

Date

Signed by:

DB215BFBEF358AC

Signature of seller

Scott Reynolds

Name of seller

07/07/2026 09:56 am

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

02

Searches



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51309926	Search Date:	06/07/2026 09:19
Date Title Created:	09/03/2023	Request No:	56768853
Previous Title:	51288081		

ESTATE AND LAND

Estate in Fee Simple

LOT 108 SURVEY PLAN 338351
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 723051528 06/02/2024

GEORGINA TAYLOR
SCOTT MILTON REYNOLDS

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10478075 (POR 163)
2. MORTGAGE No 723051529 06/02/2024 at 14:36
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

722315726

Fl. 400 \$4,827.26
28/02/2023 11:44:57

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet
2 of
8

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51288081 51309322	Lot 1 on SP333314 Lot 44 on SP338363	69, 70 & 84-109 44, 112, 113, 116 & 159-166	New Rd New Rd	

EXISTING ADMINISTRATIVE ADVISE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
713739427	44, 112, 113, 116 & 159-166

SP338363 must register prior to this plan.

Notification issued to the owner(s) of Lot 1 on SP333314, Lot 42 on RP704152 and Lots 68 & 71 on SP277143 on 10/10/2022, in accordance with s.18 of the Survey and Mapping Infrastructure Regulation 2014.

Reinstatement & Survey Report

- Plans searched - NR8000, RP704152, RP704153, RP708483, RP734771, RP860977, RP908374, IS108278, IS126931, IS148340, IS242867, IS253781, SP133790, SP276035, SP276045, SP277143, SP284216, SP296214, SP292847, SP296214, SP323454, SP331543, SP333314 & SP338363.
- All observations to existing monuments and reinstatement generally in agreement with previous & adjoining plans in the subdivision area.
- Stn 7 (sheet 3) has been fixed vide original marks at stn 6 resulting in good agreement to monuments at stn 5 and 1a.
- In the absence of monuments, stn 27 (sheet 6) has been fixed along the line 26-7, 105.211m from stn 26 (vide SP284216).
- This fix results in +0°00'05" and -0°00'07m observed from stn 27 to 59 and good distance comparison from 27-7 (sheet 6).
- Line 66-11-76-77 fixed by original marks found at stns 66 & 77 (sheet 1), resulting in very good agreement against deed and IS126931.
- Connection to Datum has been satisfied by the adjoining plan (SP292847) which has been connected to Datum.

Physical Feature Boundary Report

Subsequent new plan of survey of a non tidal boundary (watercourse) pursuant to s.112 of the SMI Act 2003.

A first new plan of survey (SP338363) was registered for the subject land under s.108 of the SMI Act. Checked measurements have confirmed that the location of Blackfellows Creek (top of bank) has not changed since SP338363. Therefore, this plan being a subsequent plan of survey, the boundary of Blackfellows Creek has been compiled from SP338363.

44, 112, 113, 116 & 159-166	Por 229
69 & 70	Por 162
84-109	Por 163
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :

Local Govt :

Surveyor :

PR147924

5. Passed & Endorsed : 1/92/2023

By : RPS AAP Consulting Pty Ltd

Date : 24/10/2022

Signed : Solomon

Designation : Cadastral Surveyor

6. Building Format Plans only.

I certify that :

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

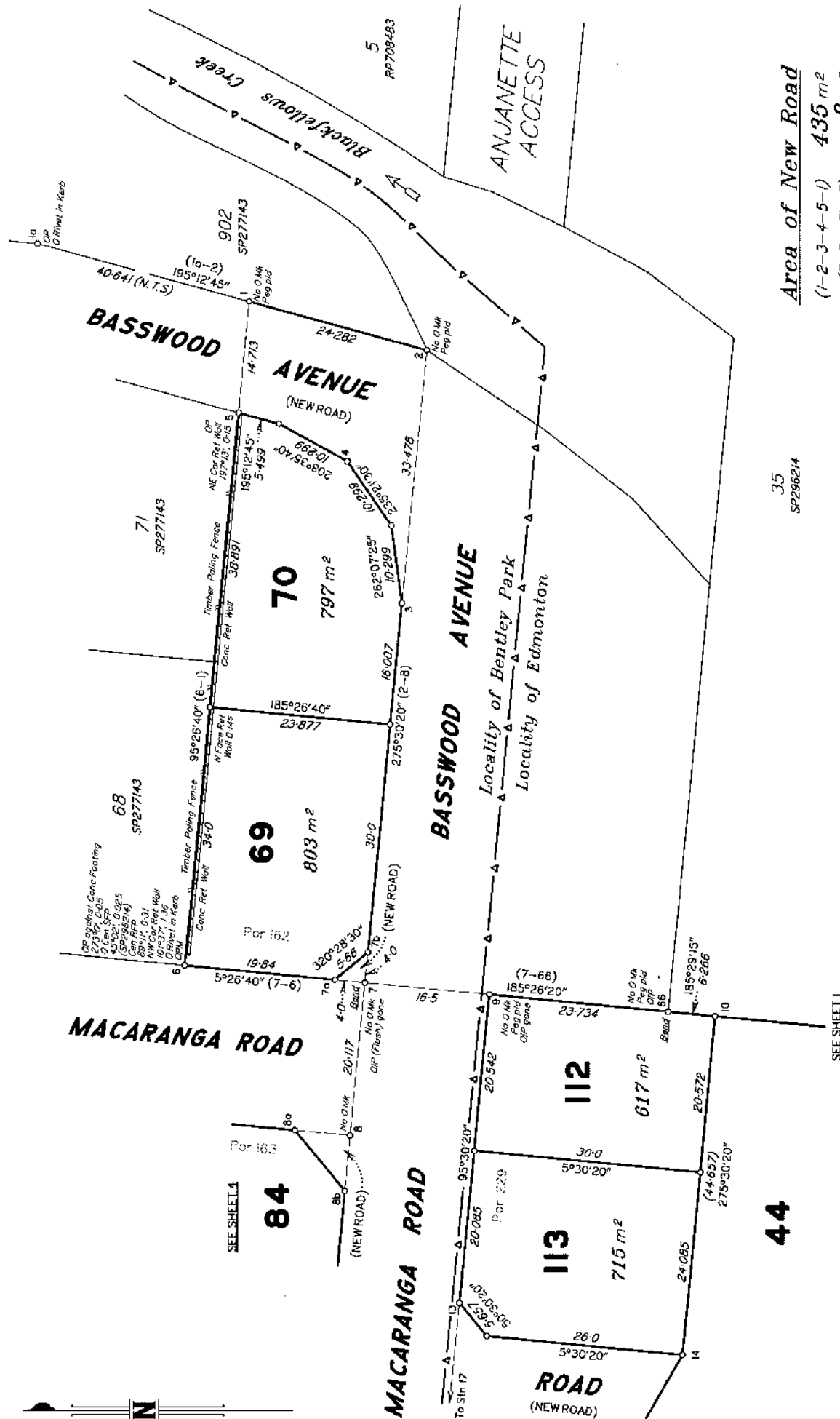
* delete words not required

7. Lodgement Fees :

Survey Deposit	\$	
Lodgement	\$	
... New Titles	\$	
Photocopy	\$	
Postage	\$	
TOTAL	\$	

