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APPLICATION REF


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BLIGH TANNER

Glen Hotel Redevelopment – 24 Gaskell St Eight Mile Plains
Engineering Services and Site Based Stormwater
Management Plan

Rohrig Constructions

Date: 22 May 2026

DOCUMENT	Glen Hotel Redevelopment – 24 Gaskell St Eight Mile Plains Engineering Services and Site Based Stormwater Management Plan			
JOB NUMBER	2026.0137			
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CLIENT	Rohrig Constructions			
CLIENT CONTACT	Francis McDonnell			
VERSION	AUTHOR	REVIEW	APPROVED	DATE
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1. INTRODUCTION

1.1 Background and Objectives

The Glen Hotel at 24 Gaskell Street, Eight Mile Plains is an established hotel and entertainment precinct that has undergone multiple stages of redevelopment over time. The current proposal includes a new hotel accommodation building, extensions and refurbishment to the existing hotel facilities, and associated access, servicing and infrastructure upgrades.

Bligh Tanner has been engaged to provide civil engineering services to support the proposed Development Application. This Engineering Services Report and Stormwater Management Plan (ESR/SWMP) has been prepared to assess the civil engineering and stormwater management implications of the redevelopment.

The site is already substantially developed and highly impervious, with the proposed works generally occurring within the existing developed footprint and not resulting in any appreciable increase in impervious area. Accordingly, the engineering and stormwater management strategy focuses on maintaining the existing lawful servicing and drainage characteristics of the site, upgrading infrastructure where required, and ensuring no adverse impacts to adjoining properties or downstream infrastructure networks. A separate Flood Impact Assessment has been prepared to address flood-related matters associated with the redevelopment.

This report contains details on the following engineering elements:

- + Existing and proposed servicing infrastructure
- + Access, manoeuvring and site grading
- + Lawful point of discharge
- + Stormwater quantity management
- + Stormwater quality management
- + Erosion and sediment control
- + General civil engineering servicing considerations

The strategies outlined in this report aim to demonstrate that the proposed development can be appropriately serviced and constructed without causing appreciable impacts to third party properties or existing infrastructure networks.

This report has been prepared generally in accordance with Brisbane City Council (BCC) City Plan (2014), the State Planning Policy for Water Quality (2017), and relevant industry best practice guidelines.

Key development information is summarised in the table below.

Table 1 Key Information

Developer	The Glen Hotel
Address	24 Gaskell St, Eight Miles Plains
Real property Address	2SP110621
Property Zoning	DC1 District centre (District)
Lot Area	18,480 m ²

1.2 Site Locality

The Glen Hotel is located at 24 Gaskell Street, Eight Mile Plains, approximately 14 km south-east of the Brisbane CBD. The site is situated within an established urban area comprising a mix of commercial, entertainment, residential and community uses, with frontage to Gaskell Street and proximity to the Pacific Motorway corridor and Bulimba Creek.

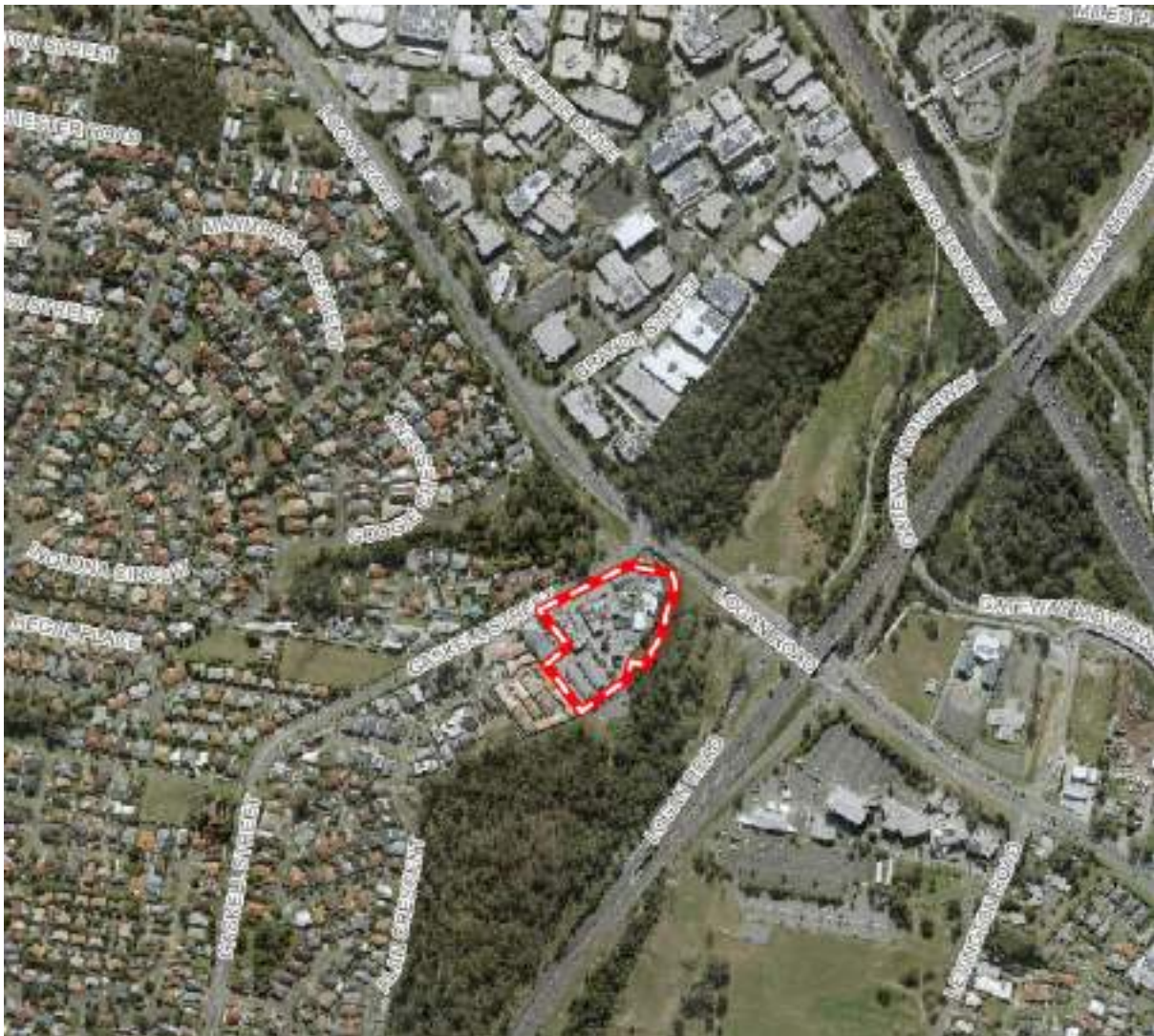


Figure 1 Site Locality

The lot is zoned as DC1 District Centre



Figure 2 Surrounding Land Uses

1.3 Topography

The site is generally characterised by a relatively flat urban landform comprising existing buildings, car parking areas and internal access roads across the majority of the allotment. Surface levels across most of the site generally fall toward the Bulimba Creek corridor to the east, with stormwater runoff conveyed through the existing internal drainage network toward the broader Bulimba Creek catchment. The western portion of the site adjacent Gaskell Street, including the existing car park areas, generally falls toward Gaskell Street and the associated road drainage infrastructure.

2. UTILITIES

2.1 Water and Sewer

The site is serviced by existing Urban Utilities water and sewerage connections that appear suitable for re-use.

Given that the development works are increasing gross floor area and represent a significant overall site intensification it has been referred to UU under a service advice notice (26-SAN-89599) requesting confirmation regarding reuse.

The below servicing plan indicates the servicing intent referred to Urban Utilities.

