

**10 PEEL STREET,  
MACKAY QLD  
4740**

**INFORMATION  
MEMORANDUM**

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**BLACKS REAL ESTATE  
COMMERCIAL**

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# EXECUTIVE SUMMARY

| ITEM                      | DESCRIPTION                            |
|---------------------------|--|
| PROPERTY ADDRESS          | 10 Peel Street, Mackay QLD 4740        |
| DESCRIPTION               | Total Site Area: 2,340m <sup>2</sup> * |
| REAL PROPERTY DESCRIPTION | Lot 44 on Survey Plan 334106           |
| ZONING LAND USE           | Principal Centre                       |
| COUNCIL RATES             | \$20,000* per annum                    |
| SALE METHOD               | Expressions of Interest                |

\*approx.



## **PROPERTY OVERVIEW**

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Take this exceptional opportunity to secure a substantial Commercial landholding in the heart of Mackay's CBD. Positioned within walking distance to Canelands shopping centre, dining, and government services.

This expansive site offers outstanding exposure and limitless development potential, with strong frontage and high visibility. This is a rare chance to capitalise on Mackay's continuing growth.

## **PROPERTY HIGHLIGHTS**

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- High exposure location
- Allows for a wide range of mixed-use development opportunities
- Ideal opportunity for developers, investors or owner occupier
- Flexible zoning allows a range of commercial, entertainment, community and residential use.

## **OFFER TO PURCHASE**

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This property is being sold via Expressions of Interest, please see page 24 to complete the Expression of Interest Form and return to our office to present to the Owner.

Expressions of Interest closing 16/04/2026 at 4:00pm.

# PRINCIPAL CENTRE ZONE

The Mackay city centre is the principal centre for the region and the urban heart of Mackay. The principal centre functions as the region's primary business, administration, and employment centre and is a vibrant, accessible and engaging place for people to live, work, trade and play.

The Principal centre zone provides for the region's most intensely developed multi-purpose centre and activity hub with the highest number and diversity (type and scale) of centre activities, community activities, high density multiple dwellings and other compatible uses that form a mixed use, vibrant, attractive and pedestrian orientated centre serving the entire region.

Development expected in the zone includes a large variety of uses and activities such as administrative, business, community, cultural, entertainment, professional, residential or retail activities. Development not expected in the zone includes medium and high impact industrial activities. Development in this zone:

- is well designed, articulated, address the street, and create a sense of identity for the local area.
- may be low rise (up to 3 storeys), medium rise (up to 5 storeys) or high rise (up to 10 or 14 storeys) depending on the site location within the principal centre.



# **OUTGOINGS**

| ANNUAL ESTIMATED OUTGOINGS* | TOTAL (EXCL GST) |
|-----------------------------|------------------|
| Council Rates               | \$20,000*        |
| Building Insurance          | TBA              |
| <b>TOTAL</b>                | <b>TBA</b>       |

\*approx.

# LOCATION – THE MACKAY REGION

Mackay is a beautiful region featuring unique natural assets that enhance both tourism and liveability. Located in Central Queensland, approximately 950 kilometres north of Brisbane, Mackay is a regional coastal city that offers a high quality of life.

With a population of over 126,000, the region supports around 55,000 jobs and contributes nearly \$26.3 billion annually to the economy. Mackay is recognised as one of Queensland’s fastest-growing regions, offering strong economic performance, diverse employment and investment opportunities, and an exceptional lifestyle.

Strategically positioned as the gateway to the Bowen and Galilee Basins, two of Australia’s richest coal-producing areas. Mackay plays a vital role in supporting mining operations through its robust engineering, manufacturing, and logistics sectors, particularly centred around the Paget Industrial Estate. The mining industry is the largest economic contributor, generating \$7.2 billion, or 27.23% of total regional output .

In addition to mining, Mackay’s economy is underpinned by sugar cane cultivation and milling, cattle grazing, and a revitalised tourism sector . As one of Australia’s largest sugar-producing regions, the local agribusiness sector continues to grow, driven by global exports and bioenergy innovations utilising sugar milling by-products.

Major infrastructure projects, such as the Mackay Ring Road and the Waterfront Priority Development Area, are transforming the region and creating significant employment opportunities. From Eungella National Park to its coastal proximity to the Great Barrier Reef and the Whitsundays, Mackay’s tourism industry is rebounding strongly, presenting increased prospects for business and investment.

Mackay also offers affordable housing compared to metropolitan centres, a strong sense of community, and easy access to natural attractions like national parks, beaches, and the reef. The city is well-equipped with quality healthcare, education, and recreational amenities .

No longer just a regional city, Mackay has evolved into a dynamic economic powerhouse fuelled by a thriving resources sector, a forward-thinking agricultural base, and a growing services economy making it an increasingly desirable place to live, work, and invest.

## HEALTH

1. Mackay Base Hospital
2. Mater Private Hospital
3. Mackay Specialist Day Hospital

## EDUCATION

4. CQUniversity Ooralea
5. Mercy College Mackay
6. Mackay West State School
7. Mackay State High School
8. St Mary's Catholic School
9. St Francis Xavier School
10. Mercy College Mackay
11. Victoria Park State School
12. Goodstart Early Learning (BR)
13. Birralelee Child Care Centre
14. Kidzplay West Mackay
15. Goodstart Early Learning (SS)
16. C&K South Mackay Kindy
17. Goodstart Early Learning (MS)

## RETAIL SHOPPING

18. Caneland Central Shops
19. Ooralea Shopping Centre
20. Parkside Plaza Mackay
21. Northpoint Retail
22. Sydney Street Markets

