



ENGINEERING SERVICES REPORT

PROPOSED INDUSTRIAL DEVELOPMENT AT
254 ROCHEDALE ROAD, ROCHEDALE

FOR: 254 Rochedale Pty Ltd

Our Ref: S26-135



DOCUMENT INFORMATION

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This report has been prepared for 254 Rochedale Pty Ltd for the purpose of accompanying a development application to Brisbane City Council. This report must only be used by 254 Rochedale Pty Ltd for this purpose and must not be used or relied upon by any other person for any other purpose.

The assessment, conclusions or recommendations in this report are based on conditions encountered and information received at the time of preparing the report and may not be relied upon as site conditions or operations vary over time.

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1 INTRODUCTION

Westera Partners Pty Ltd has been commissioned by 254 Rochedale Pty Ltd to prepare an Engineering Services Report for the proposed mixed use development to be constructed at 254 Rochedale Road, Rochedale.

The proposed development comprises the construction of 92 industrial units and associated driveway access, landscaped areas and all infrastructure required to service the site.

This report documents how the proposed development will be serviced by the necessary infrastructure in accordance with Brisbane City Council (BCC) requirements.

2 SITE DESCRIPTION

2.1 Location and Land Use

The site of the proposed development is located at 254 Rochedale Road, Rochedale, also known as Lot 1 on RP127005. The proposed development area is 20.358 Ha and is currently improved with a rural residential dwelling. The site currently falls north-east towards the neighbouring properties at approximately 9.0% grade.

The site is bound by Rochedale Road to the west and rural residential properties to the north, south and east. Refer to Figure 1 for the site location.



Figure 1 - Indicative Site location (NearMap, 2026)

3 BACKGROUND

It should be noted that there is an existing MCU approval for a mixed use development over the subject site (A006035781). The existing servicing strategy has been reviewed and is intended to generally be maintained to suit the revised industrial scheme as explored in the following sections of this report.

4 EXTERNAL ROADWORKS

The proposed development will be accessed from Rochedale Road via two standard crossovers located on the western boundary. The southern crossover will be only for left in/left out movements. Rochedale Road is currently unformed to rural standard only and the development will require a CHR treatment for vehicles entering the northern crossover. UpRefer to separate traffic report for further information on the proposed road upgrades and intersection treatment.

5 STORMWATER DRAINAGE

Stormwater drainage for the proposed development shall ensure no adverse impacts on upstream, downstream or adjoining properties. The runoff from the development site under existing conditions sheet flow to the north and north-east as sheet flow to the neighbouring property.

The proposed lawful point of discharge for the development shall be the existing waterway to the north with a new stormwater outlet to be constructed on the downstream side of the existing Rochedale Road culvert crossing. New on-site stormwater infrastructure shall be constructed to direct stormwater to the lawful point of discharge via stormwater extension within Rochedale Road to ensure no adverse impacts on adjacent properties.

Stormwater attenuation is not considered to be required for the development site as it will not rely on any existing underground infrastructure.

According to the Brisbane City Council's Stormwater Code (refer Appendix A), the site is classified as a 'high-risk' development as the site exceeds 2,500m² in area. Formal stormwater quality treatment is therefore required and is proposed to be provided via proprietary stormwater treatment devices.

Refer to detailed Stormwater Report prepared by Westera Partners Pty Ltd for further information.

All stormwater works shall be in accordance with Brisbane City Council's Stormwater Code (refer to Appendix A) and the Infrastructure Design Code (refer to Appendix B).

6 FLOODING

The Brisbane City Council (BCC) FloodWise Property Report indicates that the properties are not subject to flooding from any sources.

7 PRELIMINARY EARTHWORKS

Earthworks are proposed to occur across the majority of the site to facilitate building pads for each unit, access driveway and the proposed basement carpark. Acid sulphate soils are not expected to be encountered as all site levels are well above 20.0m AHD.

All retaining and basement retention shall be to structural/geotechnical engineers' details and to BCC planning scheme requirements.

Final Earthworks volumes and extents will be confirmed during detailed design.

An erosion and sediment control management plan will be undertaken at the detailed design phase. In accordance with IECA requirements.

8 SEWER RETICULATION

Urban Utilities mapping indicates that the site is not currently connected to sewerage infrastructure. The nearest infrastructure to the subject site is located within 184 Gardner Rd, Rochedale (Lot 102 SP226721) approximately 850m to the west of the development site. It is understood a number of other developers are in the process of delivering an extension to the sewerage reticulation infrastructure along the unformed Farley Road reserve. The development will require a DN160 property connection connected to UU sewer. It will therefore be required to liaise with UU to deliver either all or part of the required extension to bring reticulation infrastructure to the 254 Rochedale Road frontage.

All sewer reticulation works shall be in accordance with Urban Utilities standards and specification and the SEQ Water and Sewerage Code.

A separate water and sewer connection application shall be lodged to Urban Utilities for water and sewer connection approval.

9 WATER RETICULATION

The existing water infrastructure within proximity to the site consists of a 150mm AC reticulation water main within the development side verge as well as a DN315 trunk water main within the opposite verge. It is assumed the existing dwelling is currently serviced by a small-diameter water service connected to the 150mm reticulation main. As part of the water service works for the proposed development, the existing water service will be sealed off at the main and a new connection will be installed from the 150mm AC water reticulation main to provide a water service and fire coverage to the proposed development. The final size of this service will be detailed at the project's design phase to suit the hydraulic demand. Refer to Appendix F for further information regarding the proposed water works.

All water reticulation works shall be in accordance with Brisbane City Council's Infrastructure Design Code (refer Appendix B), Urban Utilities (U.U.) standards and specifications and the SEQ Water and Sewerage Code.

A separate water and sewer connection shall be lodged to UU for the water and sewer connection approval.

10 GAS, ELECTRICITY & COMMUNICATIONS

All information in this section has been compiled using Dial Before You Dig search information.

Gas

BYD searches have identified that there is no nearby existing gas infrastructure within the vicinity of the subject site.

Electricity

BYD searches indicate there is overhead electrical infrastructure within Rochedale Road.

Any design and connection details are to be done by suitably qualified persons.

Communications

NBN/TELSTRA services have been identified on BYD maps within the road verge of Rochedale Road.

Refer Appendix E for DBYD search results.

11 CONCLUSION

This engineering services report establishes how the proposed development can be adequately serviced by the existing sewer, stormwater, water and other services infrastructure adjacent the site.

The proposed lawful point of discharge for the development shall be the existing waterway to the north of the subject site with a new outlet to be installed downstream of the existing Rochedale Road culvert. Stormwater detention is not considered to be required with stormwater quality to be addressed via the provision of proprietary treatment devices.

The subject site is not currently connected to sewerage. A sewer reticulation extension will need to be provided to the subject site to provide the site with a DN160 sewer property connection. It is understood a number of other developers in the area are looking at completing some or all of the required extension so further liaison should be undertaken with UU.

A new water service shall be constructed from the existing main within Rochedale Road to service the proposed development. The existing water service shall be sealed at the main, and any redundant water meters shall be removed.

Earthworks are to occur over the proposed development to establish the proposed building pads, access driveways and basement carpark. Acid sulphate soils are not expected to be encountered during site excavation works.

Final details regarding sewer, stormwater, water and other services will be finalised during the detailed design stage.



12 APPENDICES

Appendix A – Stormwater Code

Stormwater Code

Performance Outcomes	Acceptable Outcomes	Proposal
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters; (c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	The proposed development is not expected to adversely impact the surrounding properties.
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	The proposed stormwater management system complies. See separate SWMP by Westera Partners Pty Ltd for details.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage	The location of stormwater drainage complies. See separate SWMP by Westera Partners Pty Ltd for details.

Performance Outcomes	Acceptable Outcomes	Proposal
proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	reserve, public pathway, park or waterway corridor.	
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	The proposed lawful point of discharge complies. See separate SWMP by Westera Partners Pty Ltd for details.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	The proposal complies, easements have been indicated over all the stormwater infrastructure.
P04 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	The proposed stormwater conveyance system will safely convey flows in accordance with the Infrastructure Design Planning Scheme Policy. See separate SWMP by Westera Partners Pty Ltd for details.
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.
P05 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	AO5 Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	Not applicable.
P06 Development ensures that location and design of stormwater detention and water	AO6.1 Development locates stormwater detention and water quality treatment:	The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.

Performance Outcomes	Acceptable Outcomes	Proposal
quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	(a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.	
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	See separate SWMP by Westera Partners Pty Ltd for details.
PO7 Development is designed, including any car parking areas and channel works to: (a) reduce property damage; (b) provide safe access to the site during the defined flood event.	AO7.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	The proposal complies.
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	The proposed vehicle access complies.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	AO8.1 Development ensures natural waterway corridors and drainage paths are retained.	N/A
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its	N/A

Performance Outcomes	Acceptable Outcomes	Proposal
	potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	N/A
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	N/A
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	See separate SWMP by Westera Partners Pty Ltd for details.
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO10 No acceptable outcome is prescribed.	Effective stormwater management system is proposed. See separate SWMP by Westera Partners Pty Ltd for details.

Performance Outcomes	Acceptable Outcomes	Proposal
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-slope development; (c) implication for adjacent and down-slope development.	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	No adjacent properties require an upslope property connection as part of this proposal. See separate SWMP by Westera Partners Pty Ltd for details.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Priority infrastructure plan and the standards in the Infrastructure design planning scheme policy.	Any undersized infrastructure will be upgraded in compliance with the Priority Infrastructure Plan and the standards in the Infrastructure Design Planning Scheme Policy. See separate SWMP by Westera Partners Pty Ltd for details.
PO12 Development provides stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) can be safely accessed and maintained cost effectively; (c) ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.
	AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of	AO13 No acceptable outcome is prescribed.	As the site scored a high risk level in the BCC erosion hazard assessment an erosion and sediment control plan will be developed and implemented to ensure that the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping will be managed appropriately. See separate SWMP by Westera Partners Pty Ltd for details.

Performance Outcomes	Acceptable Outcomes	Proposal
stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.		
PO14 Development ensures that: (a) unnecessary disturbance to soil, waterways or drainage channels is avoided; (b) all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	As the site scored a high risk level in the BCC erosion hazard assessment an erosion and sediment control plan will be developed and implemented to ensure compliance. See separate SWMP by Westera Partners Pty Ltd for details.
PO15 Development does not increase: (a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; (b) run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	As the site scored a high risk level in the BCC erosion hazard assessment an erosion and sediment control plan will be developed and implemented to ensure compliance. The proposal complies. See separate SWMP by Westera Partners Pty Ltd for details.
Section B—Additional criteria which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m ² of land that: (i) will result in an impervious area greater than 25% of the net developable area; or (ii) will result in 6 or more dwellings. (b) reconfiguring a lot for an urban purpose that involves greater than 2,500m ² of land and will result in 6 or more lots; (c) operational work for an urban purpose which involves disturbing greater than 2,500m ² of land.		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the <i>Environmental Protection Act 1994</i> . Note—Compliance with the performance	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	The proposed development complies; the stormwater management system is designed in compliance with the standards as per the planning scheme.

Performance Outcomes	Acceptable Outcomes	Proposal
outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.		
PO17 Development ensures that: (a) the discharge of wastewater to a waterway or external to the site is avoided; or (b) if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.	AO17 No acceptable outcome is prescribed.	The proposed development complies, the development does not discharge wastewater to a waterway or external to the site.



Appendix B – Infrastructure Design Code

Infrastructure Design Code

Performance Outcomes	Acceptable Outcomes	Response
PO1 Development provides roads, pavement, edging and landscaping which: (a) are designed and constructed in accordance with the road hierarchy; (b) provide for safe travel for pedestrians, cyclists and vehicles; (c) provide access to properties for all modes; (d) provide utilities; (e) provide high levels of aesthetics and amenity, improved liveability and future growth; (f) provide for the amelioration of noise and other pollution; (g) provide a high-quality streetscape; (h) provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO1 Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	The proposal complies. Any additional works or alterations can be conditioned.
PO2 Development provides road pavement surfaces which: (a) are well designed and constructed; (b) durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	The proposal complies. Any additional works or alterations can be conditioned.

Performance Outcomes	Acceptable Outcomes	Response
all-weather access; (d) allows for reasonable travel comfort.		
PO3 Development provides a pavement edge which is designed and constructed to: (a) control vehicle movements by delineating the carriageway for all users; (b) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	The proposal complies. Any additional works or alterations can be conditioned.
PO4 Development provides verges which are designed and constructed to: (a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; (b) provide a sufficient area for public utility services; (c) be maintainable by the Council.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Existing verge profile to be maintained where adequate. Standard verge profile to be provided as required.
PO5 Development provides a lane or laneway identified in a neighbourhood plan which: (a) allows equitable access for all modes; (b) is safe and secure; (c) has 24-hour access; (d) is a low-speed shared zone environment; (e) has a high-quality streetscape.	AO5 Development provides a lane or laneway identified in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable, no laneway construction proposed.
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: (a) an effective, high-quality paved roadway; (b) an effective, high-quality roadway kerb	AO6 Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: (a) concrete kerb and channel;	The proposal complies.

Performance Outcomes	Acceptable Outcomes	Response
and channel; (c) safe, high-quality vehicle crossings over channels and verges; (d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; (e) safe vehicle access to the site that enables ingress and egress in a forward gear; (f) provision of and required alterations to public utilities; (g) effective drainage; (h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	(b) forming and grading to verges; (c) crossings over channels and verges; (d) a constructed bikeway; (e) a constructed verge or reconstruction of any damaged verge; (f) construction of the carriageway; (g) payment of costs for required alterations to public utility mains, services or installations; (h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.	
PO7 Development provides both cycle and walking routes which: (a) are located, designed and constructed to their network classification (where applicable); (b) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; (c) provide safe and comfortable access to properties for pedestrians and cyclists; (d) incorporate water sensitive urban design into stormwater drainage; (e) provide for utilities; (f) provide for a high level of aesthetics and amenity, improved liveability and future growth; (g) are a low-maintenance asset with a minimal whole-of-life cost; (h) minimise the clearing of significant native vegetation.	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	Works can be conditioned if required.

Performance Outcomes	Acceptable Outcomes	Response
Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	Development complies.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	Development complies.
PO9 Development ensures that: (a) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; (b) the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	Development will comply. See Engineering Services Report by Westera Partners Pty Ltd for details.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	Development will comply. See Engineering Services Report by Westera Partners Pty Ltd for details.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	AO10.1 Development provides public utilities and street lighting which are located and aligned to: (a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; (b) minimise earthworks; (c) avoid crossing waterways, waterway corridors and wetlands or if a crossing is	Existing street lighting evident along site frontage. Any additional works can be conditioned.

Performance Outcomes	Acceptable Outcomes	Response
	unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	Existing street lighting evident along site frontage. Any additional works can be conditioned.
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	Existing street lighting evident along site frontage. Any additional works can be conditioned.
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with the following services to the standards of the approved supplier: (a) electricity; (b) telecommunications services; (c) gas service where practicable.	Development will comply. See Engineering Services Report by Westera Partners Pty Ltd for details.
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	AO12 Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: (a) the additional expense is unlikely to be prohibitive; or (b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or (c) there is a clear gap in the	Works can be conditioned.

Performance Outcomes	Acceptable Outcomes	Response
	telecommunications network; or (d) there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: (a) is provided commensurate with the status and scale of the proposed development; (b) is sited and designed: (i) as an integrated part of the project design; (ii) as conceptually relevant to the context of the location; (iii) to reflect and respond to the cultural values of the community; (iv) to promote local character in a planned and informed manner.	AO13 Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	Works can be conditioned.
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: (a) at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; (b) which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	Works can be conditioned.

Performance Outcomes	Acceptable Outcomes	Response
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	No community facilities are proposed
PO16 Development provides public toilets which: (a) are required as part of a community facility or park; (b) are located, designed and constructed to be: (i) safe; (ii) durable; (iii) resistant to vandalism; (iv) able to service expected demand; (v) fit for purpose.	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	No public toilets are proposed
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: (a) safe movement of intended users; (b) an attractive appearance appropriate to the general surroundings and any adjacent structures; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	No bridges, tunnels or water access structures proposed. All structural elements will be designed by an RPEQ to the relevant standards

Performance Outcomes	Acceptable Outcomes	Response
policy.		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the general surroundings; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) future widening; (g) current and future services; (h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	The design of the culverts to convey the overland flow through site shall comply with the Infrastructure Design Planning Scheme Policy.
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) minimal water seepage.	AO19 Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	All batters and retaining walls shall comply. No river or sea walls proposed.

Performance Outcomes	Acceptable Outcomes	Response
Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
If for development with a gross floor area greater than 1,000m²		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	AO20 Development ensures that during construction: (a) the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; (b) adjoining and surrounding landscaping is protected from damage; (c) safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	The development will comply.
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance	AO21.1 Development ensures that demolition and construction: (a) only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) do not occur over periods greater than 6 months.	Construction will take place within normal work hours. Construction is not expected to take longer than 6 months.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	An acceptable solution can be achieved through the implementation of a management plan for the control of dust and emissions throughout the earthworks period, until such time as the site is deemed

Performance Outcomes	Acceptable Outcomes	Response
with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.		rehabilitated.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	Asbestos materials are not expected to be encountered.
PO22 Development ensures that: (a) construction and demolition do not result in damage to surrounding property as a result of vibration; (b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	A noise management report can be prepared for the development at the detailed design phase.
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
PO23 Development ensures that fire hydrants are: (a) installed and located to enable fire services to access water safely, effectively and efficiently; (b) suitably identified so that fire services can locate them at all hours.	AO23.1 Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.	The proposal complies.
	AO23.2 Fire hydrants are identified by: (a) raised reflectorised pavement markers	The proposal complies.

Performance Outcomes	Acceptable Outcomes	Response
	(RRPM) on sealed roads; marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	The proposal complies.
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25 No acceptable outcome is prescribed.	N/A
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: (a) avoid safety risks to people or property; (b) minimise noise and visual impacts to people and property; (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	AO26 No acceptable outcome is prescribed.	N/A



Appendix C – Filling and Excavation Code

Filling and Excavation Code

Performance Outcomes	Acceptable Outcomes	Response
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	The proposal complies.
PO2 Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	The proposal complies: • All retaining walls are to be wholly contained within the site. • Any retaining walls exceeding 1.0m in height shall be designed by RPEQ.
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	Any retaining walls exceeding 1.0m in height shall be designed by RPEQ.
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	Retaining wall finishes to Architects' specification as to not impact on the visual amenity for adjoining properties.

Performance Outcomes	Acceptable Outcomes	Response
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble or debris.	All required fill can be sourced from clean external sources.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3 Development ensures that a rock anchor: (a) is constructed in accordance with the standards in the Infrastructure design planning scheme policy; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	N/A
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	The proposal complies.
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO5 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	The proposal complies.
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's	AO6 No acceptable outcome is prescribed.	No open drainage works detailed

Performance Outcomes	Acceptable Outcomes	Response
publication Natural channel design guidelines.		
PO7 Development for filling or excavation: (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	A07.1 Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	Water quality treatment is to be managed via proprietary treatment devices.
	A07.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	An erosion and sediment control plan shall be prepared at the detailed design phase.
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	A08.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	An acceptable solution can be achieved through the implementation of a management plan for the control of dust and emissions throughout the earthworks period, until such time as the site is deemed rehabilitated.
	A08.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Construction will take place within normal work hours.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.D, Table 9.4.3.3.E, Table 9.4.3.3.F and Table 9.4.3.3.G. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	A09 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	A noise management report can be prepared for the development at the detailed design phase.
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits	A010 Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks;	Trucks utilised for the import/export of earth for the site can be conditioned to use a route that is acceptable to council.

Performance Outcomes	Acceptable Outcomes	Response
environmental nuisance impact on adjacent land.	(b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	Traffic management to be addressed as part of the construction management plan.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11 Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.	A geotechnical report shall be commissioned to inform detailed design. If contaminated land is found or if the site is on a contaminated land register then no excavation shall be undertaken unless an appropriate management plan is prepared to the satisfaction of Council. All fill can be sourced from clean external sources
PO12 Development provides for: (a) landscaping for water conservation purposes; (b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.1 Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	Landscape design will follow appropriate standards
	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	Landscape design and maintenance will follow appropriate standards
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	The proposal complies.
PO13 Development ensures cutting and filling	AO13 Development does not involve the creation of	No canals or artificial waterways proposed.

Filling and Excavation Code

Performance Outcomes	Acceptable Outcomes	Response
For the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	canals or artificial waterways.	



Appendix D –Brisbane City Council Flood Check Property Report

FloodWise Property Report

254 ROCHEDALE RD, ROCHEDALE 4123
Lot 1 on RP127005



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in **Brisbane City Plan 2014**, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) web page. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

 **Combined** 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014. Read more about [Brisbane City Plan 2014](#).



Brisbane City Council | Includes material © State of Queensland (Department of Natural Resources and Mines, M... Powered by Esri

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at brisbane.qld.gov.au/beprepared
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about [planning and building](#) in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in [Council's planning scheme](#).

Flood planning areas (FPA)		
River	Creek / waterway	Overland flow
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review [Council's Flood Planning Provisions](#).

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's [planning scheme](#).

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Property development flags

Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site.

For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. [Find more information here.](#)

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (excluding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes include:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdains any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.



Appendix E – Dial Before You Dig Information

[Review responses online](#) ↗



Received 7 of 7 responses
All responses received

254 Rochedale Road, Rochedale QLD 4123

Job dates
30/07/2026 → 31/07/2026

These plans expire on
27 Aug 2026

Lodged by
Edoardo Baroni

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (90073)	Received	4
🏠 Brisbane City Council	Received	14
🏠 Energex QLD	Received	18
🏠 NBN Co Qld	Received	60
🏠 Optus Qld	Received	76
🏠 Queensland Urban Utilities	Received	91
🏠 Telstra QLD FA	Received	96

Contact Details

Contact	Contact number	Company	Enquirer ID
Edoardo Baroni	0434 320 379	Westera Partners	3538054
Email	Address		
edoardob@westerapartners.com.au	Unit 27 13 Norval Court Maroochydore QLD 4558		

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
30/07/2026	30/07/2026	31/07/2026	Private	Design	Private	Planning & Design



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
Westera Partners	254 Rochedale Road Rochedale QLD 4123	-

Your Responsibility and Duty of Care

- Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
276976155	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
276976151	Brisbane City Council	(07) 3403 8888	NOTIFIED
276976154	Energex QLD	13 12 53	NOTIFIED
276976149	NBN Co Qld	1800 687 626	NOTIFIED
276976150	Optus Qld	1800 505 777	NOTIFIED
276976153	Queensland Urban Utilities	13 26 57	NOTIFIED
276976152	Telstra QLD FA	1800 653 935	NOTIFIED

END OF UTILITIES LIST



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.



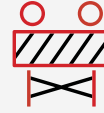
Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.



Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



Protect

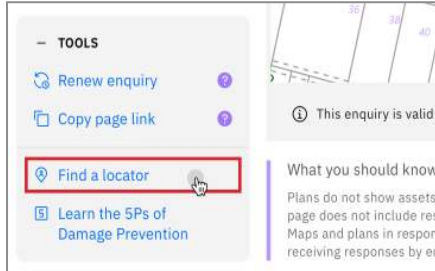
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



GET QUOTE

Use iseeplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

Use iseeplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BOOK NOW

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

Referral
276976155

Member Phone
1800 085 628

Responses from this member

Response received Thu 30 Jul 2026 12.47pm

File name	Page
Response Body	5
276976155.pdf	6

PLEASE NOTE: This is an automated response. Please **DO NOT REPLY to this email.** If you require further information in relation to this Before You Dig response, please contact

BYDA_APA@apa.com.au

Enquiry Details:

Impact	not affected
Sequence Number	276976155
Enquirer Id	3538054
Activity	Planning and Design
Job Number	53833328
User Reference	Westera Partners
Message	

Site Details:

Address	254 Rochedale Road Rochedale QLD 4123
---------	---

Enquirers Details:

Contact	Edoardo Baroni
Company	Westera Partners
Email	edoardob@westerapartners.com.au
Phone	+61434320379
Address	Unit 27 13 Norval Court Maroochydore QLD 4558

APA Group

APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	30/07/2026
Sequence number	276976155
Work site address	254 Rochedale Road Rochedale QLD 4123



Enquiry Date: 30/07/2026
Enquirer: Edoardo Baroni
Sequence Number: 276976155
Work Site Address: 254 Rochedale Road
Rochedale
QLD 4123

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are NO Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.



2. Prepare

- Electronically locate gas assets and mark locations.
- Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.



3. Pothole

- Not applicable where no gas assets present.



4. Protect

- Not applicable where no gas assets present.



5. Proceed

- Only proceed with your work once you are confident no gas assets are located in vicinity to your work location.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates* apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking</i>	

Contact APA – Before You Dig officer for state specific hours of business.

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

Site 254 Rochedale Road
Address: Rochedale
QLD 4123

Sequence 276976155
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

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- **For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.**
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide '**Working Safely Near Gas Lines: A DIY Homeowner's Guide**' which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au



Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets



Referral
276976151

Member Phone
(07) 3403 8888

Responses from this member

Response received Thu 30 Jul 2026 12.48pm

File name	Page
Response Body	15
ASSET 276976151.pdf	16

Attention: Edoardo Baroni

Thank you for your enquiry with Brisbane City Council's Before You Dig service.

Job Number: 53833328
Sequence Number: 276976151

The attached .PDF file contains the location of Council's relevant services for your requested location. If you are having trouble viewing these files, it is recommended you upgrade your version of Adobe Reader. You can download the latest version of Adobe Reader for free at <http://get.adobe.com/reader/>

If you require more information, Council offers a convenient online mapping subscription service containing additional services data. The online service offers a wide variety of spatial information suitable for searches over large areas, including information previously available only by visiting Council's Customer Service Centres.

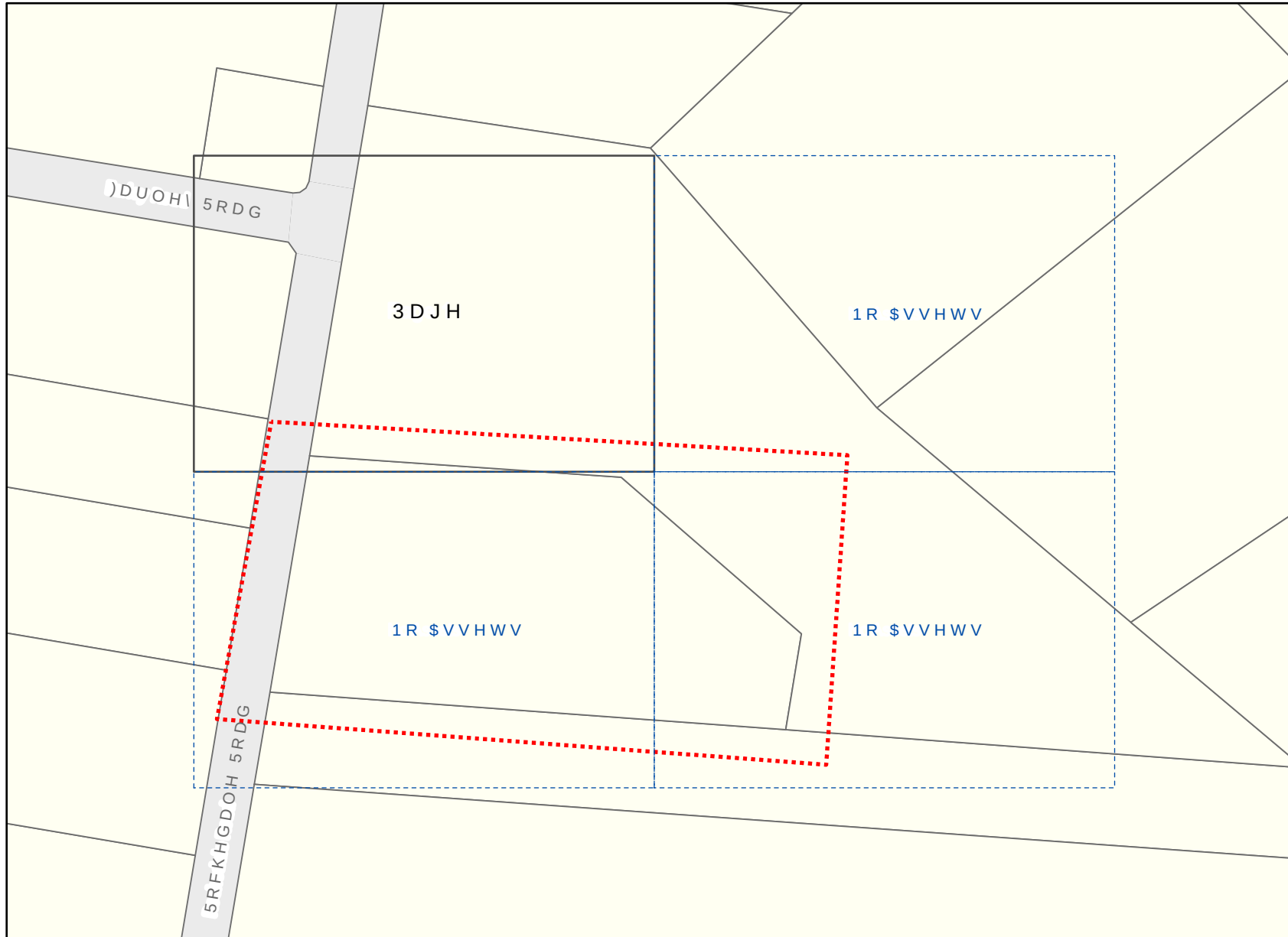
For more information on Council's online mapping services, visit <http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-and-tools/online-tools/ebimap/index.htm>

Kind regards,

Brisbane City Council
Before You Dig



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Referral
276976154

Member Phone
13 12 53

Responses from this member

Response received Thu 30 Jul 2026 12.49pm

File name	Page
Response Body	19
276976154 - Energex Plan.pdf	22
Energex BYDA Terms and Conditions.pdf	24
Working Near Overhead and Underground Electric Lines.pdf	29

Assets found

Before You Dig Australia (BYDA) Request

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

The attached Plan details ENERGEX's Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

You:	BYDA Enquiry No:
Edoardo Baroni	276976154
Company:	Date of Response:
Westera Partners	30 Jul 2026
Search Location:	Period of Plan Validity:
254 Rochedale Road Rochedale, QLD 4123	4 Weeks
External Comments (if any):	

WARNING: When working in the vicinity of Energex's Assets You have a legal Duty of Care that must be observed.

It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground Assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.
7. You are responsible for any damage to underground Assets caused by works pursuant to or in any way connected with this BYDA Request.

8. In addition to underground cables marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Networks (MEN) conductors, Single Wire Earth Return (SWER) Substation Earth Conductors, Air Break Switch (ABS) Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from ENERGEX mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
9. To locate underground assets, independent Certified Locators may be sourced using the 'Find a Locator' tool available within the BYDA enquiry response on the BYDA website.
10. The ENERGEX Before You Dig Australia (BYDA) information map(s) provide the vicinity of underground cable and will not be adequate for conveyancing purposes. A Request for Search (Property Search) can be arranged through ENERGEX.
11. The attached plans are only valid for a period of four weeks from receipt. If excavation does not commence within four weeks, a new plan should be obtained.
12. The ENERGEX BYDA map (named maps.pdf) may contain shaded area(s), indicating the location of planned work(s). Should You find planned works that You believe may affect Your planned work(s), please contact the ENERGEX BYDA team on the details listed below.
13. ENERGEX may contact You to discuss Your proposed excavation in the vicinity of feeders identified on the attached plan(s).
14. Do not access Assets, for example, conduits, cables, pits or cabinets.
15. Your work will need to comply with:
 - [Working near overhead and underground electric lines - Electrical safety code of practice 2020](#)
 - [Managing Electrical Risk in Workplace Electrical Safety Code of Practice \(2013\)](#)
 - [Excavation Work Code of Practice \(2021\)](#)

NOTE: Where Your proposed work location contains Energex 33kV or greater Underground cables please access the [Energex before you dig Website](#) for more information.

General enquiries (7:00am - 5:30pm Mon to Fri) **13 12 53**

Life threatening emergencies only triple zero (000) or **13 19 62**

To re-submit or change the nominated search area please visit [BYDA.com.au](https://www.bйда.com.au)

E: custserve@energex.com.au

E: byda@energyg.com.au

ABN: 40 078 849 055



Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp 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.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)

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OVERVIEW

- 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

\$6 &DWHJRUI 3' 30"

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 Substation

 Cable Marker

 Pit

 Pole

 Pillar

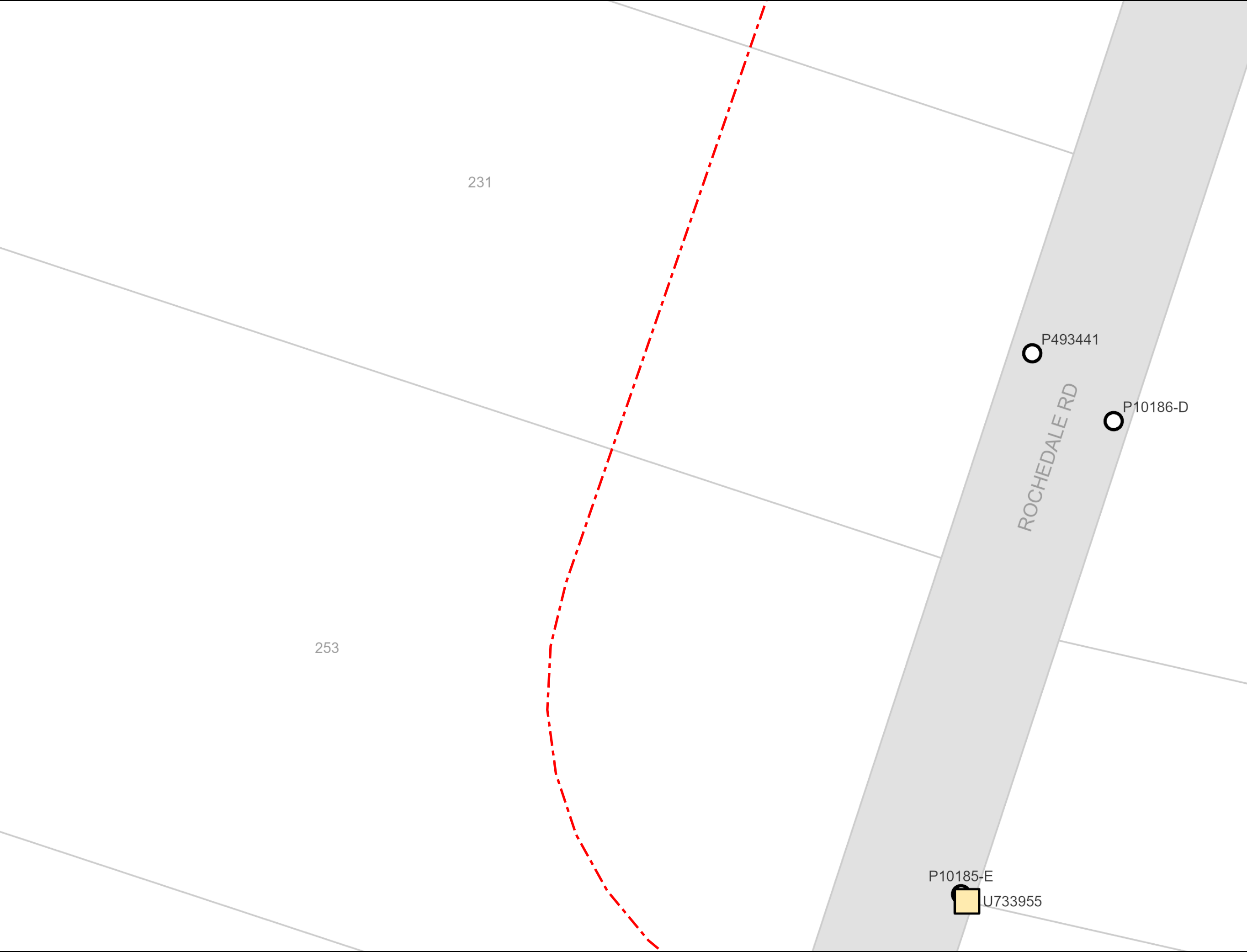
 LV Cable (up to 1kV)

 HV Cable (1kV – <33kV)

 HV Cable (33kV and over)

 Pit Boundary

 Planned Work Area



\$6 &DWHJRUI 3' 30'

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Responsibilities – (When Working in the Vicinity of Energex Assets)

Extreme care must be taken during non-mechanical or mechanical excavation as damage to Energex Assets can lead to injury or death of workers or members of the public. Assets include underground cables, conduits and other associated underground Asset used for controlling, generating, supplying, transforming or transmitting electricity.