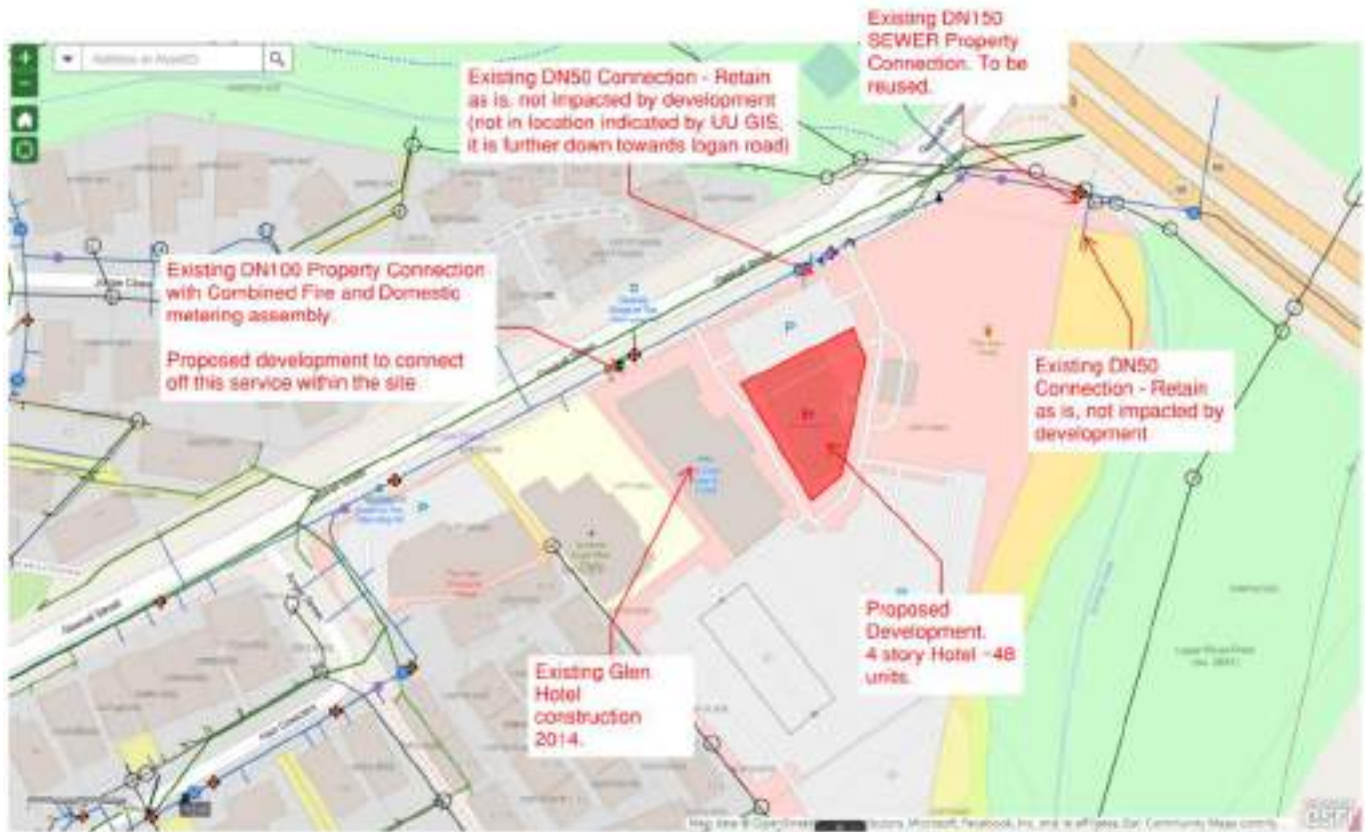


Figure 4 Proposed Water and Sewer Servicing (UU GIS Extract)

2.2 Electricity and Communications

The site is serviced by an existing substation located within the site. It will be assessed in subsequent stages on suitability of re-use by the Building Services Consultant. Bligh Tanner note that it has been assessed against flood immunity levels and requires raising if subject to recertification.

Please see the appendix A3 for before you dig responses for servicing of site of communications and electricity.

3. STORMWATER DRAINAGE

3.1 Existing Drainage

The site is currently serviced by multiple internal pits and pipe systems that discharges to various council infrastructures as lawful point of discharge.



Figure 5 Existing Stormwater Servicing (Extract from BCC MyMaps)

3.2 Drainage and lawful point of discharge

The existing internal SW network is proposed to be maintained as is including the LPOD. There are 3 LPOD that currently service the site.

- + DN620 discharging to Council Gully Inlet (Grated Inlet on Road) Asset ID T20067771
- + DN375 discharging to Council Gully Inlet (Grated Inlet on Road) Asset ID T20148684
- + DN450 discharging to Bulimba Creek (Note that this is not shown on the Council Mapping and is considered a private asset)
- + Additional decentralised surface flows and unmapped roof discharges to Bulimba Creek

Generally, there are to be minor pits and pipes constructed to support the development footprint within the site, however, these will not impact the existing discharge points.

3.3 Flooding

The subject site is affected by Brisbane City Council flood overlay mapping associated with Bulimba Creek and overland flow flooding. Flood-related matters associated with the proposed redevelopment, including flood planning compliance, flood immunity, flood hazard, afflux and flood emergency management considerations, have been assessed separately within the accompanying Flood Impact Assessment prepared in support of the development application. Accordingly, detailed flood assessment is outside the scope of this SBSWMP, which focuses specifically on stormwater drainage and stormwater management outcomes associated with the development.



Figure 6 Brisbane City Flood Overlay

4. STORMWATER QUANTITY

The proposed development does not increase imperviousness given the site is already entirely hardscaped, and as such does not increase loading on the existing stormwater networks. On this basis, on-site stormwater detention (OSD) is not recommended.

Furthermore, OSD is typically used to attenuate post-development peak flows to restore pre-development peak flow conditions, however this may incidentally lead to increased flow rates downstream of the development by lagging post-development site-based hydrograph peaks, creating a coincidence with external hydrograph peaks at confluence locations.

This phenomenon was demonstrated in the research paper titled ‘Assessing the Impact of Urban Development and On-site Stormwater Detention on Regional Hydrology using Monte Carlo Simulated Rainfall’ (Ronalds & Zhang, 2019). The study demonstrated that OSD has a 99% chance of reducing increased runoff to less than 8% when a land parcel is in the upper reaches of a catchment, however the same OSD has a 72% chance of increasing surface runoff when implemented in the lower reaches of a catchment.

This is summarised graphically in Figure 7 below.

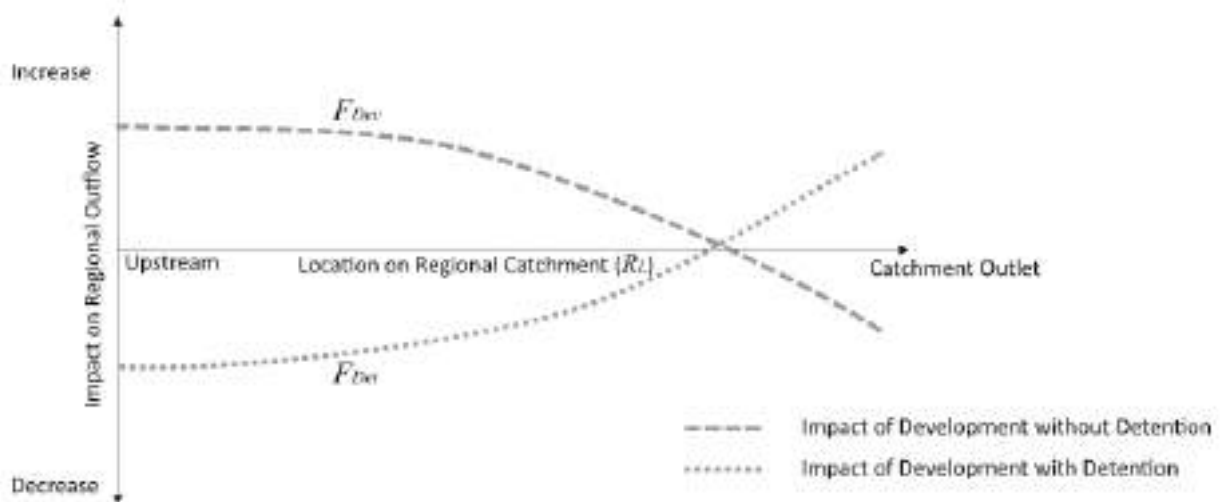


Fig. 4 Diagrammatic of observed response to regional catchment peak flow for development with and without OSD at varying land parcel locations

Figure 7 Benefits and detriments associated with installing OSD at different areas of a catchment

Section 7.5.2, Chapter 7 Stormwater Drainage, Schedule 6.16 Infrastructure Design Planning Scheme Policy Brisbane City Plan 2014 (Brisbane City Council, 2014) provides guidance on when stormwater detention requirements may be waived.