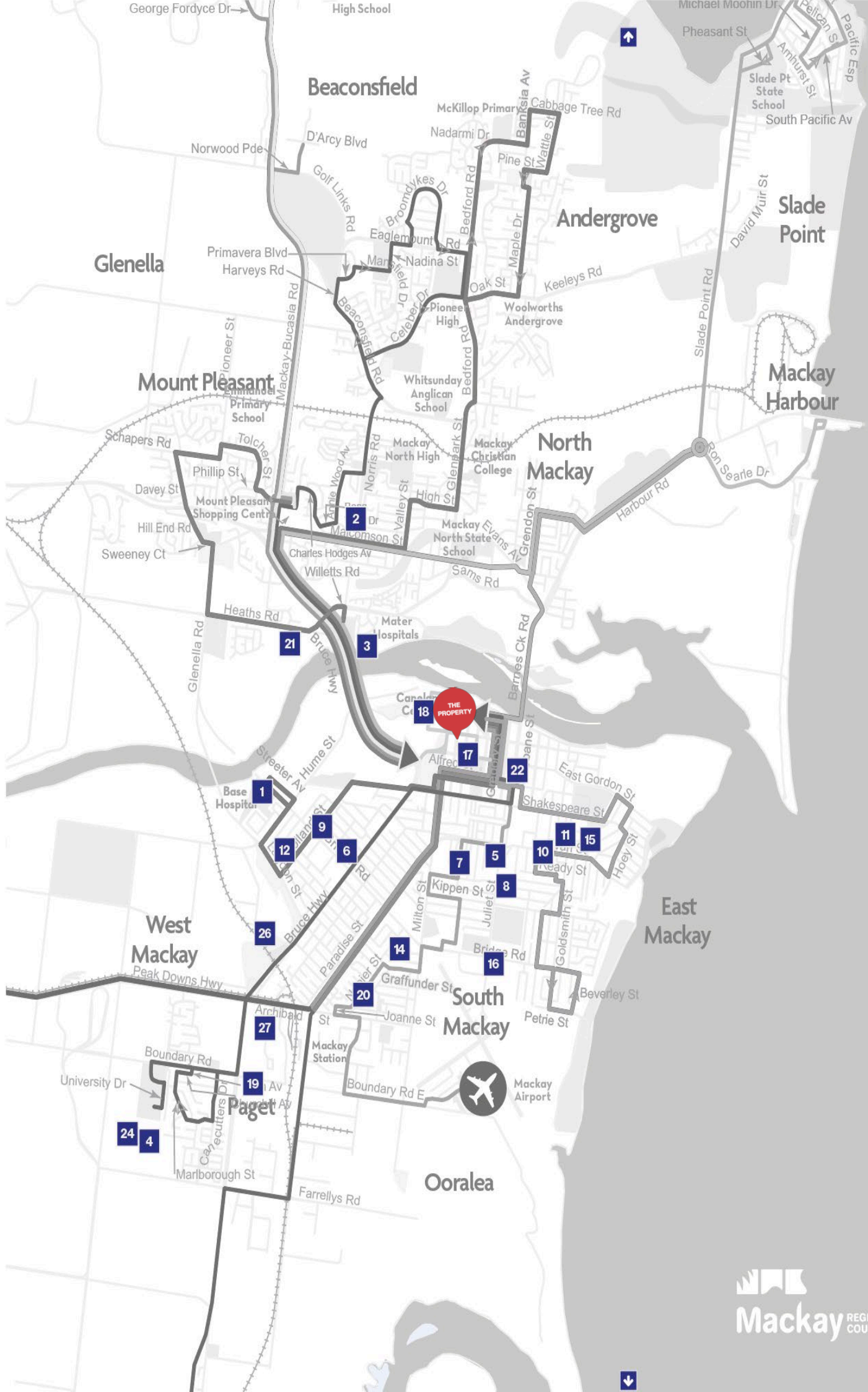
## COMMUNITY

23. Bakers Creek Tavern
24. Mackay Aquatic Complex
25. Mackay Airport
26. Mackay Botanic Gardens
27. Mackay Turf Club
28. Paget Industrial Precinct

## MAJOR CONNECTIONS

- ▲ Airlie Beach (1hr 55min\*)
- ▼ Rockhampton (3hr 55min\*)
- Council Bus Routes
- Train Line





# PLANS



Title 1

### Legend

- Locality Labels
- Watercourse Boundary
- Road Type Parcel
- Lot Type Parcel

3-Mar-2026

Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM). While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, or suitability) and accept no liability (including without limitation liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you may incur as a result of the data being inaccurate or incomplete in any way and for any reason.



# PROPERTY PHOTOS



# PROPERTY PHOTOS

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# PROPERTY PHOTOS



# ZONING



Mackay Region Planning Scheme 2017  
- version 4.0 Report



**Property Address:** 191 Victoria Street, MACKAY

Date generated: 4-Mar-2026

**Real Property Description - Plan and Lot No:** SP334106/44

**Area:** 2340 M2

**Zone:** Principal centre

**Zone Precinct:**

**Local Plan:** Mackay City Centre Local Plan

**Local Plan Precinct:** City mixed use precinct

**Split:**

## Relevant Overlay Codes

[Categories of Development and Assessment - Overlays](#)

### Airport Environs

- [Aviation Facility](#)
- [Australian Noise Exposure Forecast Contour \(ANEF\)](#)
- [Lighting Management Area](#)

- [Airport Public Safety Area](#)
- [Obstacle Limitation Surface Contours \(OLS\)](#)
- [Wildlife Hazard Buffer Zone](#)

### Acid Sulfate Soils

- [Acid Sulfate Soils](#)

### Agricultural Land

- [Agricultural Land](#)
- [Locally Important Agricultural Areas](#)

### Biodiversity

- [Environmentally Significant Vegetation](#)
- [Wildlife Habitat](#)
- [Waterways](#)
- [Wetlands](#)

### Bushfire Hazard

- [Bushfire Hazard Areas](#)

### Landslide Hazard

- [Landslide Hazard](#)

### Landscape Character and Image Corridor

- [Landscape Character](#)
- [Image Corridor](#)

### Flood and Coastal Hazards

- [Flood Hazard](#)
- [Storm Tide Inundation Areas](#)
- [Erosion Prone Areas](#)

### Extractive Resources and High Impact Activities

- [Key Resource Areas](#)
- [High Impact Activity Areas](#)
- [Non-Key Resource Area \(KRA\) Quarries](#)

### Transport Noise Corridor

- [Transport Noise Corridor](#)

### Heritage and Neighbourhood Character

- [Local Heritage Place](#)
- [Area adjoining Local Heritage Place](#)
- [Neighbourhood Character](#)
- [State Heritage Place](#)
- [Area adjoining State Heritage](#)

### Regional Infrastructure Corridor

- [Regional Electricity Infrastructure](#)
- [Substation](#)
- [Railway Infrastructure](#)
- [Regional Irrigation Area](#)



This Property Report identifies Mackay Region Planning Scheme 2017 - version 4.0 zones and overlays that may affect the property. It is intended that this Report be used as a guide only, as part of the Development Application process. The information contained in the Property Report is not a legal description of the property and should not be relied upon.