In accordance with the Electrical Safety Act 2002, a Person Conducting a Business or Undertaking (PCBU) must ensure the person's business or undertaking is conducted in a way that is electrically safe. This includes:

- a) ensuring that all Assets used in the conduct of the person's business or undertaking are electrically safe;
- b) if the person's business or undertaking includes the performance of electrical work, ensuring the electrical safety of all persons and property likely to be affected by the electrical work; and
- c) if the person's business or undertaking includes the performance of work, whether or not electrical work, involving contact with, or being near to, exposed parts, ensuring persons performing the work are electrically safe.

In addition, a PCBU at a workplace must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line.

Workers and other persons must also take reasonable care for their own and other person's electrical safety. This includes complying, so far as is reasonably able, with any reasonable instructions given by Energex to ensure compliance with the [Electrical Safety Act 2002](#)

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055

To re-submit or change the nominated search area please visit BYDA.com.au



The following matters must be considered when working near Energex Assets:

The PCBU must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line (see section 68 of the [Electrical Safety Regulation 2013](#))

1. It is the responsibility of the architect, consulting engineer, developer and head contractor in the project planning stages to design for minimal impact and protection of Energex Assets.
2. It is the constructor's responsibility to:
 - a) Anticipate and request plans of Energex Assets for a location at a reasonable time before construction begins.
 - b) Visually locate Energex Assets by hand or vacuum excavation where construction activities may damage or interfere with Energex Assets.
 - c) notify Energex if the information provided is found to be not accurate or Assets are found on site that are not recorded on the Energex BYDA plans.
 - d) Read and understand all the information and disclaimers provided.

Note: A constructor may include but not limited to a PCBU, Designer, Project Manager, Installer, Contractor, Electrician, Builder, Engineer or a Civil Contractor

3. Comply with applicable work health and safety and electrical safety codes of practice including but not limited to:
 - a) Working near Assets – [Electrical safety codes of practice 2020](#)
 - b) Managing electrical risk in the workplace – [Managing Electrical Risks in the workplace Code of Practice 2021](#)
 - c) [Excavation work – Code of practice 2021](#)

IMPORTANT NOTES:

- As the alignment and boundaries of roadways with other properties (and roads within roadways) frequently change, the alignments and boundaries contained within Energex plans and maps will frequently differ from present alignments and boundaries "on the ground". Accordingly, in every case where it appears that alignments and boundaries have shifted, or new roadways have been added, the constructor should obtain confirmation of the actual position of Energex cables and pipelines under the roadways. In no case should the constructor rely on statements of third parties in relation to the position of Energex cables and pipelines. It is the applicant's responsibility to accurately locate all services as part of the design and/or prior to excavation.
- Energex does not provide information on private underground installations, including consumers' mains that may run from Energex mains onto private property. Assets located on private property are the responsibility of the owner for identification and location.
- Energex plans are circuit diagrams or pipe indication diagrams only and indicate the presence of Asset in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty; as such levels can change over time.
- All underground conduits are presumed to contain asbestos. Refer to the:
 - [Electrical safety codes of practice 2020](#)
 - [Model Code of Practice: How to manage and control asbestos in the workplace | Safe Work Australia](#)
 - [How to manage and control asbestos in the workplace code of practice 2021 \(Workplace Health and Safety Queensland \(WHSQ\)\)](#)
 - [How to safely remove asbestos code of practice 2021 \(WHSQ\)](#)
- Plans provided by Energex are not guaranteed to show the presence of above ground Assets.
- In addition to underground cables marked on attached plan there could be underground substation, underground earth conductors, Multiple Earthed Neutral(MEN) conductors, Single Wire Earth Return(SWER), substation Earth Conductors, ABS Earth Mats or Consumer Mains in the vicinity of private underground cables (inc. consumers' mains that may run from Energex mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
- Being aware of Your obligations including but not limited to [ss 304, 305] Excavation work— underground essential services information under the [Work Health and Safety Regulation 2011](#) , Chapter 6 Construction work, Part 6.3 Duties of person conducting business or undertaking. This includes but is not limited to taking reasonable steps to obtain the current information & providing this information to persons engaged to carry out the excavation work. For further information please refer to: - <http://www.legislation.qld.gov.au/LEGISLTN/SLS/2011/11SL240.pdf>
- Energex plans are designed to be printed in colour and as an A3 Landscape orientation.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055



Conditions – (When Working in the Vicinity of Energex Assets)

Records:

The first step before any excavation commences is to obtain records of Energex Assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by Energex must be made available to all construction groups on site. Where Asset information is transferred to plans for the proposed work, care must be exercised to ensure that important detail is not lost in the process.

Plans and or details provided by Energex are current for four weeks from the date of dispatch and should be disposed of by shredding or any other secure disposal method after use. A new BYDA enquiry must be made for proposed works/activities to be undertaken outside of the four-week period.

Energex retains copyright of all plans and details provided in connection with Your request.

Energex plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose.

On receipt of BYDA plans and before commencing excavation work or similar activities near Energex's Assets check to see that it relates to the area You have requested and carefully locate this Asset first to avoid damage. If You are unclear about any information contained in the plan, You must contact Energex on the General Enquiries number listed below for further advice.

Energex, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Energex against any claim or demand for any such loss or damage.

The contractor is responsible for all Asset damages when works commence prior to obtaining Energex plans, or failure to follow agreed instructions, or failure to demonstrate all reasonable measures were taken to prevent the damage once plans were received from Energex.

Energex reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its Assets, or other property.

NOTE: Where Your proposed work location contains Energex 33kV or greater Underground cables please access the [Energex BYDA website](#) for more information.

Location of Assets:

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to them. The exact location of Assets likely to be affected shall be confirmed by use of an electronic cable and pipe locator followed by **careful hand or vacuum excavation to the level of cable protection cover strips or conduits**. When conducting locations, please be aware that **no** unauthorised access is permitted to Energex Assets– including Pits, Low Voltage Disconnection Boxes, Low Voltage Pillars or High Voltage Link Boxes.

Hand or vacuum excavation must be used in advance of excavators. In any case, where any doubt exists with respect to interpretation of cable records, You must contact Energex on the General Enquires number listed below for further advice.

If the constructor is unable to locate Energex underground Assets within 5 metres of nominal plan locations, they must contact the Energex General Enquires number listed below for further advice.

If unknown cables or conduits (i.e. not shown on issued BYDA plans) are located during excavation:

1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energvyq.com.au

ABN: 40 078 849 055



Asset Installation Methods:

Energex Assets are installed with a variety of protection devices including:

1. Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
2. Concrete or PVC cover slabs
3. PVC, A/C or fibro conduit, fibre reinforced concrete, iron or steel pipe
4. Concrete encased PVC or steel pipe
5. Thin plastic marker tape
6. Large pipes housing multiple ducts
7. Multiple duct systems, including earthenware or concrete 2, 4, and 6-way ducts and shamrocks

Note: Some Assets are known to be buried without covers and may change depth or alignment along the route.

Excavating Near Assets:

For all work within 2.5 m of nominal location, the constructor is required to hand or vacuum excavate (pothole) and expose the Asset, hence proving its exact location before work can commence.

Cable protection cover strips shall not be disturbed. Excavation below these cover strips, or into the surrounding backfill material is not permitted.

Excavating Parallel to Assets:

If construction work is parallel to Energex cables, then hand or vacuum excavation (potholing) at least every 4m is required to establish the location of all cables, hence confirming nominal locations before work can commence. *Generally, there is no restriction to excavations parallel to Energex cables to a depth not exceeding that of the cable.* **Note: Cable depths & alignment may change suddenly.**

Separation from Assets:

Any service(s) must be located at the minimum separation as per the tables below:

Table 1. Minimum Separation Requirements for Underground Services Running Parallel with Energex Assets

(Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	250	100	500	*1000	500	1000	500
HV		300					
*Contact Energex/council to obtain specific separation distances							

Table 2. Minimum Separation Requirements for Underground Services Crossing Energex Assets

(Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV & HV	100	100	300	300	100

Where the above table does not list a separation requirement for a particular underground service then 300mm shall be used.

Excavating Across Assets:

The standard clearance between services shall be maintained as set down in Table 2 above. If the width or depth of the excavation is such that the Asset will be exposed or unsupported, then Energex shall be contacted to determine whether the Assets should be taken out of service, or whether they need to be protected or supported. In no case shall an Asset cover be removed without approval. An Asset cover may only be removed under the supervision of an Energex authorised representative. Protective cover strips when removed must be replaced under Energex supervision. Under no circumstances shall they be omitted to allow separation between Energex Assets and other services.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
 Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energvyq.com.au

ABN: 40 078 849 055



Heavy Machinery Operation Over Assets:

Where heavy "Crawler" or "Vibration" type machinery is operated over the top of Assets, a minimum cover of 450 mm to the cable protective cover mains must be maintained using load bearing protection whilst the machinery is in operation. For sensitive cables (i.e. 33 and 110kV fluid and gas filled cables), there may be additional constraints placed on vibration and settlement by Energex.

Directional Boring Near Assets:

When boring parallel to Assets, it is essential that trial holes are carefully hand or vacuum excavated at regular intervals to prove the actual location of the Asset before using boring machinery. Where it is required to bore across the line of Assets, the actual location of the Asset shall first be proven by hand or vacuum excavation. A trench shall be excavated 1m from the side of the Asset where the auger will approach to ensure a minimum clearance of 500mm above and below all LV, 11kV, 33kV & 110/132kV Asset shall be maintained.

Explosives:

Explosives must not be used within 10 metres of Assets, unless an engineering report is provided indicating that no damage will be sustained. Clearances should be obtained from Energex's Planning Engineer for use of explosives in the vicinity of Energex cables.

Damage Reporting:

All damage to Assets must be reported no matter how insignificant the damage appears to be. Even very minor damage to Asset protective coverings can lead to eventual failure of Assets through corrosion of metal sheaths and moisture ingress.

If any Damaged Asset is found:

1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

Solutions and Assistance:

If Asset location plans or visual location of Asset by hand or vacuum excavation reveals that the location of Energex Asset is situated wholly or partly where the developer or constructor plans to work, then Energex shall be contacted to assist with Your development of possible engineering solutions.

If Energex relocation or protection works are part of the agreed solution, then payment to Energex for the cost of this work shall be the responsibility of the, PCBU, principal developer or constructor. Energex will provide an estimated quotation for work on receipt of the PCBU's, developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide Energex with a written Safe Work Method Statement for all works in the vicinity of or involving Energex Assets. This Safe Work Method Statement should form part of the tendering documentation and work instruction. Refer Interactive Tool on Safe Work Australia site: [Interactive SWMS guidance tool - Overview \(safeworkaustralia.gov.au\)](https://www.safeworkaustralia.gov.au/interactive-swms-guidance-tool-overview)

Vacuum Excavations (Hydro Vac)

When operating hydro vac equipment to excavate in vicinity of Assets fitted with:

- Nonconductive (neoprene rubber or equivalent) vacuum (suction) hose
- Oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 Pound force per Square Inch (PSI).

Maintain a minimum distance of 200mm between end of pressure wand and underground electrical Assets. DO NOT insert the pressure wand jet directly into subsoil.

Ensure pressure wand is not directly aimed at underground electrical Assets (cables/conduits).

Safety Notices (Underground Work)

It is recommended that You obtain a written Safety Advice from Energex when working close to Energex Assets. For Safety Advice please contact custserve@energex.com.au

Further information on Working Safely around Energex Assets: [Working near powerlines | Energex](#)

Thank You for Your interest in maintaining a safe and secure Electricity Distribution network. Energex welcomes Your feedback on this document via email to byda@energyq.com.au.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit [BYDA.com.au](https://www.byda.com.au)

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055





Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

1. PURPOSE AND SCOPE

The purpose of this document is to set out the Electricity Entity requirements for anyone who may be contemplating working or operating plant near any Ergon Energy or Energex's overhead or underground electric lines.

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

Term	Definition
Applicant	A person contacting or submitting an application to the Electricity Entity for Safety Advice.
Authorised Person	For work near an electrical line, means a person who has enough technical knowledge and experience to do work that involves being near to the electrical line; and has been approved by the person in control of the electrical line (Electricity Entity) to do work near to the electrical line.
Authorised Person (Electrical)	An Electrical Mechanic or Electrical Linesperson (holding current Queensland Licence) working on behalf of an electrical contractor, an Electrical Contractor, or a person who holds an electrical mechanic licence and is performing work for the person or a relative of the person at premises owned or occupied by the person or relative, and accredited with the Electricity Entity who is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and / or switchboard.
Earthworks	Any digging, penetration or disturbance of ground including but not limited to post hole digging, excavating, trenching, directional boring, bore hole sinking, driving pickets/posts into ground, cut and fill, dam or levee bank construction, blasting.
Electricity Entity	Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below. <u>Energex:</u> • General Enquiries - ph 13 12 53 • Loss of Supply - ph 13 62 62 • Emergencies - ph 13 19 62 <u>Ergon Energy:</u> • General Enquiries - ph 13 74 66 • Loss of Supply - ph 13 22 96 • Emergencies - ph 13 16 70
Exclusion Zone	A safety envelope around an electric line as specified by the Electrical Safety Regulation 2013.
RPA (Drone)	Australia's safety laws for remotely piloted aircraft (RPA) / drones are defined under the Civil Aviation Safety Authority. Under this definition the use of RPA's are not classified as Operating plant (section 5.2) as prescribed in this document.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Term	Definition
Instructed Person	For an electrical line, means a person who is acting under the supervision of an Authorised Person for the electrical line.
Safety Advice	A written notice identifying the known electrical hazards at a specific site and advising the control measures required to be implemented by Responsible Person (person responsible for worksite) to reduce the likelihood of harm to person, plant or vehicle at site.
Safety Observer	A safety observer or “spotter”, for the operation of operating plant, means a person who: (a) observes the operating plant; and (b) advises the operator of the operating plant if it is likely that the operating plant will come within an exclusion zone for the operating plant for an overhead electric line. This is a person who has undergone specific training and is competent to perform the role in observing, warning and communicating effectively with the operator of the operating plant.
Untrained Person	For an electrical line, means a person who is not an Authorised Person or an Instructed Person for the electrical line.

3. REFERENCES

[Electrical Safety Regulation 2013](#): Part 5 - Overhead and Underground Electric Lines

[Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines](#)

[Work Health and Safety Act 2011](#)

[Work Health and Safety Regulation 2011](#)

Energex: [Safety Advice Request Form](#)

Ergon Energy: [Safety Advice Request Form](#)

Copies of the relevant Acts, Regulation and Codes of Practice and any other relevant legislation can be found on the Queensland Government web site - <https://www.worksafe.qld.gov.au/>.

Disclaimer

This document refers to various standards, guidelines, calculations, legal requirements, technical details and other information and is not an exhaustive list of all safety matters that need to be considered.

Over time, changes in industry standards and legislative requirements, as well as technological advances and other factors relevant to the information contained in this document, may affect the accuracy of the information contained in this document. Whilst care is taken in the preparation of this material, Energex and Ergon Energy do not guarantee the accuracy and completeness of the information. Accordingly, caution should be exercised in relation to the use of the information in this document.

To the extent permitted by law, Energex and Ergon Energy will not be responsible for any loss, damage or costs incurred as a result of any errors, omissions or misrepresentations in relation to the material in this document or for any possible actions ensuing from information contained in the document.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

4. ABOUT THIS GUIDE

This guide to working near the Electricity Entity network is designed to assist any person working, contemplating work or operating plant near any Electricity Entity overhead or underground electric lines to meet their duties under the Work Health and Safety Act 2011, Electrical Safety Act 2002, Electrical Safety Regulation 2013 and relevant Codes of Practice including Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines and help to identify the steps needed to ensure risks are minimised for all who work or are likely to be affected by the work in these situations.

“The Electrical Code of Practice 2020 Working Near Overhead and Under Ground Electric Lines” provides practical advice on ways to manage electrical risk when working near electric lines including the exclusion zones that apply. An electronic copy of this Code of Practice as well as, Electrical Safety Act and Regulation is available at the Queensland Government Electrical Safety Office web site at <https://www.worksafe.qld.gov.au/electricalsafety>. You should obtain a copy and read this material, to enable you to fully understand your obligations, and prospective means of complying with them.

4.1. Who does the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements apply to?

A person, worker or Person Conducting a Business or Undertaking (PCBU) at a workplace is required to comply with the Electricity Entity Requirements and the requirements of Electrical Safety Regulation 2013 Part 5 Overhead and Underground Electric Lines and Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines to ensure that no person, plant or thing comes within an unsafe distance (exclusion zone) of an overhead electric line. Compliance with these regulatory requirements is essential to reduce the risk of electric shock and contact with Electricity Entity electric lines and other assets which can have deadly consequences.

Examples of work activities where risk of person, plant or equipment coming near or into contact with overhead electric lines include but are not limited to:

- Pruning or felling trees or vegetation near overhead electric lines, including the service wire into a building.
- Carrying out building work, scaffolding or demolition adjacent to overhead electric lines.
- Painting fascia, replacing roofing, guttering or external cladding near service line point of entry to a building.
- Operating cranes, tip trucks, cane harvesters, elevated work platforms, fork lifts, grain augers, excavators, irrigators, etc near OH electric lines.
- Erecting or maintaining advertising signs or billboards near overhead electric lines.
- Dam or levee bank construction.

Examples of work activities that could involve risk of damage to underground cables or earthing systems include but are not limited to:

- Digging holes, excavating, sawing, trenching, under boring, sinking bore holes, earthworks or laying cables, pipes, etc or driving implements into the ground (e.g. star pickets, fence posts) near where underground cables or earthing systems may be located.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

4.2. Are you working or planning to work near overhead or underground electric lines?

Electrical Safety Regulation Section 68 requires that before carrying out any work at a workplace where there is a risk of any person, plant or thing encroaching the exclusion zone of overhead electric lines, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted and the necessary control measures implemented to minimise electrical safety risks to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines detail the Exclusion Zones that must be maintained.

4.2.1 Work near overhead electric lines

Where a risk assessment has been conducted and control measures implemented in accordance with requirement of Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements (this document) and it has identified that exclusion zones from overhead electric lines cannot be maintained, the person, worker or PCBU is then required to contact Electricity Entity and request written Safety Advice (refer Section 4.3 below).

The person, worker or PCBU shall be required to maintain exclusion zones until such times as the Electricity Entity has provided written Safety Advice.

A person, worker or PCBU would not be required to contact the Electricity Entity and request a written Safety Advice where their risk assessment and implemented control measures ensure that exclusion zones from overhead electric lines will be maintained throughout performance of work to be undertaken at a particular site.

4.2.2 Exclusion Zones

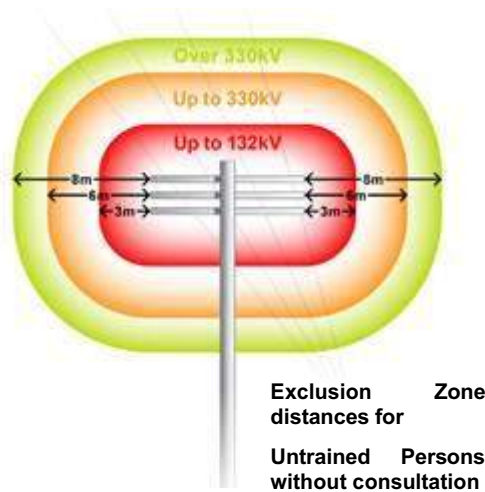
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

Exclusion zones keep people, operating plant and vehicles a safe distance from energised overhead lines.

You must keep yourself and anything associated with the work activity out of the exclusion zone (e.g. a safe distance) unless it is not reasonably practicable to do so; and the person conducting a business or undertaking complies with the requirements of Section 68(2) of the Electrical Safety Regulation in relation to:

- conducting a risk assessment.
- implementing control measures
- adhering to any requirements of an Electricity Entity responsible for the line

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



Exclusion Zone - Untrained Person (distances in mm)

Nominal phase to phase voltage of electric line	Untrained Person		
	Person	Operating Plant	Operating Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	1000	300
LV with NO consultation with Electricity Entity	3000	3000	600
LV With consultation with Electricity Entity	1000		
>LV up to 33 kV with NO consultation with Electricity Entity	3000		900
LV up to 33 kV with consultation with Electricity Entity	2000		
>33 kV up to 132 kV	3000	6000	2100
>132 kV up to 220 kV	4500		2900
>220 kV up to 275 kV	5000		
>275 kV up to 330 kV	6000		3400

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Exclusion Zone - Instructed Person and Authorised Person (distances in mm)

Nominal phase to phase Voltage of electric line	Instructed Person (IP) & Authorised Person (AP)		
	AP and IP	Operating Plant with Safety Observer or another Safe System of work	Operating of Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	No exclusion zone prescribed	No exclusion zone prescribed
LV	No exclusion zone prescribed	1000	600
>LV up to 33 kV	700	1200	700
>33 kV up to 50 kV	750	1300	750
>50 kV up to 66 kV	1000	1400	1000
>66 kV up to 110 kV		1800	
>110 up to 132	1200		1200
>132 kV up to 220 kV	1800	2400	1800
>220 kV up to 275 kV	2300	3000	2300
>275kV up to 330kV	3000	3700	3000

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

Before carrying out any earthworks at a location, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted, and the necessary control measures implemented to minimise the risk of damaging identified or unidentified underground electrical assets and to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements detail the requirement for work near underground electric lines.

4.3. Obtaining Safety Advice

To obtain written Safety Advice where identified as being required in Section 4.2.1 above, complete the Safety Advice Request Form which is accessible via the Electricity Entity website:

Energex: [Safety Advice Request Form](#)

Ergon Energy: [Safety Advice Request Form](#)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

On receipt, the Electricity Entity will contact the Applicant to advise date and time to meet at site to provide written Safety Advice. It is advisable to bring to the meeting your copy of the Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines (and Before You Dig Australia Plan for location of underground assets where required), as reference to this will be necessary during the meeting. Control measures provided by the Electricity Entity may incur a fee.

Failure to adhere to the Electrical Safety Regulation Section 68 requirements and mandatory control measures as documented on written Safety Advice as issued will result in written non-compliance advice being sent to the Electrical Safety Office.

Where this work is required to occur on a regular basis at a workplace, the PCBU may consider arranging to have one or more employees trained and subsequently accredited with the Electricity Entity as Authorised Persons.

4.4. Authorised Person and how to become one?

Under the Electrical Safety Regulation 2013, the exclusion zones for working near or operating plant or vehicles near exposed, low voltage or high voltage electric lines vary depending on whether a person is classed as an “Untrained Person”, “Authorised Person” or “Instructed Person”. An Authorised Person is permitted to carry out work closer to the electric lines than an Untrained Person (refer Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines Appendix B Exclusion Zones for Overhead Electric Lines).

To become an Authorised Person, the employer / self-employed person must first satisfy the “person in control” of the electric line, in this case the Electricity Entity, that their Applicants possess the required competencies. They must then apply in writing to Electricity Entity for approval.

Removal or replacement of LV service fuse to permit work on consumers’ mains, installation switchboard, consumer’s terminals or eliminate an exclusion that would exist requires the Electrical Mechanic to hold a current Queensland Electrical Mechanic Licence and perform the work in accordance with their documented safe system of work.

An ‘Authorised Person’ Electrical **must not**:

- a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;
- b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities’ electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved;
- c. replace a blown low voltage (**LV**) fuse after loss of supply to a customer’s connection;
- d. reinstate an LV service fuse that has been removed by Ergon Energy Network or Energex;
- e. alter, remove or relocate an Ergon Energy Network or Energex overhead LV service line or LV pillar connection;
- f. perform LV isolation within locked Ergon Energy Network or Energex assets;
- g. perform unauthorised work within locked Ergon Energy Network or Energex assets; or
- h. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An Authorised Person’ Electrical **is approved** to undertake the following activities:

- i. work on or near the point of attachment of Ergon Energy’s or Energex’s termination;
- j. remove and replace LV service fuses when required to isolate a service line to eliminate the exclusion zone around the LV service line, or to work on the Customer’s consumer mains or switchboard;
- k. isolate a Customer’s LV service line at an underground pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with electricity industry practices; or

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- I. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld)* for the operation of operating plant, after receiving appropriate training to perform the role.

An 'Authorised Person' Non-Electrical **must not**:

- a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;
- b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved; or
- c. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An 'Authorised Person Non-Electrical' **is approved** to undertake the following activities:

- d. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld)* for the operation of operating plant, after receiving appropriate training to perform the role.

Websites

Energex: [Authorised person | Energex](#)

Ergon Energy: [Authorised person | Ergon Energy](#)

4.5. Contacting Electricity Entity for Safety Advice or Authorised Person Enquiries

By phone: Call Electricity Entity on General Enquiries phone number:

Energex:

- General Enquiries - ph 13 12 53

Ergon Energy:

- General Enquiries - ph 13 74 66

By email

Authorised Persons: AuthorisedPerson@energyq.com.au

Safety Advice: SafetyAdvice@energyq.com.au

Websites

Energex: [Safety advice | Energex](#)

Ergon Energy: [Safety advice | Ergon Energy](#)

5. OVERHEAD ELECTRIC LINES

The following table sets out preparatory work options that may be required to be performed by the Electricity Entity (or electrical contractor where identified as being permitted who is an Authorised Person - Electrical) to assist a person, worker or PCBU in minimising the electrical safety risks of, encroaching within the exclusion zone or, contact with electric lines.

Category of work		Description	Costing arrangement
Safety Advice	Base information	Provide Safety Advice (Can only be performed by the Entity)	Nil cost to customer.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Category of work		Description	Costing arrangement
LV Service isolation	1. Isolation carried out by customer's electrical contractor	Isolation of overhead or underground service by removal of the service fuse(s). (Preferred option to isolate supply and eliminate the exclusion zone).	No involvement by the Electricity Entity. May be a cost charged by the customer's electrical contractor.
	2. Isolation carried out by Electricity Entity	Customer requested isolation of overhead or underground service by removal of the service fuse(s) or Customer requested physical disconnection and reconnection of overhead or underground service.	Cost to customer.
Insulation integrity verification	3. Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted	Verification of insulation integrity to classify as insulated service - Insulation integrity can only be verified at the time of inspection - visual inspection is required before confirmation in all cases. When service insulation integrity verified - no exclusion zone prescribed e.g. no contact permitted. (Can only be performed by the Entity)	Cost to customer.
Service replacement	4. Open wire service, service fuse(s) at house/building	Replacement of service with new XLPE service cable and service fuse(s) installed at origin (pole end) of service to allow isolation of service. Insulation integrity can be verified for new XLPE services at the time of installation - visual inspection is required before confirmation.	Nil cost to customer for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Category of work		Description	Costing arrangement
		Service installations where: a. the consumer's mains cannot be insulated and an exclusion zone must be maintained, and b. the service cannot be isolated at the service fuse. Service to be isolated by breaking the service cable connection to the LV mains at the pole. Service fuse(s) to be installed at origin (pole end) of service prior to reconnection.	Nil cost to customer for first disconnection and reconnection. Cost to customer for subsequent requests.
	5. All other service replacements	Customer requested replacement of existing service with new XLPE service cable to classify as insulated service, in lieu of isolation, to allow work close (no exclusion zone prescribed e.g. no contact permitted). Service fuse(s) to be installed at origin (pole end) of service.	Cost to customer for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.
Tiger Tails	Installation of Tiger Tails (for visual indication only - not for providing electrical insulation of LV mains)	Customer requested coverage of LV mains for visual indication only (not permitted on HV mains). The Entity may also fit tiger tails to LV service line for visual indication only.	Cost to customer.
Aerial Markers	Installation of aerial marker flags or rota markers (for visual indication only)	Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.	Cost to customer.
Switching	Customer requested switching	Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).	Cost to customer.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

5.1. Isolation of supply to customer installation to eliminate exclusion zone around LV service line

An Electrical Mechanic (holding current Queensland Licence) working on behalf of an electrical contractor and accredited with the Electricity Entity as an Authorised Person (Electrical) is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and/or switchboard. Isolation of the customer's LV service line by an Authorised Person (Electrical) is only permitted at an underground service pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with Electricity Industry practices e.g. from ground level using appropriate insulated tools, PPE and insulating mats. In those situations where the service fuse/circuit breaker is not located at supply end of the LV service, contact the Electricity Entity to arrange for Safety Advice where elimination of exclusion zone around LV service line is required.

Any controls used by the Authorised Person (Electrical) to identify and confirm isolation and ensure supply to the customer's installation is not inadvertently re-energised shall comply with Electrical Safety Regulation 2013 Section 14 and 15 requirements.

NOTE: The Authorised Person (Electrical) will not be permitted to replace a blown LV service fuse(s) after loss of supply to a customer's installation or to alter the Electricity Entity overhead LV services. The low voltage pole top service fuse shall only be removed by use of an approved, in test, insulated telescopic pole device while standing at ground level and wearing class 00 insulating gloves. At no time is it permissible for an Authorised Person (Electrical) to climb or work aloft on the Electricity Entity's poles or assets unless approved by the Electricity Entity.

5.2. Operating Plant

It can be extremely difficult for operating plant operators to see overhead lines and to judge distances from them. Contact with overhead lines can pose a risk of grounding live conductors and electrocution.

In many cases the likelihood of damage or injury can be reduced by setting up and operating the machinery well clear of overhead electric lines.

In situations where operating plant is operated by an Authorised Person or Instructed Person without a Safety Observer or another safe system, the exclusion zone requirements (refer Section 1) for an Untrained Person applies (refer Electrical Safety Regulation 2013 Schedule 2 or Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines).

For an Authorised or Instructed Person and their Operating Plant to approach overhead electric lines closer than the exclusion zone distances for an Untrained Person, a Safety Observer or another safe system shall be used. Refer to the Electrical Safety Regulation 2013 and the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines for exclusion zone distances for Authorised and Instructed Persons operating plant with a Safety Observer or another safe system.



Where a Safety Observer is used, the Safety Observer shall:

- Be trained to perform the role.
- Not be required to carry out any other duties at the time, and
- Not be required to observe more than one item of plant operating at a time, and
- Attend all times when the item of plant is operating.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Other control measures for operating plant may include, but are not restricted to:

- Constructing physical barriers or height warning indicators either side of the overhead electric line that are lower than the maximum travel height permissible without encroaching within the exclusion zone of the overhead electric line.
- Applying appropriate signage at least 8 to 10 m either side of overhead electric lines.
- Arrange for visual indicators such as Rota Markers, Tiger Tails or aerial markers to fitted to the overhead electric lines - only erected by the Electricity Entity (tiger tails are only permitted on LV mains).
- Ground barriers, where appropriate.
- Informing workers of required work practices.
- Ensuring operators are aware of the height and reach of their machinery in both stowed and working positions.
- Lowering all machinery to the transport position when relocating.
- Providing workers with maps or diagrams showing the location of underground and overhead electric lines, and
- Where possible, directing work away from overhead electric lines not towards them.

5.3. Scaffolding Requirements

The following information provided is for guidance only and shall be read in conjunction with the Electrical Safety Regulation 2013, Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and AS/NZS 4576:1995: Guidelines for Scaffolding.

Requirements shall be complied with where scaffolding is required to be erected within 4 m of nearby overhead electric lines:

- The scaffolding shall not be erected before contacting and obtaining Safety Advice from the Electricity Entity.
- Erection of scaffolding to comply with requirements of AS/NZS 4576:1995: Guidelines for Scaffolding.

The scaffolding can be either:

- nonconductive material scaffolding; or
- metallic scaffolding with solid nonconductive barriers (with no gaps, holes or cuts) securely fixed to the outside and/or top of the scaffolding to prevent encroachment within exclusion zones or contact with the energised mains.

Where scaffolding is erected within 3 m of nearby overhead electric lines:

- It shall be fitted with fully enclosed non-conductive solid barriers to prevent encroachment within exclusion zones or contact with the energised mains fully enclosed.
- The person required to erect and/or disassemble scaffolding as well as the required solid barrier affixed to the scaffolding should be an Authorised Person (approved in writing by the Electricity Entity - refer requirements of Section 1.4 of this Reference).
- A Safety Observer shall be used during performance of this work where there is a risk of encroachment within 3 m of nearby energised overhead electric lines for voltages up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical statutory clearances from overhead electric lines as set out in Electrical Safety Regulation 2013 Schedule 4.
- Persons are not permitted to go outside of or climb on top of the solid barrier fixed on the outside and/or top of the scaffolding.