Table 2 below presents an assessment of site conditions against these clauses.

Table 2: Assessment of site conditions against Brisbane City Plan 2014 clauses for waiving stormwater detention requirements

Clauses for waiving stormwater detention requirements per Brisbane City Plan 2014	Site Specific Assessment
<p>1. <i>As a general rule, stormwater detention is less likely to be required at the bottom one-third of the catchment.</i></p>	<p>The site is located within the Bulimba Creek flood overlay.</p>
<p>2. <i>The majority of infill development should not require stormwater detention, although stormwater detention may be required under 3 specific conditions, being:</i></p> <ol style="list-style-type: none"> 1. <i>when a development is likely to increase run-off to such an extent that the downstream drainage (both piped and overland) cannot cater for the additional capacity or adverse impacts are created;</i> 2. <i>where there is no practical way to increase the downstream system capacity;</i> 3. <i>if the increase in flows from the development would cause adverse flooding impacts to adjacent or downstream properties.</i> 	<p>Proposed works comprise infill development. Runoff from the development does not flow over neighbouring private land as stormwater runoff in small storm events will be collected and conveyed via pits and pipe systems to Council Infrastructure, or the Bulimba Creek.</p> <p>The potential minor increase in runoff is insignificant relative to the quantum of flows on this watercourse.</p>

Clauses for waiving stormwater detention requirements per Brisbane City Plan 2014	Site Specific Assessment
<p>3. Stormwater detention requirements may be waived where:</p> <ol style="list-style-type: none"> 1. The development will not cause adverse impacts or actionable nuisance to surrounding properties; 2. the site discharges directly into the Brisbane River or Moreton Bay where flooding is controlled by river flooding or storm tide; 3. the site discharges directly into the lower catchments of creeks or major drains where it would generally be undesirable to have detention where it may allow peak flows from the site to coincide with the wider catchment flood peak; 4. the proposal is for residential development where stormwater is disposed to Council's kerb and channel or piped stormwater system and major flows from the site would drain to Councils road reserve; 5. for infill development only, the development site has an existing actual impervious fraction greater than 60%; 6. the applicant can demonstrate to Council's satisfaction that, if the total catchment containing the site were developed to its full potential while maintaining the existing infrastructure, stormwater detention on the subject site would not be of benefit in reducing adverse flooding impacts on downstream roads, properties and open watercourses, which may be the case at the lower end of major catchments; 7. the downstream drainage system has been upgraded, or is proposed to be upgraded by the development to cater for fully developed peak flows from the catchment to the Council's standard of service; 8. the development site is located entirely within the 1% AEP floodplain (waterway/creek or river flooding sources). 	<p>3.1 Runoff from the development does not flow over neighbouring private land, and it will be discharge to Bulimba Creek directly and via infrastructure in Road Reserve. The potential minor increase in runoff is insignificant relative to the quantum of flows on this watercourse. On this basis, runoff from the development will not cause adverse impacts or actionable nuisance to surrounding properties.</p> <p>3.2 N/A</p> <p>3.3 The site discharges directly into Bulimba Creek</p> <p>3.4 N/A</p> <p>3.5 Proposed works are infill development. The existing site impervious percentages is approximately 97%.</p> <p>3.6 The site is located adjacent to Bulimba Creek and is subject to flooding. This is where OSD is undesirable as it is likely to lead to coinciding peak flows with creek and river floods, even under an ultimate development scenario.</p> <p>3.7 Runoff from the development is insignificant relative to the quantum of flows on Bulimba Creek, therefore it is highly improbable it compromises conveyance capacity on this watercourse.</p> <p>3.8 The site is located within the Bulimba Creek 1% AEP flood extents.</p>

Based on the assessment presented above, on-site stormwater detention should be not incorporated within the site as this could potentially lead to adverse stormwater impacts associated with local stormwater runoff coinciding with Bulimba Creek peaks.

Further to this, the site's runoff discharges directly to Bulimba Creek, without crossing any neighbouring private properties, mitigating the risk of nuisance associated with localised increases in flows on the site. The site is adjacent to Bulimba Creek which will render on-site detention ineffective during creek flooding during major storm events. Therefore, on-site detention is deemed unnecessary and undesirable for the proposed development.

5. STORMWATER QUALITY

State Planning Policy states that for developments involving material change of premises 2500 m² or greater and resulting in six or more dwellings or a site impervious area of greater than 25%, the SPP treatment targets must be met in comparison to unmitigated developed scenarios. The development area does not exceed 2500m².

The proposed redevelopment generally occurs within an existing urbanised and highly impervious operational hotel site. The development does not result in a material increase in overall site imperviousness or introduce any significant new pollutant-generating land uses relative to the existing lawful use of the site. Accordingly, the proposal is not expected to materially increase stormwater pollutant export beyond the existing developed condition.

Given the brownfield nature of the site, together with no change in effective impervious area and the significant constraints associated with retrofitting conventional WSUD infrastructure within an established operational development, formal stormwater quality treatment measures are not considered warranted or reasonably practicable for the proposal.

6. EROSION AND SEDIMENT CONTROL

The preparation of an erosion and sediment control plan is to be undertaken by a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC). This is to be submitted to Council as part of the Operational Works Package.

6.1 Design Guidance

It is assumed that erosion and sediment control will be designed by the Contractor (and certified by an RPEQ or CPESC) to suit their proposed construction methodology. The following is intended to clarify a minimum standard of practise for erosion and sediment control during the construction period.

The following references and guideline documents are relevant to the design of erosion and sediment control strategy for the proposed development:

- + Best Practice Erosion and Sediment Control (IECA, 2016)

6.2 General

All erosion and sediment control measures should be in accordance with the International Erosion Control Association (IECA) Best Management Practices (2016), the latest version of the IECA guidelines, Council requirements and the SPP.

All erosion and sediment control devices implemented onsite should represent current best management practices and all practical measures applicable to the site. This applies to all stages of the project including installation, operation and management of the control measures as well as maintenance and monitoring of devices.

6.3 Responsibility

The contractor is responsible for the establishment, management and maintenance of erosion and sediment control measures to ensure minimal environmental harm and compliance with State and Federal legislation.

6.4 Basic Concepts

- + Erosion control measures favoured over sediment control device, that is any exposed surfaces shall be stabilised as soon as practicable and sediment control devices used as a last defence;
- + Limit disturbance by only clearing and disturbing areas necessary for works. Disturbance should only extend 2 to 5 metres from necessary works areas;
- + Minimise the extent and duration of disturbance by staging the works.
- + Divert all clean upstream stormwater runoff around the site and disturbed areas. Collect all dirty runoff from work areas for treatment.

7. CONCLUSION AND RECOMMENDATIONS

The proposed redevelopment of the Glen Hotel can be appropriately serviced from a civil engineering and stormwater perspective without adverse impacts to surrounding properties or existing infrastructure networks. The redevelopment generally occurs within an existing highly developed and impervious site and does not result in any material increase in effective impervious area or stormwater runoff characteristics.

Existing water, sewer, electrical and communications infrastructure is available to service the development, with servicing strategies to be further refined during subsequent detailed design stages in consultation with the relevant authorities and service providers. Existing lawful points of discharge are proposed to be maintained, with only minor modifications to the internal drainage network required to support the redevelopment footprint.