8. Insert
Plan
Number

SP338351

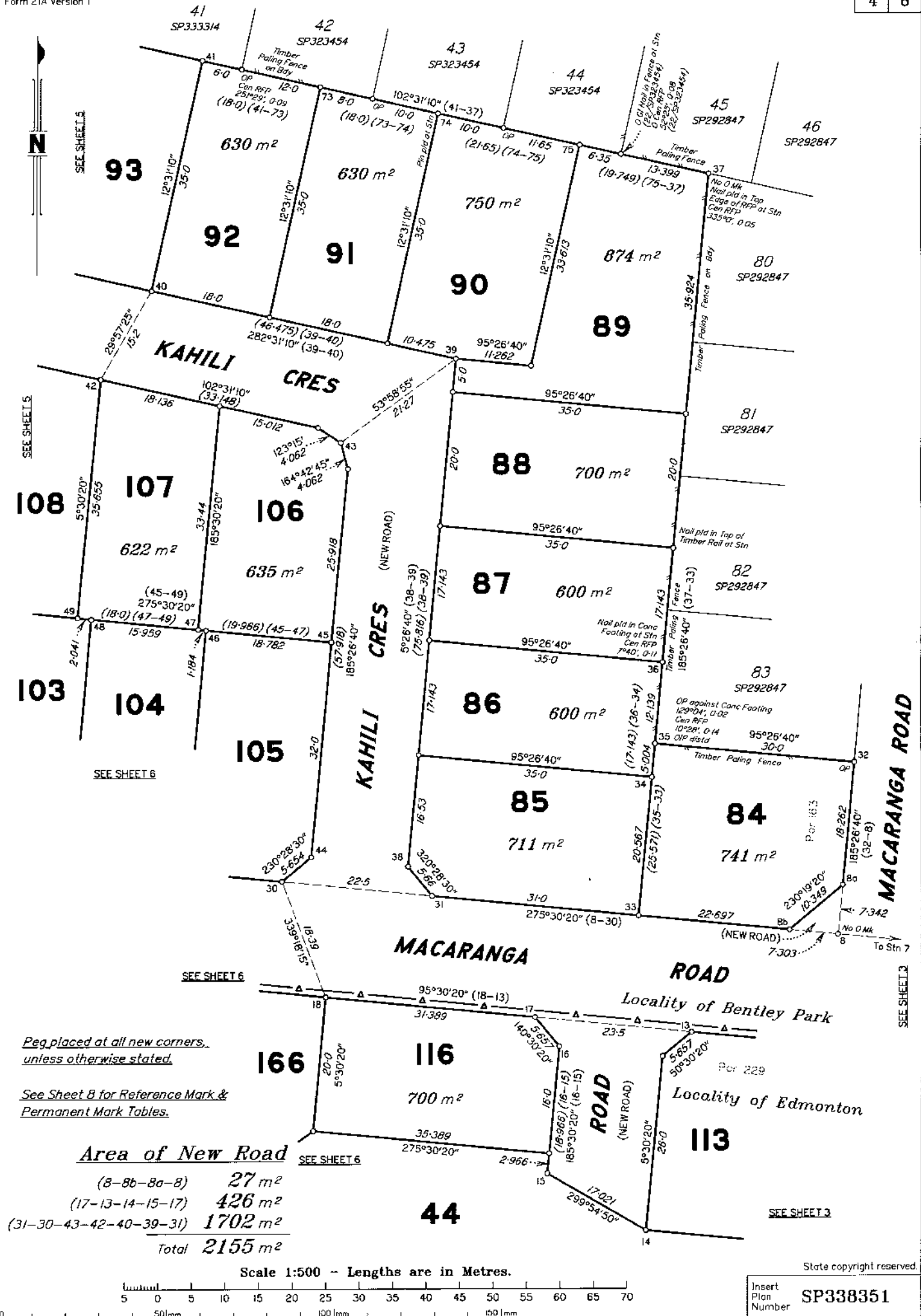


Area of New Road
(1-2-3-4-5-1) 435 m²
(7-7a-7b-7) 8 m²
Total 443 m²

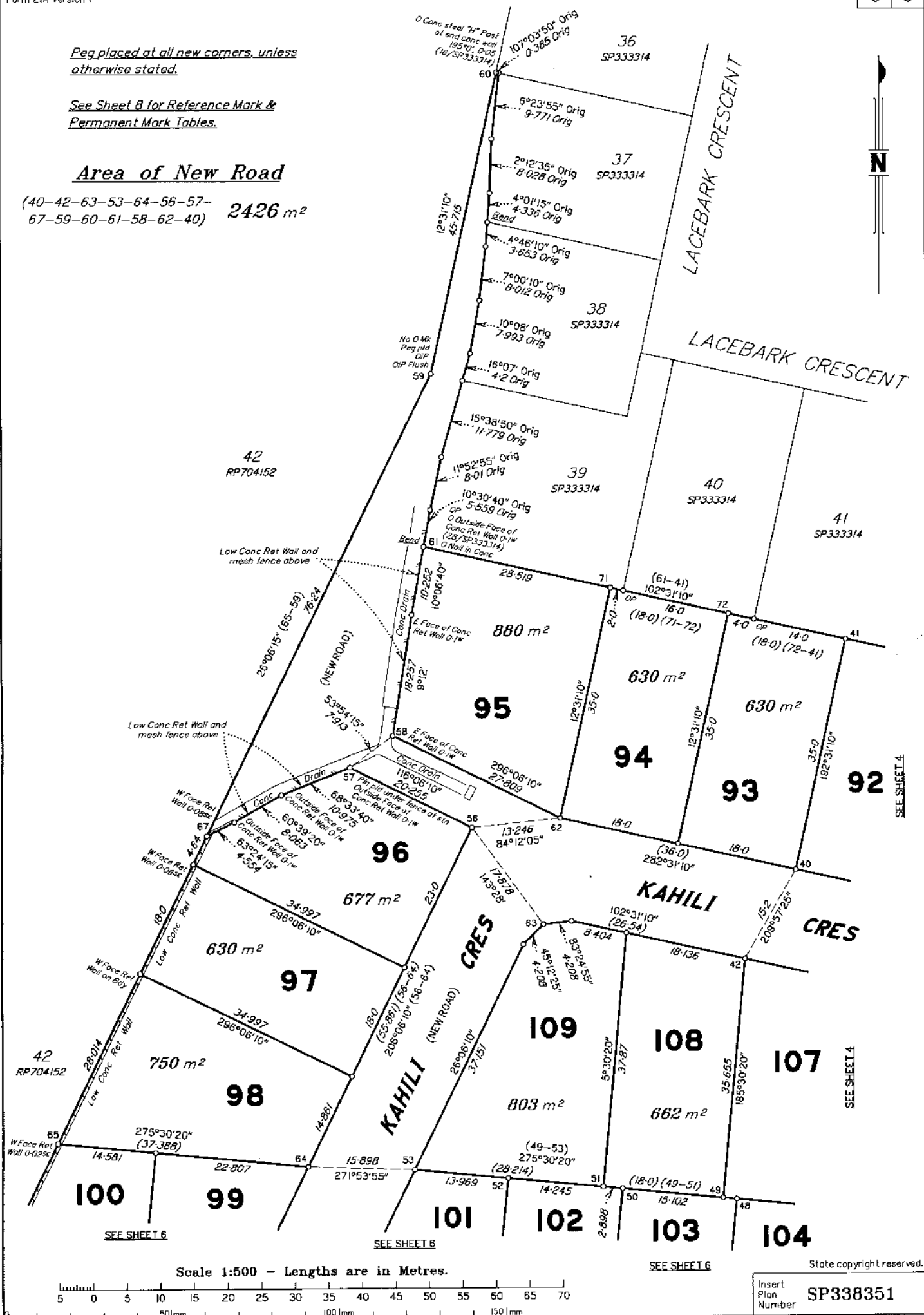
Peg placed at all new corners unless otherwise stated.

See Sheet 8 for Reference Mark & Permanent Mark Tables.

Scale 1:500 - Lengths are in Metres.



(40-42-63-53-64-56-57-
67-59-60-61-58-62-40) 2426 m²





See Sheet 8 for Reference Mark & Permanent Mark Tables.