# FLOOD REPORT



## DEVELOPMENT PLANNING FLOOD REPORT

Date of report: 06/03/2026

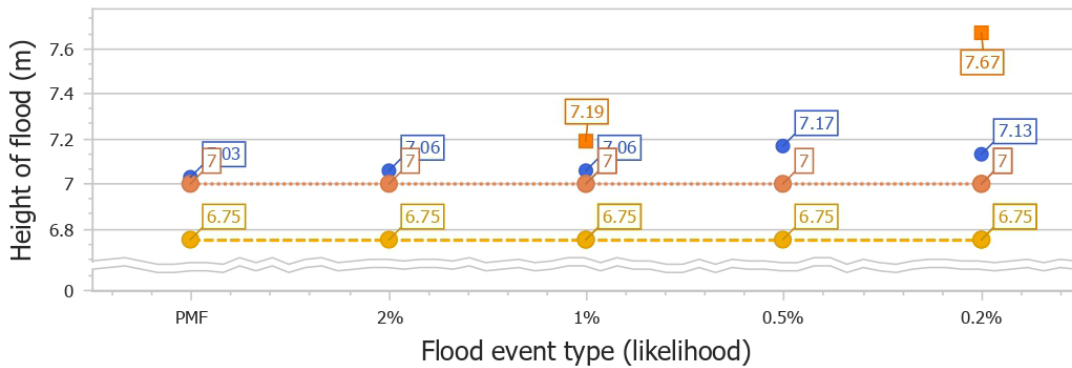
This report provides property or lot-based flood information for building and development requirements and understanding flood hazard. The report provides available information on minimum floor level requirements, estimated flood levels, and technical information on the source of flooding at the time the report is generated and is subject to change. If you have any questions about the information contained in your property flood report or any other flood related enquiries please contact Council on 1300MACKAY or complete an online Planning Advice Enquiry.

This information is provided from Mackay Regional Council

| 1. SUBJECT PROPERTY DETAILS                     |  | 2. PROPERTY LOCATION MAP |  |   |
|---|--|--------------------------|--|---|
| <b>Property address:</b>                        | 191 Victoria Street<br>MACKAY QLD 4740 |                          |  |   |
| <b>Plan and Lot No.:</b>                        | SP334106/44                            |                          |  |   |
| <b>Mackay Region Planning Scheme 2017 Zone:</b> | Principal Centre (MRPS)                |                          |  |   |
| <b>Lot size:</b>                                | Not Available                          |                          |  | If property larger than 1200m <sup>2</sup> , see note 1 |
| <b>Steep land overlay:</b>                      | Not Applicable                         |                          |  | If property within steep land overlay, see note 1       |

## 3. FLOOD LEVEL SUMMARY

This section provides a summary of available flood hazard information for the subject property. For a more detailed description of information presented, please refer to section 4.



### LEGEND

- Future Hazard - Flood hazard which considers the projected impact of climate change to the year 2100 (applicable to the Mackay Region Planning Scheme (MRPS) 2017).
- Existing hazard - Flood hazard considering existing climate conditions to assist current and potential residents and insurance providers understand current exposure to flood hazards.
- Current floor level - floor level derived from Terrestrial Survey data - see section 7.
- - - Maximum Ground Level - shows this parcel's approximate highest ground levels.
- - - Minimum Ground Level - shows this parcel's approximate lowest ground levels.

1. Minimum habitable floor levels cannot be provided for large or steep lots due to the range of potential flood levels over the site. Please contact Strategic Planning on 07 4961 9129 for further information.

2. All ground levels presented derived from aerial LiDAR survey collected in 2021 (Mackay urban area) and 2015 (balance area). LiDAR survey not available for the entire region. Due to accuracy limitations of LiDAR data and potential changes to ground levels since data collection, all levels quoted are indicative only and must be confirmed by a registered surveyor.

# FLOOD REPORT

## 4. ESTIMATED PEAK DESIGN FLOOD LEVELS

This section contains more detailed flood source information for residents who are interested in understanding how their property is affected by different sources of flooding, and for development and building professionals to use when planning and designing developments.

The table below provides peak design flood levels for different flood mechanisms. Estimated flood level data should be used in conjunction with applicable planning scheme requirements - Refer to the Mackay Regional Planning Scheme 2017.

| FLOOD SOURCE                                      | Annual Exceedance Probability (AEP) - % | Average Recurrence Interval (ARI) - years | Existing hazard - m AHD | Future hazard - m AHD |
|---|---|---|-------------------------|-----------------------|
| Storm Surge                                       | 2%                                      | 50  | Not Applicable          | Not Applicable        |
|   | 1%                                      | 100                                       | Not Applicable          | Not Applicable        |
|   | 0.2%                                    | 500                                       | Not Applicable          | Not Applicable        |
|   | PMF                                     | > 10, 000                                 | Not Applicable          | Not Applicable        |
| Pioneer River Flood Study (WRM, 2021)             | 2%                                      | 50  | Not Applicable          | Not Applicable        |
|   | 1%                                      | 100                                       | Not Applicable          | 7.19                  |
|   | 0.2%                                    | 500                                       | Not Applicable          | 7.67                  |
| Pioneer River Flood Study (WRM, 2021) Riverine    | PMF                                     | > 10, 000                                 | Not Applicable          | Not Applicable        |
| Mackay City Flood Study (WRM, 2021)               | 2%                                      | 50  | 7.06                    | Not Applicable        |
| Mackay City Flood Study (WRM, 2021)               | 1%                                      | 100                                       | 7.06                    | 7.07                  |
|   | 0.2%                                    | 500                                       | 7.13                    | 7.08                  |
| Mackay City Flood Study (WRM, 2021) Overland Flow | PMF                                     | > 10, 000                                 | Not Applicable          | Not Applicable        |

If not available\* - Council does not hold flood levels for this probability event, or it is not applicable to your property.

**Note:** Council does not have catchment studies for every catchment in Mackay. The information in the table above is the best available at the time this report is generated and may not include every flood source for the subject property. Council are undertaking a continual program of additional studies to update existing hazard information and provide information where no studies currently exist.