Based on the nature and location of the site, on-site stormwater detention is not considered necessary or desirable. The site discharges directly to Bulimba Creek and associated Council infrastructure, and detention has the potential to create coinciding peak flow conditions during broader flood events.

Stormwater quality treatment measures are not considered warranted given the brownfield nature of the development, negligible change in imperviousness and practical constraints associated with retrofitting conventional WSUD infrastructure within an operational hotel site.

Erosion and sediment control measures will be developed further as part of the Operational Works stage in accordance with relevant Council and industry guidelines. Overall, the proposed development is considered capable of being appropriately serviced and managed from a civil engineering and stormwater management perspective.

A1. CONCEPT CIVIL WORKS PLANS

EXISTING LEGEND

SERVICES SHOWN INDICATIVELY ONLY AND ARE AS PER THE PROVIDED SURVEY. ALL SERVICES ARE SUBJECT TO POTHOLING AND CONFIRMATION ON-SITE

- — — — — PROPERTY BOUNDARY
- — — — — EASEMENT BOUNDARY
- xSW— EXISTING STORMWATER
- xW— EXISTING WATER
- xT— EXISTING TELECOMMS
- xE/O— EXISTING OVERHEAD POWER
- xE/U— EXISTING UNDERGROUND POWER
- · · · · SERVICE TO BE REMOVED
- ⊙ ⊙ ⊙ EXISTING TREE
- 52.5 — EXISTING CONTOURS MAJOR (0.50m INTERVALS)
- — — — — EXISTING CONTOURS MINOR (0.10m INTERVALS)



EARTHWORKS QUANTITIES				
SURFACE FROM	SURFACE TO	CUT m³	FILL m³	COMMENTS
EXISTING GROUND LEVEL	CONCEPT BULK EARTHWORKS (ASSUMED 300mm BELOW F.S.L)	-635	-	EXISTING MATERIAL TO BE CONFIRMED AS SUITABLE FOR FILL BY THE LEVEL 1 GEOTECH ENGINEER - EXCESS CUT/ UNSUITABLE MATERIAL TO BE TAKEN OFFSITE

- EARTHWORK VOLUMES NOTES**
1. ALL GROUNDWORKS WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE GROUNDWORKS NOTES ON C010, AS3798 AND THE GEOTECHNICAL REPORT
 2. LOCALISED DETAILED EXCAVATION/FILLING MAY BE REQUIRED AND HAS NOT BEEN INCLUDED
 3. BULK EARTHWORK VOLUMES ARE PROVIDED FOR INFORMATION ONLY AND SUBJECT TO COMPLIANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS ON-SITE
 4. QUANTITIES ARE IN-SITU AND DO NOT ACCOUNT FOR BULKING FACTORS
 5. THE GEOTECHNICAL REPORT INDICATES THAT "DUE TO THE REACTIVE NATURE OF THE INSITU CLAYS, IT IS RECOMMENDED THAT INSITU CLAY NOT BE USED AS STRUCTURAL FILL.

DEPTH RANGE LEGEND

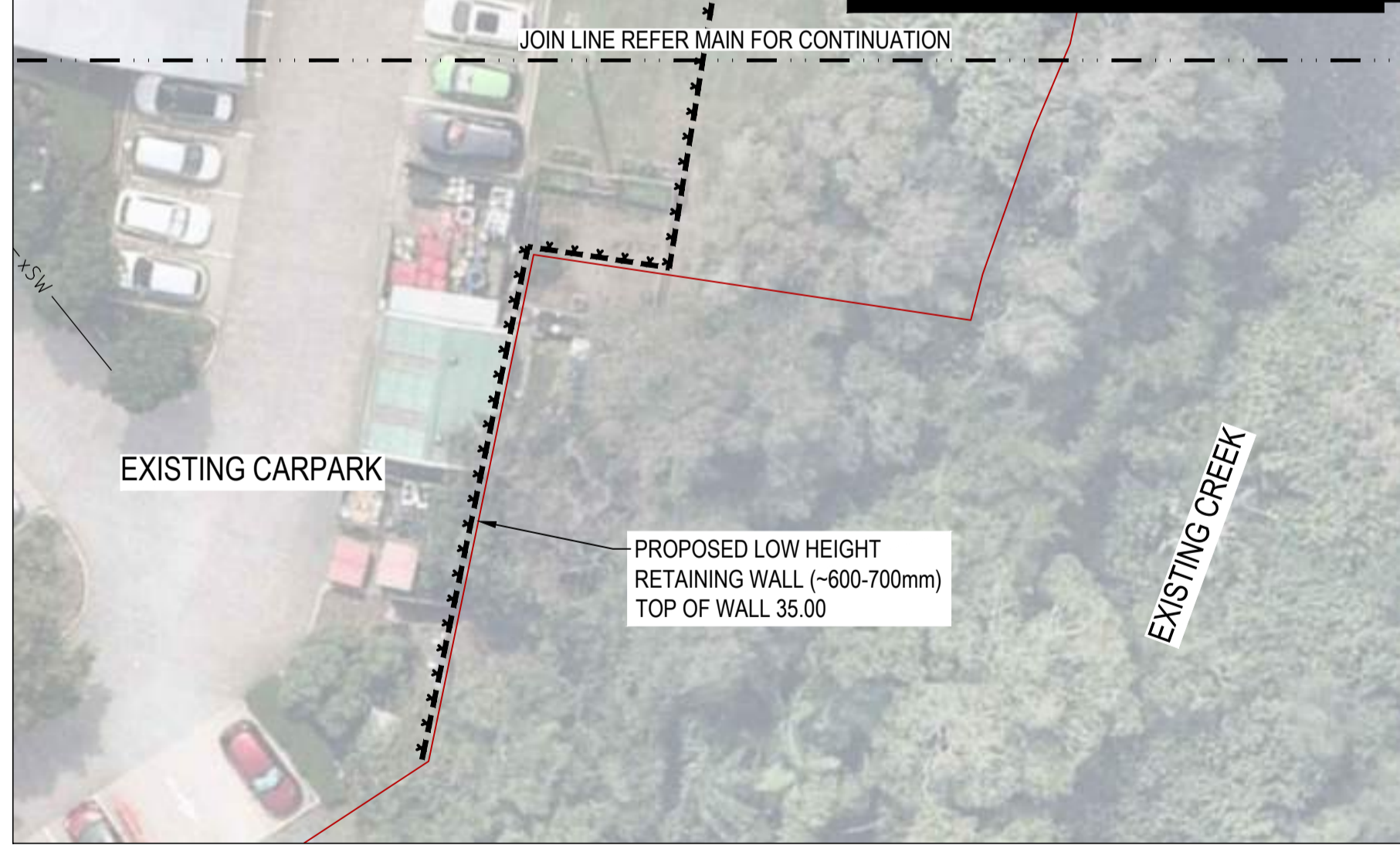


EARTHWORKS NOTES

EARTHWORKS CUT & FILL DEPTHS SHOWN REPRESENT DIFFERENCE BETWEEN EXISTING SURFACE LEVEL AND BULK EARTHWORKS LEVEL. THEY EXCLUDE LOCALISED EXCAVATION FOR PATHS, STRUCTURES, PAVEMENTS, RETAINING WALLS AND LANDSCAPE FEATURES.