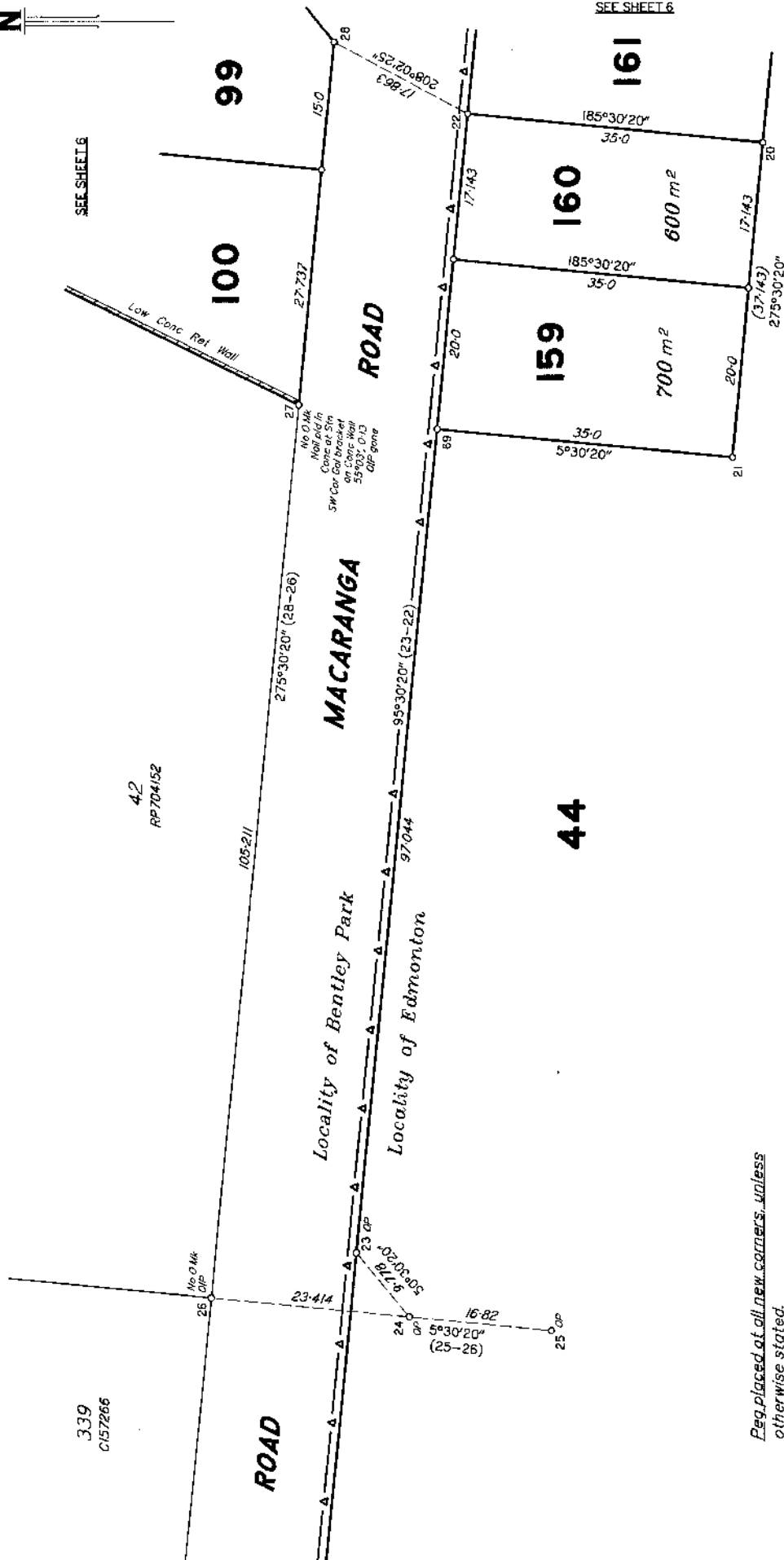
SP338351

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SEE SHEET 1



Scale 1:500 - Lengths are in Metres.

Peg placed at all new corners, unless otherwise stated.

See Sheet 8 for Reference Mark & Permanent Mark Tables.

State copyright reserved.

Insert Plan Number **SP338351**



Peg placed at all new corners, -
unless otherwise stated.

SEE SHEET 133HS 33S

Locality of Edmonton

44

38.512) (19-21)
30'20" (19-21)

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
6-OPM	49°/SP277143	34°48'10"	8'104	197271	
58-PM		34°55'15"10"	4'155	194351	Mini Mark

Scale 1:1500 - Lengths are in Metres.

State copyright reserved.

SP338351

DATE	TO	ORIGIN	BEARING	DIST
1	Nail in Kerb	21/SP277143	233°29'10"	5.449
5	O Rivet in Kerb		276°35'10"	3.768
10	Nail in Kerb	49/SP277143	128°33'45"	4.6
6	O Rivet in Kerb		289°51'10"	14.415
7	Pin		64°48'40"	0.368
7	Screw in Kerb	10/IS253781	252°07'40"	9.647
7	OIP (Flush) gone		113°09'25"	23.689
8	Pin		113°22'30"	0.174
8	Screw in Kerb		203°23'	2.766
9	OIP gone	3/SP296214	7°38'30"	0.901
9	OIP gone		290°23'15"	2.04
9	GI Nail in Bit		80°26'35"	54.598
11	Nail in Bit		141°06'	3.362
13	Pin		289°21'50"	4.422
13	Screw in Kerb		300°24'30"	5.516
14	Screw in Kerb		301°39'40"	5.222
15	Screw in Kerb		136°04'25"	5.373
17	Pin		92°21'10"	4.36
17	Screw in Kerb		71°32'55"	5.644
18	O Hole in Kerb		34°20'	4.189
26	OIP		341°15'10"	3.044
27	Screw in Kerb	10/SP284216	181°05'25"	3.921
27	OIP gone		212°24'10"	16.221
27	OIP gone	13/IS253781	93°56'55"	3.923
28	Pin		167°05'35"	5.754
28	Screw in Kerb		273°30'30"	4.042
29	Pin		266°02'05"	6.433
29	Screw in Kerb		95°56'55"	3.776
30	Pin		112°20'30"	5.952
31	Screw in Kerb		273°06'30"	4.114
31	Pin		26°13'32"	6.184
35	Screw in Kerb		188°31'	6.64
39	OIP distd	27/SP292847	255°26'	2.246
39	Pin		238°02'05"	9.239
39	Screw in Conc		52°09'15"	2.669
43	Screw in Kerb		60°51'35"	4.3
43	Screw in Kerb		102°32'10"	4.95
55	Screw in Kerb		117°20'	2.963
56	Pin		135°40'	6.755
56	Screw in Kerb		118°01'	1.007
59	OIP	1/SP1333314	2°24'20"	2.717
59	OIP Flush	1/SP126931	277°21'	2.405
61	O Nail in Conc	28/SP1333314	326°54'	2.306
63	Pin		343°08'35"	4.339
63	Screw in Kerb		323°56'20"	2.675
66	Pin	7/SP284216	90°03'10"	1.945
67	OIP		259°29'20"	4.178
68	D Hole in Kerb		27°20'55"	4.218
68	Screw in Kerb		245°47'40"	6.158
70	Screw in Kerb		254°50'15"	1.0
70	OIP		80°34'	0.96
77	OIP distd	8/RP734771	289°53'	2.81
79	OIP distd	1/RP80977	288°25'30"	16.627
79	O S Pkt in Bit	1/SP276035	220°05'38"	3.525
79	GI Nail in Bit		220°05'40"	28.506
80	OIP	3/IS242667		
80	GI Nail in Bit			