### Key terms presented

- AEP** Annual Exceedance Probability - annual exceedance probability means the likelihood of occurrence of a flood level of a given size or larger in any one year (ie. the 1% AEP existing hazard flood level has a 1% chance of being equalled or exceeded in any one year).
- ARI** Average Recurrence Interval - A statistical estimate of the average period in years between the occurrences of a flood level of a given size or larger (ie. the 100 year ARI flood level will occur on average once every 100 years). The 1% AEP is equivalent to the 100 year ARI event. The term ARI is being phased out as the ARI of an event gives no indication of when a flood of that size will occur next.
- AHD** Australian Height Datum - the level of 0.0m AHD is approximately mean sea level
- HAT** Highest Astronomical Tide - the highest tide level which can be predicted to occur under average meteorological conditions and any combination of astronomical conditions is approximately 3.64m AHD which is equivalent to a tide level of approximately 6.55m port datum.
- PMF** Probable Maximum Flood - The limiting value of flood that could be reasonably expected to occur from the flood sources of flooding represented.
- Storm surge** Storm surge occurs through a combination of low barometric pressure, strong winds and large waves that push the ocean into the coast.
- Riverine** Riverine flooding is caused when the runoff from major storms exceeds the channel capacity of a river or creek and overflows onto the surrounding floodplain.
- Overland flow** Overland flooding occurs when runoff from storms exceeds the capacity of the underground and overland drainage systems and water begins to flow over the surface of the land towards the nearest creek or river. Overland flows usually occur with little or no warning.

# FLOOD REPORT

## 5. MINIMUM HABITABLE FLOOR LEVEL - INFORMATION FOR BUILDING AND DEVELOPMENT

This section contains information on the minimum habitable floor level for residential buildings and developments. More information on applicable flooding types and levels can be found in the Mackay Region Planning Scheme (MPRS) 2017.

### Defined flood event (DFE)

The Defined Flood Event (DFE) is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

The DFE level is **7.188 m** at the subject property. If 'Not Applicable' - the property is not impacted by the design flood event of that Annual Exceedance Probability. If 'Not Available' - the property is outside of the extents of Council's currently adopted flood studies.

### Defined Storm Tide Event (DSTE)

The Defined Storm Tide Event (DSTE) is the 1% AEP flood event plus climate change factor. The DSTE is derived from adopted studies regarding storm surge. Where a site is covered by more than one study, the highest flood level is the DSTE.

The DSTE level is **Not Applicable** at the subject property. If 'Not Applicable' the DSTE does not impact the subject property.

### Minimum Habitable Floor Level (MHFL)

The minimum floor level for habitable rooms (new buildings and extensions to existing buildings) in dual occupancies, dwelling houses and dwelling units is the highest of the following:

- a) 300mm above the DFE; or
- b) 300mm above the DSTE relevant to the subject site; or
- c) the minimum floor level, as follows:
  - (i) Mackay urban area – RL 5.4m AHD; or
  - (ii) Midge Point – RL 5.0m AHD; or
  - (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or
- d) in addition to (c) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest Astronomical Tide); or
- e) 225mm above natural ground level; or
- f) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.

Note: The top of kerb, crown of road and ground levels must be supplied by a licensed surveyor and this information included with any Material Change of use Application to Council.

Where the allotment defined flood event (DFE) level is greater than the existing surface level you may need to lodge a 'Material Change of Use - Code Assessment' application. It is recommended that you send through a query to Council's Duty Planner (through Council's online services) attaching a site plan of the proposed building to check whether a Material Change of use – Code assessment application is required.

If you have any enquiries in regard to the preparation of 'Material Change of Use - Code Assessment' applications, please contact Council's Duty Planner or Phone 1300 622529.

# FLOOD REPORT

This information is provided from Mackay Regional Council

## 6. ADOPTED FLOOD STUDIES IN THE MACKAY REGION

This section contains information about the flood events that have been adopted for residential purposes within each catchment and where to find more information.

| <b>Flood source</b> | <b>Study Reference</b>  | <b>Adopted by Council</b> |
|---------------------|---|---------------------------|
| Storm Surge         | Mackay Region Storm Tide Study (BMT, WBM, 2015)   |                           |
| Riverine            | Goosepond Creek (including Pioneer River) Flood Study (WRM, 2012)   |                           |
| Riverine            | Bakers Creek/Walkerston Flood Study (WRM, 2013)   | January 27, 2016          |
| Overland Flow       | BAKERS ONE CATCHMENT STORMWATER TRUNKDRAINAGE STUDY – Extract of Section 6 – Existing Scenario Hydraulic Assessment (WRM, 2015)         | February 3, 2016          |
| Overland Flow       | Bakers Creek South Mackay Stormwater Trunk Infrastructure Study (AECOM, 2018)   | March 13, 2019            |
| Overland Flow       | McCreadys Creek South Stormwater Trunk Infrastructure Study – Extract of section 5 – Existing Scenario Hydraulic Assessment (WRM, 2015) | February 3, 2016          |
| Overland Flow       | Sarina Drainage Study (AECOM, 2018)   | November 14, 2018         |

Note: The reports referenced in the table above are available online at the link below;  
[http://www.mackay.qld.gov.au/business/strategic\\_planning/waterways\\_and\\_coastal\\_hazards\\_planning](http://www.mackay.qld.gov.au/business/strategic_planning/waterways_and_coastal_hazards_planning)

## 7. EXISTING PROPERTY DETAILS

This section contains information derived from a broad scale terrestrial LiDAR survey undertaken across the region in 2017. Due to the broad scale nature of the data collection, Council can not verify the accuracy of the data and it should be used for indicative purposes only.

| <b>Attribute</b>              | <b>Terrestrial LiDAR value</b> |
|-------------------------------|--------------------------------|
| BUILDING PURPOSE              | Not Available                  |
| CONSTRUCTION MATERIAL         | Not Available                  |
| FLOOR TYPE                    | Not Available                  |
| EAVE HEIGHT                   | Not Available                  |
| CURRENT HABITABLE FLOOR LEVEL | Not Available                  |
| EDGE OF BUILDING              | Not Available                  |

3. All values should be independently verified. Where one building occupies multiple lots (e.g. strata titled units) or multiple buildings occupy one lot.