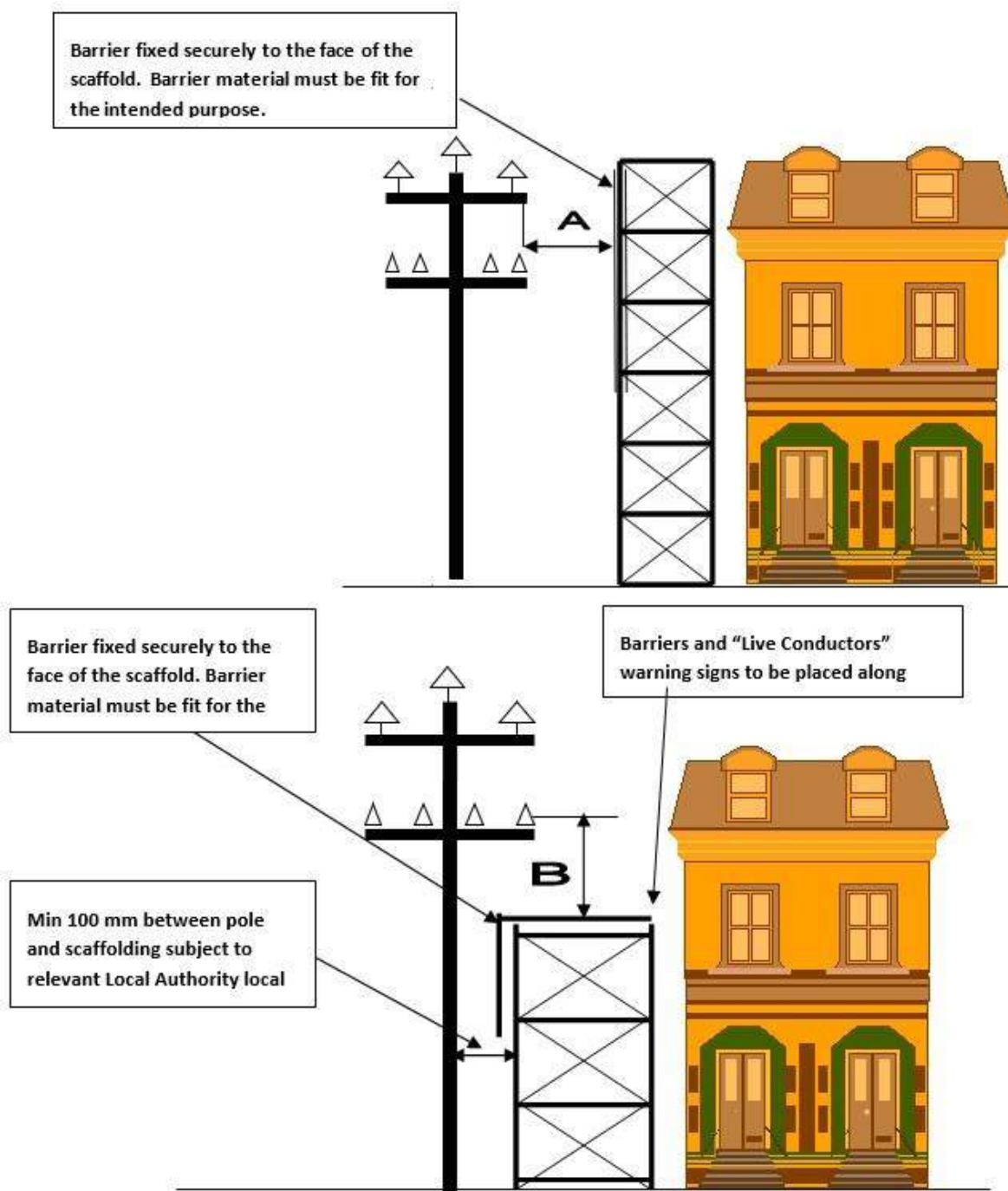
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed.

Voltage Level	Horizontal Distance "A" (in metres)	Vertical Distance "B" (in metres)
Low voltage conductors (uninsulated)	1.5m	2.7m
Low voltage conductors (insulated) - these distances can only be applied after the integrity of the insulation has been verified by the Electricity Entity	0.3m	0.6m
Above LV and up to 33 kV (uninsulated)	1.5m	3.0m
Above LV and up to 33 kV (insulated)	Contact Electricity Entity for consultation.	
Above 33 kV (uninsulated)	Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.	

NOTE: Dimensions "A" and "B" is between the scaffolding and the closest conductor of the overhead electric line. Dimension B is also taken from the lowest part of the mid span sag adjacent to the scaffolding.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



5.4. High Load transport under Overhead Electric Lines

Any person or company transporting a High Load (load in excess of 4.6 m high) under overhead electric lines must comply with Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and is required to submit a Notification to Transport High Load form to the relevant Electricity Entity of the intended route and details of the high load involved. Before any person or company can transport a high load (load in excess of 4.6 m high), authorisation to travel must be received in writing from the Electricity Entity. Refer details below to contact the Electricity Entity for high load enquiries or to submit [Notification to Transport High Load](#) form:

Email: highloads@energyq.com.au

Phone: (07) 4932 7566 (7:30am to 3:00pm, Monday to Friday)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Energex: [Vehicles with high loads | Energex](#)

Ergon Energy: [Vehicles with high loads | Ergon Energy](#)

The Road Transport Operator has the overarching responsibility of transporting the load and is required to comply with the directions of the police, pilot, High Load Escort, and Energex / Ergon Energy Network.

When arranging the transporting of the high load, the Road Transport Operator shall determine the lowest practicable height that the load can be reduced to.

The Road Transport Operator is to have a Safe System of Work in place that supports the safe transportation of the High Load so as not to breach any exclusion zone to Entity powerlines or assets along the travel route.

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near overhead electric lines are located on the following internet sites

Energex: [Working near powerlines | Energex](#)

Ergon Energy: [Working near powerlines | Ergon Energy](#)

6. UNDERGROUND ELECTRICAL ASSETS

6.1. Responsibilities When Working in the Vicinity of Electricity Entity Underground Electrical Assets

Everyone has a legal “Duty of Care” that must be observed when working in the vicinity of underground electrical assets which includes underground cables, conduits and other associated underground equipment. When discharging this “Duty of Care” in relation to Electricity Entity underground electrical assets, the following points must be considered:

1. It is the responsibility of the architect, consulting Engineer, developer, and principal contractor in the project planning stages to design for minimal impact and protection of Electricity Entity underground electrical assets. The Electricity Entity will provide plans on request via BYDA showing the presence of the underground electrical assets to assist at this design stage.
2. It is the constructor’s responsibility to:
 - a. Anticipate and request BYDA plans of Electricity Entity underground electrical assets for a particular location at a reasonable time before earthworks begins.
 - b. Visually locate Electricity Entity underground electrical assets by use of an electronic cable locator followed by careful non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity plant.
 - c. After completion of steps (a) and (b) above, if there is a risk of the Electricity Entity underground electrical assets being damaged or its structural integrity compromised by your planned earthworks activities, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

A constructor may include but not limited to designer, project manager, installer, contractor, civil contractor.

3. The alignments and boundaries contained within BYDA plans and maps will sometimes differ from present alignments and boundaries “on the ground”. Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the roadways by non-mechanical excavation (potholing using hydrovac or

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

hand tools) when earthworks activities may damage or interfere with Electricity Entity underground electrical assets. In no case should the constructor rely on statements of third parties in relation to the position of Electricity Entity underground electrical assets.

6.2. Conditions of Supply of Information

- Plans and details of Electricity Entity underground electrical assets provided by BYDA are only current for 4 weeks from the date of dispatch and should not be referred to after this period, if you go past this time, please re-apply to BYDA as underground services may have been updated.



- The Electricity Entity agrees to provide plans if an Electricity Entity underground electrical assets location request is made to Before You Dig Australia (BYDA), online at <https://www.byda.com.au> or the free iPhone Application, only on the basis that at least 2 business day notice is given and the BYDA applicant agrees to the terms of this agreement.

Note that the Electricity Entity only provides information on underground electrical assets it owns. Contact the owner of any privately owned underground electrical assets for details of their assets located at site.

- The Electricity Entity retains copyright of all plans and details provided in connection to your request.
- BYDA plans or other details are provided for the use of the BYDA applicant, its servants, or agents, for the sole purpose of the applicant's responsibilities in relation to the Electricity Entity underground electrical assets and shall not be used for any other purpose.
- BYDA plans are diagrams only and indicate the presence of Electricity Entity underground electrical assets in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty as such levels can change over time.
- On receipt of BYDA plans and before commencing excavation work or similar activities near Electricity Entity's underground electrical assets, carefully locate this plant first to avoid damage.
- The Electricity Entity, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and of details so supplied to the BYDA applicant, its servants or agents, and the BYDA applicant agrees to indemnify the Electricity Entity against any claim or demand for any such loss or damage to the BYDA applicant, its servants, or agents or to any third party.
- The constructor is responsible for all damages to the Electricity Entity underground electrical assets when work commences prior to obtaining BYDA plans, or at any time after that for failure to follow agreed instructions contained in this document or any other advice provided by the Electricity Entity.
- By undertaking any work, you acknowledge that the Electricity Entity reserves all rights to recover compensation for loss or damage to the Electricity Entity caused by interference or damage, including consequential loss and damage to its cable network, or other property.
- Be aware that some underground conduits may contain asbestos. Refer to "Code of Practice for the Management and Control of Asbestos in Workplace [NOHSC: 2018 (2005)]" for guidance.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

6.3. When Working in the Vicinity of Electricity Entity Underground Electrical Assets, You Must Observe the Following Conditions

6.3.1 Records

The first step before any excavation commences is to obtain BYDA plans of Electricity Entity underground electrical assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by BYDA must be made available to all relevant work groups on site. Where underground electrical asset information is transferred to plans for the proposed work, care must be exercised that important detail is not lost in the process.

6.3.2 Location of underground electrical assets

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to underground electrical assets. The exact location of underground electrical assets likely to be affected shall be confirmed by use of an electronic cable locator followed by careful non mechanical excavation to the level of concrete slabs or conduits. Non mechanical excavation (potholing using hydrovac or hand tools) must be used in advance of excavators. In any case, where doubt exists with respect to interpretation of cable records, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

If during excavation, cables or conduits are damaged:

- call Electricity Entity (Emergencies phone number - refer page 3) to report damaged cables or conduits.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If **unknown** cables or conduits (e.g. not shown on issued BYDA plans) are located during excavation:

- call Electricity Entity (Emergencies phone number - refer page 3) to report.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

6.3.3 Remote or On-Site Cable Location conducted by Electricity Entity

This service shall only be provided at Electricity Entity's discretion:

- The Electricity Entity may provide this site visit only when underground cables (33 kV or above) are present.
- Due to remote locations where external cable locator or hydro vac service providers are not readily available, Electricity Entity may attend site and assist with cable location (fees may apply for this service).
- The Electricity Entity may provide either remote over the phone or on-site cable location advice to assist in the location of Electricity Entity underground electrical assets, including how to visually locate and protect the plant when excavating.
- Where the Electricity Entity provides on-site cable location advice, any markings provided for the purpose of identifying cable location are for general guidance only, and the constructor

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

is still responsible for non-mechanical excavation (potholing using hydrovac or hand tools) to visually locate Electricity Entity underground electrical assets.

- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact Electricity Entity (General Enquiries phone number - refer page 3) to request further advice.

6.3.4 Electrical Cables

Electricity Entity cables may have warning covers e.g.:

- Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
- Concrete or PVC cover slabs
- PVC, asbestos or fibro conduit, fibre reinforced concrete, iron or steel pipe
- Concrete encased PVC or steel pipe
- Thin plastic marker tape
- Large pipes housing multiple ducts
- Multiple duct systems, including earthenware or concrete

NOTE: Some cables are known to be buried without covers.

6.3.5 Separation from Electricity Entity underground electrical assets

If location plans or visual location of Electricity Entity underground electrical assets by non-mechanical excavation (potholing using hydrovac or hand tools) reveals that the location of Electricity Entity underground electrical assets is situated where the developer or constructor plans to work, then contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The developer or constructor shall ensure that minimum separation distance from Electricity Entity underground electrical assets (refer Minimum Separation Requirements tables below) is complied with when installing, altering or repairing other underground services located in the vicinity.

If the Electricity Entity relocation or protection works are part of the agreed solution, then payment to the Electricity Entity for the cost of this work shall be the responsibility of the principal developer or constructor. The Electricity Entity will provide an estimate for work on receipt of the developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide the Electricity Entity with a written Work Method Statement for all works in the vicinity of, or involving Electricity Entity underground electrical assets. This Work Method Statement should form part of the tendering documentation and work instruction. All Work Method Statements shall be submitted to the Electricity Entity prior to the commencement of site earthworks.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Minimum Separation Requirements

Underground Services Running Parallel with Electricity Entity Electrical Assets (Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	300 (Ergon)	100	500	*1000	500	1000	500
HV	250 (Energex)	300					
*Contact your local utility/council to obtain specific separation distances							

Underground Services Crossing Electricity Entity Electrical Assets (Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV	100	100	300	300	100
HV					

Notes:

- These clearances are each Electricity Entity's minimum requirements, additional separation may be required by the Service Owner. The greater of the separation requirements shall apply.
- Where the above tables do not list a separation requirement for a particular underground service type, the following minimum separation from electricity entity electrical assets shall apply:
 - LV = 100 mm
 - HV = 300 mm
- Compliance with these minimum separation requirements does not guarantee that issues such as Earth Potential Rise (EPR) and Low Frequency Induction (LFI) are managed, where these issues need to be managed, advice will need to be sought from an RPEQ Engineer
- All separation distances are measured from the exterior surface of the conduit / cable not centrelines or inner wall surfaces.

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near underground electrical assets are located on the following internet sites.

Energex: [Working near powerlines | Energex](#)

Ergon Energy: [Working near powerlines | Ergon Energy](#)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

The following requirements are to be compiled with to minimise the risk of compromising the structural integrity of the Electricity Entity poles and stay foundations when excavation or trenching work is performed nearby that could result in the failure of one or more poles and grounding of supported electric lines.

- Excavation and trenching work undertaken by a person, worker or PCBU in the vicinity of poles and stay foundations shall:
- only be commenced after requirements of Section 3 have been complied with for any underground electrical assets located within the work site.
- upon completion of excavation and site earthworks do not restrict the Electricity Entity vehicle access to pole site for purpose of carrying out maintenance activities.
- comply with exclusion zones as detailed in the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines.
- not be attempted:
 - within 5 m (horizontal distance) of **pole stays** where the excavation depth is greater than 250 mm before contacting the Electricity Entity to determine requirements.
 - within 5 m (horizontal distance) of Electricity Entity poles with earth leads or cables running down into the ground before contacting the Electricity Entity to determine requirements.
 - within “Do Not Disturb” zone of pole prior to a certified engineering assessment having been completed by a Registered Professional Engineer Queensland, and then reviewed and approved by the Electricity Entity before proceeding with work. Approval by the Electricity Entity shall not relieve the PCBU of its duties to perform the work in a safe and proper manner and in accordance with all applicable legislation.
 - if the soil is exceedingly wet (saturated) or there is more than minimal wind loading unless additional pole support is provided in accordance with certified engineering assessment and approved by Electricity Entity.
 - when a severe weather event is occurring or expected (e.g. severe weather warning has been issued by Bureau of Meteorology).
- be backfilled as soon as possible (within same day where pole is required to be supported) soil mechanically compacted in layers of 150 mm and all rock and vegetable material excluded from the backfill.
- be backfilled and pole stabilised before removal of additional support required by a certified engineering assessment are permitted to be removed.

The PCBU shall be responsible for arrangement and costs of required certified engineering assessments, approvals by other regulatory bodies (eg councils, Main Roads, pipeline owners, telecommunication owners) and placement and removal of associated pole supporting equipment.

Electricity Entity poles must not be fitted with non-approved pole holding devices.

Only approved mechanical holding devices (e.g. Proline, Borer Lifter, etc) used in accordance with a certified engineering assessment are permitted and shall be:

- only attached and removed by the Electricity Entity or persons approved by the Electricity Entity.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- used to restrain both the pole head and foot to maintain pole stability during nearby excavation work.
- set up and positioned to maximise support effectiveness and minimise impact on traffic, pedestrian, excavation and machinery at site; and maintain exclusion zone from overhead lines. If insufficient clearance exists to maintain exclusion zones to pole supporting equipment, arrangements may be required for de-energising the electric line.

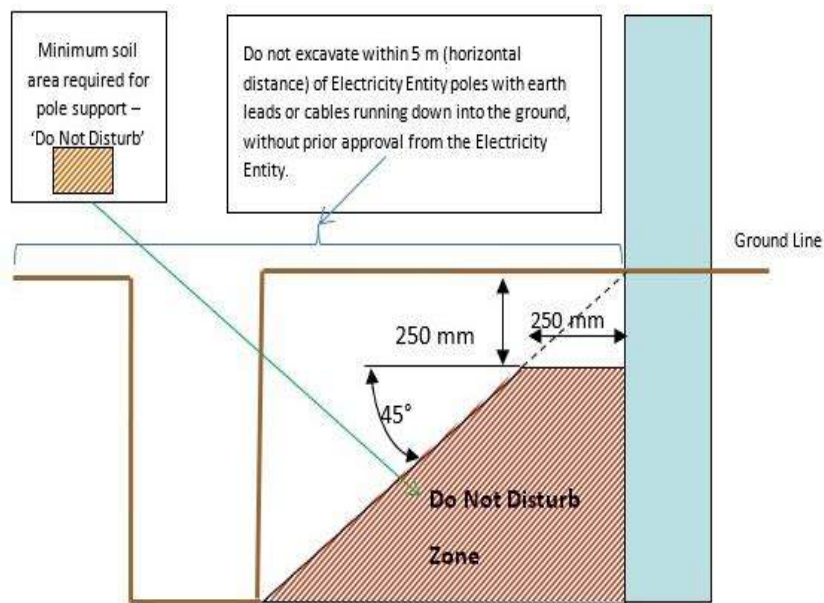


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

Maximum Trench Depth	Minimum Distance from pole without pole support
Not more than 0.25 m (250 mm)	Can trench or hand dig (where cables and leads exist) right up to pole
1.0 m	1.0 m
1.5 m	1.5 m
2.0 m	2.0 m
2.5 m	2.5 m
3.0 m	3.0 m

7.1.1 Certified Engineering Assessment

Where required to be provided by the PCBU, a Certified Engineering Assessment shall:

- Ensure the stability of the Electricity Entity poles and foundations is maintained during and as a result of excavation work completed within the 'Do Not Disturb' zone.
- Include detailed design drawing of pole support method.
- Be completed and certified by a Registered Professional Engineer Queensland.
- Consider and address the following key points as a minimum:
 - Pole loading (vertical and lateral) including line deviation angles, direction of lean (towards or away from resultant loading)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- Direction of pole lean.
- Pole inspection (conducted to meet the Electricity Entity's requirements at customer cost)
- Pole foundation depth
- Proximity of excavation in relation to pole
- Soil condition
- Proposed shoring methods as well as installation and removal process
- Duration and staging of work
- Requirement to independently support pole during work
- Proximity of existing adjacent underground services and excavations
- Proposed backfilling and reinstatement method
- Monitoring and engineering/ geotechnical supervision during excavation work progress
- Other equipment attached to pole (e.g. underground cables, transformer, ACR, ABS.) must be taken into consideration and in some circumstances will prevent the pole being supported.

7.2. Excavating Near Underground Electrical Assets

For all work within 2.5 m of nominal location, the constructor is required to use non-mechanical excavation (potholing using hydrovac or hand tools) and expose the underground electrical assets, hence proving its exact location before earthworks can commence.

7.2.1 Excavating Parallel to Underground Electrical Assets

If excavation work is parallel to the Electricity Entity underground electrical cables, then non mechanical excavation (potholing using hydrovac or hand tools) at least every 4 m is required to establish the location of all cables, hence confirming nominal locations before work can commence. If an excavation exceeds the depth of the cables and it is likely that the covers or bedding material around the cables/pipes will move causing Electricity Entity cables or conduits to be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

NOTE: Be aware that cable depths and directions may change suddenly along the route.

7.2.2 Excavating Across Underground Electrical Assets

Refer Minimum Separation Requirements table in Section 6.3.5 of this document for distances that shall be maintained to prevent inadvertent contact with or damage to underground electrical assets. If the width or depth of excavation is such that the Electricity Entity cables will be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice. In no case shall a cable cover be removed without approval. A cable cover may only be replaced under the supervision of an Electricity Entity officer. Protective cover strips when removed must be replaced under Electricity Entity supervision. Under no circumstances shall protective cover strips be omitted to achieve the minimum separation distance required between Electricity Entity cables and other underground services.

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

Where heavy "crawler" or "vibration" type machinery is operated over the top of cables, a minimum cover of 450 mm to the cable protective cover must be maintained. Alternatively, subject to a Certified Engineering Assessment, use load bearing protection whilst the machinery is in operation.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

7.2.4 Directional Boring Near Underground Electrical Assets

When boring parallel to cables, it is essential that trial holes are carefully dug using non mechanical excavation (pot holing using hydrovac or hand tools) at regular intervals to prove the actual location of the conduits/cables before using boring machinery. Where it is required to bore across the line of cables/conduits, the actual location of the cables/conduits shall be proven by non-mechanical excavation (pot holing using hydrovac or hand tools). A trench shall be excavated 1 m from the side of the cables where the auger will approach to ensure a minimum clearance of 500 mm from cables/conduits can be maintained.

7.2.5 Hydro Vac Operation

When operating hydro vac equipment to excavate in vicinity of underground electrical assets (cables/conduits):

- Fitted with:
 - nonconductive (neoprene rubber or equivalent) vacuum (suction) hose.
 - oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 psi.
- Maintain a minimum distance of 200 mm between end of pressure wand and underground electrical assets. DO NOT insert the pressure wand jet directly into subsoil.
- Ensure pressure wand is not directly aimed at underground electrical assets (cables / conduits).

7.3. Blasting

Explosives must not be used within 5 m of cables/conduits, unless an engineering report is provided indicating that no damage will be sustained. Clearances shall be obtained from the Electricity Entity for use of explosives in the vicinity of cables/conduits. Contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The Electricity Entity will accept the level of 25 mm / sec as a peak component particle velocity upper limit as defined in AS 2187.2 Appendix J for blasting operations in the vicinity of these power lines.

Electric line insulators and conductors are particularly susceptible to damage from fly rock and adequate control measure including the use of blast mats shall be used to manage this. Contact Electricity Entity for consultation and application.

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

Any damage caused to the Electricity Entity overhead electric lines, poles, stays, underground cables, conduits and pipes must be reported no matter how insignificant the damage appears to be. Even very minor damage to cable protective coverings can lead to eventual failure of cables through corrosion of metal sheaths and moisture ingress.

All work in the vicinity of damaged overhead or underground electric lines shall cease and the area be made safe and vacated until clearance to continue earthworks has been obtained from the Electricity Entity. Call Electricity Entity (Emergencies phone number - refer page 3).

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

This information, whilst not a legal document, has been developed to assist the community in answering some commonly asked questions about our easements and wayleaves, and briefly outlines what you can do where land is affected by an easement or where consent to installing electrical infrastructure has been given.

9.1.1 What is an Electricity Easement?

An electricity easement is the authority held by the Electricity Entity to use your land near overhead and underground electric lines and substations (electrical assets). Electricity Entity holds this authority for your own safety and to allow employees access to electrical assets at all times. Whilst it will depend on the terms of the particular grant of easement, electrical easements generally give the Electricity Entity the right to access, maintain, repair, rebuild and to restrict development within a defined area.

The easement, which is registered on the property's title, contains a plan showing the dimensions of the easement and its location on the property together with the rights and restrictions over the easement area. The Department of Natural Resources and Mines <https://www.resources.qld.gov.au/> or your solicitor will be able to provide this information. Easements may also exist for telephone lines, water and sewage mains and natural gas supply lines.

9.1.2 Why are easements necessary?

Easements are also created to allow the Electricity Entity clear, 24 hour access to the electric lines. It is important to keep the easement clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately to provide a safe and reliable supply of electricity. Interference with Electricity Entity's rights and electrical equipment may compromise safety of the public and the occupiers of the property. Therefore, it is essential that Electricity Entity's rights are understood and observed.

9.1.3 How do I know if there are easements on my property?

Contact your solicitor or The Department of Natural Resources and Mines to obtain a Title Search that shows all registered easements on the property.

9.1.4 Who owns the land the easement is on?

The ownership of that land encumbered with the easement remains with the property owner.

9.1.5 How does an easement affect what I can do with my property?

An easement controls what you can build, what size trees you can plant and what outdoor activities you can carry out in the easement area.

An easement affects the use of the property by limiting the development that can be undertaken within the easement area. The exact rights granted to an Electricity Entity under an electricity easement will depend on the wording used in the grant of easement. Property owners and occupiers should also be aware that an Electricity Entity has the right of access to land to undertake certain works (including reading meters and disconnecting supply). These rights of access are granted by Queensland legislation not the easement and so may not be registered on the property's title and therefore may not be revealed in a Title Search.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9.1.6 Who is responsible for maintenance of easement area?

You must provide a continuous, unobstructed area along the full length of the easement to allow an Electricity Entity access to electric lines, transformers, underground cables and other equipment at all times. A width of 4.5 m is typically required for the safe passage of vehicles and heavy plant.

You must NOT place obstructions in the easement within 5 m of any electric lines, transformer, power pole, equipment or supporting wire.

Maintenance of the easement area is generally the responsibility of the property owner and/or occupier, however, complying with regulatory and safety requirements associated with Electricity Entity's electrical assets within the easement area is the responsibility of the Electricity Entity.

9.1.7 What type of maintenance work does Electricity Entity undertake on easements?

To enable Electricity Entity to construct, maintain, repair and rebuild electric lines on some properties, access roads and tracks are required on or adjacent to the easement area. As required, Electricity Entity is able to construct access tracks, retain the right of use of these tracks and maintain them to a suitable level to permit access for its vehicles. Where gates are installed within the easement area, an Electricity Entity lock may be required to enable continual access along the easement corridor.

In addition, periodic vegetation management works are also undertaken by Electricity Entity to ensure that a specified minimum clearance between vegetation and the electric lines is maintained.

Where possible, property owners will be contacted prior to easement maintenance and vegetation works commencing.

9.1.8 Where consent (Wayleave) to installing Electricity Entity infrastructure has been given

Much of Electricity Entity's above ground electricity network is constructed without easements. Instead, the consent of the owner of the affected land is obtained and the electrical infrastructure is installed. Historically this consent has been in the form of a document known as a Wayleave.

This consent (or Wayleave) is a document evidencing the agreement from a particular owner, but it is not registered on the title of the land like an easement.

Once consent is obtained from an owner, Queensland legislation (the Electricity Act 1994) says that the consent of all future owners to the electrical infrastructure is not required.

Queensland legislation grants Electricity Entity rights to access, maintain, repair and replace electrical assets installed with consent.

9.2. Contact Electricity Entity when planning construction work near electric lines

When planning and before commencement (regardless of whether or not local council approval is required), it is essential to confirm that the proposed construction work (e.g. building, structure, sign, crane, scaffold) does not breach the minimum statutory clearance distances that must be maintained from nearby Electricity Entity overhead or underground electric lines. Refer Electrical Safety Regulation 2013, Schedule 4 and 5 for information on statutory clearance distances that must be complied with.

It is extremely dangerous and potentially life threatening to allow anything to come in close proximity to the conductors of an electric line.

We advise not to build **under** or **near** powerlines or add to a structure under or near powerlines. This can cause exclusion zones to be encroached, which may endanger others now and in the future. Please note obligations under section 30 of the Electrical Safety Act 2002 and sections 68 of the Electrical Safety Regulation 2013.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

There is an obligation to notify the Electricity Entity, before any work starts, where work is likely to involve a building or other structure coming within clearance requirements for an overhead or underground electric line.

Where it is necessary for an Electricity Entity to relocate electric lines due to statutory clearance breach caused by work performed nearby, the Electricity Entity may be entitled to recover costs from the PCBU, property owner or occupier who caused the breach. Refer Electrical Safety Regulation 2013, Section 209 Building or adding to structure near electric lines.

Although it is preferred that the area around Electricity Entity electrical assets (including within an Easement area) is free of development, the following examples provide property owners and occupiers with an indication of what type of development is acceptable and what is not.

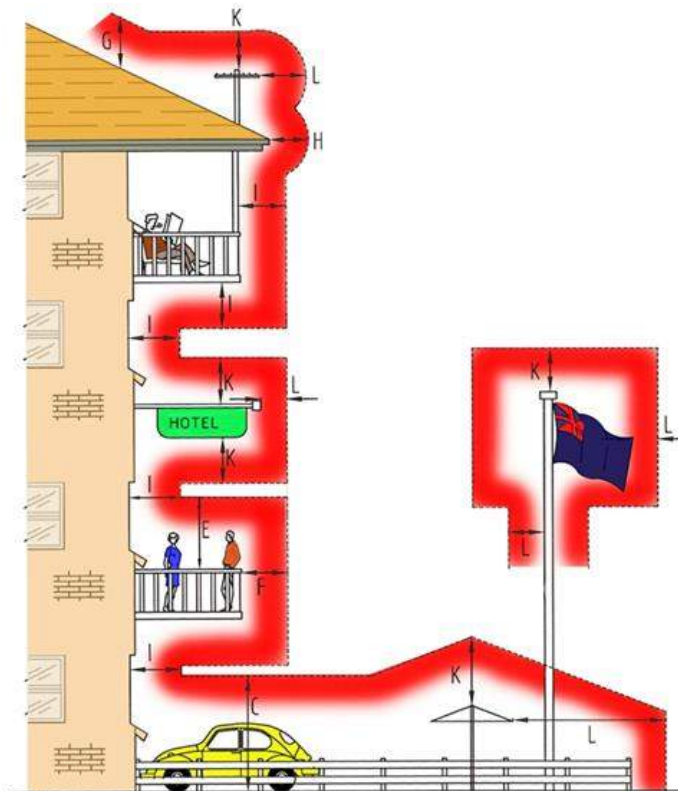
NOTE: Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

9.3. What clearances must be maintained once construction work is completed?

Electrical Safety Regulation 2013, Schedule 4 - Clearance of overhead electric lines and Schedule 5 - Clearance of low voltage overhead service lines detail the statutory clearances that must be maintained from overhead electric lines for completed buildings and structures. These statutory clearances will need to be taken into consideration during the planning phase of determining the location for a building or structure. The table below sets out the minimum statutory clearances required for voltage levels up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Where the Electricity Entity has identified a breach of statutory clearance resulting from erection of a building or structure, the statutory breach will be reportable to the Electrical Safety Office as a Dangerous Electrical Event and any costs incurred in subsequent remedial work to achieve required statutory clearances may be recovered from the person or company who caused the breach of statutory clearance.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



CODE	LOCATION	DIRECTION	INSULATED CABLE (ABC) (Note 1)	BARE	MORE THAN 1000 VOLTS BUT NOT MORE THAN 33kV
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MINIMUM CLEARANCE FROM ROADS, GROUND, OR BOUNDARIES

A	Crossing the carriageway, roadway	VERTICALLY	5.5m	5.5m	6.7m
A1	Designated "Over Dimension Routes"	VERTICALLY	7.0m	7.0m	7.5m
B	At other positions, footpath	VERTICALLY	5.5m	5.5m	5.5m
C	Other than roads but trafficable	VERTICALLY	5.5m	5.5m	5.5m
C1	Areas totally inaccessible to traffic or mobile machinery	VERTICALLY	4.5m	4.5m	4.5m
D	Cuttings, embankments, easement boundaries	HORIZONTALLY	1.5m	1.5m	2.1m
X	Real Property Boundaries	HORIZONTALLY	0.0m	0.0m	0.0m

MINIMUM CLEARANCE FROM STRUCTURES AND BUILDINGS

E F	Unroofed terraces, balconies, sun-decks, paved areas, etc, subject to pedestrian traffic only. A hand rail or wall surrounding such an area and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 1.2m	3.7m 1.5m	4.6m 2.1m
G H	Roofs or similar structures not used for traffic or resort but on which a person may stand. A parapet surrounding such a roof and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 0.9m	3.7m 1.5m	3.7m 2.1m
I	Covered places of traffic or resort such as windows which are capable of being opened, roofed open verandahs and covered balconies.	IN ANY DIRECTION	1.2m	1.5m	2.1m
J	Blank walls, windows which cannot be opened. (Note)	HORIZONTALLY	0.6m	1.5m	1.5m
K L	Other structures not normally accessible to persons. (Note)	VERTICALLY HORIZONTALLY (Note)	0.6m 0.3m	2.7m 1.5m	3.0m 1.5m

NOTE:

The vertical clearance and the horizontal clearance specified shall be maintained.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

The following list of examples is not exhaustive, and it may be necessary to contact the Electricity Entity if doubt exists as to what is permitted around electricity assets.