50|mm

100 | mm

150 | mm

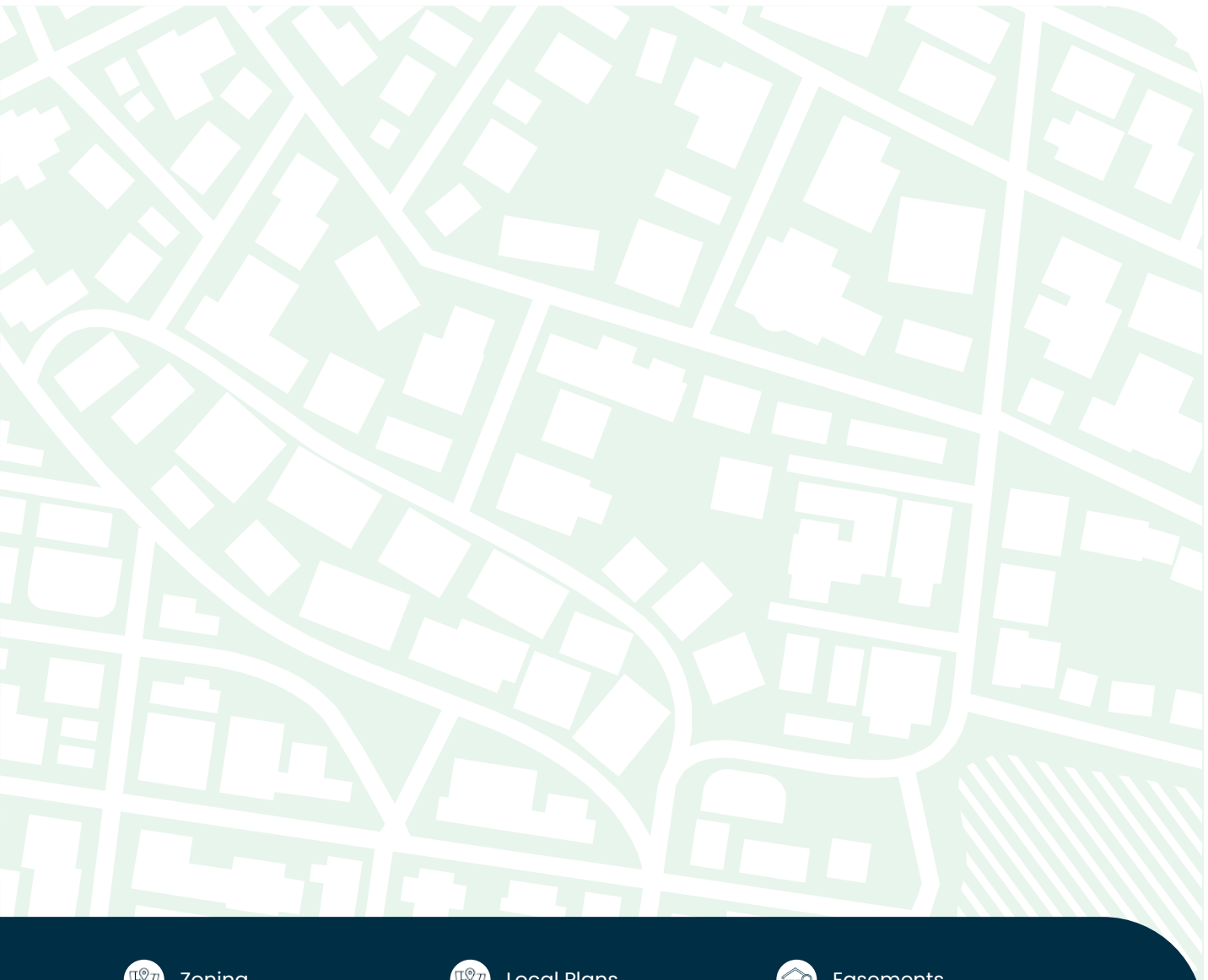
Insert Plan Number	
--------------------------	--

Property Fact Pack

develo

7 Kahili Crescent
Bentley Park QLD 4869

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



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



NO
CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



CONSIDERATIONS
IDENTIFIED



Environment



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

5th of July, 2026

ADDRESS

7 KAHILI CRESCENT

LOT PLAN

108/SP338351

COUNCIL

Cairns

ZONING

- Low Density Residential

SCHOOL CATCHMENTS

- Isabella SS
- Bentley Park College

CLOSEST CITY

Cairns - 12km

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
-  Conservation
-  Low Density Residential

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

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.

PROPERTY DUE DILIGENCE REPORT | 7 KAHILI CRESCENT

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

State Flood Planning

What State overlays impact development of this property?



Sources: Department Of Resources

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 identified flood areas?
- Does my development need to be referred to the State for assessment?

LEGEND

-  Selected Property
-  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

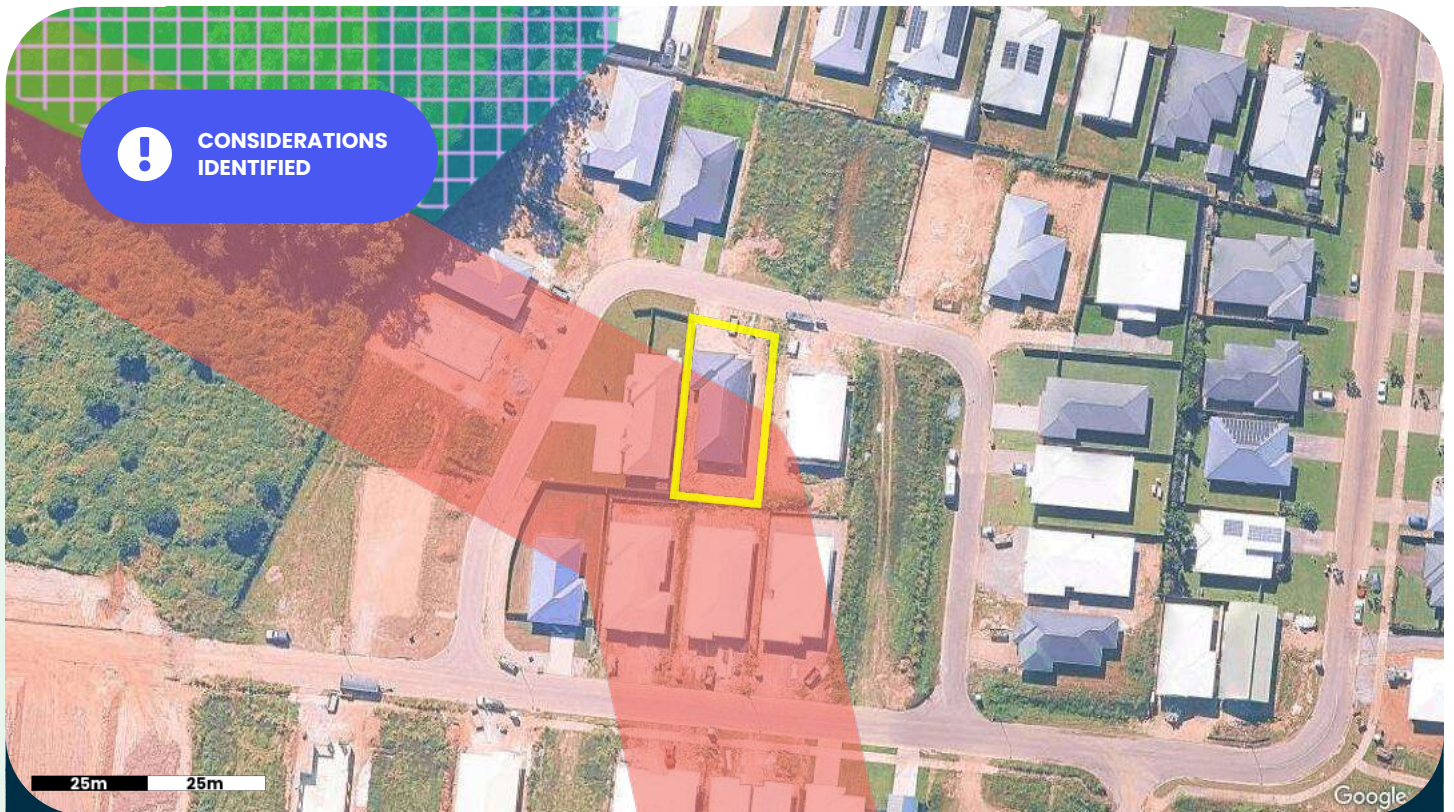
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Cairns Regional Council, Queensland Government

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)
-  High Landscape Values
-  Essential Habitat
-  Urban Waterway A

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

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?



Sources: Queensland Fire And Emergency Services

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
-  Very High Potential Bushfire Area
-  Medium Potential Bushfire Area
-  Potential Impact Bushfire Buffer Area

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.

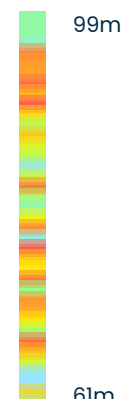
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

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: ~0m
-  Property High: ~71m
-  Property Low: ~71m



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.

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

Sewer

Are there any sewer pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. 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.

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

Questions to ask

- Where is the sewer 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 sewer infrastructure?