## 8. OTHER TOOLS AVAILABLE

|                                      |                    |
|--------------------------------------|--------------------|
| Flood Awareness Terminology and FAQs | <b>Website TBC</b> |
| Pioneer River Flood Gauge Mapping    | <b>Website TBC</b> |
| Emergency Response websites          | <b>Website TBC</b> |

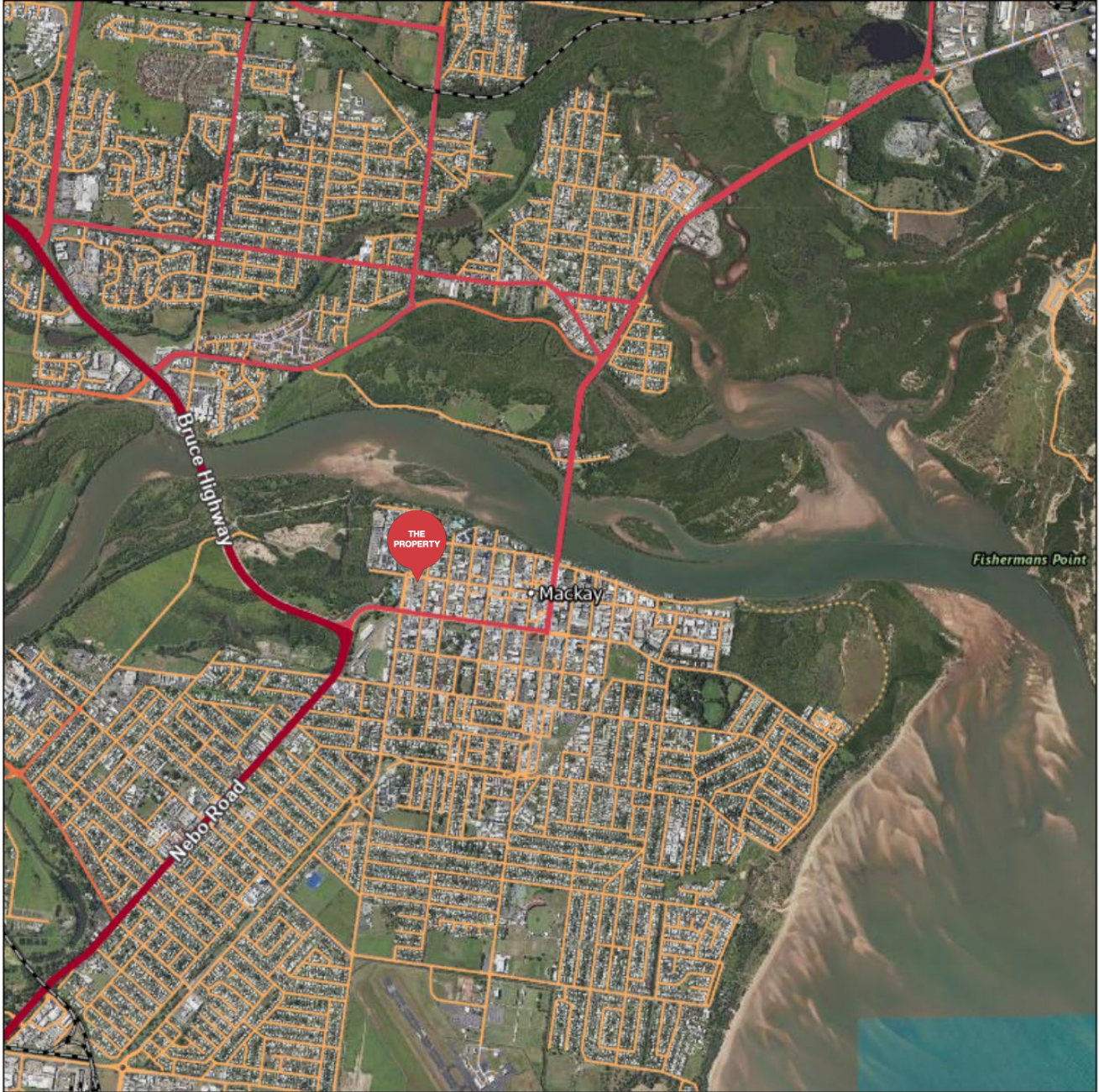
## DISCLAIMER

Mackay Regional Council provides this information as a general reference source only and has taken all reasonable measures to ensure that the material in this report is as accurate as possible at the time of publication. However, Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for all expenses, losses, damages, (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