NOTE

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2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS



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P1	12/05/2026	DA SUBMISSION	PS	PS	TR	THE GLEN HOTEL
P2	28/05/2026	PRELIMINARY ISSUE	PS	WC	TR	

CLIENT
THE GLEN HOTEL

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SCALES
1:250 @ A1

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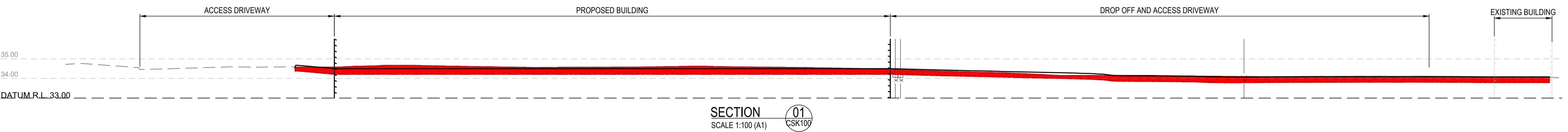
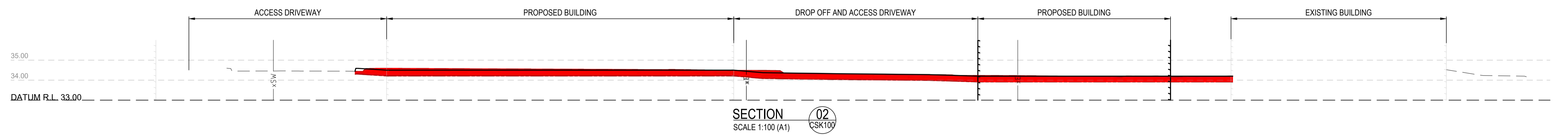
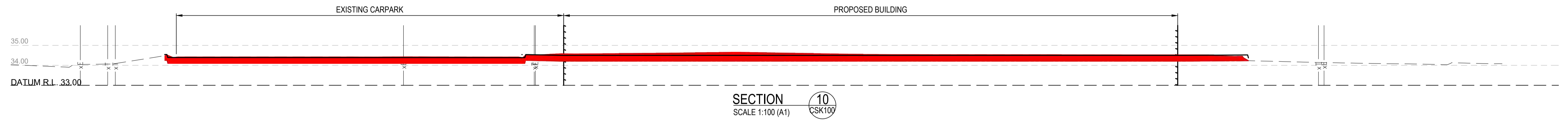
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T.REYNOLDS

SIGNED

PROJECT THE GLEN HOTEL REDEVELOPMENT			
LOCATION 24 GASKELL STREET, EIGHT MILE PLAINS			
DRAWING TITLE BULK EARTHWORKS PLAN - CUT FILL			
PRINTING REQUIREMENTS PRINT THIS DRAWING IN COLOUR	PROJECT NUMBER 2026.0137	DRAWING NUMBER CSK100	REVISION P2

SECTIONS LEGEND

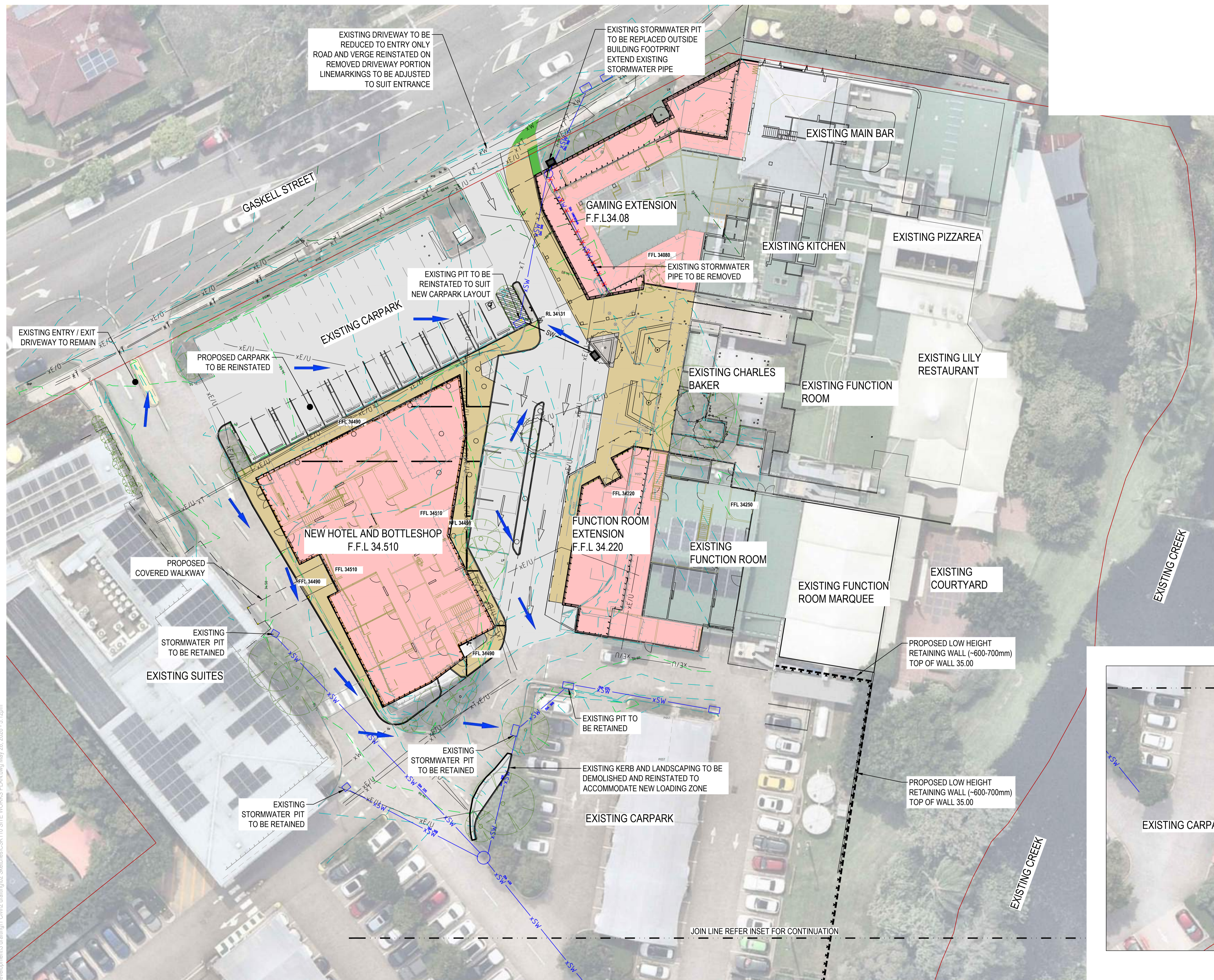
- PROPOSED FINISHED SURFACE
- EXISTING SURFACE
- BULK EARTHWORKS SURFACE
- PROPERTY BOUNDARY
- DATUM LINE
- DATUM OFFSET
- EARTHWORKS - CUT
- EARTHWORKS - FILL
- EXISTING ELECTRICAL
- EXISTING TELECOMM
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- BUILDING



NOTE
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 BRISBANE SYDNEY blightanner@blightanner.com.au blightanner.com.au	REV	DATE	DESCRIPTION	DESIGN	DRAWN	APPROVED	CLIENT THE GLEN HOTEL	ARCHITECT BLUEPRINT ARCHITECTS	SCALES 1:100 @ A1 SCALE 1:100 0 1 2 3 4m	DRAWN BY P.SCANLAN	PROJECT THE GLEN HOTEL REDEVELOPMENT 24 GASKELL STREET, EIGHT MILE PLAINS			
												DESIGN BY P.SCANLAN	LOCATION	
												CHECKED BY T.REYNOLDS	DRAWING TITLE	
												SIGNED	SITE SECTIONS	
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- ### EXISTING LEGEND
- SERVICES SHOWN INDICATIVELY ONLY AND ARE AS PER THE PROVIDED SURVEY. ALL SERVICES ARE SUBJECT TO POTHOLING AND CONFIRMATION ON-SITE
- — — — — PROPERTY BOUNDARY
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 - ⊙ ⊙ EXISTING TREE
 - 52.5 — EXISTING CONTOURS MAJOR (0.50m INTERVALS)
 - — — — — EXISTING CONTOURS MINOR (0.10m INTERVALS)

- ### LEGEND
- CONCRETE TRAFFICABLE PAVEMENT - REFER TO DRG TBC FOR DETAILS
 - PEDESTRIAN CONCRETE FOOTPATH - REFER TO DRG TBC FOR DETAILS
 - PROPOSED BUILDING 1 - REFER TO ARCHITECTS DRAWINGS FOR DETAILS
 - LANDSCAPE AREA - REINSTATE TO MATCH EXISTING
 - · — · — · — PROPOSED/EXISTING FLOW PATHS
 - ➔ PROPOSED/EXISTING FLOW PATHS

- ### STORMWATER LEGEND
- STORMWATER PIT
 - SW — PROPOSED STORMWATER

NOTE

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INSET - RETAINING WALL WORKS
SCALE 1:250

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DESIGN BY
P.SCANLAN

CHECKED BY
T.REYNOLDS

SIGNED

PROJECT THE GLEN HOTEL REDEVELOPMENT			
LOCATION 24 GASKELL STREET, EIGHT MILE PLAINS			
DRAWING TITLE SITE WORKS PLAN			
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A2. BCC EROSION HAZARD ASSESSMENT



Erosion Hazard Assessment

Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2014 or later version) for explanatory terms and Certification information.