LEGEND

-  Selected Property
-  Pipes
-  Sewer Maintenance Structure

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

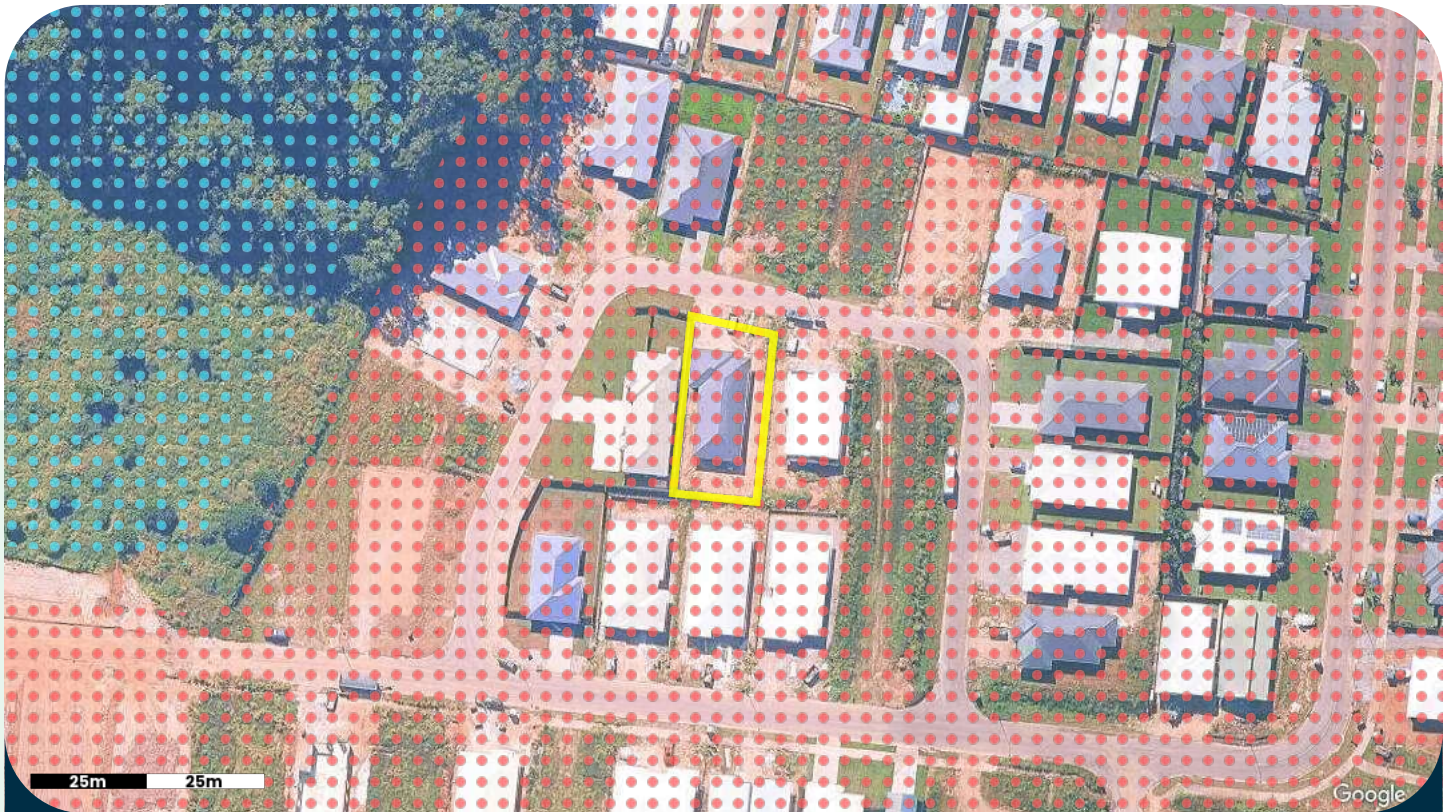
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

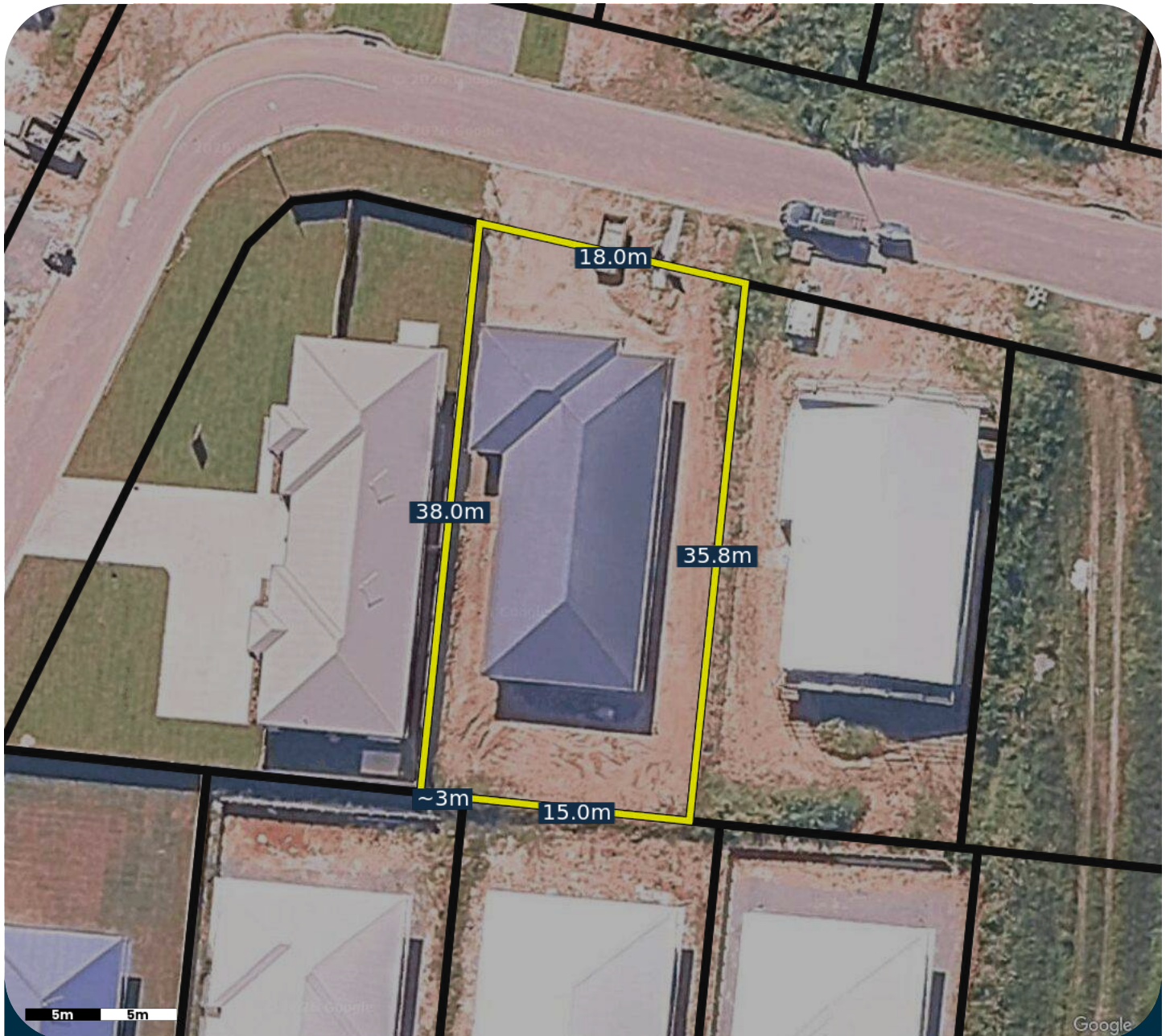
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

-  Selected Property
-  Nbn Fixed Line
-  Nbn Fixed Wireless

Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~661m², Perimeter: ~109m

LEGEND

 Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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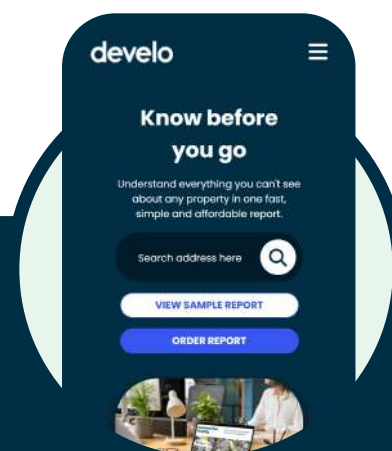
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GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

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

Search Team
GPO Box 1612
Brisbane QLD 4000

Transaction ID: 51178944 EMR Site Id: 06 July 2026
Cheque Number:
Client Reference:

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

Lot: 108 Plan: SP338351
7 KAHILI CR
BENTLEY PARK

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 1030481

Date: 05 July 2026

Search Request reference: OR-1EBMCSSJUOHF3A

Applicant Details

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

Buyer: SearchX Legal

Search Response:

Your request for a property search on Lot **108** on Plan **SP338351** at **7 KAHILI CR BENTLEY PARK 4869** 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.