<i>What is PERMITTED around Electricity Entity overhead or underground electric lines</i>	<i>What is NOT PERMITTED around Electricity Entity overhead or underground electric lines</i>
✓ Erection of fences to a maximum height of 2.4 m is generally acceptable, provided they do not affect access to, and work on, the poles, electric lines and/or cables. Trees, shrubs and plants should be located clear of vehicle access. Note: Maximum Growth Height of 3 m. ✓ Clothes hoists and barbecues should be located clear of the vehicle access way. Note: Maximum Height 2.5 m. ✓ Installation of underground utility services, such as low voltage electricity, gas, telephone and water, is generally acceptable, subject to clearances from Electricity Entity poles and supporting structures, and underground electric mains. ✓ Excavating, filling and altering of nearby land may be acceptable but full details need to be provided to the Electricity Entity for assessment. ✓ Vehicles, mobile plant and equipment within the easement area need to maintain the minimum statutory clearances distances from overhead electric lines. Normal farming, grazing and other agricultural activities can be carried out. Take care when ploughing or operating mobile machinery or irrigation equipment near Electricity Entity's equipment. ✓ Parking of vehicles, trucks, trailers, etc. is normally allowed. Note: Maximum Load and Aerial Height of 4 m. Barriers of an approved design (e.g. bollards) may be required to protect poles from vehicle contact damage. Heavy vehicle or operating plant crossings may need a protective concrete cover to ensure underground cables are not damaged.	✗ Build houses, sheds, garages or other large structures. Building of roofed/unroofed verandas, swimming pools and pergolas are generally not acceptable. ✗ Flying kites or model aircraft within the easement. ✗ Driving fence posts or stakes into ground within easements where there is underground cabling. ✗ Storing liquids such as petrol, diesel fuel, or any flammable or combustible material that will burn. ✗ Installing lighting poles. ✗ Stockpiling soil or garbage within the easement. ✗ Planting trees in large quantities that could create a fire hazard or that grow in excess of the approved maximum height of 3 m. ✗ Storing or using explosives. ✗ Residing in or occupying any caravan or mobile home within an easement. ✗ Placing obstructions within the vicinity of any Electricity Entity assets (e.g. power pole, overhead electric line, equipment or pole stay) that impede access to or work on these assets.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



9.4. What about Electric and Magnetic Fields?

The Electricity Entity operates its electric lines within the current guidelines set by the National Health and Medical Research Council for exposure to 50/60 hertz electric and magnetic fields (EMF) and is mindful of some community concern about such fields and health. Contact the Electricity Entity (General Enquiries phone number - refer page 3). Alternatively, further information can be sourced from:

Energy Networks Association (ENA) brochure - "Electric and Magnetic Fields - What We Know", January 2014

http://www.ena.asn.au/sites/default/files/emf-what-we-know-jan-2014-final_1_1.pdf

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) brochure - "Electricity and Health", May 2011

http://www.arpansa.gov.au/RadiationProtection/Factsheets/is_electricity.cfm

Referral
276976149

Member Phone
1800 687 626

Responses from this member

Response received Thu 30 Jul 2026 1.13pm

File name	Page
Response Body	61
276976149_20260730_031229967387_1.pdf	62
276976149_20260730_031229967387_pwc_1.pdf	66
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	70
Disclaimer_276976149_20260730_031229967387.pdf	72

Hi Edoardo Baroni,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

To: Edoardo Baroni
Phone: Not Supplied
Fax: Not Supplied
Email: edoardob@westerapartners.com.au

Dial before you dig Job #:	53833328	
Sequence #	276976149	
Issue Date:	30/07/2026	
Location:	254 Rochedale Road , Rochedale , QLD , 4123	

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

1

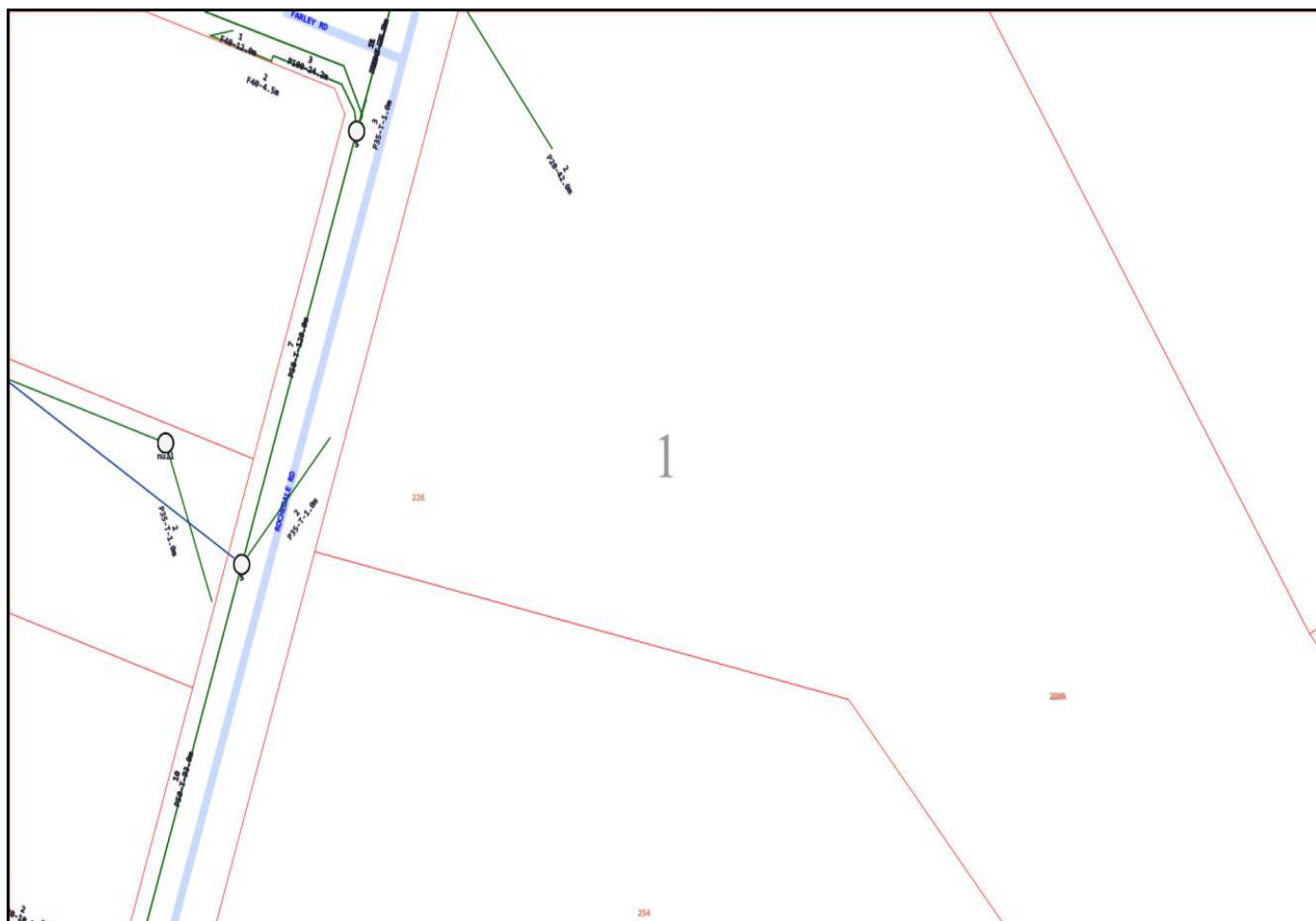
2

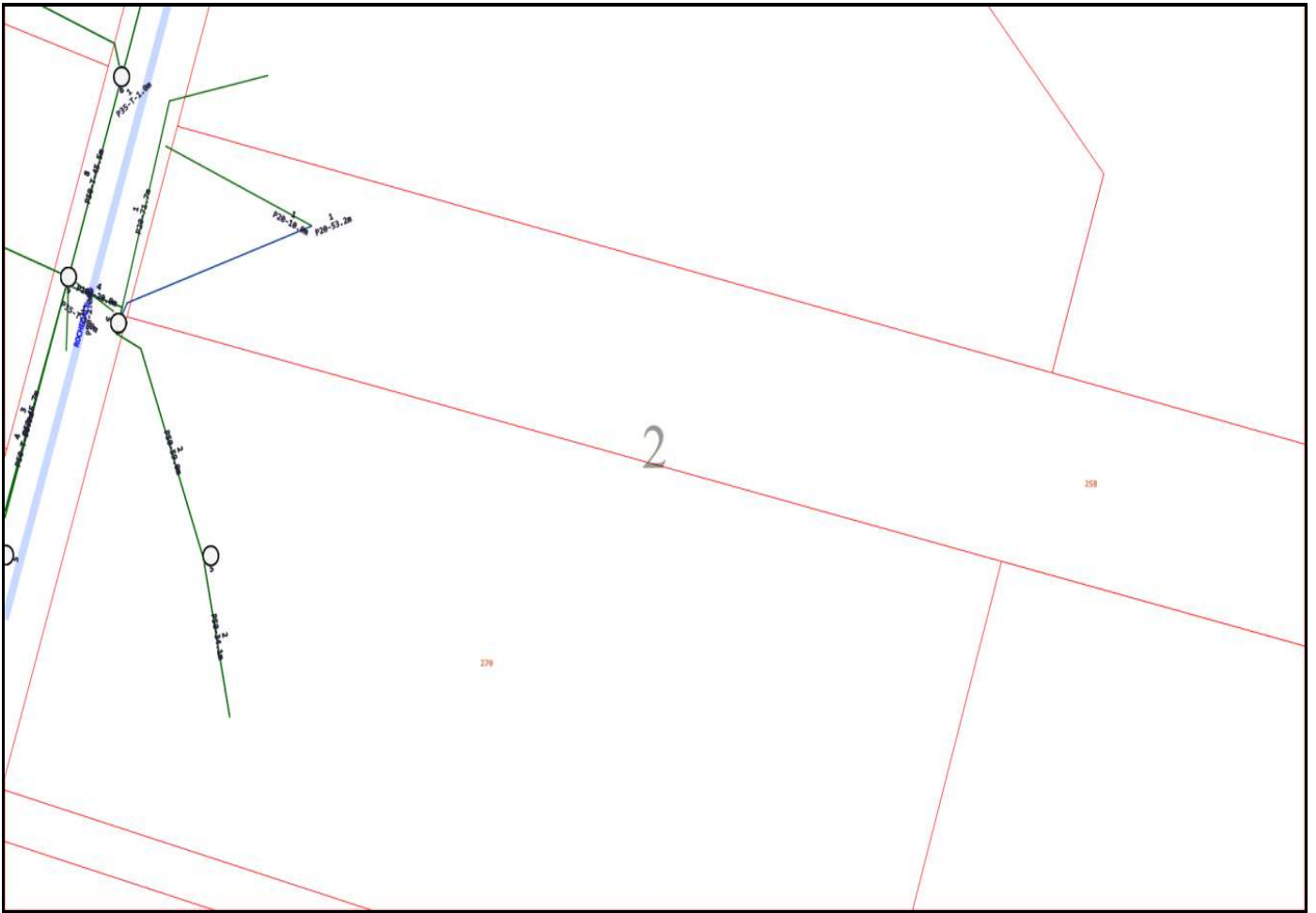


LEGEND



	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.

To: Edoardo Baroni
Phone: Not Supplied
Fax: Not Supplied
Email: edoardob@westerapartners.com.au

Dial before you dig Job #:	53833328	
Sequence #	276976149	
Issue Date:	30/07/2026	
Location:	254 Rochedale Road , Rochedale , QLD , 4123	

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

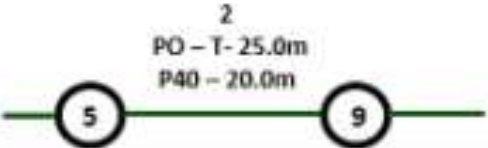
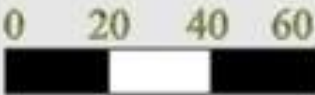
1

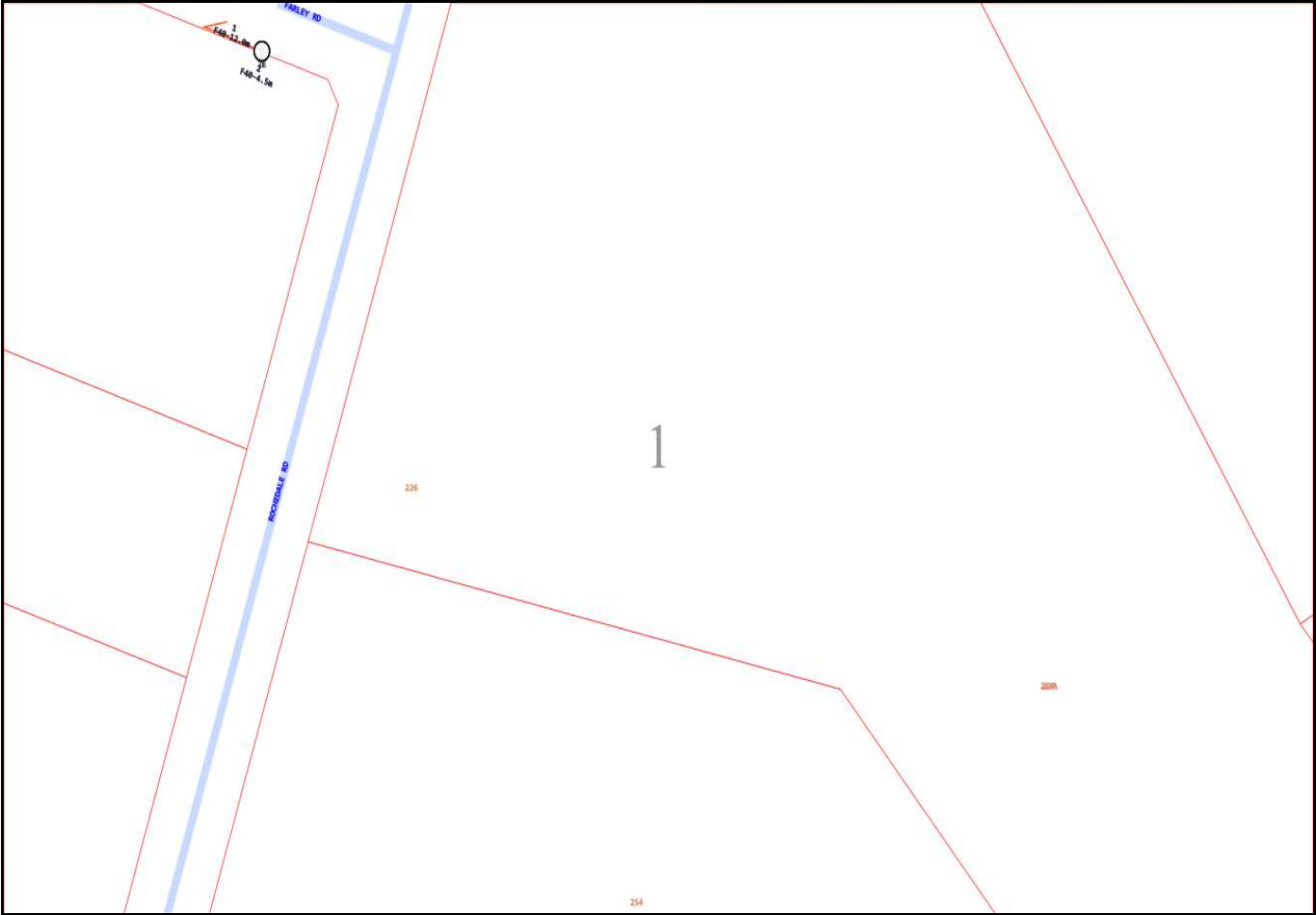
2

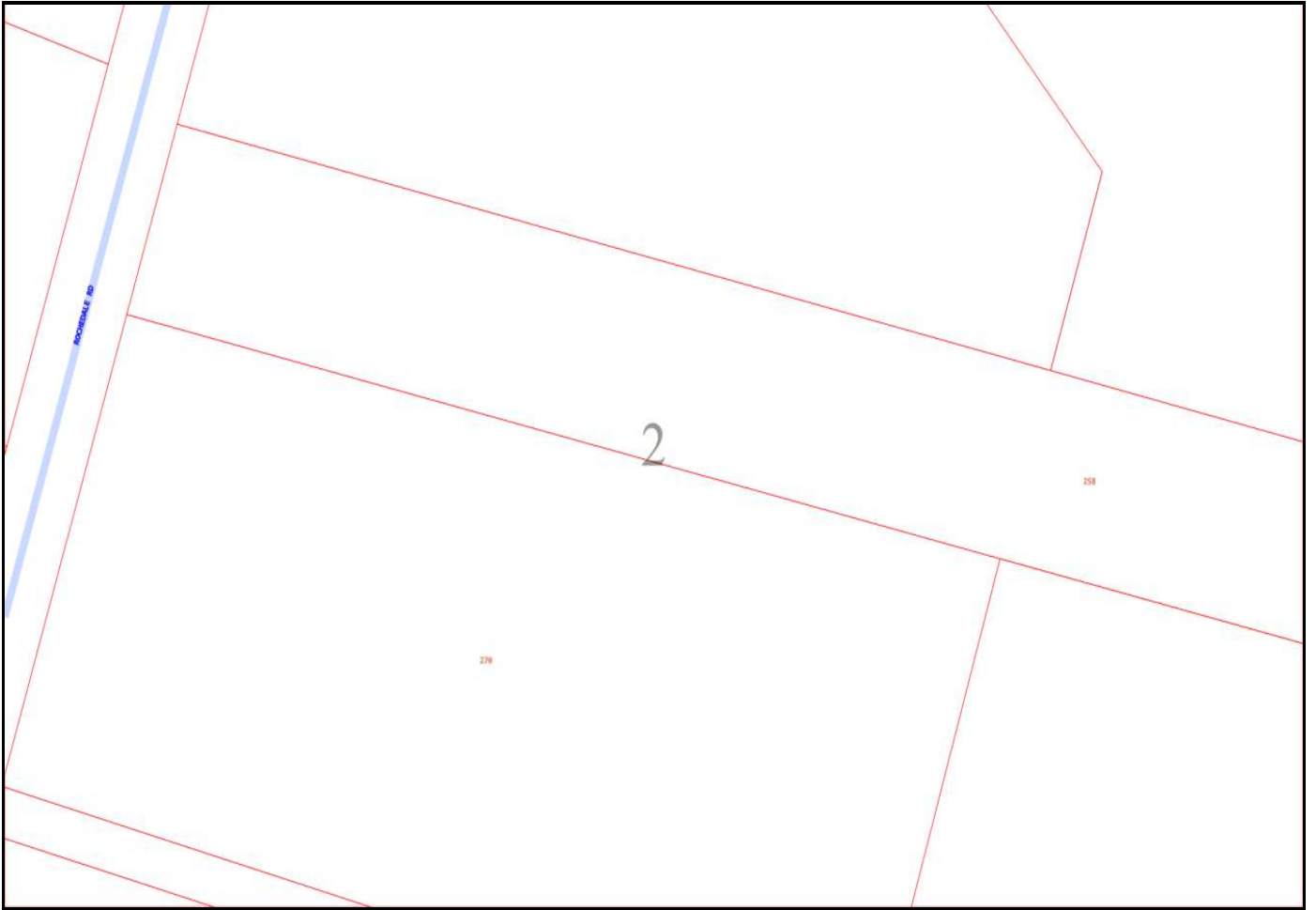


LEGEND



	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	 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.



Working near **nbn**TM cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

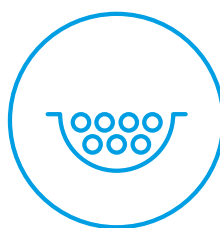
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



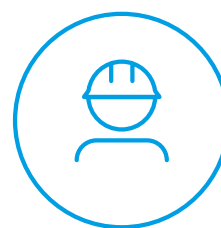
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



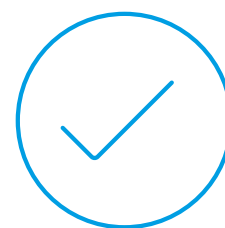
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

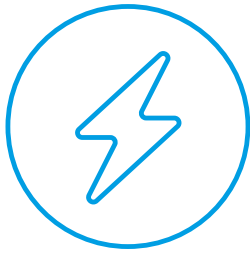


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

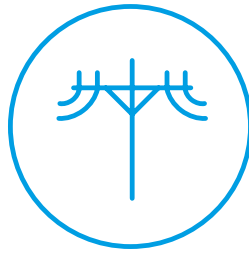


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

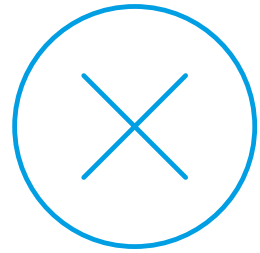
Working near **nbn**TM cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**TM network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.



To: Edoardo Baroni
Phone: Not Supplied
Fax: Not Supplied
Email: edoardob@westerapartners.com.au

Before You Dig Australia Job #:	53833328	
Sequence #	276976149	
Issue Date:	30/07/2026	
Location:	254 Rochedale Road , Rochedale , QLD , 4123	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	Asset identified

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn Commercial Works** website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniform depths

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn**™ Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 30/07/2026

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Referral

276976150

Member Phone

1800 505 777

Responses from this member

Response received Thu 30 Jul 2026 3.10pm

File name	Page
Response Body	77
276976150 - Optus Plan.pdf	78
276976150 - Optus Response Letter.pdf	79

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus' discretion.



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 276976150

Date Generated: 30 Jul 2026



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



Date: 30 Jul 2026
To: Edoardo Baroni
Company: Westera Partners
Address: Unit 27,13 Norval Court
Maroochydore, QLD 4558

ENQUIRY DETAILS

Location: 254 Rochedale Road, Rochedale, QLD 4123
Sequence No.: 276976150
BYDA Reference: 53833328

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

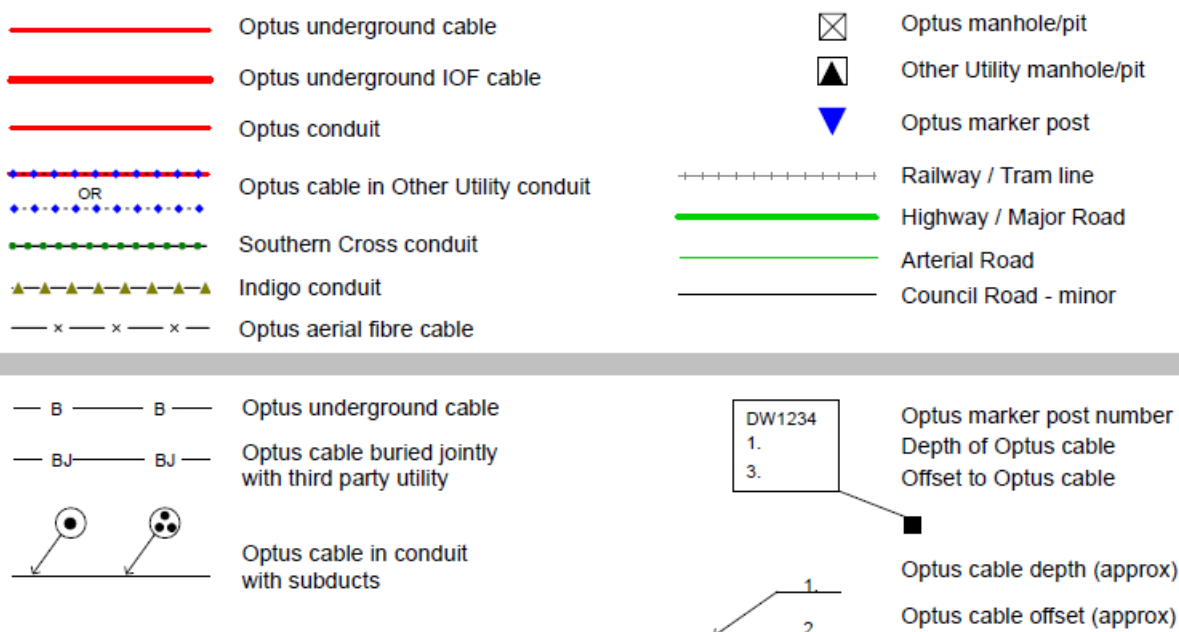
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS





Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
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Referral
276976153

Member Phone
13 26 57

Responses from this member

Response received Thu 30 Jul 2026 12.47pm

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GPO Box 2765
Brisbane QLD 4001

Date: 30 Jul 2026

Before You Dig Australia Response

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Dear Edoardo Baroni

We appreciate your diligence in contacting the Before You Dig Australia service (**BYDA**) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

Job Number:	53833328
Sequence Number:	276976153
Enquiry Date:	30/7/2026 12:47:00 pm
Enquiry Location:	254 Rochedale Road Rochedale QLD 4123

WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.

Our records indicate the presence of infrastructure owned by Urban Utilities within your nominated search area, as shown on the attached plan.

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake over or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, before any undertaking you must obtain the following approvals:

- And/or a Urban Utilities Network Access Permit for self assessable works or activities that are within two metres of our infrastructure (refer to [Urban Utilities Network Access Permit Webpage](#))
- Either a Build Over Asset (BOA) Approval for assessable building works undertaken within specified distances of our infrastructure (refer to [DHPW BOA Factsheet](#))

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilities.com.au. Alternatively, you can write to us at Urban Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team
Urban Utilities
networkaccess@urbanutilities.com.au

To best manage the risk of damage and liability, we recommend that you engage the services of a [BYDA Certified Locator](#)

Important Notice

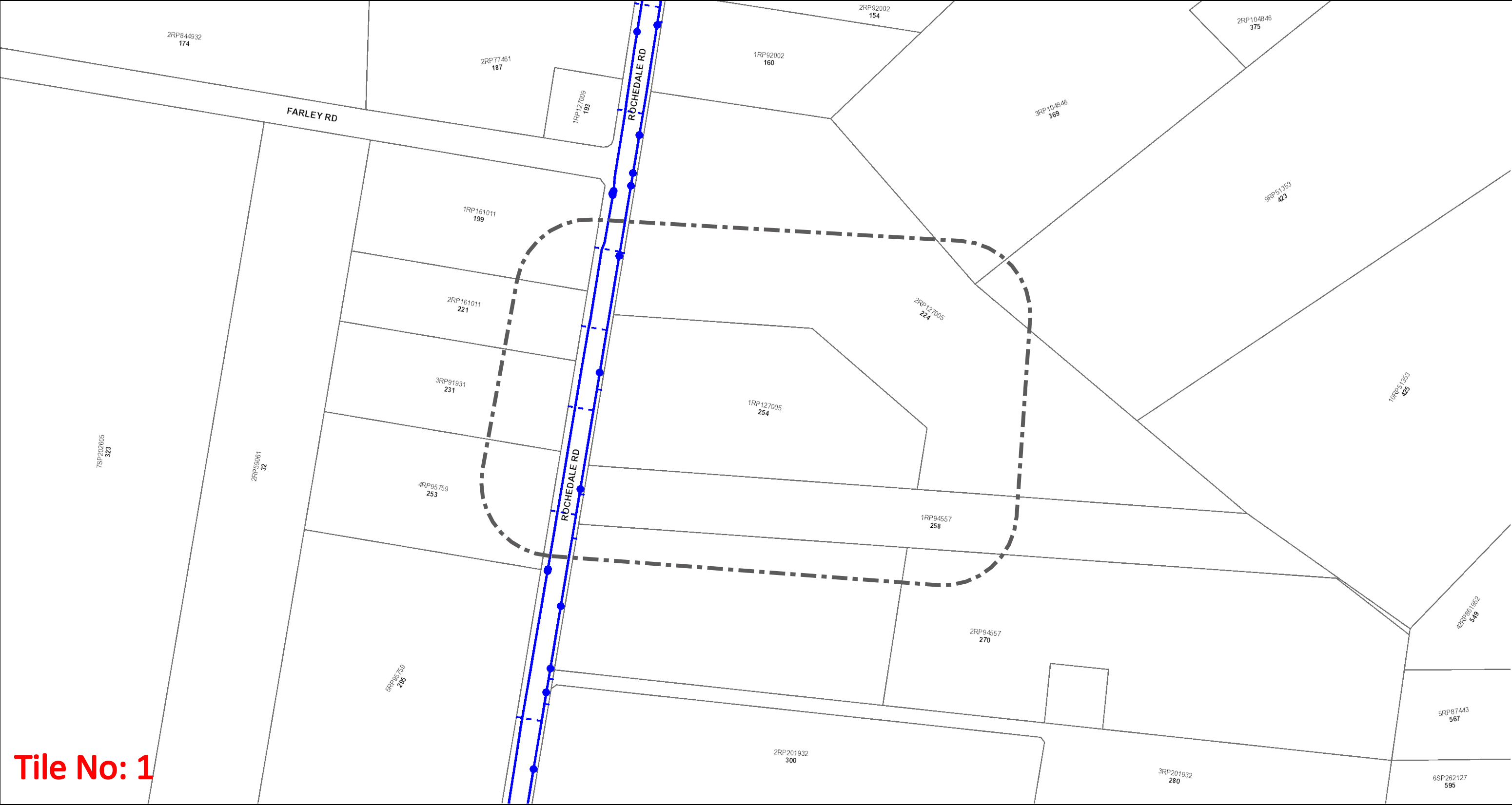
This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:2500

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 276976153

Date BYDA Ref Received: 30/07/2026

Date BYDA Job to Commence: 30/07/2026

Date BYDA Map Produced: 30/07/2026

This Map is valid for 30 days Produced By: Urban Utilities

Sewer	Water	Recycled Water
• Infrastructure	• Infrastructure	• Infrastructure
♦ Major Infrastructure	♦ Major Infrastructure	♦ Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

Important Information

Disclaimer

All Urban Utilities' records, data and information supplied via BYDA ("**Data**") is **indicative** only. You agree that any Data supplied to you has been or will be provided only for your convenience and has not been and will not be relied upon by you for any purpose.

You also agree that Urban Utilities does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency or suitability).

Because the location of Urban Utilities' infrastructure shown on the Data is approximate only, you must first physically locate the infrastructure by utilising relevant site detection methodologies prior to performing any works or undertaking any activities near or adjacent to infrastructure. Possible site detection methodologies include hand digging, potholing, trenching and/or probing. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Urban Utilities will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any Data to you via BYDA.

Compliance with laws

There may be both indicated and unmarked hazards, dangers or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

Damaged Infrastructure

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Urban Utilities' written consent.

You may be liable to Urban Utilities for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Urban Utilities' infrastructure by you or any other person for which you are legally responsible.

Any damage to Urban Utilities' Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies Team on 13 23 64.

Links

Technical Standards: <https://urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Copyright

All Data is copyright.

Referral

276976152

Member Phone

1800 653 935

Responses from this member

Response received Thu 30 Jul 2026 12.56pm

File name	Page
Response Body	97
276976152.pdf	99
AccreditedPlantLocators 2026-07-20a.pdf	100
Telstra Duty of Care v32.0c.pdf	101
Telstra Map Legend v4_0c.pdf	103

Attention: Edoardo Baroni

Site Location: 254 Rochedale Road, Rochedale, QLD 4123

Your Job Reference: Westera Partners

Please do not reply to this email, this is an automated message -



Important - this site is within or in the vicinity of a **RED IMPORTED FIRE ANT RESTRICTED AREA**. Movement controls apply. Penalties of up to \$220,000 for individuals and \$1.1 million for corporations may apply. Call **13 25 23** or visit www.daff.qld.gov.au/fireants for further information.

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>, The essential steps that must be undertaken prior to commencing construction activities

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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works.

See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>.

Please note that:

- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: *Telstra Duty of Care v32.0c.pdf*)

(See attached file: *Telstra Map Legend v4_0c.pdf*)

(See attached file: AccreditedPlantLocators 2026-07-20a.pdf)

(See attached file: 276976152.pdf)

General Information



Telstra highly recommends using Certified Locators.

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

LEGEND



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

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

← P20

← 2 pair Leadin to property from 5 pit in street

← 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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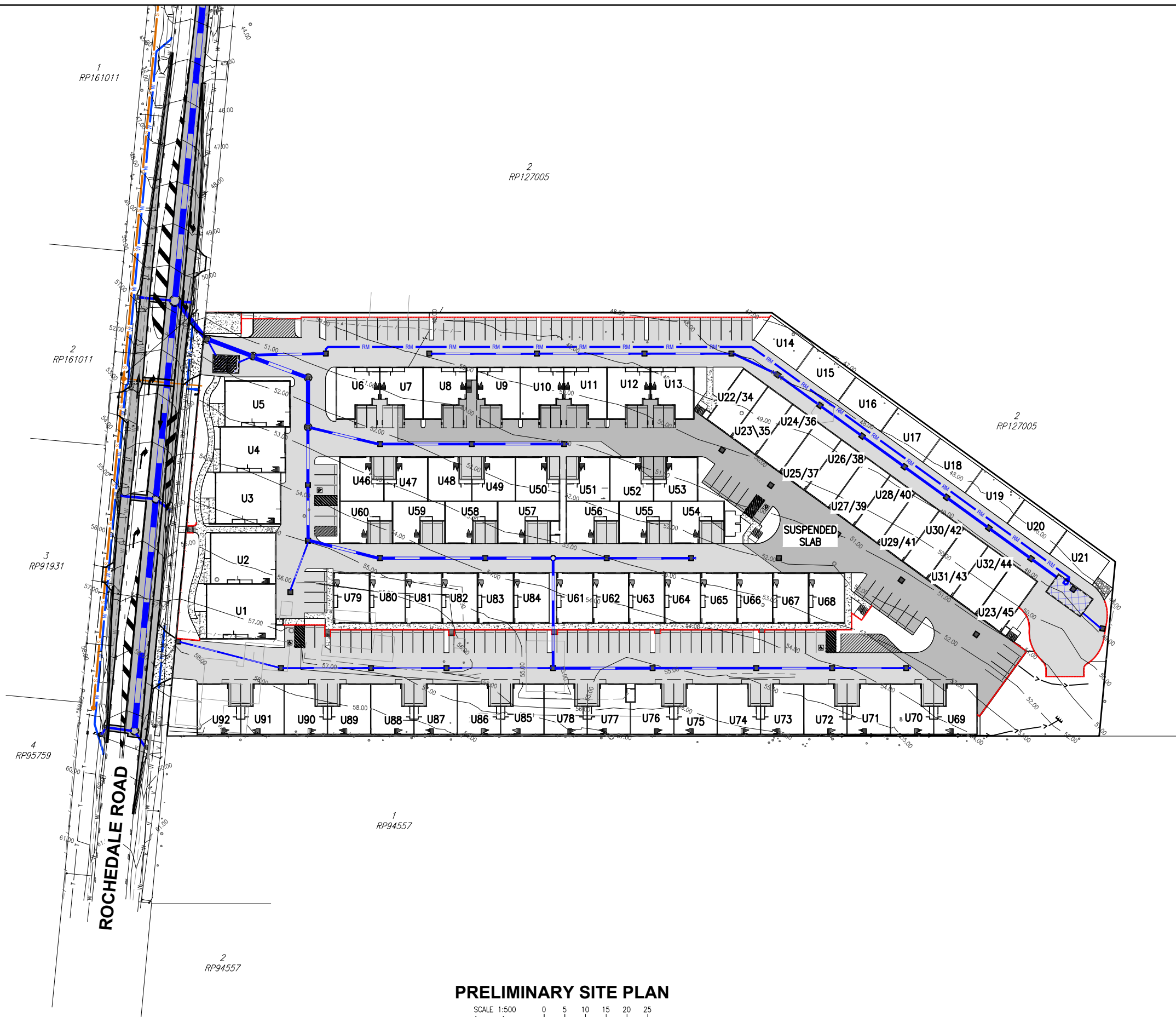
End of document

i This document may exclude some files (eg. DWF or ZIP files)

This document was automatically generated at a point-in-time. Be aware that the source information from which this document was created may have changed since it was produced. This document may contain incomplete or out-of-date information. Always check your enquiry details in the BYDA Referral Service for the most recent information. For copyright information refer to individual responses.



Appendix F – Engineering Drawings



LEGEND

	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
	1500 DIA FIELD INLET
	STORMWATER LINE
	STORMWATER HEADWALL
	EXISTING STORMWATER LINE
	NATURAL SURFACE LEVEL
	STORMWATER NUMBER
	WATER RETICULATION U.P.V.C.
	WATER RETICULATION D.I.C.L.
	WATER RETICULATION CONDUIT
	GATE VALVE
	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

NOTE:
THE INVERT LEVEL & LOCATION OF ALL
EXISTING STORMWATER & SEWER
INFRASTRUCTURE SHALL BE CONFIRMED ON
SITE PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION.

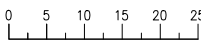
*STORMWATER STUB NOTE:
PROVIDE STUBS AS SHOWN FOR ROOF
AND/OR YARD DRAINAGE CONNECTION.
REFER HYDRAULIC ENGINEERS' DRAWINGS
FOR DETAILS.

NOTES

- STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH
BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
- EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED
PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY
ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT
NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS
AND PIT TYPES AND SIZES.