What is an Erosion Hazard Assessment?

Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low', 'medium' or 'high'.

When is the EHA required?

An Erosion Hazard Assessment form must be completed and lodged with BCC for any Development Application (ie MCU or ROL) that will result in soil disturbance OR Operational Works or Compliance Assessment Application for 'Filling' or Excavation.

Failure to submit this form during lodgement of an application may result in assessment delays or refusal of the application.

Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

2 Based on the erosion hazard assessment overleaf, is the site:

A 'low' risk site

Best practice erosion and sediment control (ESC) must be implemented but no erosion and sediment control plans need to be submitted with the development application. Factsheets outlining best practice ESC can be found at <https://waterbydesign.com.au/download/erosion-sediment-control-for-small-construction-sites>

✓ A 'medium' risk site

If the development is approved, the applicant will need to engage a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.

A 'high' risk site

If the development is approved, the applicant will need to engage a RPEQ and CPESC to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy. The plans and program will need to be certified by a CPESC.

3 Site Information and Certification

Application number (if known)

n/a

Site address

24 Gaskell St, Eight Miles Plains

Postcode

I certify that:

- I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager.
- I am a person with suitable qualifications and/or experience in erosion and sediment control.
- The Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Infrastructure Design Planning Scheme Policy.
- The Erosion Hazard Assessment accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.
- I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by (Print name)

Tom Reynolds

Certifier's signature

Tom Reynolds

Digitally signed by Tom Reynolds
DN: C=AU,
E="tom.reynolds@bighanner.com.au",
O=Bigh Tanner, OU=Civil, CN=Tom
Reynolds
Date: 2026.05.15 16:42:16+1000

Date

08 / 05 / 2026

Assessment Table

Table 1: Low Risk Test

		Yes	No
1.1	is the area of land disturbance > 1000 m ² ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.2	does any land disturbance occur in a BCC mapped waterway corridor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.4	does any land disturbance occur below 5 m AHD?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5	does development involve endorsement of a staging plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.6	is there an upstream catchment passing through the site > 1 hectare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you answered '**No**' to **ALL** of these questions, then the site is **low risk** with respect to erosion and sediment control. (Do not continue to Table 2)

If you answered '**Yes**' to **ANY** of these questions, then proceed to **Table 2**

Table 2: Medium Risk Test

		Yes	No
2.1	is the area of land disturbance > 1 hectare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If '**No**' then the site is **medium risk** with respect to erosion and sediment control. (Do not continue to Table 3)

If '**Yes**' then proceed to **Table 3**

Table 3: High Risk Test

		Yes	No
3.1	is there an upstream catchment passing through the site > 1 hectare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	does any land disturbance occurs in a BCC mapped waterway corridor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered '**No**' to **ALL** of these questions, then the site is also **medium risk** with respect to erosion and sediment control.

If you answered '**Yes**' to **ANY** of these questions, then the site is **high risk** with respect to erosion and sediment control.

A3. BEFORE YOU DIG SEARCHES

[Review responses online](#) ↗



Received 11 of 11 responses

All responses received

2647 Logan Road, Eight Mile Plains QLD
4113

Job dates
09/09/2026 → 14/04/2027

These plans expire on
12 Jun 2026

Lodged by
Tom Reynolds

Authority	Status	Page
✉ BYDA Confirmation		2
🏢 Brisbane City Council	Received	4
🏢 Energex QLD	Received	10
🏢 NBN Co Qld	Received	57
🏢 Nextgen NCC - QLD	Received	69
🏢 Optus Qld	Received	81
🏢 Powerlink Qld	Received	95
🏢 Queensland Urban Utilities	Received	105
🏢 Superloop (UEComm)	Received	112
🏢 Telstra QLD FA	Received	122
🏢 Torus Networks Pty Ltd	Received	131
🏢 TPG Telecom (QLD)	Received	139

Contact Details

Contact Tom Reynolds	Contact number 0431 164 332	Company Edge	Enquirer ID 3318773
Email tomlloydreynolds@yahoo.com.au		Address 28 Balaclava Street Woolloongabba QLD 4102	

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 15/05/2026	Start date 09/09/2026	End date 14/04/2027	On behalf of Other Tom Reynolds	Job purpose Design	Locations Both Road, Nature Strip, Footpath	Onsite activities 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 2647 Logan Road	Address 2647 Logan Road Eight Mile Plains QLD 4113	Notes/description -
--	---	-------------------------------

Your Responsibility and Duty of Care

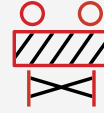
- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe 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
272984533	Brisbane City Council	(07) 3403 8888	NOTIFIED
272984539	Energex QLD	13 12 53	NOTIFIED
272984531	NBN Co Qld	1800 687 626	NOTIFIED
272984535	Nextgen NCC - QLD	1800 262 663	NOTIFIED
272984532	Optus Qld	1800 505 777	NOTIFIED
272984534	Powerlink Qld	(07) 3866 1313	NOTIFIED
272984538	Queensland Urban Utilities	13 26 57	NOTIFIED
272984541	Superloop (UEComm)	-	NOTIFIED
272984540	Telstra QLD FA	1800 653 935	NOTIFIED
272984536	Torus Networks Pty Ltd	0404 010 658	NOTIFIED
272984537	TPG Telecom (QLD)	1800 786 306	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



Use iseekplant'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

GET QUOTE

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

Book a FREE BYDA Session



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

BOOK NOW

Referral
272984533

Member Phone
(07) 3403 8888

Responses from this member

Response received Fri 15 May 2026 4.11pm

File name	Page
Response Body	5
ASSET 272984533.pdf	6

Attention: Tom Reynolds

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

Job Number: 53165308
Sequence Number: 272984533

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



Job # 53165308
 Seq # 272984533
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888

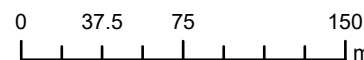


- Legend**
- BYDA Enquiry
 - Detailed map page
 - No dig site assets

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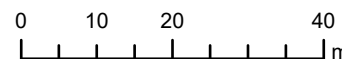
Legend