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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.

168216/A/898102
G Taylor & S M Reynolds
6 Hastie Street
GORDONVALE QLD 4865

Your **Rates Account** is **Due 4 March 2026**

Total Amount Due **\$ 1,569.15**

Summary of Rates and Charges

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

Property Location: 7 Kahili Crescent BENTLEY PARK QLD 4869

Property Description: LOT 108 SP 338351

Improvements: Fhold-Dwg
662.0000SQUARE METRES

Land Use Code
0200

General Residential A	Land Val.	212,500.00	\$	560.60
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 E		1.00	\$	61.50

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Assessment No: 1063940

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*212 1063940

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	\$	1,569.15
Total Account Balance	\$	1,569.15

Rates Payment Slip

NAME
G Taylor & S M Reynolds

PROPERTY
7 Kahili Crescent BENTLEY PARK QLD 4869

Assessment No. 1063940

Due Date 04/03/2026

Total Amount Due \$ 1,569.15

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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: 1063940



Payment by Bpay

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Ref: 1063940

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Cheque : Post dated cheques
will not be accepted

Account Enquiries

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P: 1300 69 22 47

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

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Assessment: 1063940

Statutory Encumbrances Annexure

Property: 7 KAHILI CR, BENTLEY PARK QLD 4869

This report details statutory encumbrances that directly impact the property.

1. Look up and Live

An electrical substation is located within the property boundaries.

2. NBN Co Qld

Underground NBN telecommunications infrastructure is located within the property boundaries. Constructed cable trenches with distribution pits are shown inside the lot, extending from the street frontage and traversing part of the site.

3. Cairns Regional Council

Council water, sewer and stormwater drainage infrastructure are located in the road reserve of Kahili Crescent adjoining the property. Water mains, sewer gravity mains with associated nodes, and stormwater drainage lines and nodes run within the street alignment adjoining the lot and may affect development at the frontage.

4. Ergon QLD

Ergon Energy electricity distribution assets are located in the road reserve along the Kahili Cr frontage adjoining the property, comprising underground distribution cables and distribution pillars. These assets are situated at the frontage and may affect works at the property boundary.

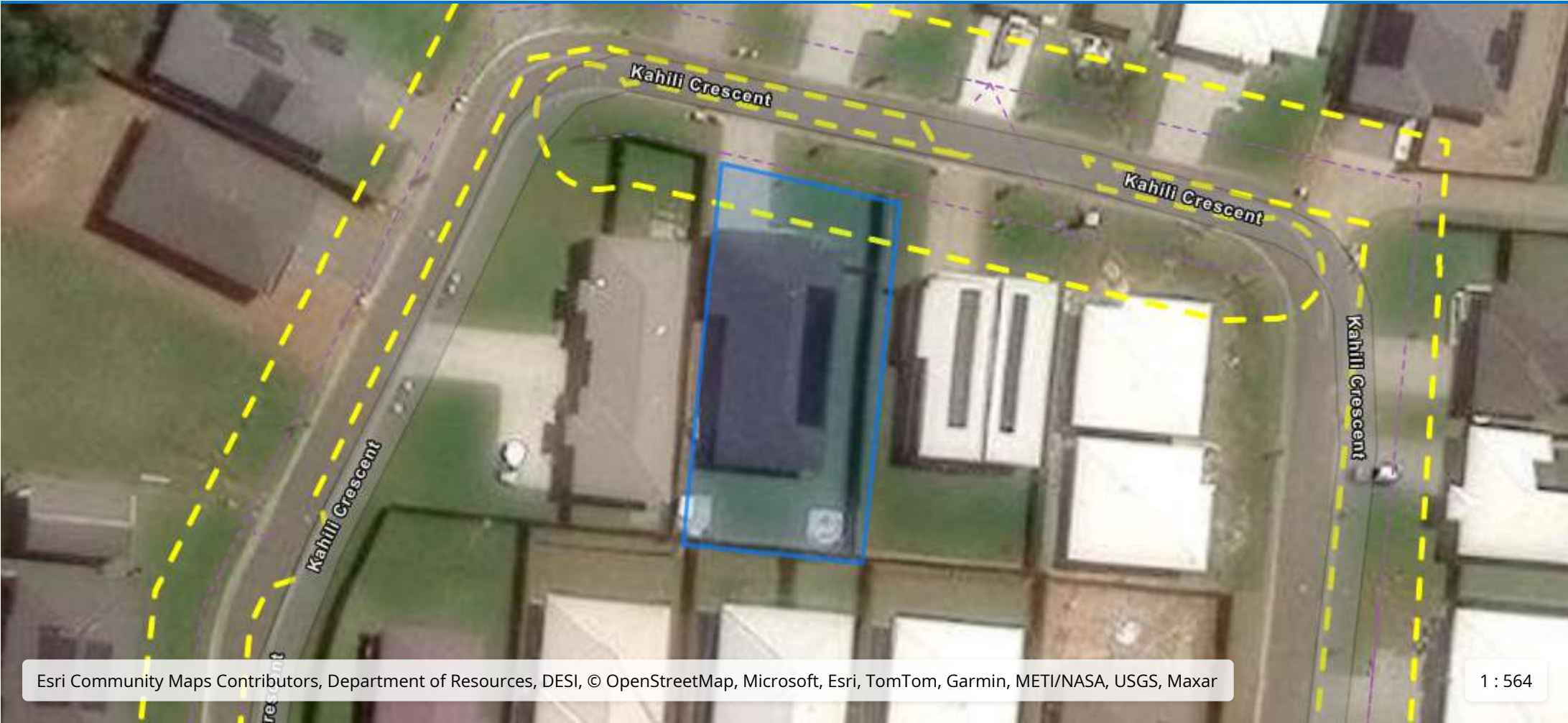
5. APA Group Gas Networks (70714)

Gas distribution pipelines and associated gas infrastructure were not located within or in the vicinity of the property boundaries.

6. Telstra QLD Regional

No Telstra telecommunications infrastructure is shown within the property boundaries on the supplied plan. The mapping indicates this locality is an NBN-operated area.

Look up and Live - 53609757



Poles	LV	HV	Exclusion Zone	Network Devices
● Pole	— Overhead	— Overhead	⬡	■ Pillar
● Pole w Ground Stay	- - - Underground	- - - Underground		□ Substation
● Tower		- - - Submarine		

Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

-  Overhead
-  Underground

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

Network Other

- 

Exclusion Zone All

- 

Pole

-  Pole
-  Pole w Ground Stay
-  Tower

ExclusionZone

- 

HV

-  Overhead
-  Underground
-  Submarine

TR

-  Overhead
-  Underground
-  Submarine

SWER

-  Overhead
-  Underground

LV

-  Overhead
-  Underground

Exclusion Zone

- 

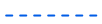
Pole

-  Pole
-  Pole w Ground Stay
-  Tower

LV

-  Overhead
-  Underground

HV

-  Overhead
-  Underground
-  Submarine

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

Network SWER

-  Overhead
-  Underground

Network Other

- 

QLD Exclusion Zone

- 

Network Device

-  Pillar
-  Substation

Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground

Network LV

- 

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground

Network Other

- 

• • • Submarine

••••• Submarine

LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public

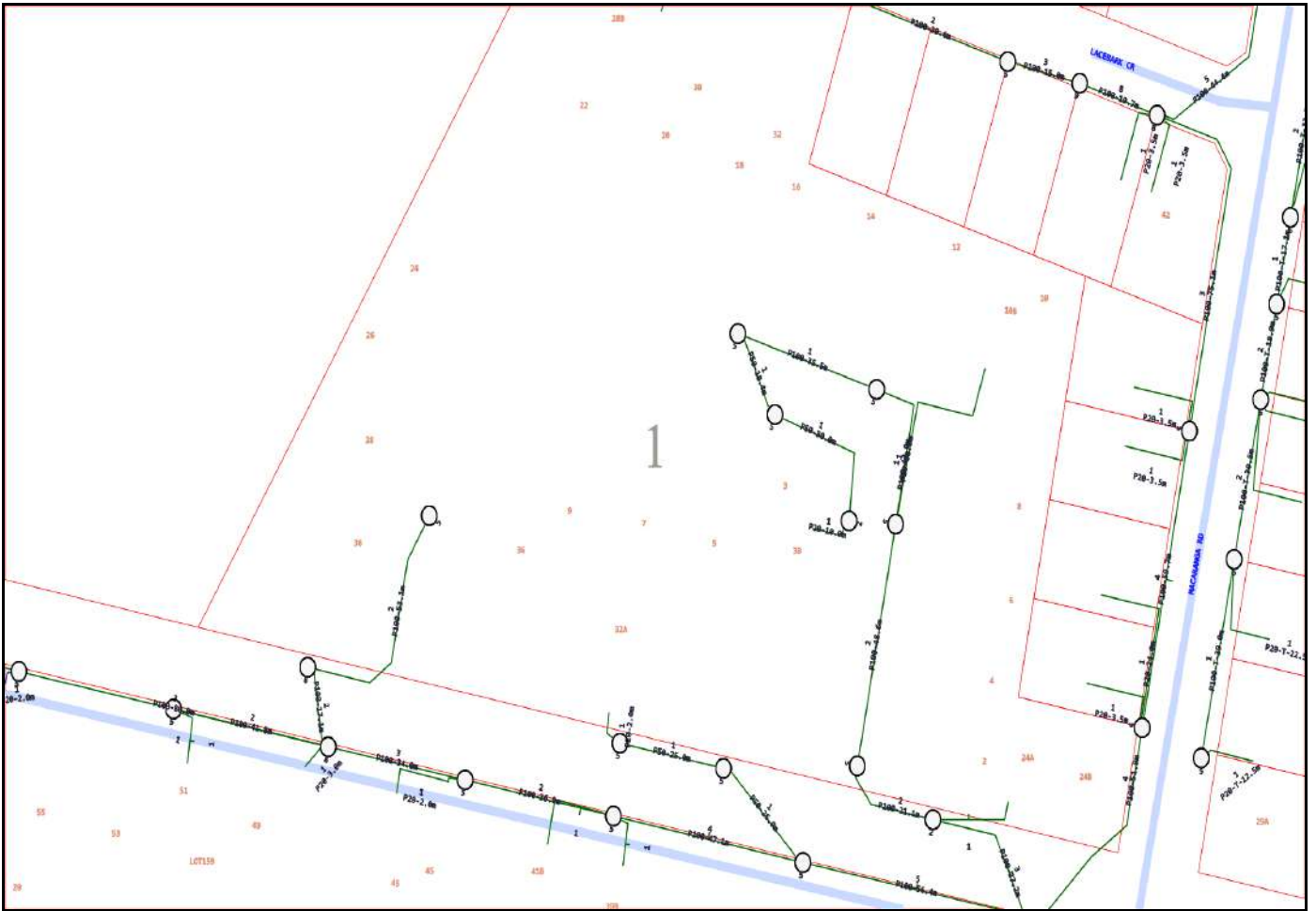




LEGEND

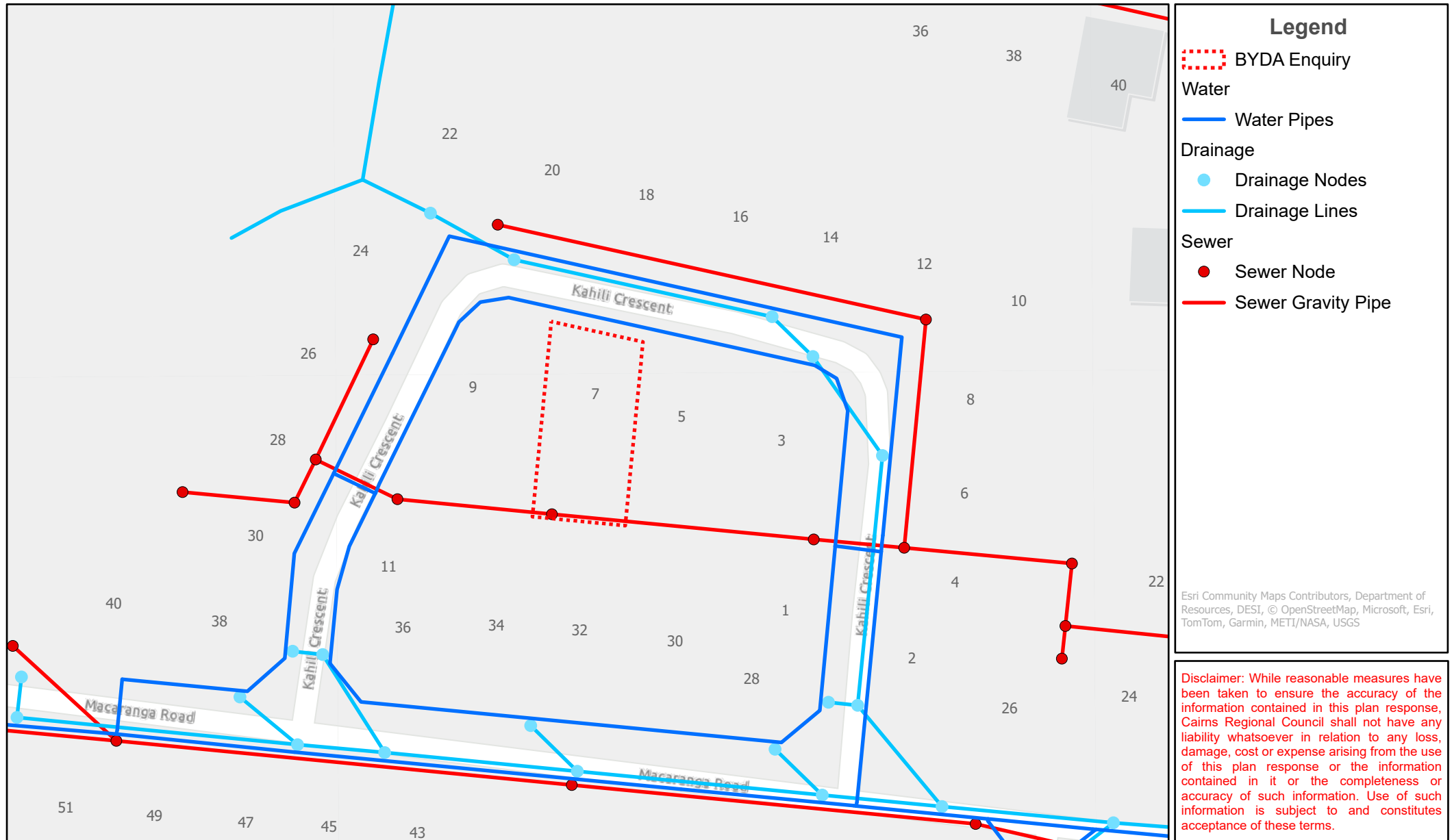


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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.



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

06/07/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



BYDA

Sequence: 275629967
Date: 06/07/2026

Scale: 1:1025
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.