PRELIMINARY SITE PLAN

SCALE 1:500
(A1 SIZE)

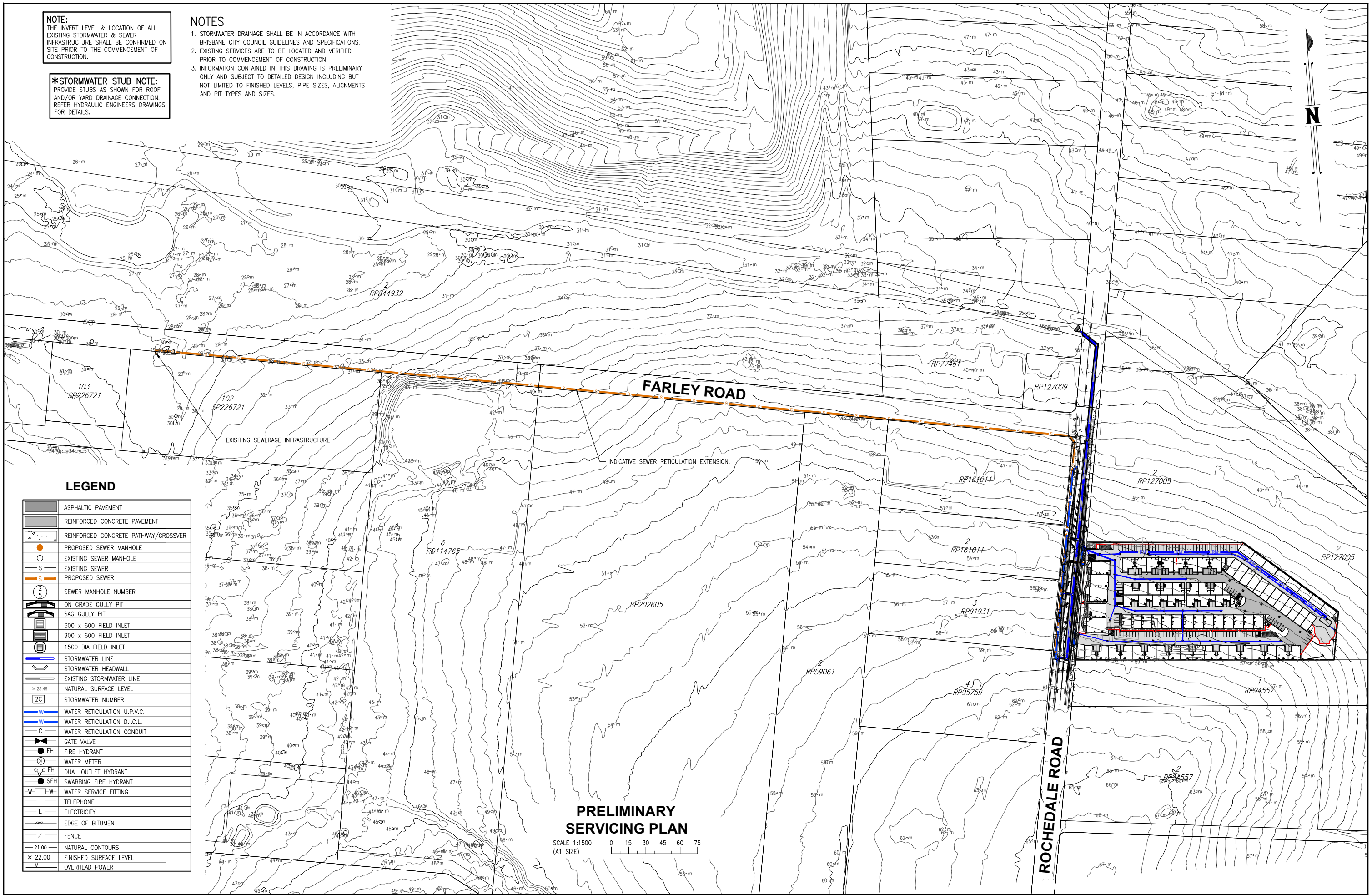


							DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY SITE PLAN 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C.			
							DRAWN E.B.							DRAWING NUMBER S26-135-PC01			
							CHECKED J.M.H.							SHEET NUMBER 01 OF 11			
							APPROVED J.M.H.							REVISION			
							DATE JULY 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.									
No.	DATE	REVISIONS					DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED					

NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

- NOTES**
1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
 2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS AND PIT TYPES AND SIZES.



LEGEND

	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSOVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
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	STORMWATER LINE
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	WATER RETICULATION CONDUIT
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	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

**PRELIMINARY
SERVICING PLAN**

SCALE 1:1500
(A1 SIZE)

**WESTERA
PARTNERS**

STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333
E brisbane@westerapartners.com.au
GOLD COAST T 07 5571 1599
E goldcoast@westerapartners.com.au
SUNSHINE COAST T 07 5391 3777
E sunshinecoast@westerapartners.com.au
NORTHERN NSW T 02 6874 8047
E nsw@westerapartners.com.au
CENTRAL VICTORIA T 03 5441 0922
E centralvic@westerapartners.com.au

SURVEYOR
LAWSON SURVEYS
PHONE 07 3352 3326
DATUM A.H.D.
PSM 125324
R.L. 41.322
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

PROJECT
LOCATION
TITLE
CLIENT

PROPOSED WAREHOUSE DEVELOPMENT
LOT 1 on RP127005
254 ROCHEDALE ROAD, ROCHEDALE
PRELIMINARY SERVICING PLAN
254 ROCHEDALE PTY LTD

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
S26-135-PC02
SHEET NUMBER
02 OF 11
REVISION

PRELIMINARY FUNCTIONAL
LAYOUT PLAN

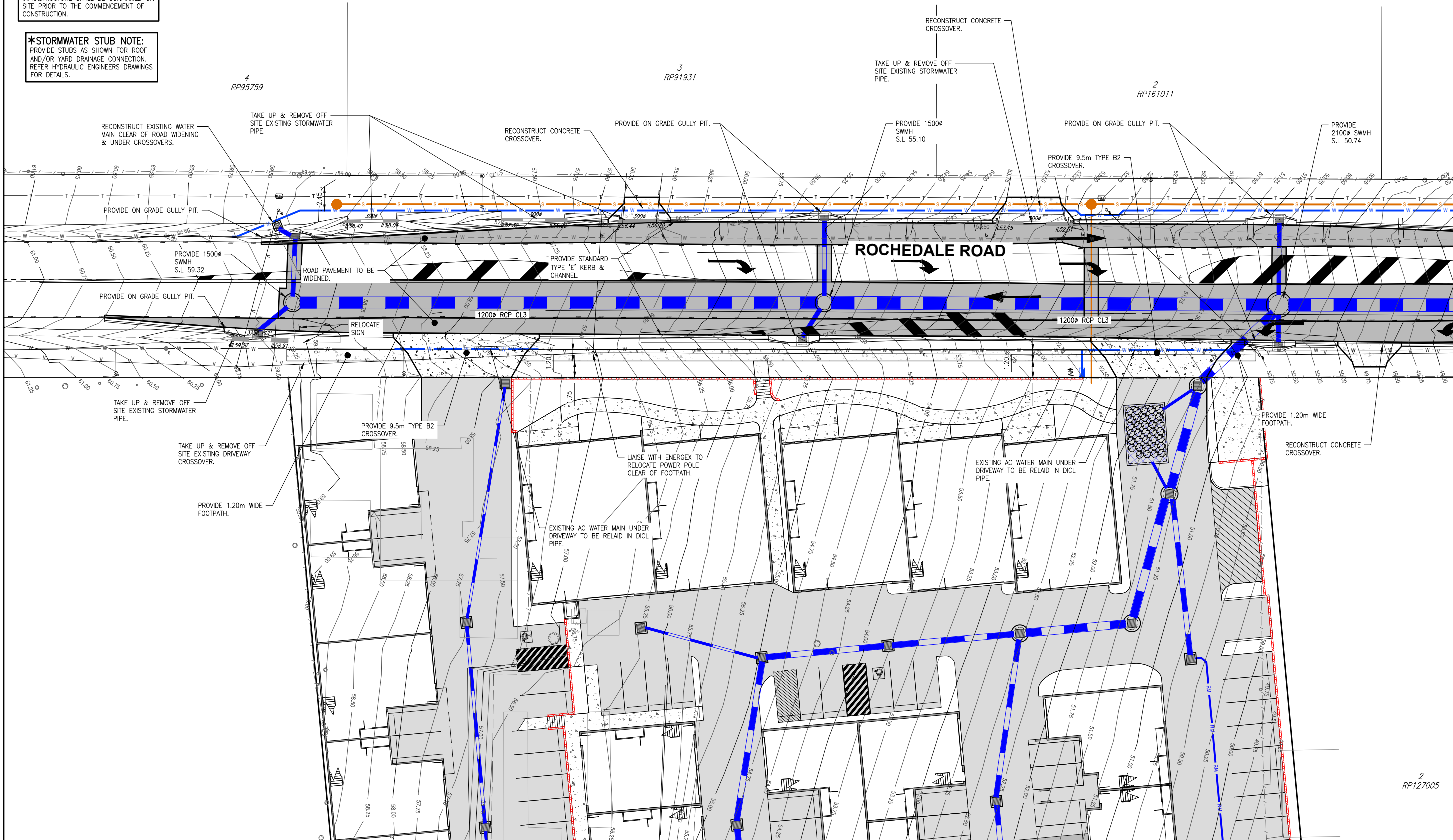
SCALE 1:200
(A1 SIZE)

NOTE:
THE INVERT LEVEL & LOCATION OF ALL
EXISTING STORMWATER & SEWER
INFRASTRUCTURE SHALL BE CONFIRMED ON
SITE PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION.

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PROVIDE STUBS AS SHOWN FOR ROOF
AND/OR YARD DRAINAGE CONNECTION.
REFER HYDRAULIC ENGINEERS DRAWINGS
FOR DETAILS.

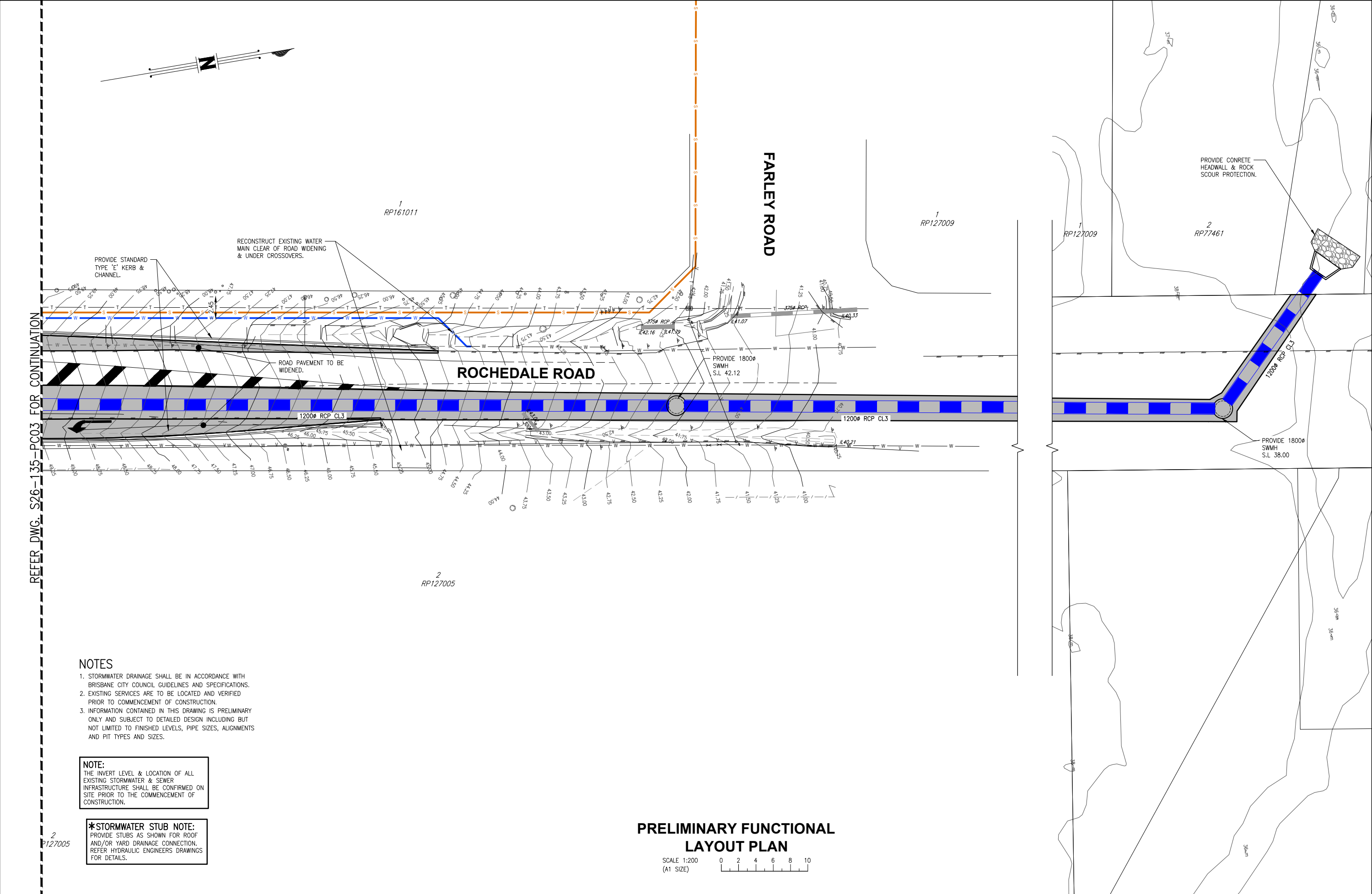
NOTES

1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH
BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED
PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY
ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT
NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS
AND PIT TYPES AND SIZES.



REFER DWG. S26-135-PC04 FOR CONTINUATION

DESIGNED J.M.H. DRAWN E.B. CHECKED J.M.H. APPROVED J.M.H. DATE JULY 2026					 STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975		BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au		SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322		PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY FUNCTIONAL LAYOUT PLAN 1 of 2 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PC03 SHEET NUMBER 03 OF 11	REVISION
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED						



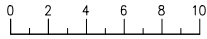
- NOTES
1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
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NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

PRELIMINARY FUNCTIONAL LAYOUT PLAN

SCALE 1:200
(A1 SIZE)



				DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY FUNCTIONAL LAYOUT PLAN 2 of 2 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PC04 SHEET NUMBER 04 OF 11 REVISION		
				DRAWN E.B.									
				CHECKED J.M.H.									
				APPROVED J.M.H.									
				DATE JULY 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.		STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975						
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED			

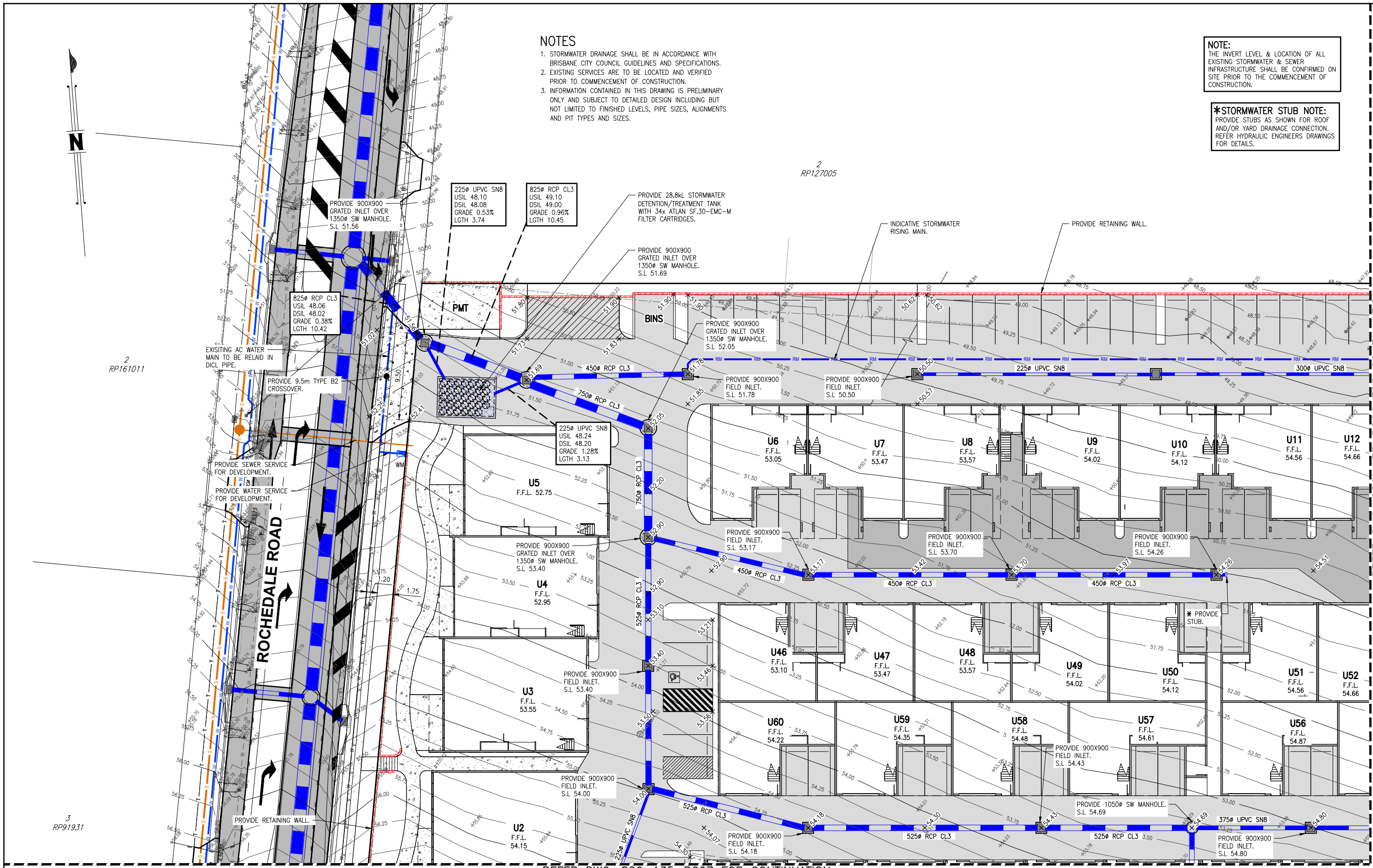


NOTES

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NOTE:
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*STORMWATER STUB NOTE:
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.



REFER DWG. S26-135-PC07 FOR CONTINUATION

REFER DWG. S26-135-PC06 FOR CONTINUATION

PRELIMINARY CIVIL WORKS PLAN

SCALE 1:200
(A1 SIZE)

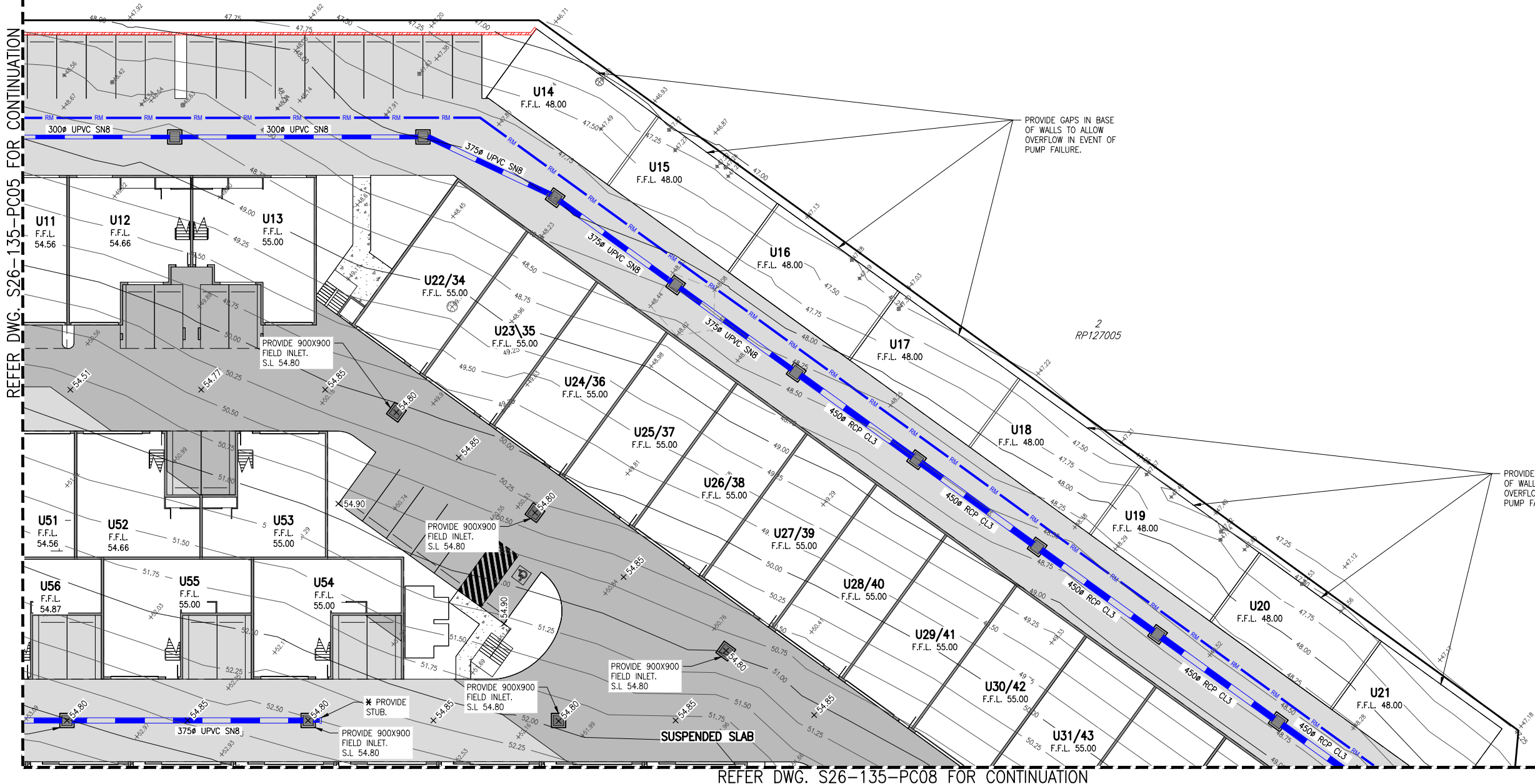
					DESIGNED J.M.H. DRAWN E.B. CHECKED J.M.H. APPROVED J.M.H. DATE JULY 2026	 J. HILL RPEO 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.	 WESTERA PARTNERS STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westera.com.au GOLD COAST T 07 5571 1599 E goldcoast@westera.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westera.com.au NORTHERN NSW T 02 6674 8047 E nsw@westera.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westera.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.	DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY CIVIL WORKS PLAN 1 of 4 - GROUND LEVEL 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PC05 SHEET NUMBER 05 OF 11	REVISION
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED						

NOTE:
THE INVERT LEVEL & LOCATION OF ALL
EXISTING STORMWATER & SEWER
INFRASTRUCTURE SHALL BE CONFIRMED ON
SITE PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION.

*STORMWATER STUB NOTE:
PROVIDE STUBS AS SHOWN FOR ROOF
AND/OR YARD DRAINAGE CONNECTION.
REFER HYDRAULIC ENGINEERS DRAWINGS
FOR DETAILS.

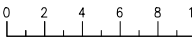
NOTES

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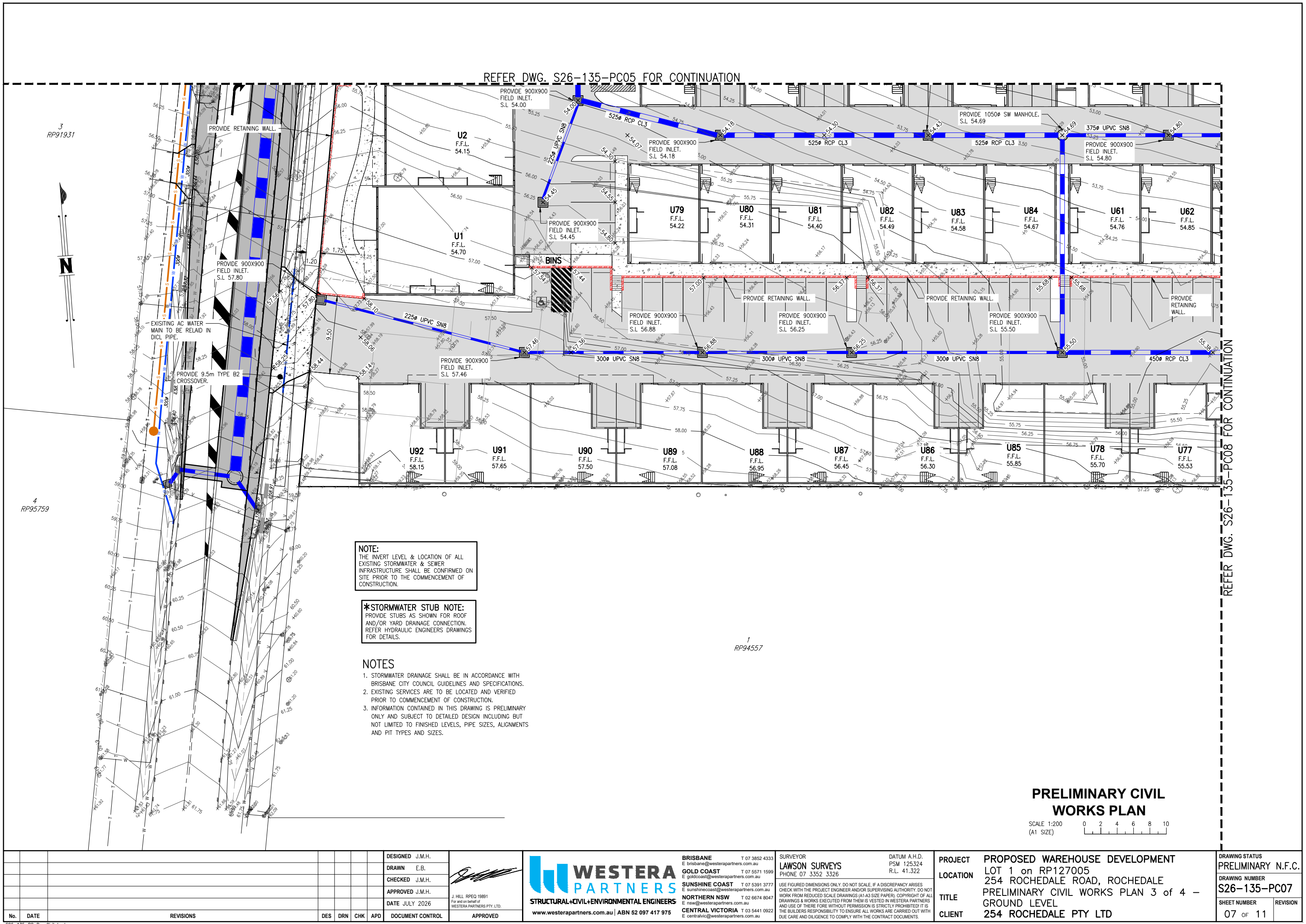


PRELIMINARY CIVIL
WORKS PLAN

SCALE 1:200
(A1 SIZE)



								DESIGNED J.M.H. E. brisbane@westerapartners.com.au				BRISBANE T 07 3852 4333 E. brisbane@westerapartners.com.au GOLD COAST T 07 5371 1599 E. goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E. sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E. nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E. centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY CIVIL WORKS PLAN 2 of 4 – GROUND LEVEL 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PC06 SHEET NUMBER 06 OF 11 REVISION	
						DRAWN E.B.											
						CHECKED J.M.H.											
						APPROVED J.M.H.											
								DATE JULY 2026		J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.	www.westerapartners.com.au ABN 52 097 417 975						
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL		APPROVED						



NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

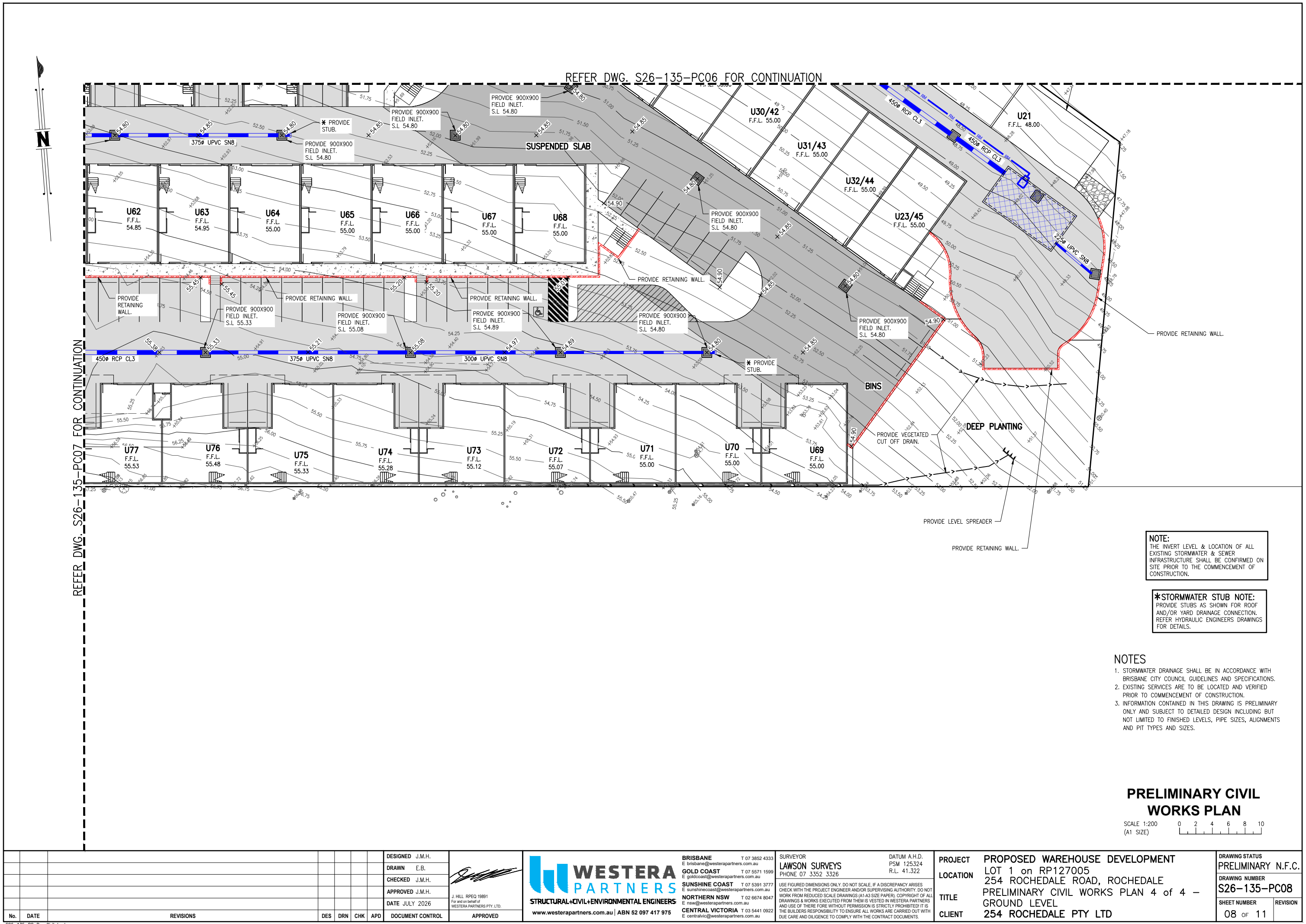
NOTES

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**PRELIMINARY CIVIL
WORKS PLAN**

SCALE 1:200
(A1 SIZE)

				DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E. brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY CIVIL WORKS PLAN 3 of 4 – GROUND LEVEL 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C.	
				DRAWN E.B.							DRAWING NUMBER S26-135-PC07	
				CHECKED J.M.H.							SHEET NUMBER 07 OF 11	REVISION
				APPROVED J.M.H.								
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED				



REFER DWG. S26-135-PC07 FOR CONTINUATION

REFER DWG. S26-135-PC06 FOR CONTINUATION

NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

- NOTES**
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PRELIMINARY CIVIL WORKS PLAN

SCALE 1:200 (A1 SIZE)

										DESIGNED	J.M.H.			WESTERA PARTNERS STRUCTURAL+ CIVIL + ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE	T 07 3852 4333 E brisbane@westerapartners.com.au	SURVEYOR	DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY CIVIL WORKS PLAN 4 of 4 – GROUND LEVEL 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26–135–PC08 SHEET NUMBER 08 OF 11 REVISION
										DRAWN	E.B.				GOLD COAST	T 07 5571 1599 E goldcoast@westerapartners.com.au	LAWSON SURVEYS	PHONE 07 3352 3326			
										CHECKED	J.M.H.				SUNSHINE COAST	T 07 5391 3777 E sunshinecoast@westerapartners.com.au	USE FIGURED DIMENSIONS ONLY. DO NOT SCALE, IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SURVEYSING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THESE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.				
										APPROVED	J.M.H.				NORTHERN NSW	T 02 6674 8047 E nsw@westerapartners.com.au	CENTRAL VICTORIA	T 03 5441 0922 E centralvic@westerapartners.com.au			
										DATE	JULY 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.									
No.	DATE	REVISIONS				DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED										



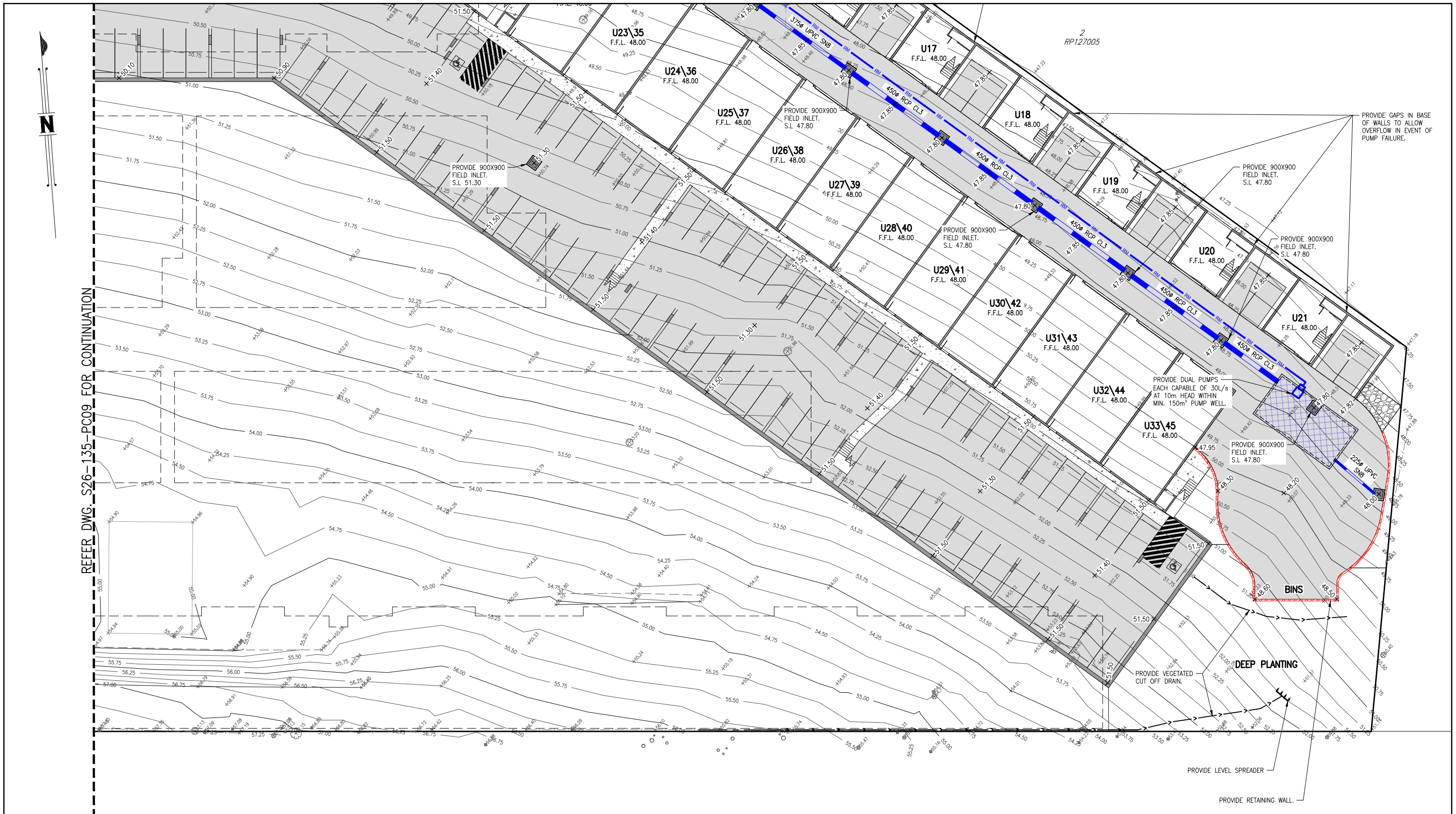
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PROVIDE STUBS AS SHOWN FOR ROOF
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SCALE 1:200
(A1 SIZE)

S26-135-PC Pre Civilwks BSMNT.dwg



REFER DWG. S26-135-PC09 FOR CONTINUATION

NOTE:
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PRELIMINARY CIVIL WORKS PLAN

SCALE 1:200
(A1 SIZE)

										DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326	DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY CIVIL WORKS PLAN 2 of 2 - BASEMENT 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PC10 SHEET NUMBER 10 OF 11	REVISION	
										DRAWN E.B.										
										CHECKED J.M.H.										
										APPROVED J.M.H.										
										DATE JULY 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.									
No.	DATE	REVISIONS								DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED	www.westerapartners.com.au ABN 52 097 417 975				

GENERAL NOTES

1. IN CASE OF DOUBT - ASK!
2. ALL LEVELS TO AHD, DIMENSIONS IN METERS U.N.O
3. ALL LIAISON WITH LOCAL, STATE & STATUTORY AUTHORITIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. THE LOCATION OF EXISTING SERVICES IS FOR CONTRACTOR'S INFORMATION ONLY, THE LOCATION OF SERVICES WILL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
5. ANY DAMAGE CAUSED TO THE EXISTING SERVICE WILL BE MADE GOOD AT THE CONTRACTORS EXPENSE.
6. EARTHWORKS PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - 2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
7. EARTHWORKS OPERATIONS ARE TO BE CARRIED OUT IN GENERAL ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. WORKS NOT SPECIFICALLY REFERRED TO, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL DRAWINGS AND SPECIFICATIONS OF THE LOCAL AUTHORITY.
9. THE CONTRACTOR IS TO ALLOW FOR ALL FEES AND HAULAGE COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL FROM THE SITE.
10. ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS ARE DEEMED THE CONTRACTOR'S RESPONSIBILITY.
11. COMPACTION STANDARDS
- 'MODIFIED' TO AS 1289 TEST 5.2.1
 - 'STANDARD' TO AS 1289 TEST 5.1.1
12. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR WILL PROVIDE SCOUR AND EROSION PROTECTION INCLUDING PROVISION OF SILT TRAPS AND FENCES TO MINIMISE DEPOSITION OF MATERIAL DOWNSTREAM OF THE PROPERTY.
13. NO BLASTING WILL BE PERMITTED.
14. THE LOCATION OF THE SITE SHEDS, SITE OFFICE AND AMENITIES BUILDING WILL BE LOCATED TO SUIT TEMPORARY UTILITY SERVICES OR AS AGREED WITH THE MANAGER.
15. TESTING FREQUENCY AS 3798 - 2007 SECTION 8.0 OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
16. AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A "WORKS AS CONSTRUCTED" SURVEY AND SUBMIT THE DETAIL PLAN TO THE MANAGER.
17. THE LOCATION OF TEMPORARY STOCKPILES DURING CONSTRUCTION IS TO BE AGREED WITH THE MANAGER.