# MAPS

21°6'29"S 149°9'15"E

21°6'29"S 149°13'11"E



21°10'9"S 149°9'15"E

21°10'9"S 149°13'11"E

A product of



Legend located on next page



Scale: 1:36684

Printed at: A4

Print date: 5/3/2026

Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit  
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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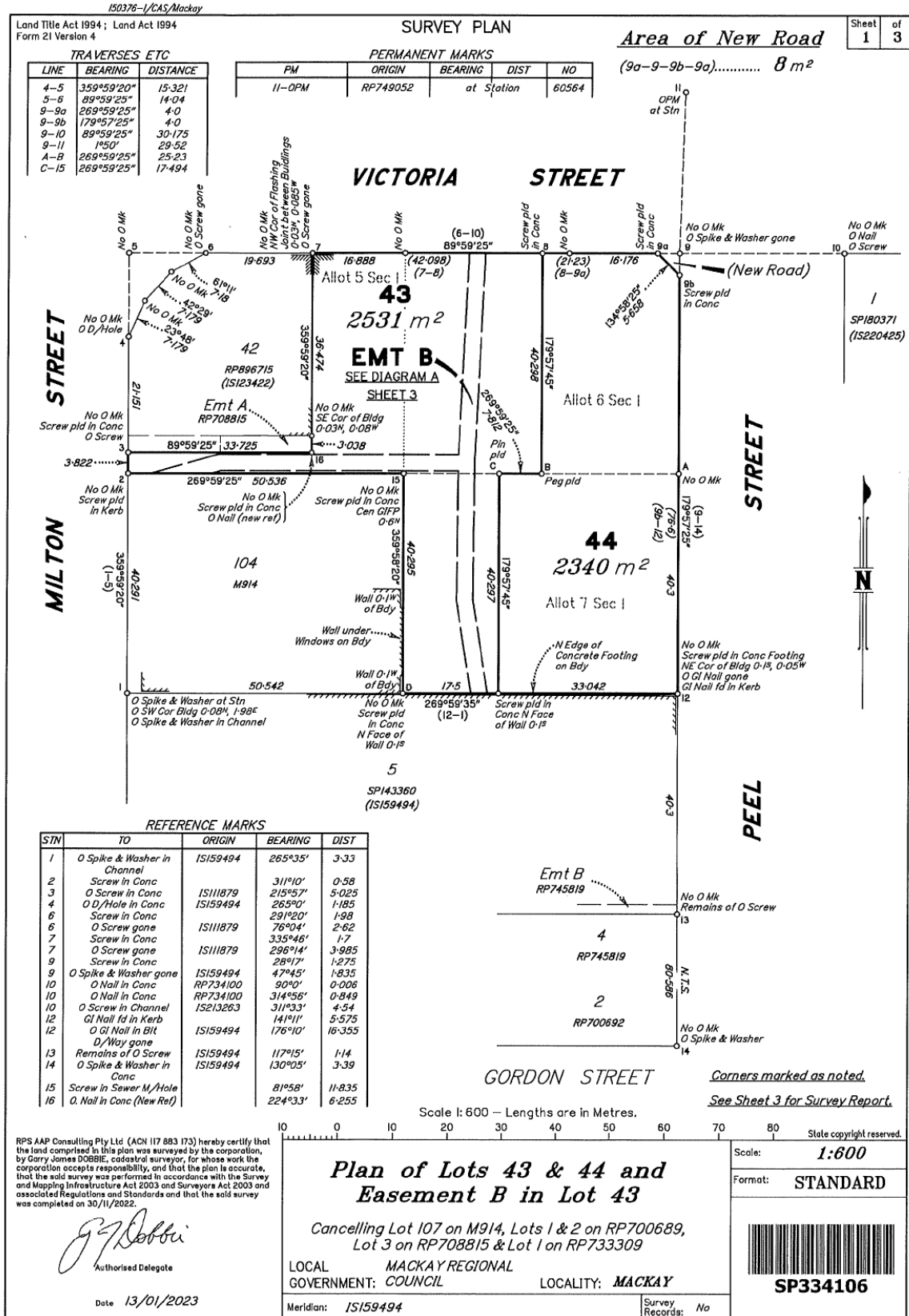


**Queensland Government**

Department of Natural Resources and Mines,  
Manufacturing, and Regional and Rural Development

# SURVEY PLAN

SP334106 V0 REGISTERED Recorded Date 14/03/2023 15:41 Page 1 of 3 Not To Scale



# SURVEY PLAN

|  |  |  |                               |
|--|--|--|-------------------------------|
| Land Title Act 1994; Land Act 1994<br>Form 21B Version 2                 |  | Sheet <b>2</b> of <b>3</b>   |                               |
| <b>722346864</b><br><b>EL 400 \$668.88</b><br><b>14/03/2023 15:41:19</b> |  | <b>WARNING : Folded or Mutilated Plans will not be accepted.</b><br><b>Plans may be rolled.</b><br><b>Information may not be placed in the outer margins.</b>  |                               |
|  |  | 4. Lodged by   |                               |
|  |  | (Include address, phone number, reference, and Lodger Code)  |                               |
| Existing   |  | Created  |                               |
| Title Reference  | Description  | New Lots   | Road      Secondary Interests |
| 21344018   | Lot 1 on RP700689                                  | 43 & 44  | _____ Emt B                   |
| 21344019   | Lot 2 on RP700689                                  | 44   | _____ New Rd                  |
| 20440147   | Lot 107 on M914                                    | 43 & 44  | _____ Emt B                   |
| 21138099   | Lot 1 on RP733309                                  | 43   | _____ Emt B                   |
| 20441042   | Lot 3 on RP708815                                  | 43   | _____ Emt B                   |
| BENEFIT EASEMENT ALLOCATIONS   |  |  |                               |
| Easement   | Lots Fully Benefited                               | Lots Partially Benefited   |                               |
| 601408477  | _____  | 43 & 44  |                               |
| (Emt A in Lot 1 on RP708815)   | _____  | 43 & 44  |                               |
| 601408478  | _____  | 43 & 44  |                               |
| (Emt A in Lot 1 on RP708815)   | _____  | 43 & 44  |                               |
| 601408479  | _____  | 43 & 44  |                               |
| (Emt A in Lot 1 on RP708815)   | _____  | 43 & 44  |                               |
| 601408480  | _____  | 43 & 44  |                               |
| (Emt A in Lot 2 on RP708815)   | _____  | 43 & 44  |                               |
| 601408481  | _____  | 43 & 44  |                               |
| (Emt A in Lot 2 on RP708815)   | _____  | 43 & 44  |                               |
| 601408482  | _____  | 43 & 44  |                               |
| (Emt A in Lot 2 on RP708815)   | _____  | 43 & 44  |                               |
| 43   | Allot 6 Sec I,<br>Allot 5 Sec I<br>& Allot 7 Sec I |  |                               |
| 44   | Allot 6 Sec I<br>& Allot 7 Sec I                   |  |                               |
| Lots   | Orig   |  |                               |
| 2. Orig Grant Allocation :   |  | 5. Passed & Endorsed :   |                               |
| 3. References :  |  | By: RPS AAP Consulting Pty Ltd<br>(ACN 117 883 173)  |                               |
| Dept File :  |  | Date: 13/01/2023   |                               |
| Local Govt :   |  | Signed: <i>G. J. Debbi</i>   |                               |
| Surveyor: 150376-1   |  | Designation: Cadastral Surveyor  |                               |
|  |  | 6. Building Format Plans only.<br>I certify that:<br>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.<br>* Part of the building shown on this plan encroaches onto adjoining * lots and road |                               |
|  |  | Cadastral Surveyor/Director * Date<br>*delete words not required   |                               |
|  |  | 7. Lodgement Fees :  |                               |
|  |  | Survey Deposit \$ .....  |                               |
|  |  | Lodgement \$ .....   |                               |
|  |  | .....New Titles \$ .....   |                               |
|  |  | Photocopy \$ .....   |                               |
|  |  | Postage \$ .....   |                               |
|  |  | TOTAL \$ .....   |                               |
|  |  | 8. Insert Plan Number <b>SP334106</b>  |                               |