BYDA

Sequence: 275629967
Date: 06/07/2026
Scale: 1:500
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 275629967
Date: 06/07/2026
Scale: 1:500
Tile No: 2

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

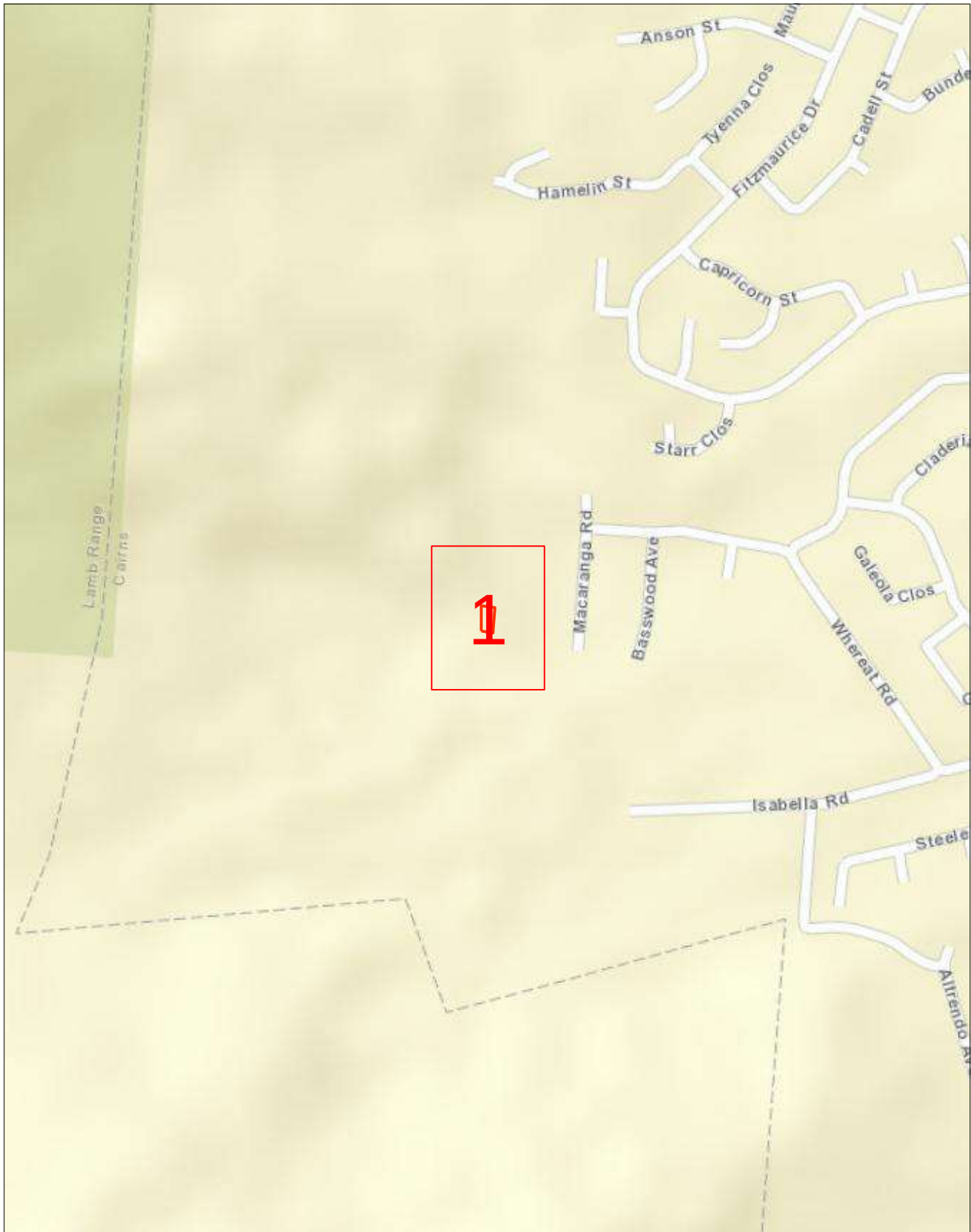
AS5488 Category "D" Plan



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.

Site 7 KAHILI CR
Address: BENTLEY PARK
QLD 4869

Sequence 275629968
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

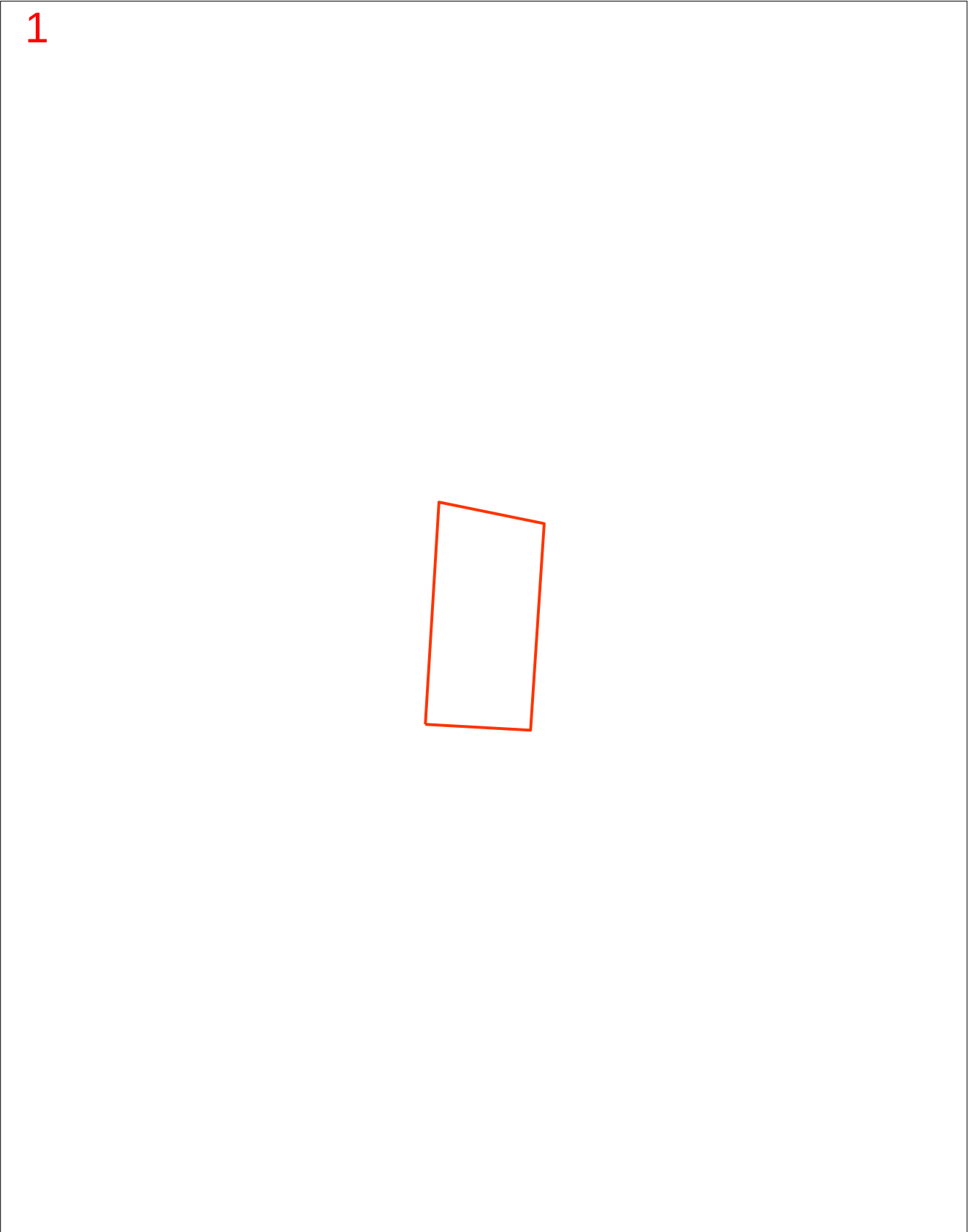


Enquiry Area



Map Key Area





Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275629969
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 06/07/2026 09:24:26		Please read Duty of Care prior to any excavating

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



	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network

Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

Some examples of conduit type and size:

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

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 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 the same route.

5 ← Roadside / Front Property Boundary

← 2 pair Leadin to property from 5 pit in street

O59 ← Pair Working (pair ID O59)

1 DEAD ← 1 pair Dead (i.e.: spare not connected)

← Side / Rear Property Boundary

107 ← Property Number

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.
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Vendor/s

GEORGINA TAYLOR, SCOTT MILTON REYNOLDS

Property Address

7 KAHILI CR, BENTLEY PARK QLD 4869

Prepared On

Monday, July 6, 2026