NOTE:
TEMPORARY EXCAVATIONS ARE TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

ALL RETAINING WALLS LOCATED WITHIN THE SITE TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED FOOTINGS AND SUB-SOIL DRAINAGE.

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT WILL PREVENT SUBSIDENCE WITHIN NEIGHBOURING PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REPORT AND ADVICE ON SITE.

EARTHWORKS LEGEND

AREA OF CUT 10,316m²

AREA OF FILL 9,119m²

LEGEND

	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
	1500 DIA FIELD INLET
	STORMWATER LINE
	STORMWATER HEADWALL
	EXISTING STORMWATER LINE
	NATURAL SURFACE LEVEL
	STORMWATER NUMBER
	WATER RETICULATION U.P.V.C.
	WATER RETICULATION D.I.C.L.
	WATER RETICULATION CONDUIT
	GATE VALVE
	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

NOTES

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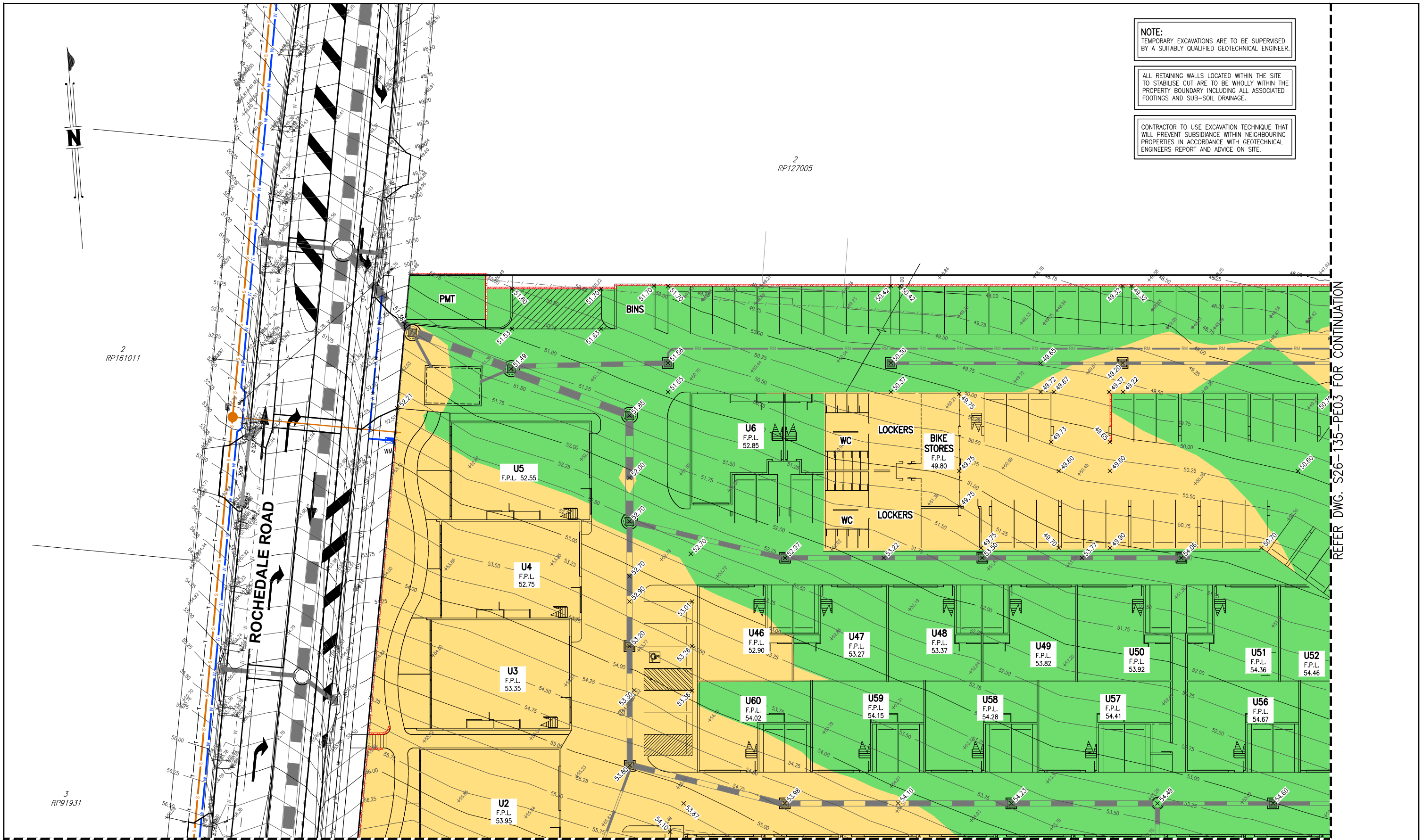
*STORMWATER STUB NOTE:
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.



PRELIMINARY
EARTHWORKS SITE PLAN

SCALE 1:500 (A1 SIZE)

								DESIGNED J.M.H. E brisbane@westerapartners.com.au				BRISBANE T 07 3852 4333 GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATE 12/05/2024 PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY EARTHWORKS SITE PLAN 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PE01 SHEET NUMBER 01 OF 07	REVISION		
						DRAWN E.B.													
						CHECKED J.M.H.													
						APPROVED J.M.H.													
								DATE JULY 2026		J. HILL RPEO 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.									
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED									



NOTE:
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TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE
PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED
FOOTINGS AND SUB-SOIL DRAINAGE.

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT
WILL PREVENT SUBSIDENCE WITHIN NEIGHBOURING
PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL
ENGINEERS REPORT AND ADVICE ON SITE.

REFER DWG. S26-135-PE03 FOR CONTINUATION

REFER DWG. S26-135-PE04 FOR CONTINUATION

PRELIMINARY
EARTHWORKS PLAN

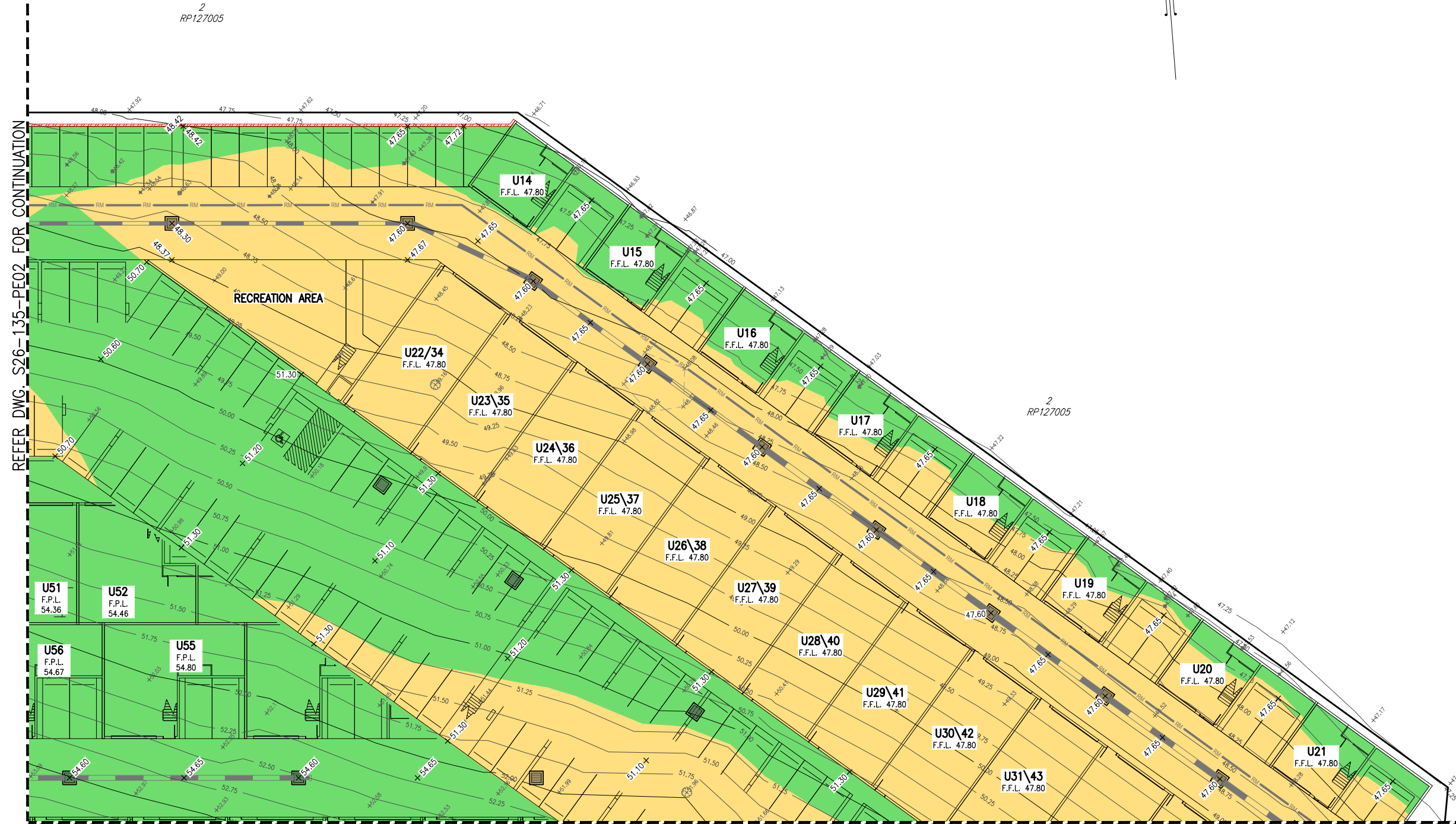
SCALE 1:200
(A1 SIZE)

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NOTE:
TEMPORARY EXCAVATIONS ARE TO BE SUPERVISED
BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

ALL RETAINING WALLS LOCATED WITHIN THE SITE
TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE
PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED
FOOTINGS AND SUB-SOIL DRAINAGE.

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT
WILL PREVENT SUBSIDANCE WITHIN NEIGHBOURING
PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL
ENGINEERS REPORT AND ADVICE ON SITE.

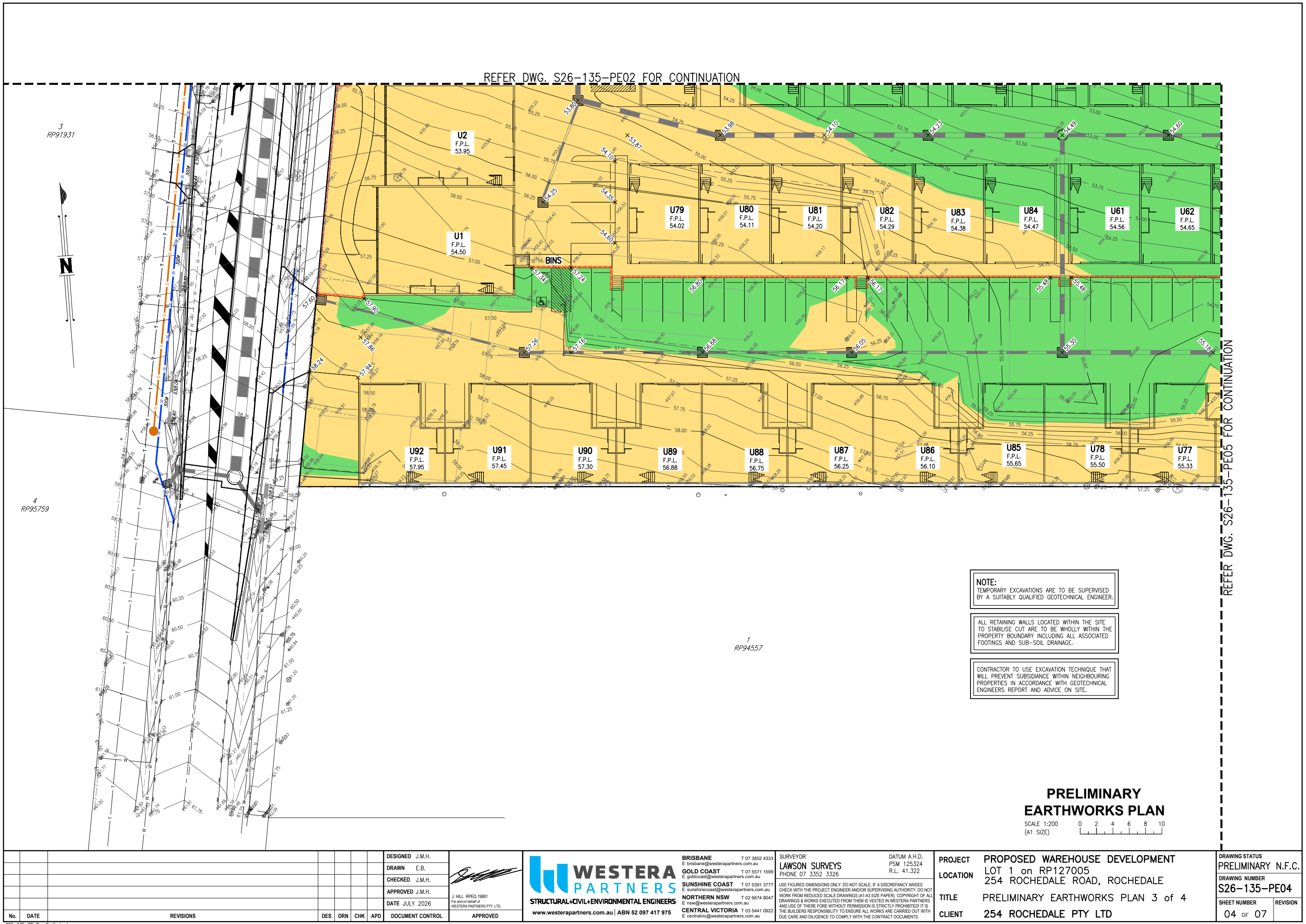


**PRELIMINARY
EARTHWORKS PLAN**

SCALE 1:200
(A1 SIZE)

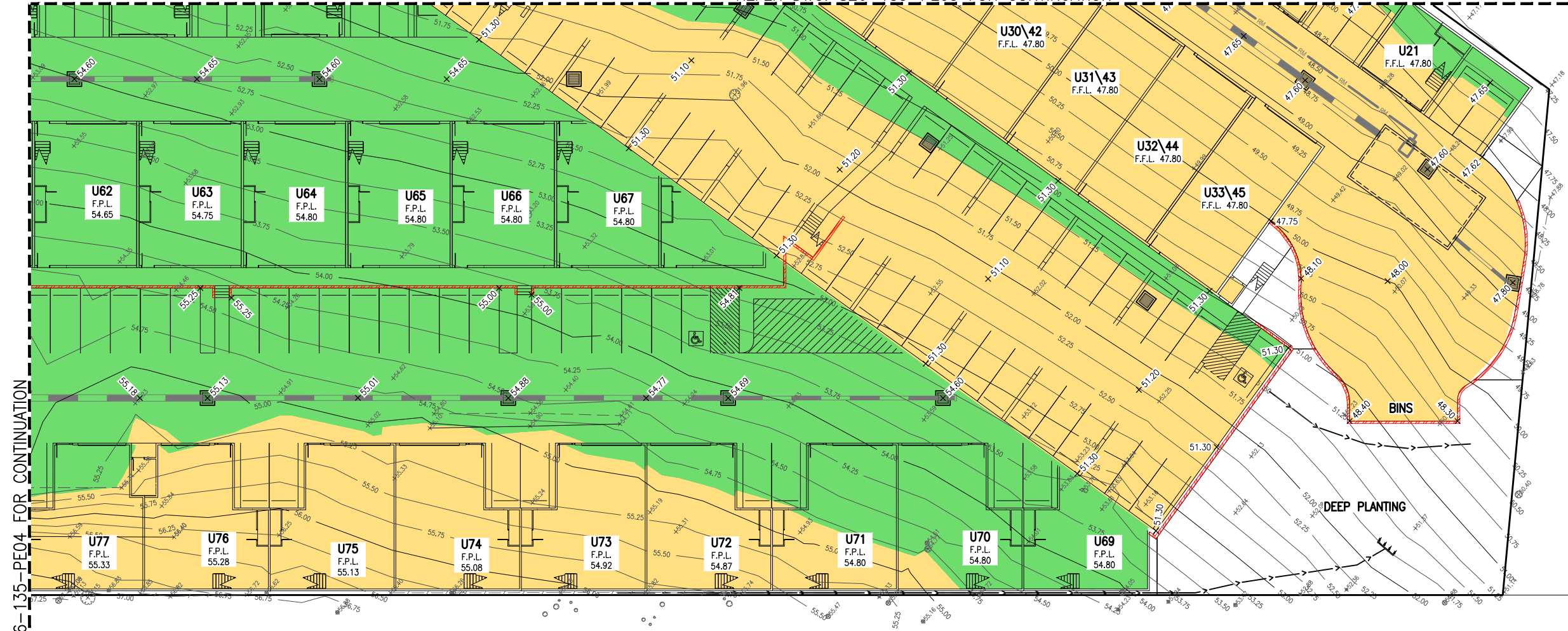
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				DESIGNED J.M.H.		 WESTERA PARTNERS STRUCTURAL+CVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY EARTHWORKS PLAN 2 of 4 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-135-PE03 SHEET NUMBER 03 OF 07 REVISION
				DRAWN E.B.							
				CHECKED J.M.H.							
				APPROVED J.M.H.							
				DATE JULY 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.						
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL		





REFER DWG. S26-135-PE03 FOR CONTINUATION



NOTE:
TEMPORARY EXCAVATIONS ARE TO BE SUPERVISED
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ENGINEERS REPORT AND ADVICE ON SITE.

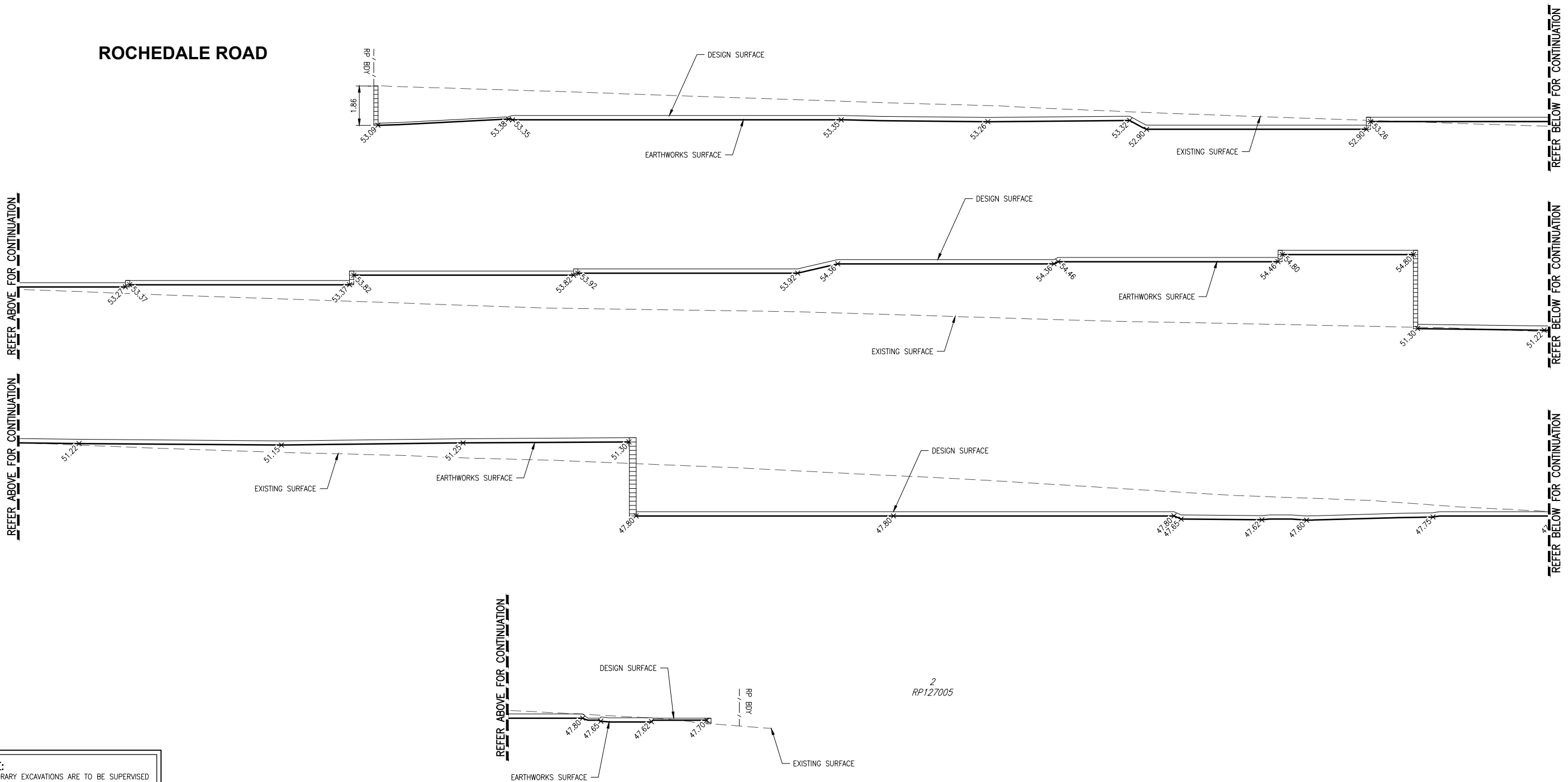
PRELIMINARY EARTHWORKS PLAN

SCALE 1:200
(A1 SIZE)



				DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY EARTHWORKS PLAN 4 of 4 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C.		
				DRAWN E.B.							DRAWING NUMBER S26-135-PE05		
				CHECKED J.M.H.							SHEET NUMBER 05 OF 07		
				APPROVED J.M.H.							REVISION		
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED			

ROCHEDALE ROAD



NOTE:
TEMPORARY EXCAVATIONS ARE TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

ALL RETAINING WALLS LOCATED WITHIN THE SITE TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED FOOTINGS AND SUB-SOIL DRAINAGE.

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT WILL PREVENT SUBSIDANCE WITHIN NEIGHBOURING PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REPORT AND ADVICE ON SITE.

SECTION

SCALE A1 - 1 : 100
A3 - 1 : 200

A
PE01

				DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR LAWSON SURVEYS PHONE 07 3352 3326 DATUM A.H.D. PSM 125324 R.L. 41.322	PROJECT LOCATION TITLE CLIENT	PROPOSED WAREHOUSE DEVELOPMENT LOT 1 on RP127005 254 ROCHEDALE ROAD, ROCHEDALE PRELIMINARY EARTHWORKS SECTIONS 254 ROCHEDALE PTY LTD	DRAWING STATUS PRELIMINARY N.F.C.							
				DRAWN E.B.							DRAWING NUMBER S26-135-PE06							
				CHECKED J.M.H.							SHEET NUMBER 06 OF 07							
				APPROVED J.M.H.							REVISION							
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED								
								J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.										
								www.westerapartners.com.au ABN 52 097 417 975										

REFER ABOVE FOR CONTINUATION

B
PE01

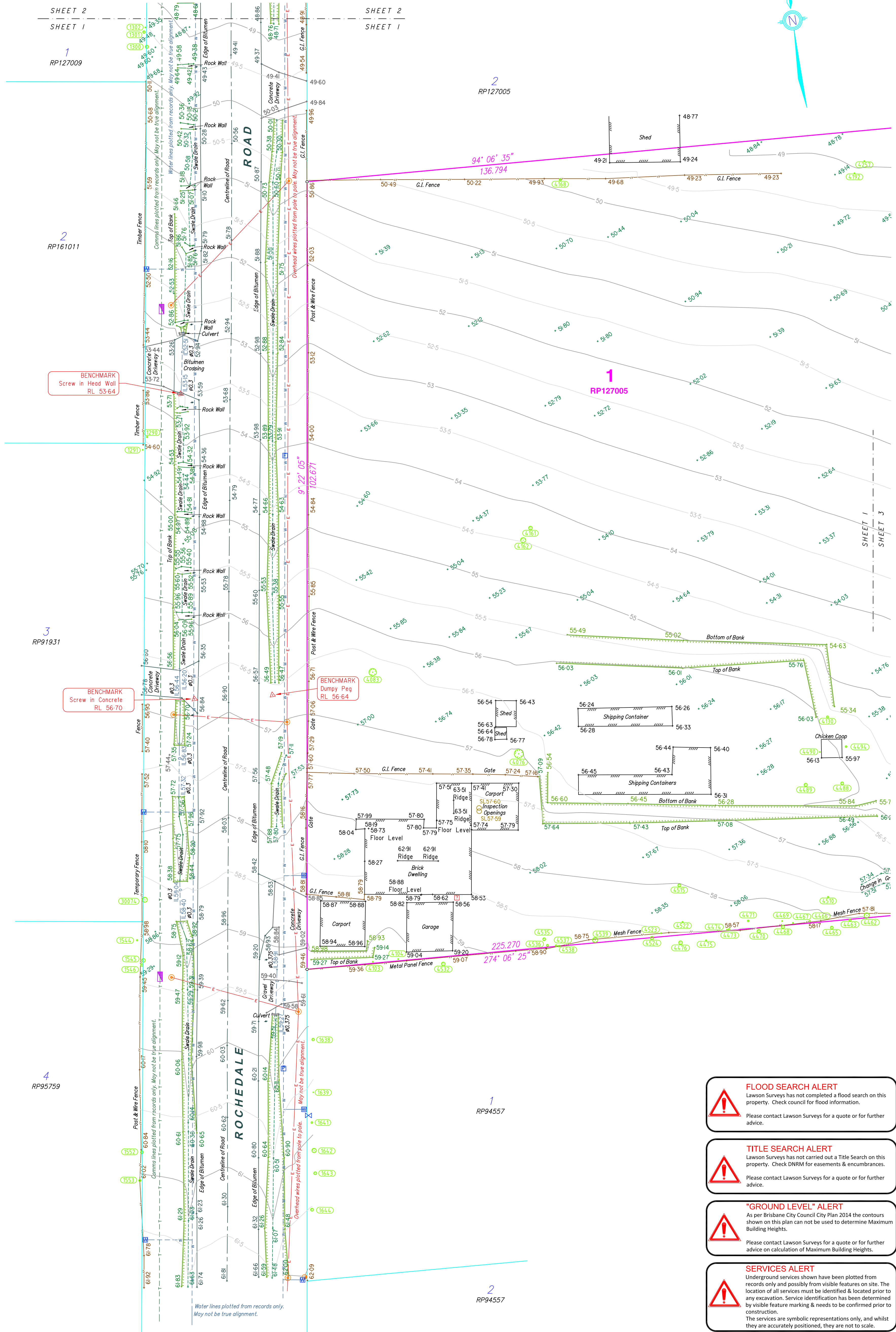
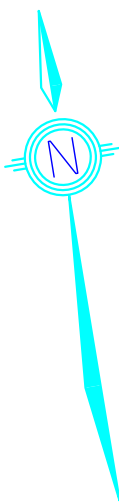
PE01

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT WILL PREVENT SUBSIDANCE WITHIN NEIGHBOURING PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REPORT AND ADVICE ON SITE.

S26-135-PE Pre Earthwks.dwg



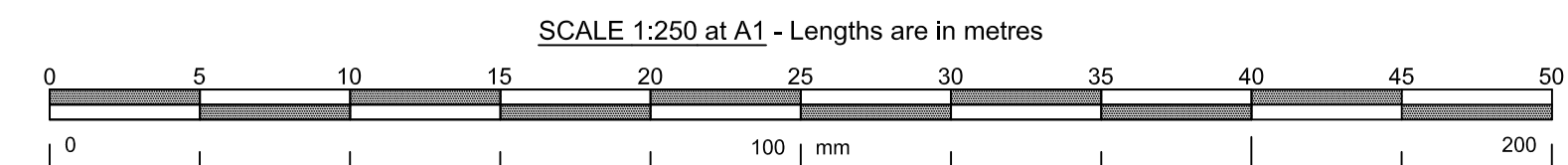
Appendix G – Detailed Site Survey & Architectural Plans



SYMBOL TABLE	
SYMBOL	DEFINITION
	AIR VALVE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	GAS VALVE
	GAS METER
	COMMUNICATIONS PIT
	ELECTRICITY PIT
	LIGHT POLE OR AS MARKED
	TRAFFIC LIGHT
	TRAFFIC SIGNAL BOX/PIT
	POWER POLE
	POLE GROUND STAY
	SEWER MANHOLE
	DRAINAGE MANHOLE
	FIELD INLET/GULLY TRAP
	ROAD REFLECTOR POSTS / OTHER
	BENCHMARK/SURVEY STATION
	UNKNOWN SERVICE

LINETYPE TABLE	
LINETYPE	DEFINITION
	SUBJECT LOT BOUNDARY
	ADJOINING LOT BOUNDARY
	EASEMENT/LEASE BOUNDARY
	BUILDING
	GUTTER/FASCIA
	FENCE LINE
	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
	DRAINAGE
	ELECTRICAL
	SEWERAGE
	TELSTRA/COMMS
	WATER
	VEGETATION

DB4YD LINETYPE TABLE	
LINETYPE	DEFINITION
	DRAINAGE - DB4YD
	ELECTRICAL - DB4YD
	GAS - DB4YD
	SEWER - DB4YD
	TELSTRA - DB4YD
	WATER - DB4YD



PLAN SHOWING SURFACE DETAIL & CONTOURS		CLIENT	ROCHEDALE PTY LTD
LEVEL DATUM AHD - VIDE PSM 125324 RL 41.322m	SCALE 1:250 @ A1	LOCATION	254 ROCHEDALE ROAD ROCHEDALE
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 11/10/2021	RPD	LOT 1 ON RP127005
MERIDIAN SP169016	SURVEYED BY AN		
DWG NAME ACAD-20553 DT 111021	DRAWN BY BK		

LAWSON SURVEYS

A.B.N 46 272 949 047
CONSULTING LAND SURVEYORS
9B / 62 BISHOP STREET
KELVIN GROVE QLD 4059
Ph 07 3352 3326 Fax 07 3352 6991
mail@lawsons-surveys.com.au
www.lawsons-surveys.com.au

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REFERENCE **20553 DT**

FLOOD SEARCH ALERT
Lawson Surveys has not completed a flood search on this property. Check council for flood information.
Please contact Lawson Surveys for a quote or for further advice.