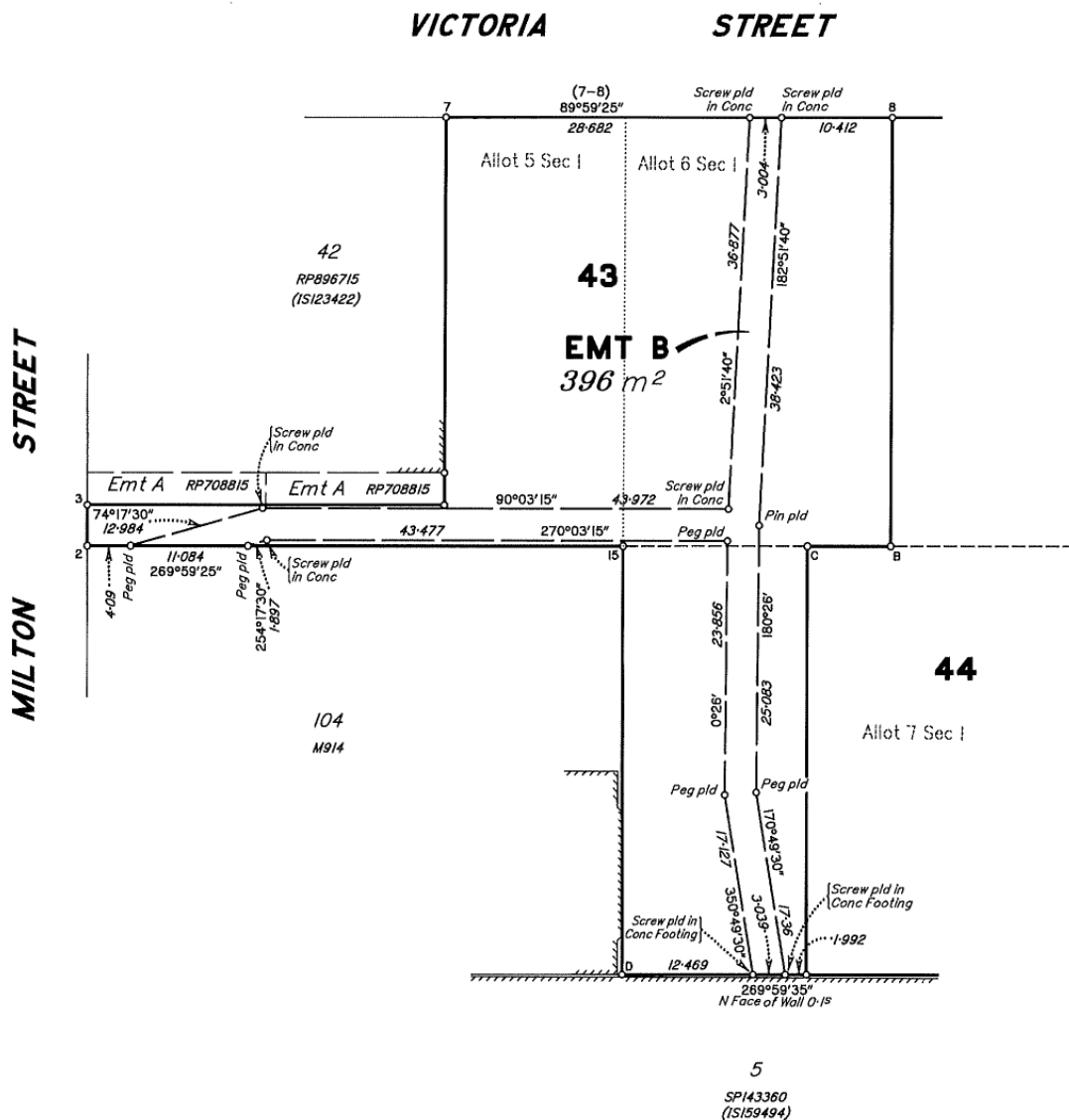
# SURVEY PLAN

Land Title Act 1994 ; Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 3

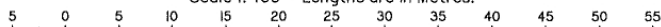
DIAGRAM A  
Scale 1:400



**Reinstatement Report**

- Stations 1, 3, 4, 10, 13 & 14 have been reinstated from the original corner and or reference marks found at these stations.
- Station 5 has been reinstated by setting out deed bearing and distance from station 4.
- Station 9 has been reinstated by setting deed road distance from station 10 on the line 10-5.
- Station 7 has been reinstated by proportioning deed distances between 5-9.
- Stations A & 12 have been reinstated by proportioning deed distances between 9-13.
- Station D has been reinstated equal distance between 1-12.
- Station 2 has been reinstated deed distance south of station 3.
- Station 15 has been reinstated equal distance between A-2.
- Station 16 has been reinstated by intersecting deed bearings of lines 7-16 & 3-16.

Scale 1:400 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP334106**

# TITLE DEED

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55299958  
Search Date: 05/03/2026 14:40

Title Reference: 51310753  
Date Created: 16/03/2023

Previous Title: 20440147  
21344018  
21344019

REGISTERED OWNER

Dealing No: 722346864 14/03/2023

KAPERHILL PTY LTD

ESTATE AND LAND

Estate in Fee Simple

LOT 44 SURVEY PLAN 334106  
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10059238 (ALLOT 7 SEC 1)  
Deed of Grant No. 10091026 (ALLOT 6 SEC 1)
2. EASEMENT No 601408477 (N177649) 20/05/1935  
BENEFITING THE LAND  
OVER EASEMENT A IN LOT 1 ON RP708815
3. EASEMENT No 601408478 (N177650) 20/05/1935  
BENEFITING THE LAND  
OVER EASEMENT A IN LOT 1 ON RP708815
4. EASEMENT No 601408479 (N177651) 20/05/1935  
BENEFITING THE LAND  
OVER EASEMENT A IN LOT 1 ON RP708815
5. EASEMENT No 601408480 (N209108) 13/06/1939  
BENEFITING THE LAND  
OVER EASEMENT A IN LOT 2 ON RP708815
6. EASEMENT No 601408481 (N209109) 13/06/1939  
BENEFITING THE LAND  
OVER EASEMENT A IN LOT 2 ON RP708815
7. EASEMENT No 601408482 (N209110) 13/06/1939  
BENEFITING THE LAND  
OVER EASEMENT A IN LOT 2 ON RP708815

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

# TITLE DEED

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□

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55299958  
Search Date: 05/03/2026 14:40

Title Reference: 51310753  
Date Created: 16/03/2023

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 EQUIFAX

# EXPRESSION OF INTEREST FORM

Please complete all applicable details and return to:

Greg Lewis & Ian McDonald, Director's  
Blacks Real Estate Mackay  
Greg's Mobile: 0418 776 855  
[glewis@blacksrealestate.com.au](mailto:glewis@blacksrealestate.com.au)  
Ian's Mobile: 0455 083 383  
[imcdonald@blacksrealestate.com.au](mailto:imcdonald@blacksrealestate.com.au)

THIS EXPRESSION OF INTEREST IS SUBMITTED BY:

FULL NAME / COMPANY NAME  
ABN / ACN

DIRECTORS / SHAREHOLDERS

REGISTERED FOR GST:  
YES / NO

CONTACT PERSON

CONTACT INFORMATION:  
MOBILE / EMAIL / ADDRESS

We hereby express our interest in purchasing the Property below:

**10 Peel Street, Mackay QLD 4740**

PURCHASE PROPOSAL

PROPOSED PURCHASE PRICE

PLUS GST IF APPLICABLE

PROPOSED DEPOSIT AMOUNT

STAKEHOLDER

BLACKS REAL ESTATE TRUST ACCOUNT

CONDITIONS REQUIRED:  
(FINANCE, BUILDING & PEST)

SETTLEMENT DATE

IF AN INDIVIDUAL/S

ADDRESS

AUSTRALIAN CITIZEN:  
YES / NO

IF A CORPORATION

PLACE OF CORPORATION

GUARANTORS

REGISTERED OFFICE

AUSTRALIAN OR FOREIGN  
CORPORATION

PROSPECTIVE PURCHASER/S  
SOLICITORS DETAILS

FIRM NAME

CONTACT NAME

CONTACT INFORMATION:  
PHONE / EMAIL / ADDRESS

### **NON-BINDING**

The Vendor and the Interested Party acknowledge that this is a non-binding Expression of Interest (EOI) and in submitting an EOI, the interested party as prospective purchaser of the Property also fully understands that the Vendor reserves the following rights:

The Vendor is not contractually bound in any way upon receipt of the EOI:

- To consider, prefer, accept or reject any EOI in its absolute discretion including the highest EOI made and without having to attribute reason or to be accountable in any way;
- To consider any EOI subject to any conditions;
- The Vendor is not bound to sell the Property to any interested party until a contract is executed by both the Purchaser and the Vendor;
- To negotiate with and sell the Property to any person, whether before or after the EOI closing date and whether or not that person has submitted an EOI;

- To defer the EOI closing date; and
- To withdraw the Property from sale at any time.

The Interested Party acknowledges that:

It has read the Information Memorandum for the Property, including all disclaimers contained in this Information Memorandum, and accepts all terms and conditions contained therein;

In deciding to submit this EOI, it has made its own enquiries in relation to the Property and has not relied on any material contained in the Information Memorandum or any representation or warranty made by or on behalf of the Vendor; and

It is responsible for meeting its own costs of submitting this EOI and participating in the sale process for the Property.

I/We understand that you will contact me/us to discuss this proposal and that no agreement to purchase will be binding on either the Vendor or Purchaser until documented by way of a formal executed Contract and signed by the parties to be bound.

IF AN INDIVIDUAL/S

DATE

SIGNED

PRINT NAME/S

WITNESS

IF AN CORPORATION

DATE

SIGNED

DIRECTOR

DIRECTOR /  
SECRETARY

# Special Conditions

*Please detail any other proposed conditions on a separate signed and attached page*

CONDITIONS

SIGNED

PRINT NAME/S

WITNESS



# AGENT PROFILES



**Greg Lewis**

Director

0418 776 855

glewis@blacksrealestate.com.au



**Ian McDonald**

Director

0455 083 383

imcdonald@blacksrealestate.com.au

Greg Lewis commenced working at Blacks Real Estate in 1990. Greg became a licensed real estate agent and partner in 1998 and became a licensed Auctioneer in 2000. Over this period of time Greg has sold to and acted for private sellers, companies, mortgagees, receivers and government departments for numerous types of real estate and projects.

Greg has been actively involved in the marketing and auctions for receivers and other sellers and has also worked and acted for Major Banks, Receivers, and the Queensland State Government. Greg is actively involved in the selling of commercial & industrial buildings, and development & englobe land sites.

A Chartered Accountant by profession, Ian has worked for Developers in Southeast Queensland undertaking financing and development delivery on projects from Canberra, Gold Coast, Brisbane through to Magnetic Island. Ian spent several years with the Stockwell Group reporting to Joint Venture Parties and running the financial function of the Development, Leasing and Property Management groups for their Residential Developments and Shopping Centres across Queensland.

Ian returned "home" to be the CFO for one of Mackay's largest Civil Contractors and Property Developer. Looking for a change Ian has teamed up with Greg and the Blacks Real Estate Commercial Team to sell and lease commercial, retail and industrial properties throughout the Mackay Region.



**BLACKS REAL ESTATE COMMERCIAL**

**THERE'S NO BETTER TEAM TO ENSURE YOU GET THE BEST RESULT.**

# BLACKS REAL ESTATE

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Blacks Real Estate has the local knowledge and an experienced team who can provide the service that is required to manage and market all aspects of Real Estate.

Blacks Real Estate is one of Queensland's oldest established Real Estate agencies, built on continued commitment, professionalism, honesty and integrity with a predominant position in the local market. At Blacks Real Estate we provide quality service and advice.

Blacks Real Estate (originally known as Henry L Black & Co.) was established in 1881 by Henry Black (Great Grandfather of Ian Black) at the premises of 75 Victoria Street, Mackay.

Blacks Real Estate is committed to a service which exceeds our client's expectations. We will be there for you until the day you settle and beyond. You can be confident that when you need help or advice, or need to discuss your property, we are just a phone call away.



# **DISCLAIMER**

\*means approximately

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Intending purchasers should satisfy themselves as to the accuracy and validity of the conclusions noted in any studies, statistical information or reports which are referred to in the Information by making their own studies and security their own reports as necessary;

No person is authorised to give Information other than the Information in this document or in another official brochure;

This document is not a recommendation with respect to the property and intending purchasers should seek their own independent financial advice;

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**BLACKS**  
REAL ESTATE  
Commercial





**MACKAY'S LEADING AGENCY SINCE 1881.**

43 Woods Street,  
Mackay QLD 4740

[commercial@blackrealestate.com.au](mailto:commercial@blackrealestate.com.au)

(07) 4963 2500



[www.blacksrealestate.com.au](http://www.blacksrealestate.com.au)

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