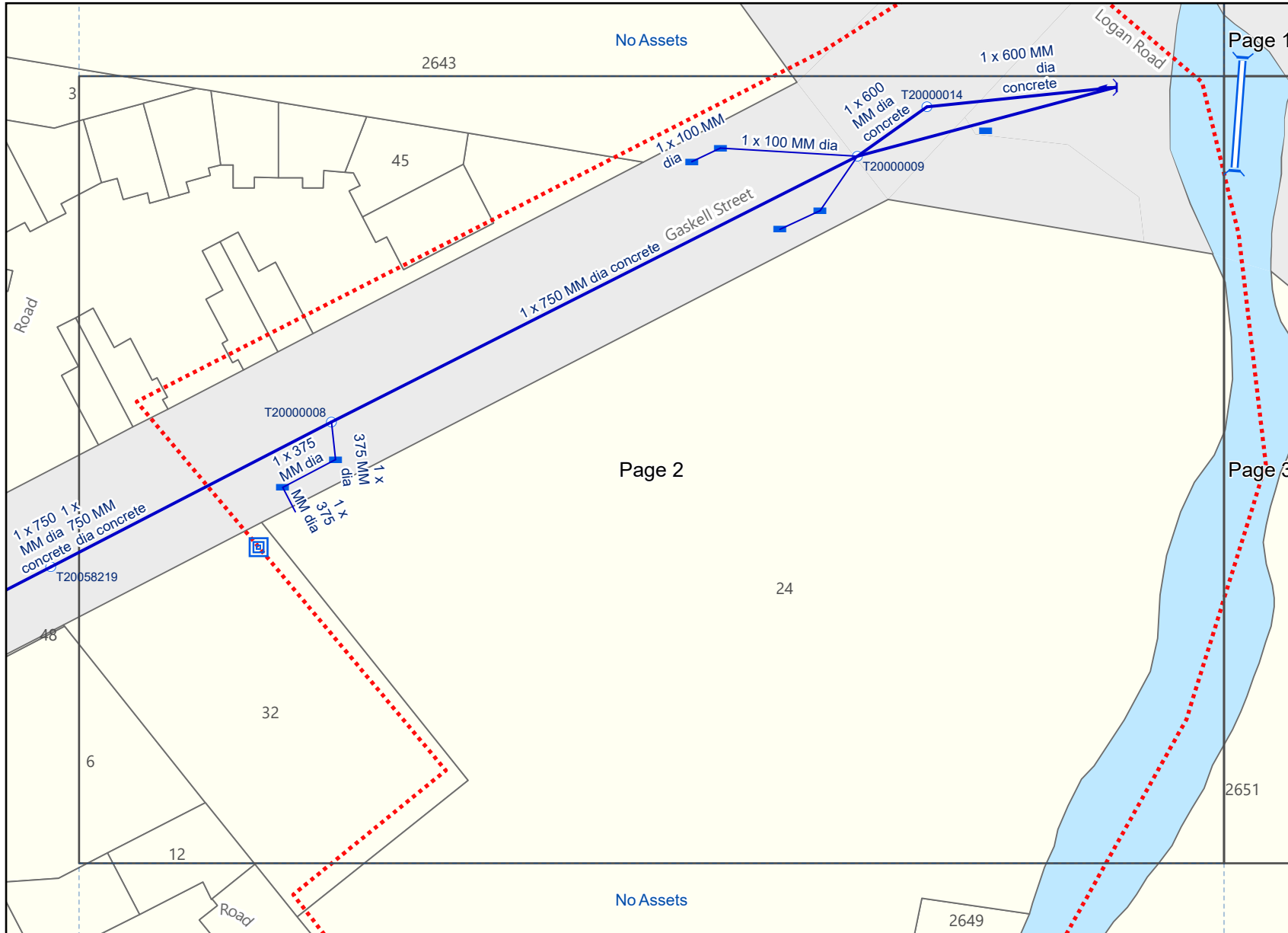
- BYDA Enquiry
- Stormwater Network**
- Stormwater Drain
- Stormwater Culvert

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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.





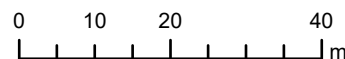
Legend

- BYDA Enquiry
- Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Gully Pit
 - Stormwater Culvert
 - Pipe End Outlet
 - Stormwater Treatment Asset - Point

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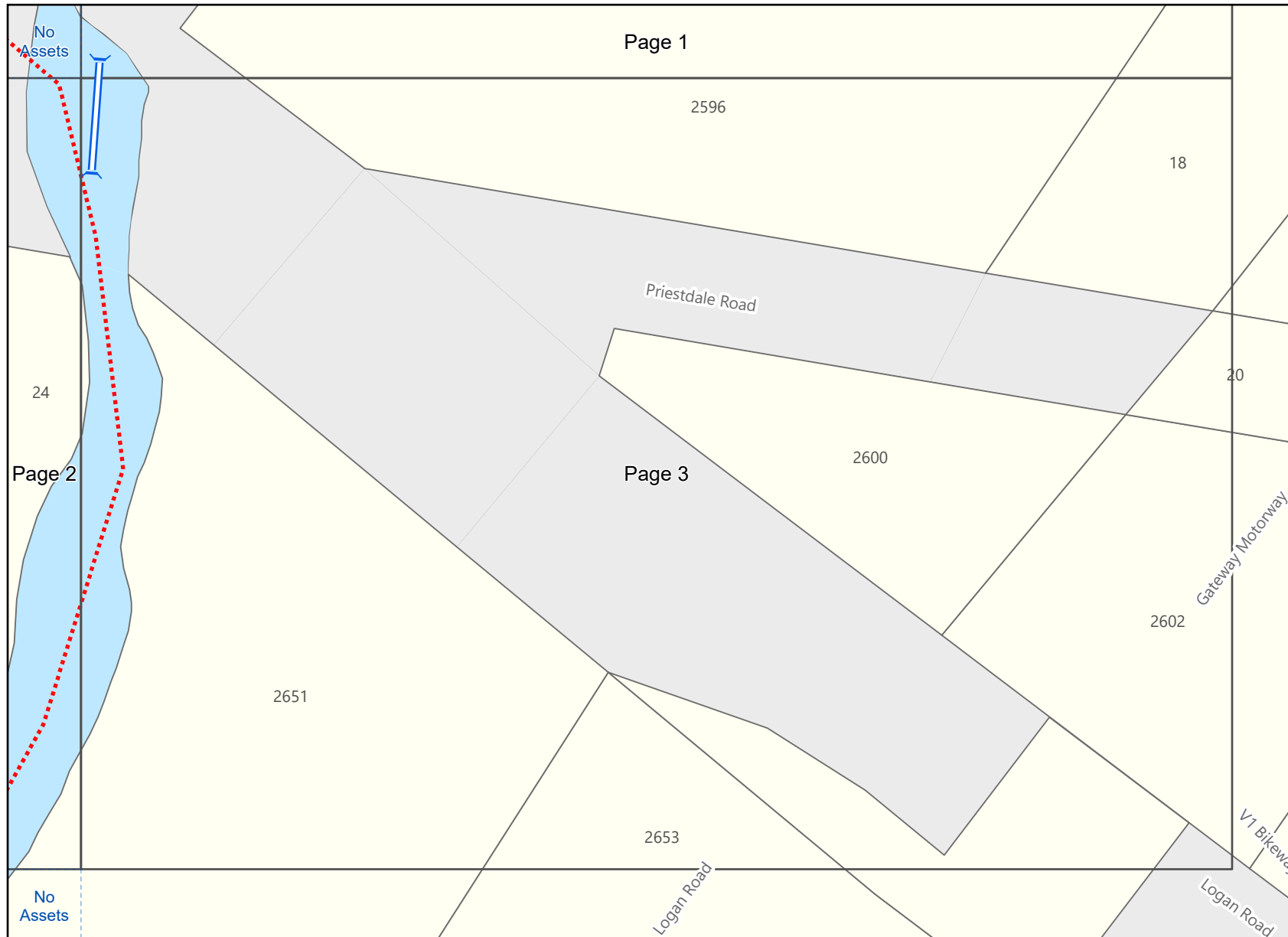
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Job # 53165308
Seq # 272984533
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



Legend

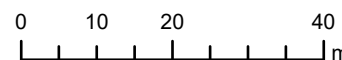
- BYDA Enquiry
- Stormwater Network
- Stormwater Culvert

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In an emergency contact Brisbane City Council on 07 3403 8888
15/05/26 (valid for 30 days)



Scale 1:1,000



Plans generated by SmarterWX™ Automate

Referral
272984539

Member Phone
13 12 53

Responses from this member

Response received Fri 15 May 2026 4.12pm

File name	Page
Response Body	11
272984539 - Energex Plan.pdf	14
Energex BYDA Terms and Conditions.pdf	21
Working Near Overhead and Underground Electric Lines.pdf	26

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:
Tom Reynolds	272984539
Company:	Date of Response:
Edge	15 May 2026
Search Location:	Period of Plan Validity:
2647 Logan Road Eight Mile Plains, QLD 4113	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

E: custserve@energex.com.au

E: byda@energyq.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 \(for PDF files\)](#)