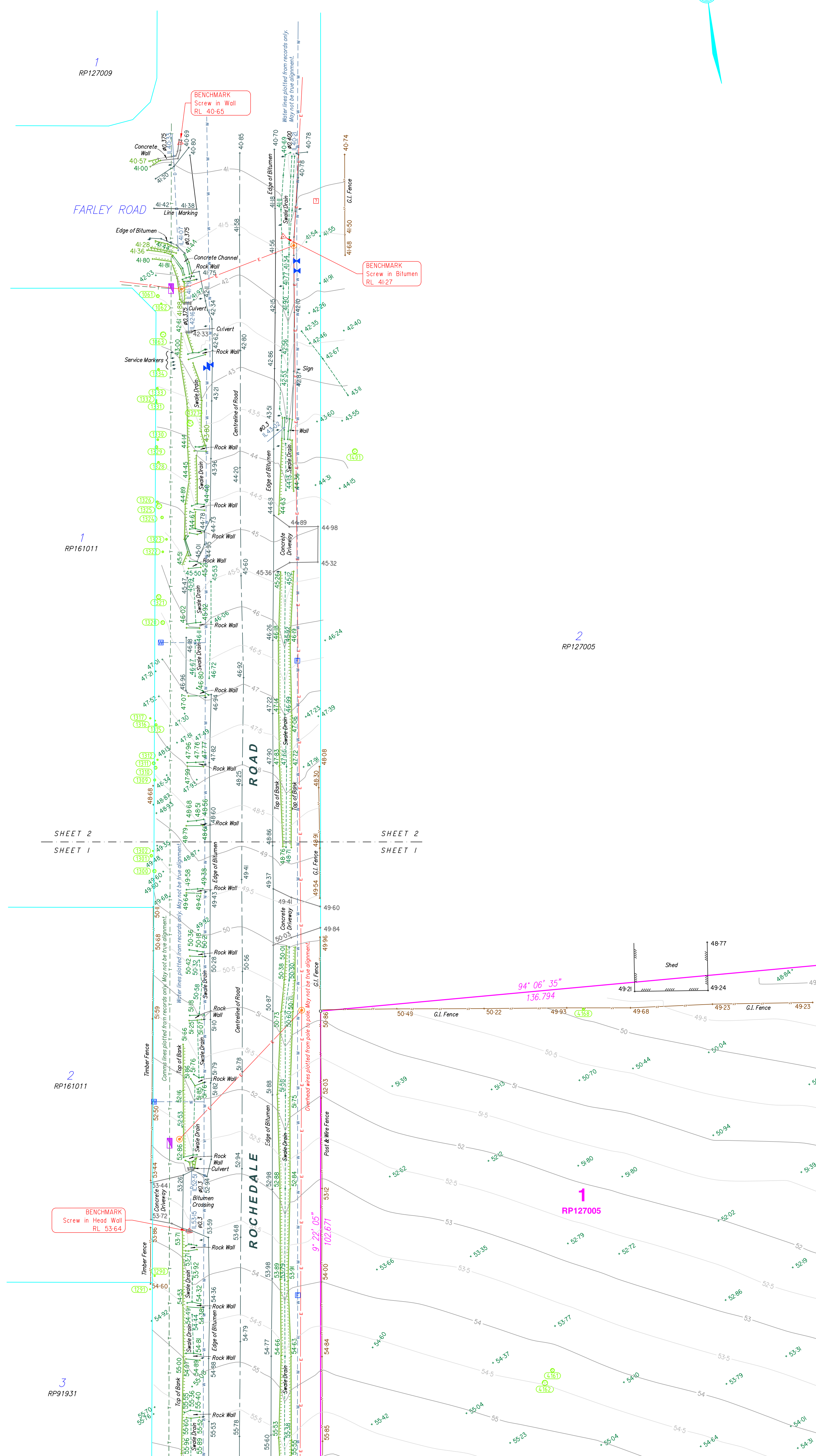
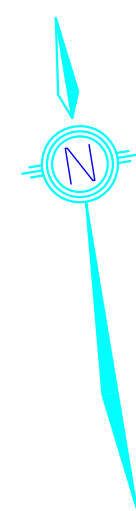
TITLE SEARCH ALERT
Lawson Surveys has not carried out a Title Search on this property. Check DNRM for easements & encumbrances.
Please contact Lawson Surveys for a quote or for further advice.

"GROUND LEVEL" ALERT
As per Brisbane City Council City Plan 2014 the contours shown on this plan can not be used to determine Maximum Building Heights.
Please contact Lawson Surveys for a quote or for further advice on calculation of Maximum Building Heights.

SERVICES ALERT
Underground services shown have been plotted from records only and possibly from visible features on site. The location of all services must be identified & located prior to any excavation. Service identification has been determined by visible feature marking & needs to be confirmed prior to construction.
The services are symbolic representations only, and whilst they are accurately positioned, they are not to scale.

IDENTIFICATION SURVEY ALERT
The Surface Detail & Contour Survey, as prepared by Lawson Surveys, does not guarantee the location of boundary pegs.
Please contact Lawson Surveys for a quote or for further advice.

GENERAL NOTES
Contour interval 0.5m
Boundaries have been accurately positioned, but remain subject to an Identification Survey.
Tree Species may not be accurate - it is an indication of tree type only.
Spread & Height are approximate only & not an accurate dieline.
North Point is indicative only & may not be an accurate representation of True North.
If in doubt contact Lawson Surveys.
DISCLAIMERS, TITLE BLOCK INFORMATION, AND LEGENDS APPLY TO ALL 4 SHEETS.



SYMBOL TABLE	
SYMBOL	DEFINITION
	AIR VALVE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER TAP
	GAS VALVE
	GAS METER
	COMMUNICATIONS PIT
	ELECTRICITY PIT
	ELECTRICITY PILLAR
	LIGHT POLE OR AS MARKED
	TRAFFIC SIGNAL BOX/PIT
	POWER POLE
	POLE GROUND STAY
	SEWER MANHOLE
	DRAINAGE MANHOLE
	FIELD INLET/GULLY TRAP
	ROAD REFLECTOR POSTS / OTHER
	BENCHMARK/SURVEY STATION
	UNKNOWN SERVICE

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	SUBJECT LOT BOUNDARY
	ADJOINING LOT BOUNDARY
	EASEMENT/LEASE BOUNDARY
	BUILDING
	GUTTER/FASCIA
	FENCELINE
	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
	DRAINAGE
	ELECTRICAL
	SEWERAGE
	TELSTRA/COMMS
	WATER
	VEGETATION

DB4YD LINETYPE TABLE	
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	DRAINAGE - DB4YD
	ELECTRICAL - DB4YD
	GAS - DB4YD
	SEWER - DB4YD
	TELSTRA - DB4YD
	WATER - DB4YD

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KELVIN GROVE QLD 4059
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mail@lawsonsveys.com.au
www.lawsonsveys.com.au

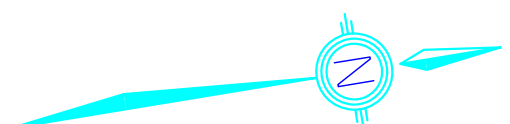
SCALE 1:250 at A1 - Lengths are in metres

0 5 10 15 20 25 30 35 40 45 50m

0 100 200 mm

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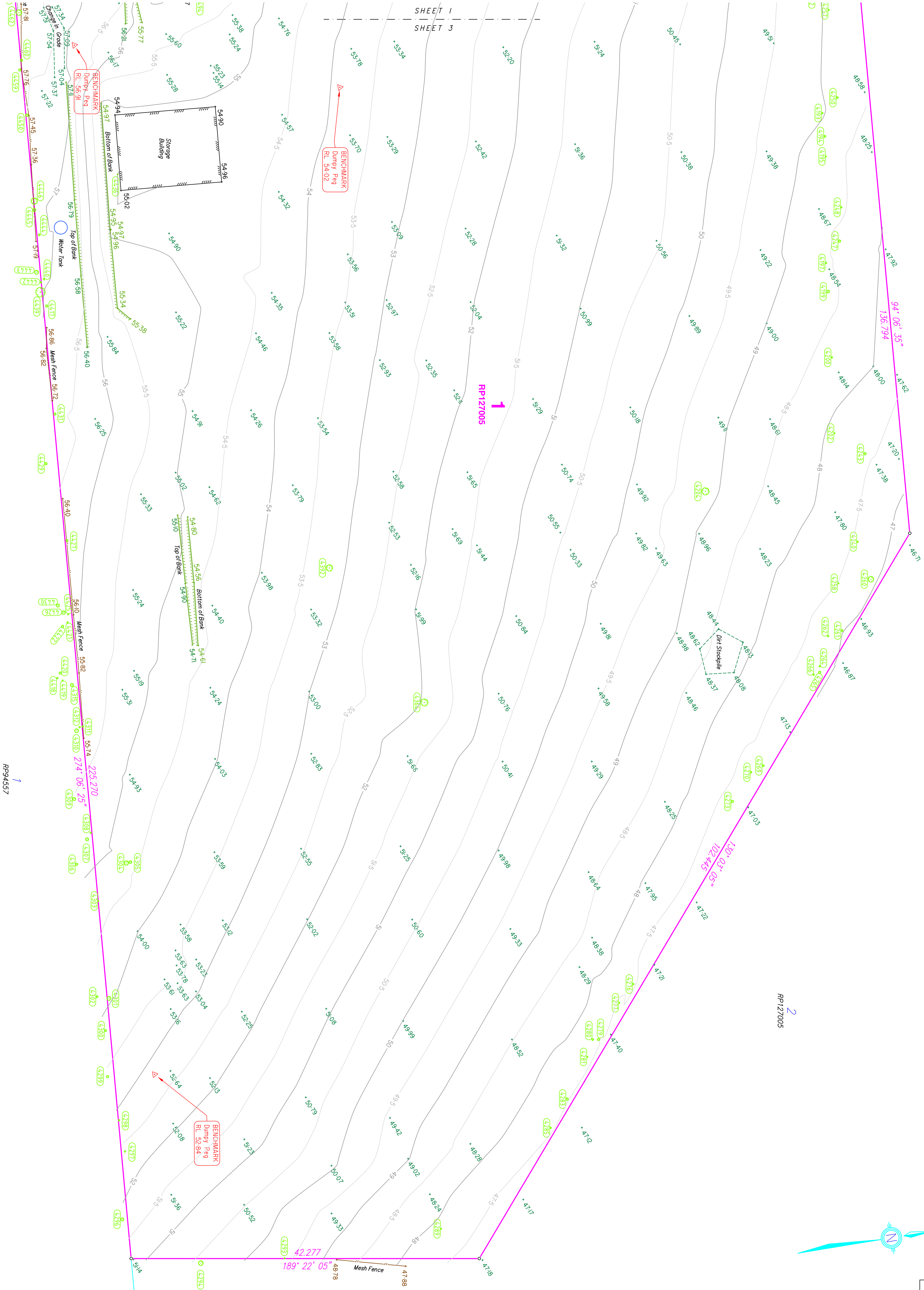
REFERENCE **20553 DT**



SYMBOL TABLE	
SYMBOL	DEFINITION
	AIR VALVE
	WATER METER
	WATER TAP
	GAS VALVE
	GAS METER
	COMMUNICATIONS PIT
	ELECTRICITY PILLAR
	LIGHT POLE OR AS MARKED
	TRAFFIC SIGNAL BOX/PIT
	POWER POLE
	POLE GROUND STAY
	DRAINAGE MANHOLE
	FIELD INLET/GULLYTRAP
	ROAD REFLECTOR POSTS / OTHER
	BENCHMARK/SURVEY STATION
	UNKNOWN SERVICE

LINE TYPE TABLE	
LINE TYPE	DEFINITION
	SUBJECT LOT BOUNDARY
	EASEMENT/LEASE BOUNDARY
	EASEMENT/LEASE BOUNDARY
	EASEMENT/LEASE BOUNDARY
	FENCE LINE
	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
	DRAINAGE
	SEWERAGE
	ELECTRICITY/COMMS
	VEGETATION

DBAYD LINE TYPE TABLE	
LINE TYPE	DEFINITION
	DRAINAGE - DBAYD
	GAS - DBAYD
	SEWER - DBAYD
	ELECTRICITY - DBAYD
	VEGETATION - DBAYD

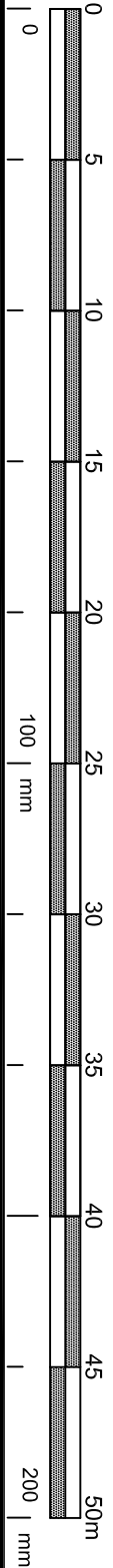


Tree Table			
Point #	Diameter	Spread	Height
1061	0.4	17	15
1062	0.2	10	8
1063	0.7	20	16
1290	0.2	12	10
1291	0.15	10	8
1300	0.45	14	17
1301	0.35	10	13
1302	0.15	7	10
1309	0.3	10	13
1310	0.4	6	15
1311	0.4	12	15
1312	0.2	12	14
1315	0.3	15	13
1316	0.15	10	12
1317	0.2	10	12
1320	0.5	16	20
1321	0.6	18	23
1322	0.25	12	15
1323	0.25	10	13
1324	0.35	15	20
1325	0.7	16	18
1326	0.3	14	18
1327	0.8	20	25
1328	0.25	14	18
1329	0.35	16	20
1330	0.25	12	16
1331	0.25	14	12
1332	0.2	10	13
1333	0.25	16	18
1334	0.25	18	15
1401	0.65	16	20
1544	0.2	8	10
1545	0.5	16	20
1546	0.35	18	15
1552	0.4	12	10
1553	0.3	10	10
1638	0.35	15	20
1639	0.1	8	10
1641	0.25	20	10
1642	0.6	22	30

Tree Table			
Point #	Diameter	Spread	Height
1643	0.4	12	10
1644	0.4	14	15
4076	1.2	14	18
4083	1	14	20
4103	0.15	6	12
4104	0.15	6	12
4130	0.3	6	15
4161	0.5	10	25
4162	0.7	10	25
4168	0.3	7	12
4192	0.15	2	6
4193	0.2	10	16
4194	0.25	8	12
4195	0.15	6	10
4197	0.2	6	10
4199	0.35	10	19
4200	0.2	7	12
4202	0.15	8	10
4204	0.9	15	30
4240	0.2	6	15
4243	0.3	12	15
4247	0.3	14	16
4248	0.2	8	16
4250	0.25	8	16
4257	0.15	12	10
4258	0.2	14	14
4260	0.7	15	16
4261	0.25	14	18
4262	0.2	12	14
4264	0.2	12	12
4265	0.3	12	12
4266	0.2	8	8
4269	0.25	14	18
4270	0.2	10	14
4273	0.3	14	16
4276	0.2	14	18
4277	0.15	12	16
4279	0.3	16	14
4280	0.25	15	18
4281	0.15	14	18

Tree Table			
Point #	Diameter	Spread	Height
4283	0.3	12	14
4285	0.2	12	14
4289	0.15	6	14
4293	0.15	12	14
4294	0.6	15	20
4296	0.4	15	20
4297	0.2	14	16
4298	0.2	10	14
4299	0.3	18	19
4300	0.25	10	15
4301	0.5	14	20
4302	0.25	10	13
4303	0.15	8	12
4304	0.55	10	17
4305	0.35	8	14
4306	0.3	12	10
4307	0.4	8	18
4308	0.2	7	12
4309	0.4	8	13
4310	0.5	12	25
4311	0.2	6	10
4312	0.2	6	6
4315	0.4	12	15
4354	0.9	15	30
4392	0.8	12	23
4417	0.3	12	14
4418	0.2	12	14
4419	0.15	7	10
4420	0.3	15	20
4421	0.2	8	14
4422	0.3	12	20
4425	0.15	8	8
4426	0.45	15	18
4427	0.3	16	20
4429	0.3	14	20
4430	0.4	16	20
4431	0.3	8	20
4436	0.15	7	12
4439	1.2	20	20

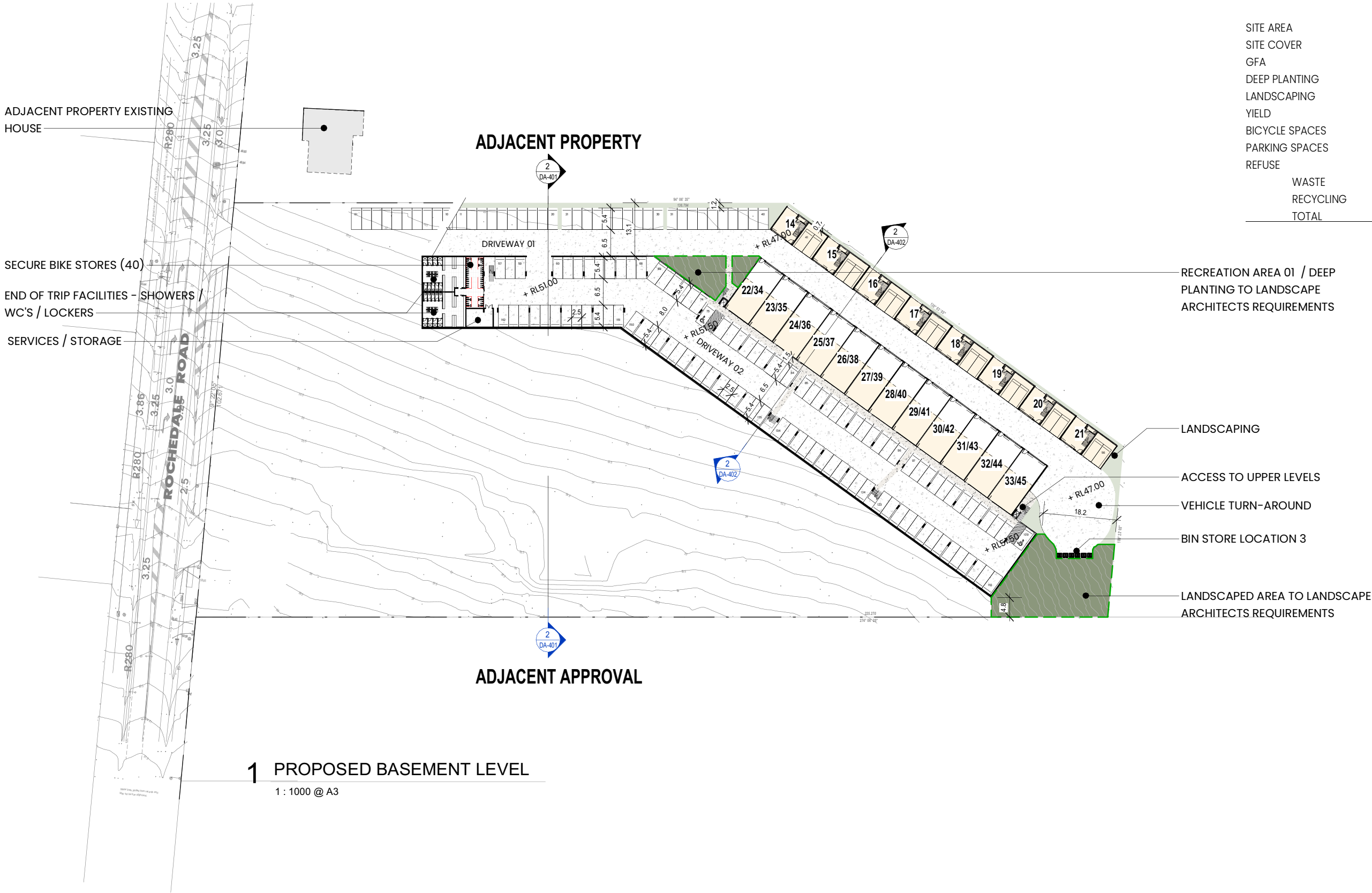
Tree Table			
Point #	Diameter	Spread	Height
4440	0.2	6	6
4442	0.2	18	18
4443	0.5	15	20
4444	0.25	15	20
4445	0.4	22	18
4446	0.8	20	20
4450	0.35	9	13
4459	0.3	10	14
4460	0.3	12	13
4462	0.7	14	14
4463	0.3	12	14
4465	0.4	14	20
4466	0.15	5	6
4467	0.15	12	15
4468	0.45	16	20
4469	0.15	10	10
4470	0.45	20	20
4471	0.25	14	15
4473	0.25	12	20
4474	0.2	10	15
4475	0.2	10	10
4476	0.5	12	12
4488	0.4	20	20
4489	0.45	20	20
4490	0.12	5	8
4494	0.25	20	20
4510	0.2	8	16
4515	0.4	16	14
4522	0.15	8	9
4523	0.15	10	14
4524	0.45	18	20
4532	0.5	25	20
4535	0.4	12	15
4536	0.3	10	15
4537	0.25	15	20
4538	0.25	15	20
4539	0.7	10	15
30074	0.7	20	20



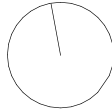
SCALE 1:250 at A1 - Lengths are in metres

PROPOSED DEVELOPMENT SUMMARY:

SITE AREA	20,358 ha
SITE COVER	10,026m2 (49.2%)
GFA	17,300m2
DEEP PLANTING	1018m2
LANDSCAPING	790m2
YIELD	92 x UNITS
BICYCLE SPACES	40
PARKING SPACES	291 (INCL 6 x PWD)
REFUSE	
WASTE	12 x 1100L
RECYCLING	12 x 1100L
TOTAL	24

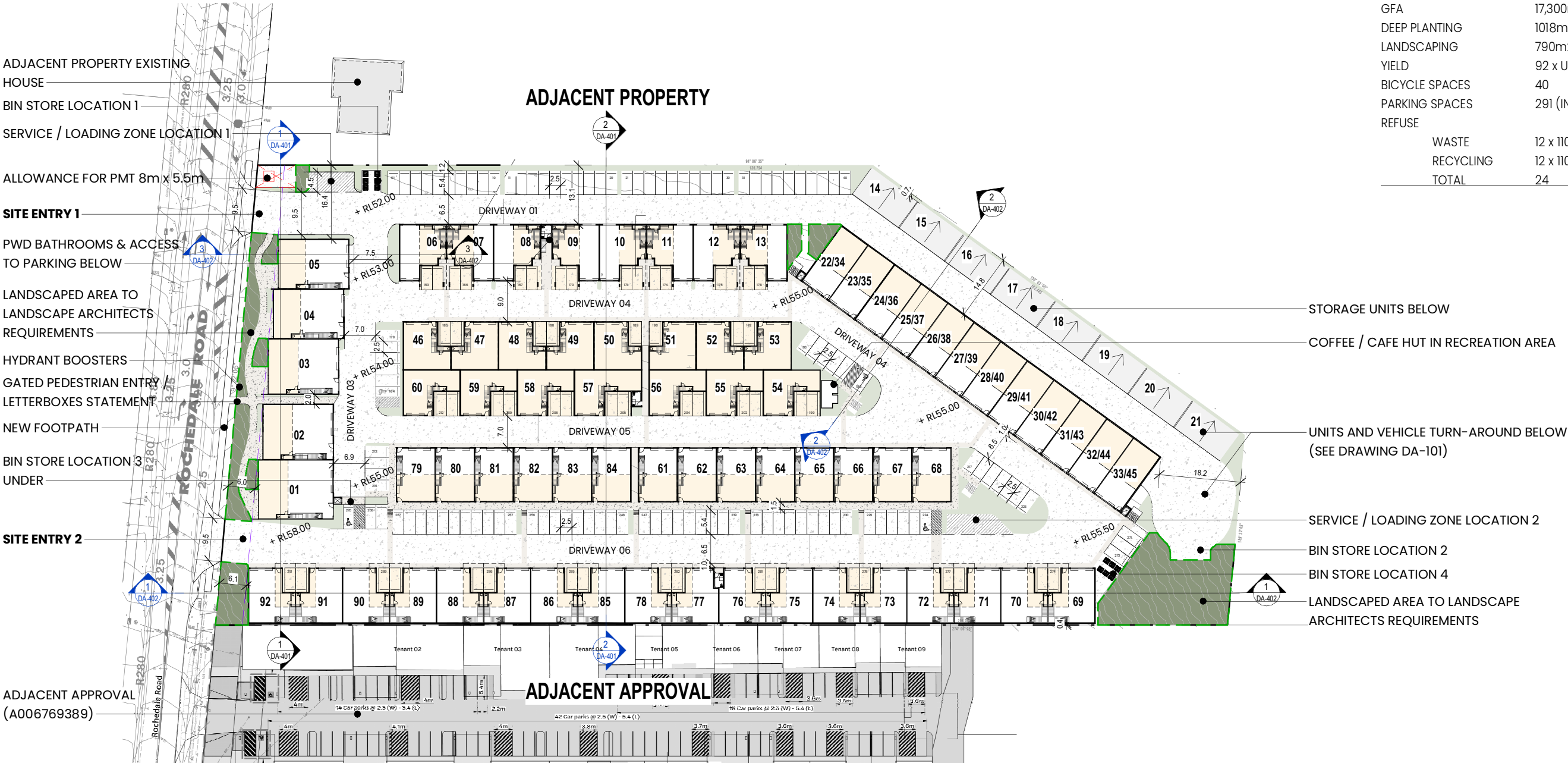


1 PROPOSED BASEMENT LEVEL
1 : 1000 @ A3



PROPOSED DEVELOPMENT SUMMARY:

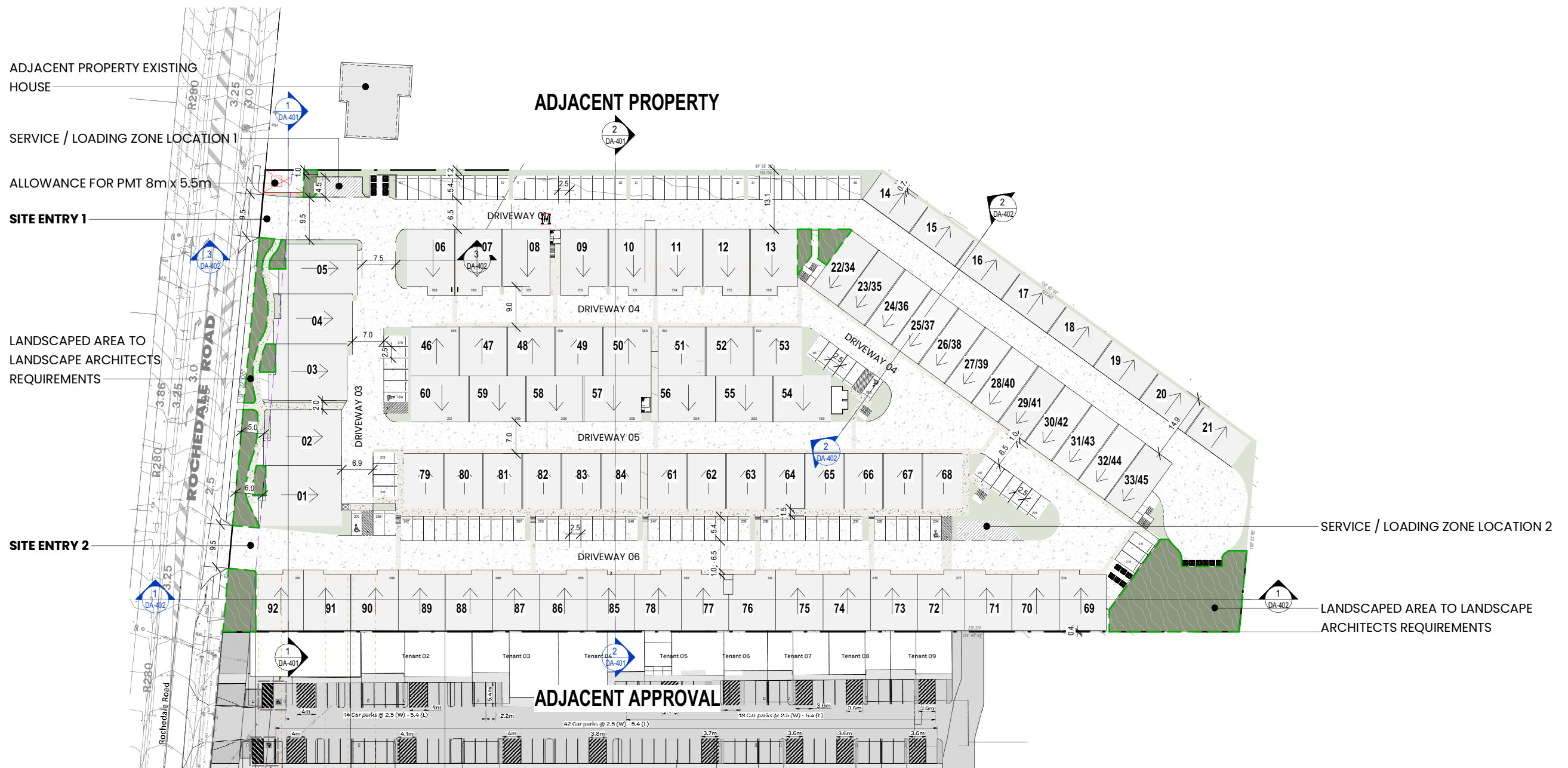
SITE AREA	20,358 ha
SITE COVER	10,026m2 (49.2%)
GFA	17,300m2
DEEP PLANTING	1018m2
LANDSCAPING	790m2
YIELD	92 x UNITS
BICYCLE SPACES	40
PARKING SPACES	291 (INCL 6 x PWD)
REFUSE	
WASTE	12 x 1100L
RECYCLING	12 x 1100L
TOTAL	24



1 PROPOSED GROUND LEVEL

1 : 1000 @ A3





1 PROPOSED ROOF PLAN

1 : 1000 @ A3



PROPOSED DEVELOPMENT STAGING SUMMARY:

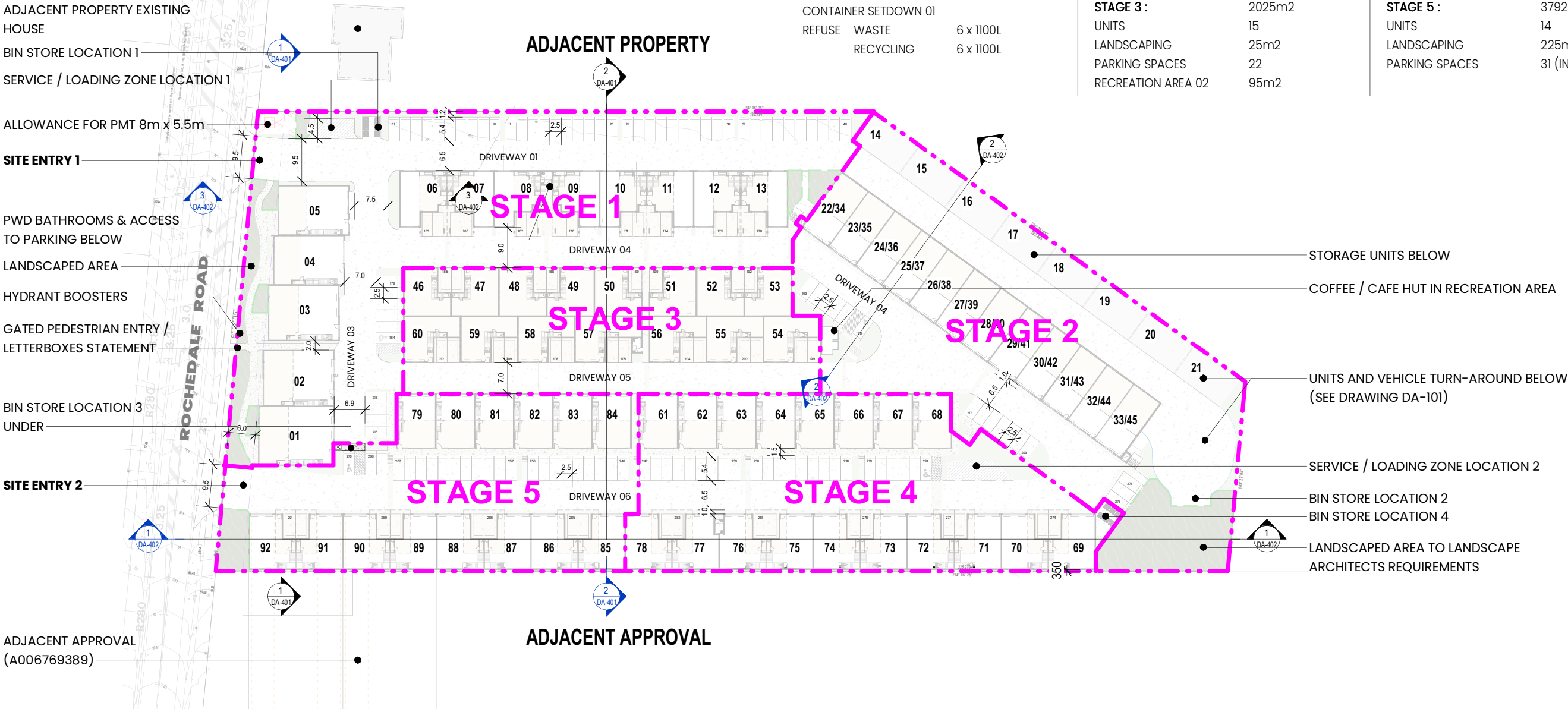
STAGE 1 :	5888m2
UNITS	13
LANDSCAPING	510m2
RECREATION AREA 01	100m2
PARKING SPACES	120 (INCL 2 x PWD)
BIKE STORES	
END OF TRIP FACILITIES	
CONTAINER SETDOWN 01	
REFUSE WASTE	6 x 1100L
RECYCLING	6 x 1100L

STAGE 2 :	5025m2
UNITS	30
LANDSCAPING	655m2
PARKING SPACES	84 (INCL 2 x PWD)
REFUSE WASTE	6 x 1100L
RECYCLING	6 x 1100L

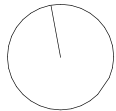
STAGE 3 :	2025m2
UNITS	15
LANDSCAPING	25m2
PARKING SPACES	22
RECREATION AREA 02	95m2

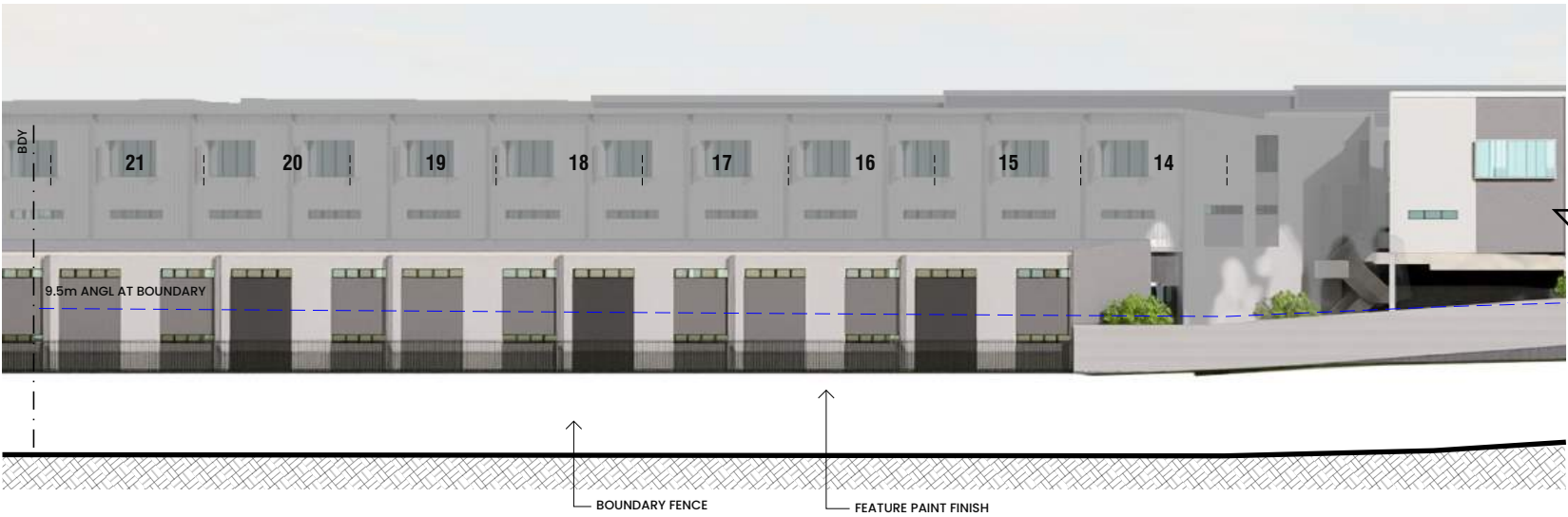
STAGE 4 :	3670m2
UNITS	18
LANDSCAPING	69m2
PARKING SPACES	34 (INCL 1 x PWD)
CONTAINER SETDOWN 02	

STAGE 5 :	3792m2
UNITS	14
LANDSCAPING	225m2
PARKING SPACES	31 (INCL 1 x PWD)

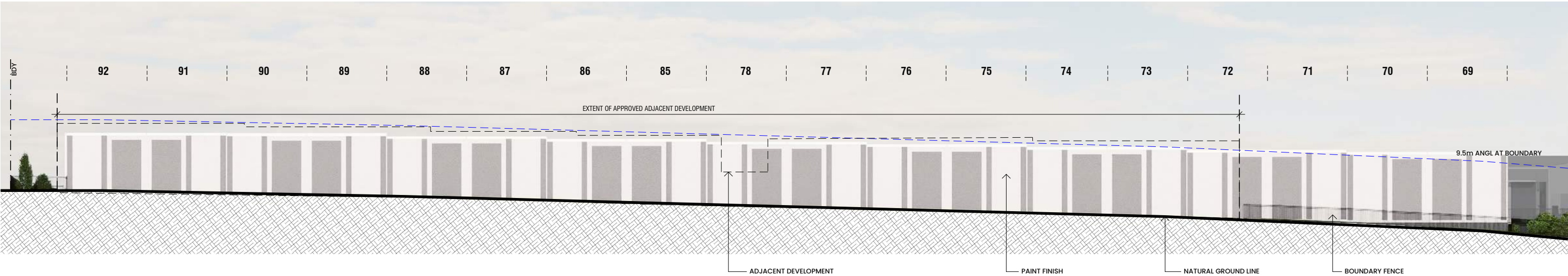


1 STAGING PLAN PART 1
1 : 1000 @ A3

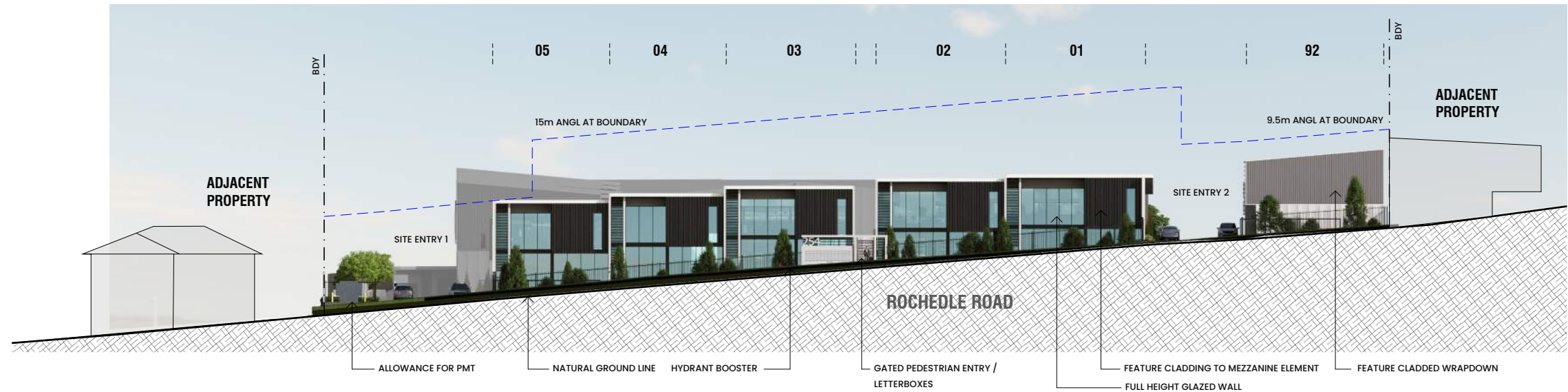




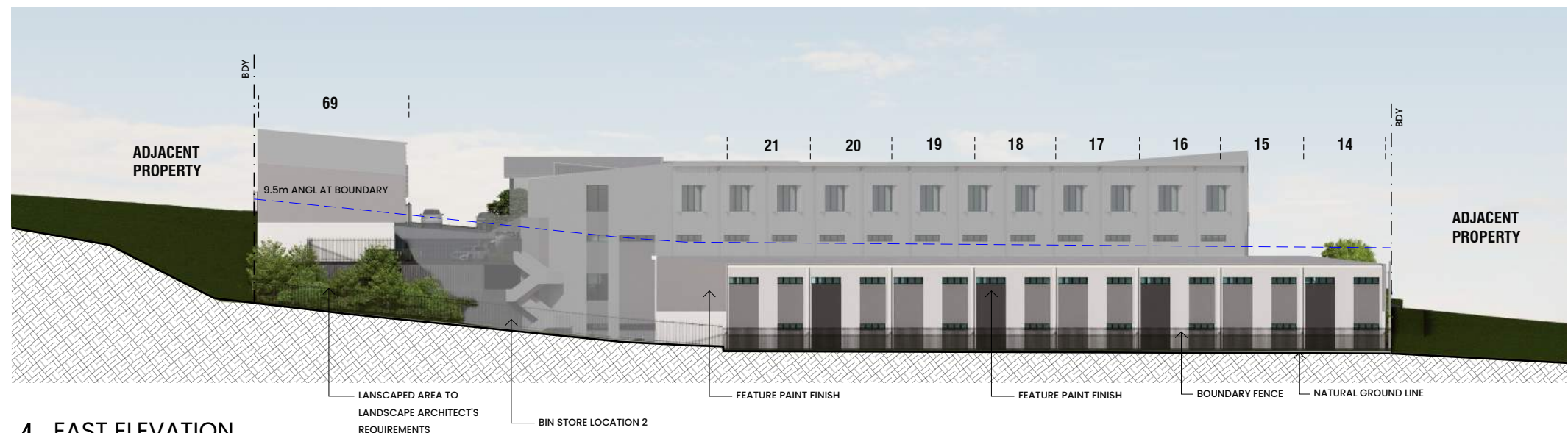
1 NORTH ELEVATION
1:500 @ A3



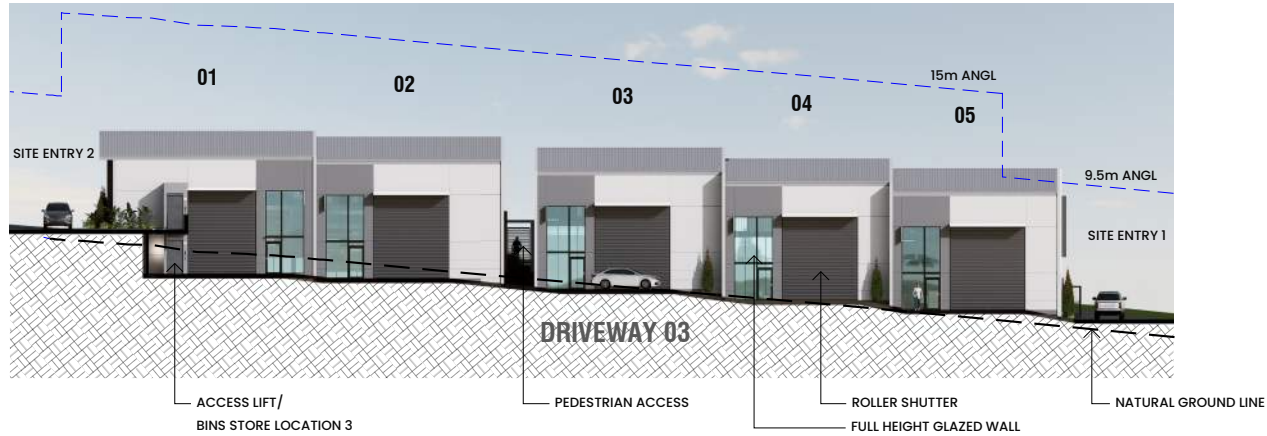
2 SOUTH ELEVATION
1:500 @ A3



3 WEST ELEVATION
1:500 @ A3



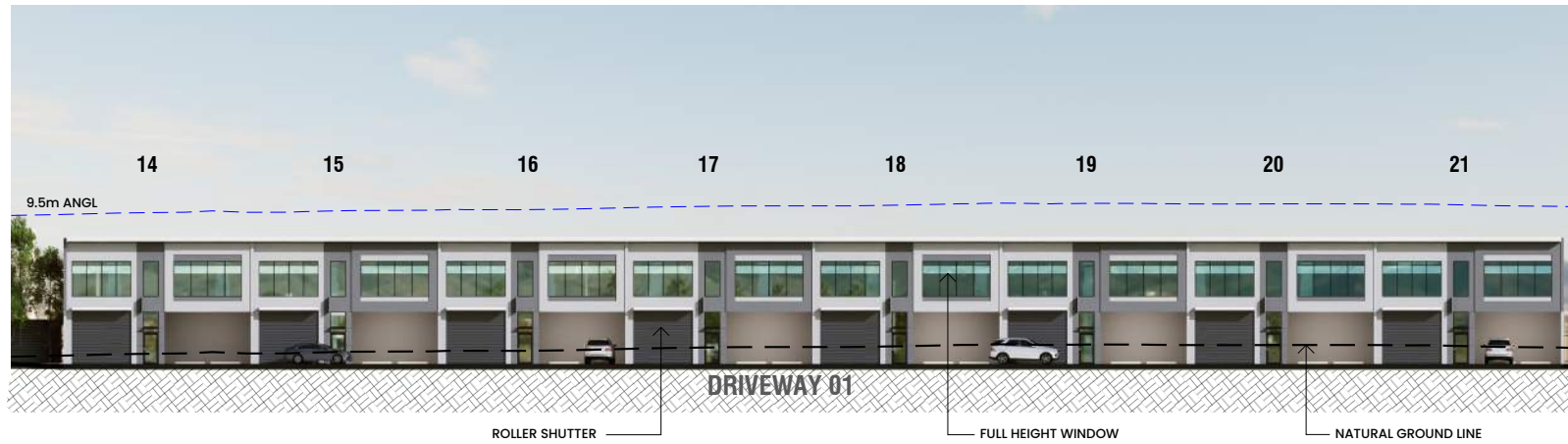
4 EAST ELEVATION
1:500 @ A3



1 STAGE 1 - ELEVATION UNIT 01 - 05
1:500 @ A3



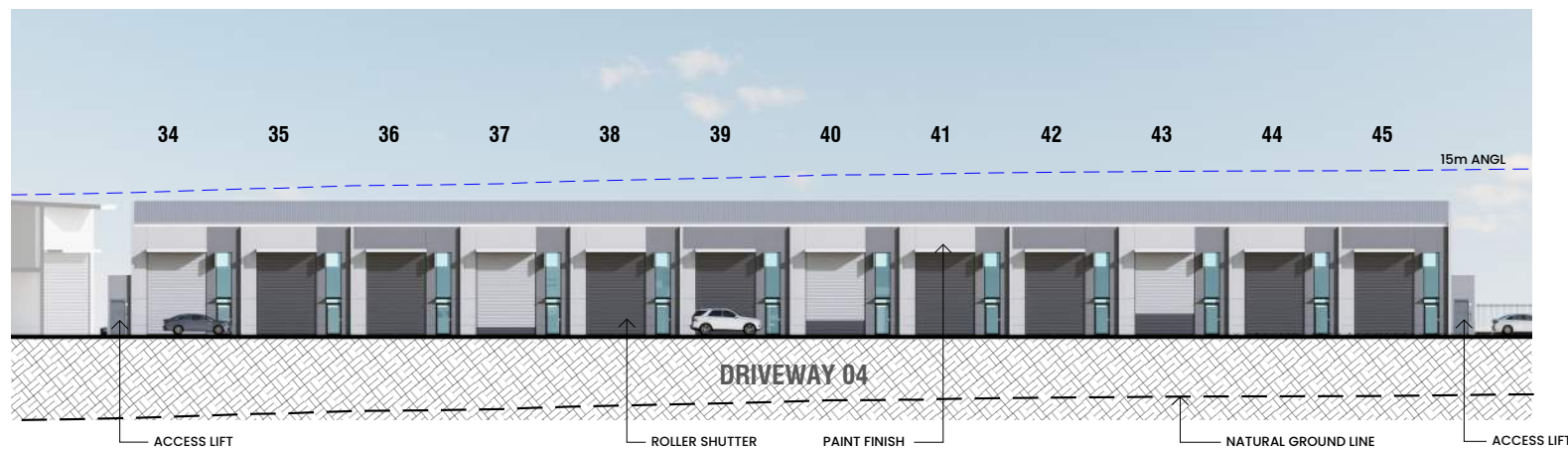
2 STAGE 1 - ELEVATION UNIT 06 - 13
1:500 @ A3



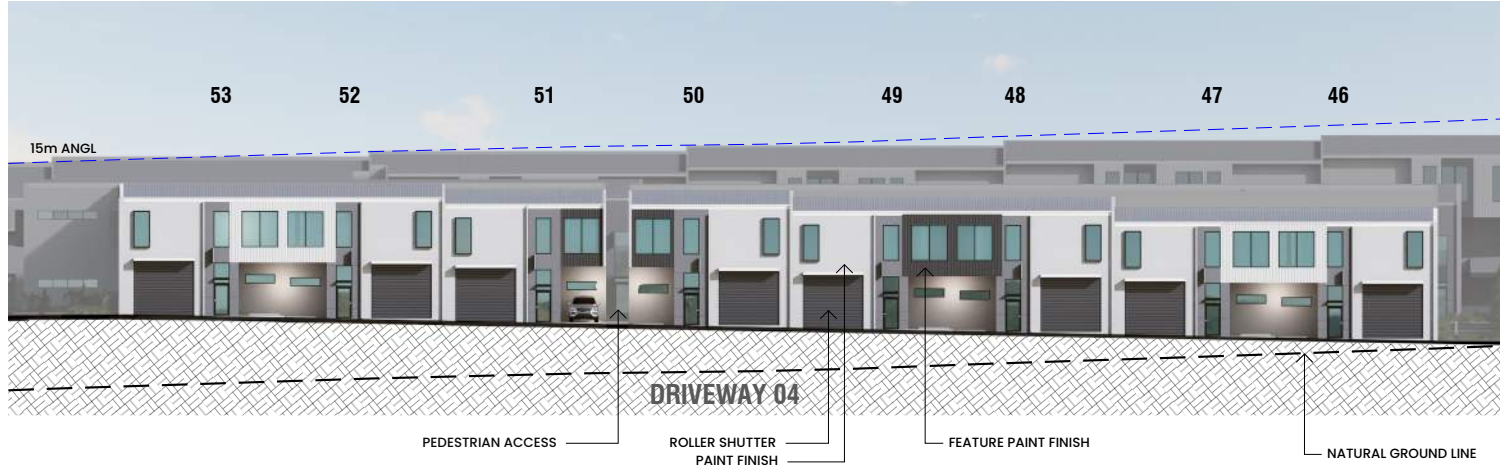
1 STAGE 2 - ELEVATION UNIT 14 - 21
1:500 @ A3



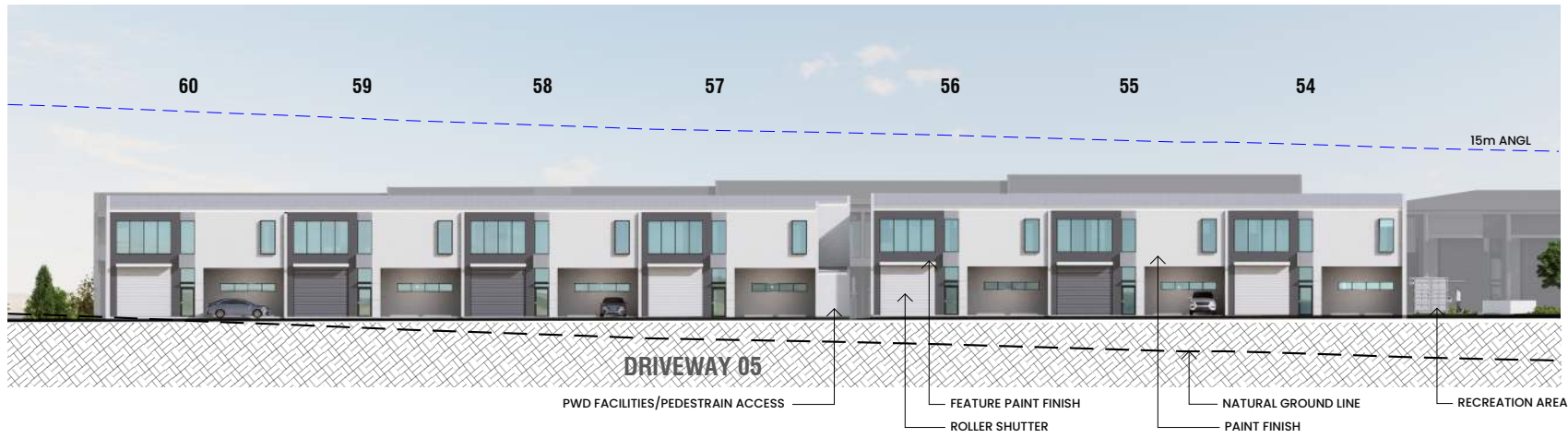
2 STAGE 2 - ELEVATION UNIT 22 - 33 (LOWER LEVEL)
1:500 @ A3



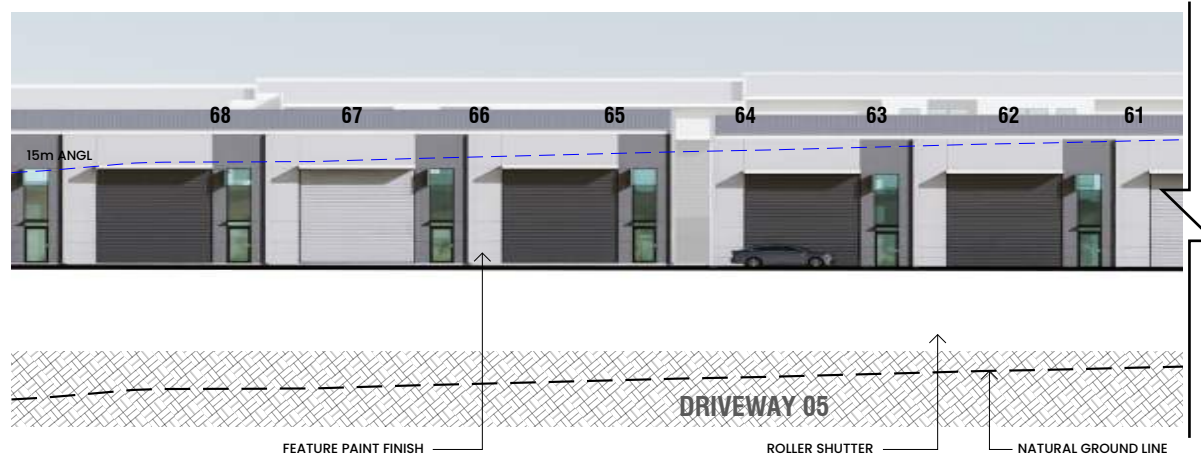
3 STAGE 2 - ELEVATION UNIT 34 - 45
1:500 @ A3



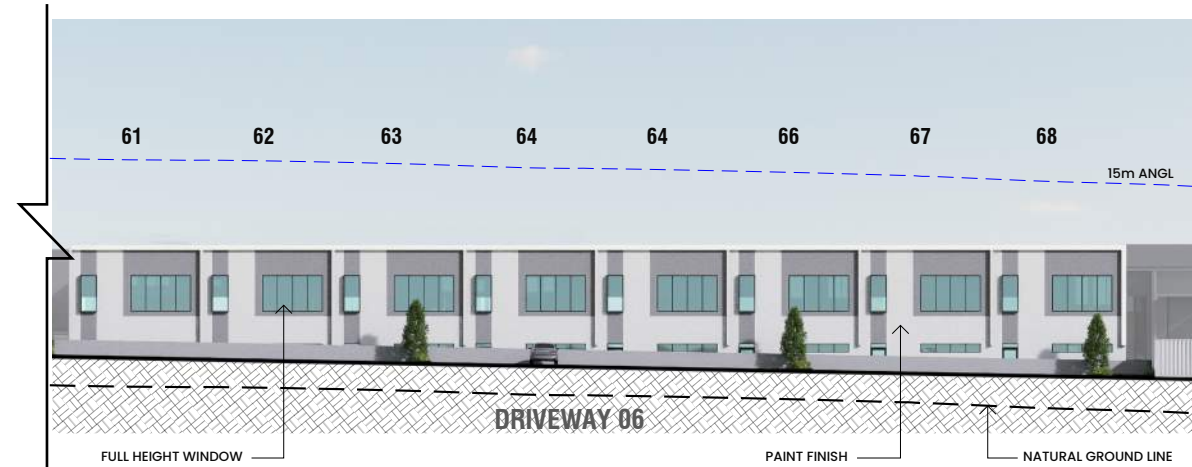
1 STAGE 3 - ELEVATION UNIT 46 - 53
1:500 @ A3



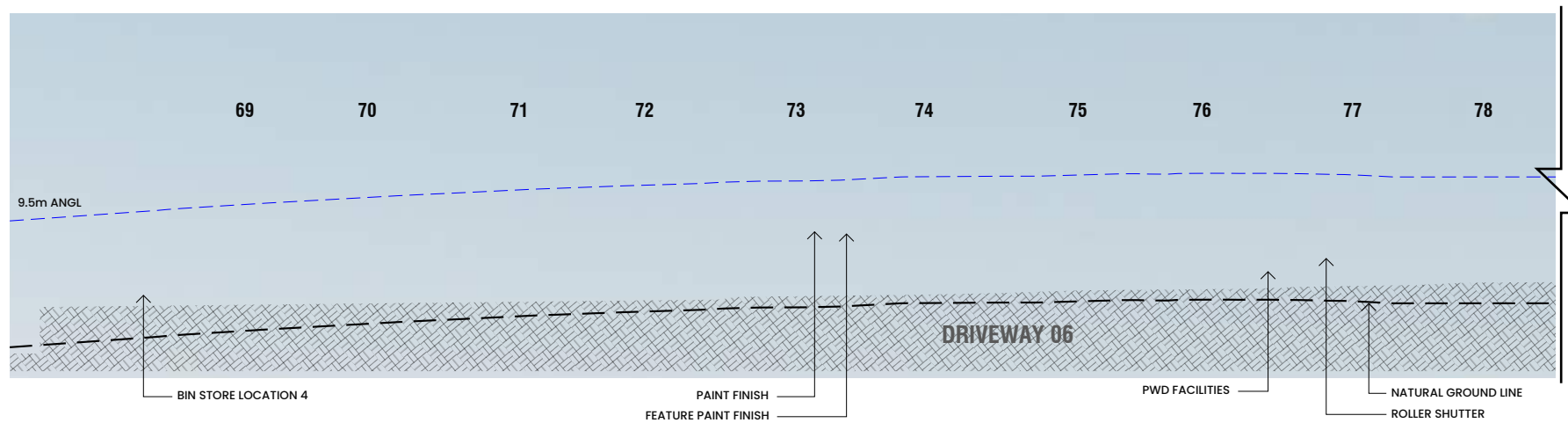
2 STAGE 3 - ELEVATION UNIT 54 - 60
1:500 @ A3



1 STAGE 4 - ELEVATION UNIT 61 - 68 (FRONT)
1:500 @ A3



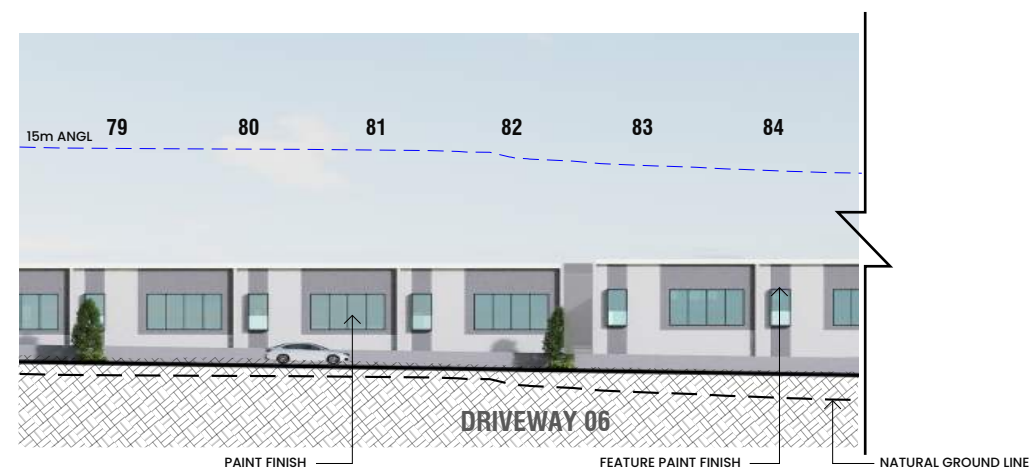
2 STAGE 4 - ELEVATION UNIT 61 - 68 (REAR)
1:500 @ A3



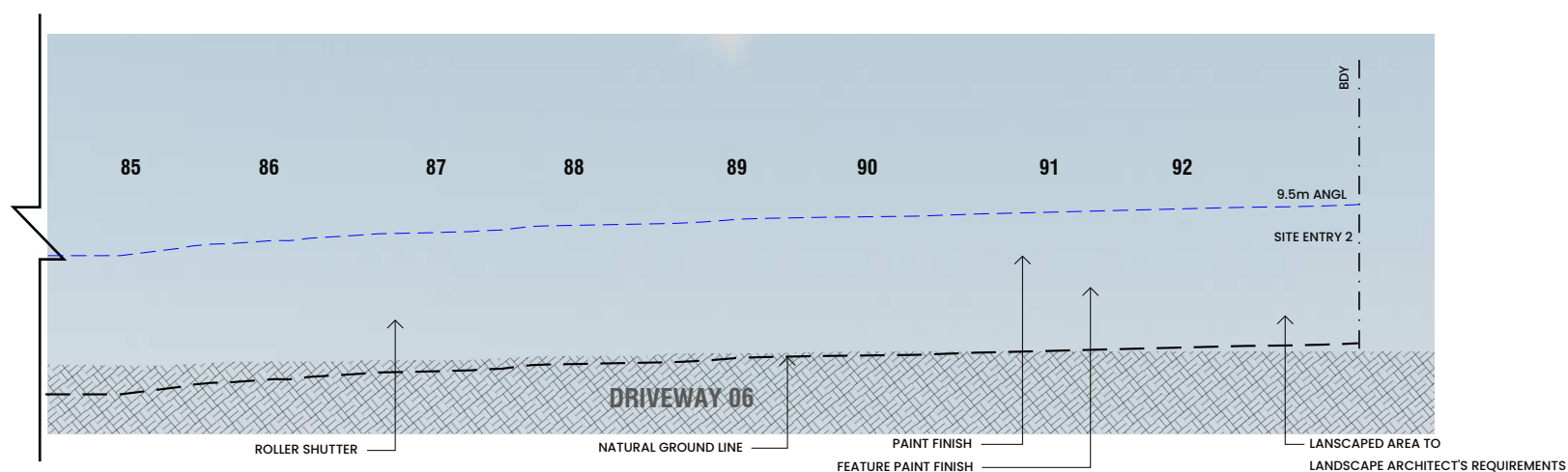
3 STAGE 4 - ELEVATION UNIT 69 - 78
1:500 @ A3



1 STAGE 5 - ELEVATION UNIT 79 - 84 (FRONT)
1:500 @ A3



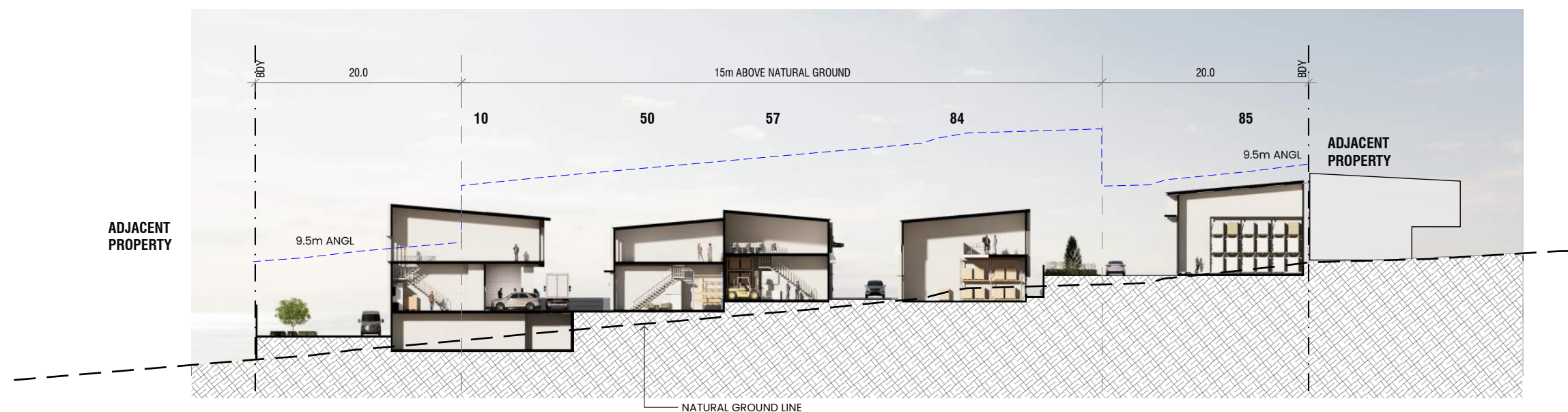
2 STAGE 5 - ELEVATION UNIT 79 - 84 (REAR)
1:500 @ A3



3 STAGE 5 - ELEVATION UNIT 85 - 92
1:500 @ A3



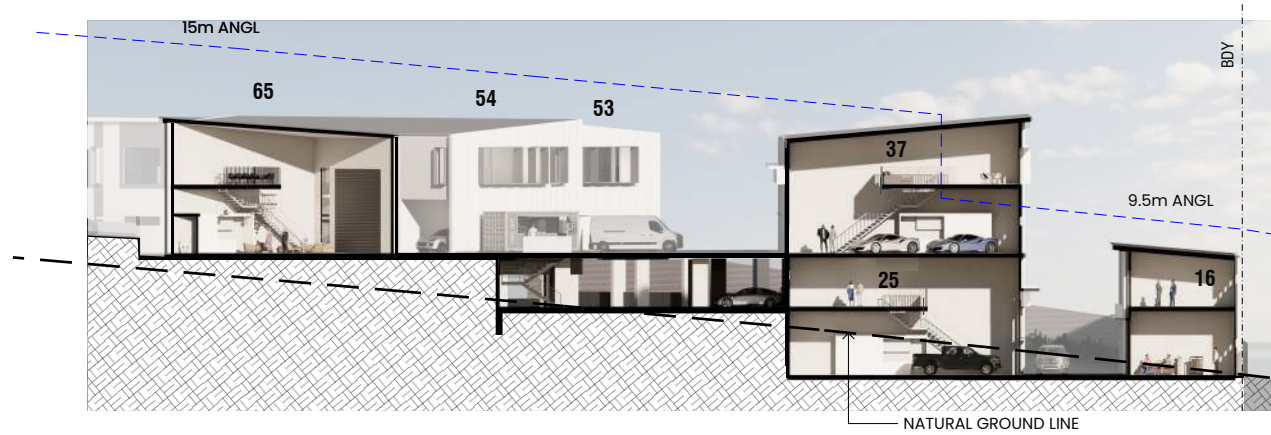
1 SITE SECTION 01
1:500 @ A3



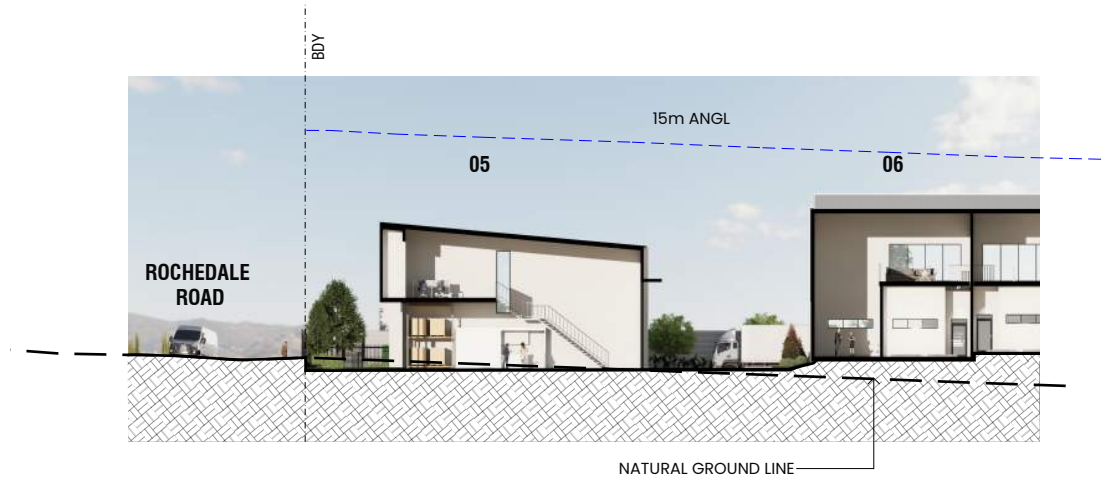
2 SITE SECTION 02
1:500 @ A3



3 SITE SECTION 03
1:500 @ A3



4 SITE SECTION 04
1:500 @ A3



5 SITE SECTION 05
1:500 @ A3