BYDA

Sequence: 272984539
Date: 15/05/2026

Scale: 1:1538
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 272984539
Date: 15/05/2026

Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH VOLTAGE

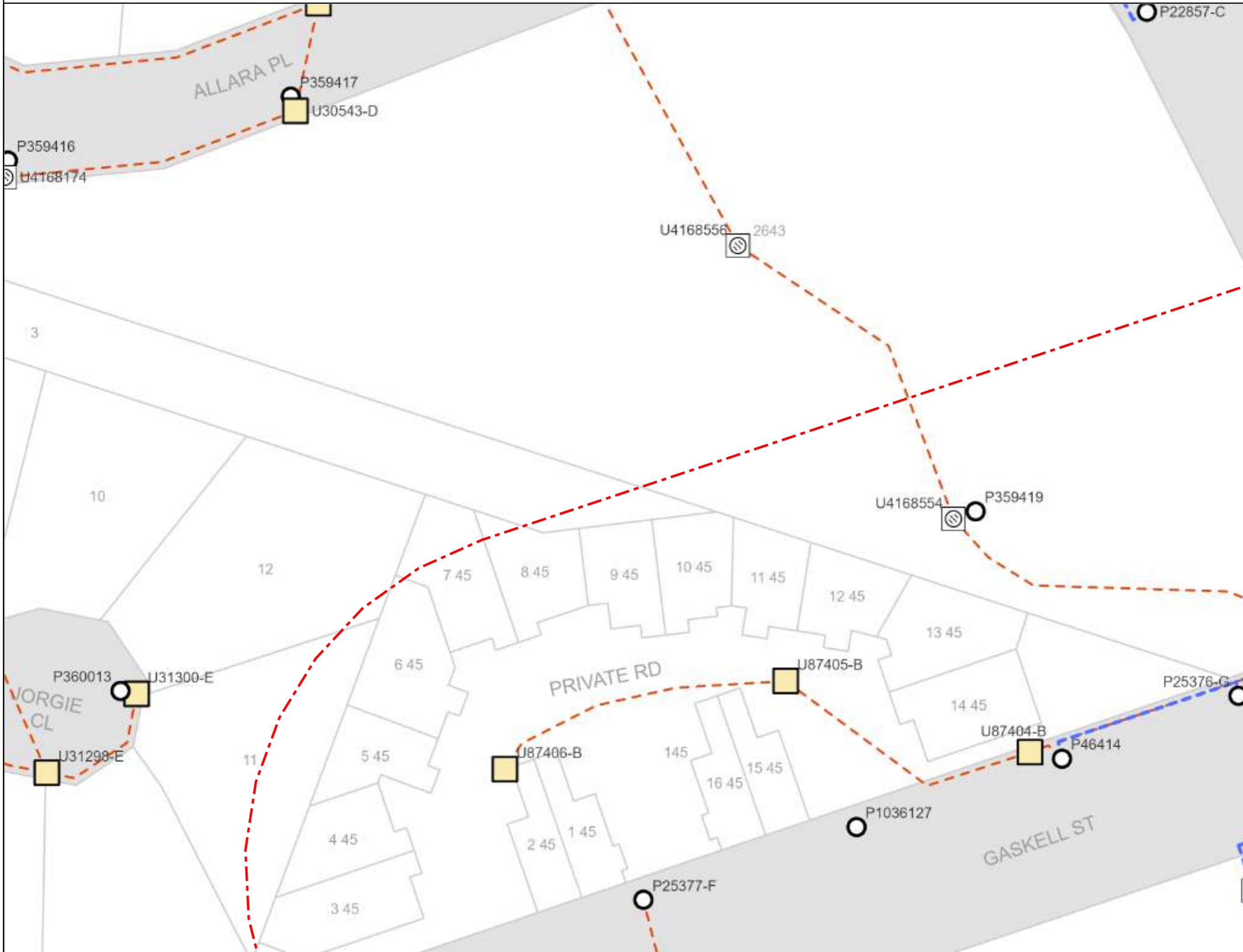
LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 272984539
Date: 15/05/2026
Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

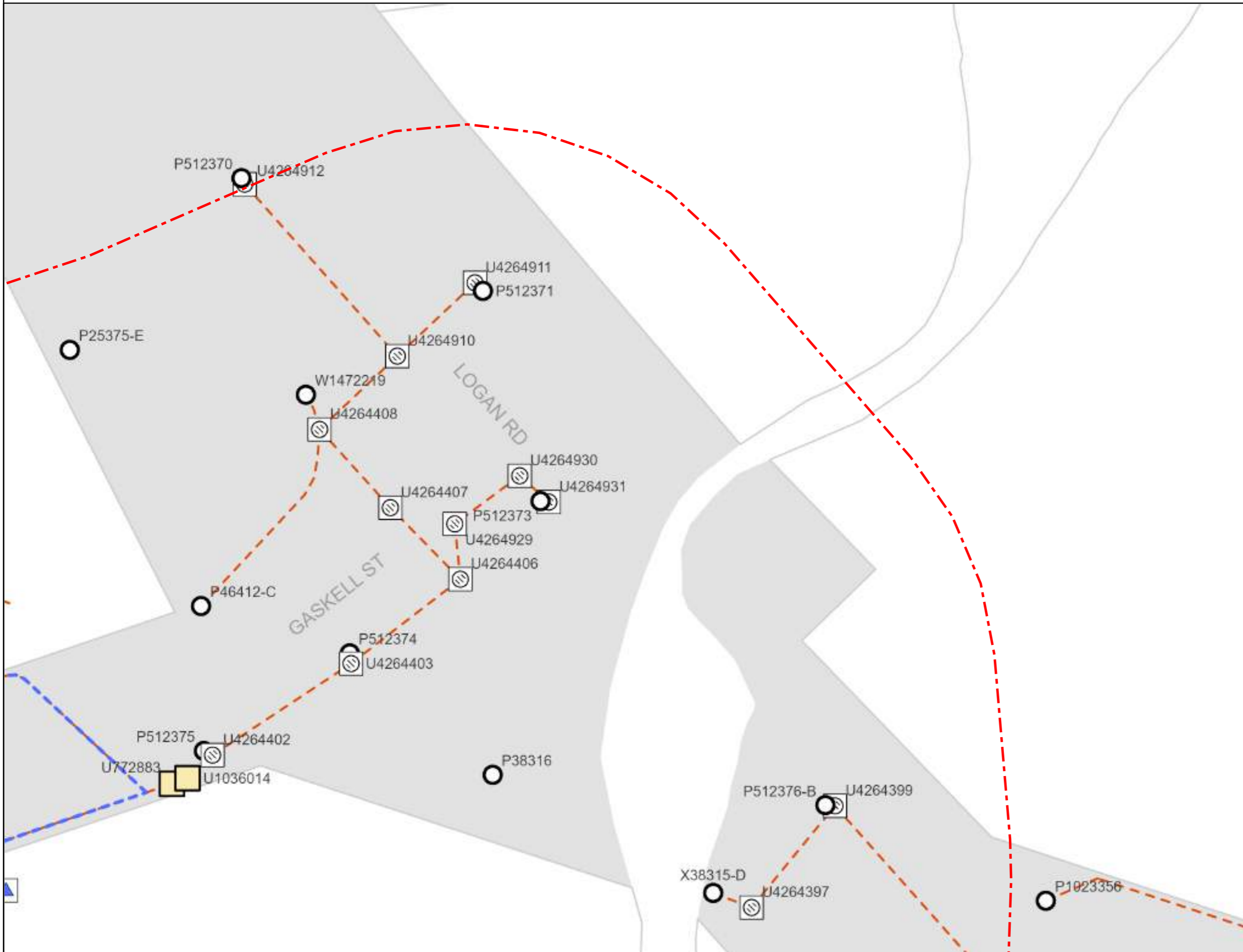
LEGEND

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

AS5488 Category "D" Plan



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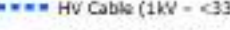
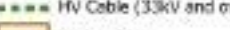

BYDA

Sequence: 272984539
Date: 15/05/2026

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

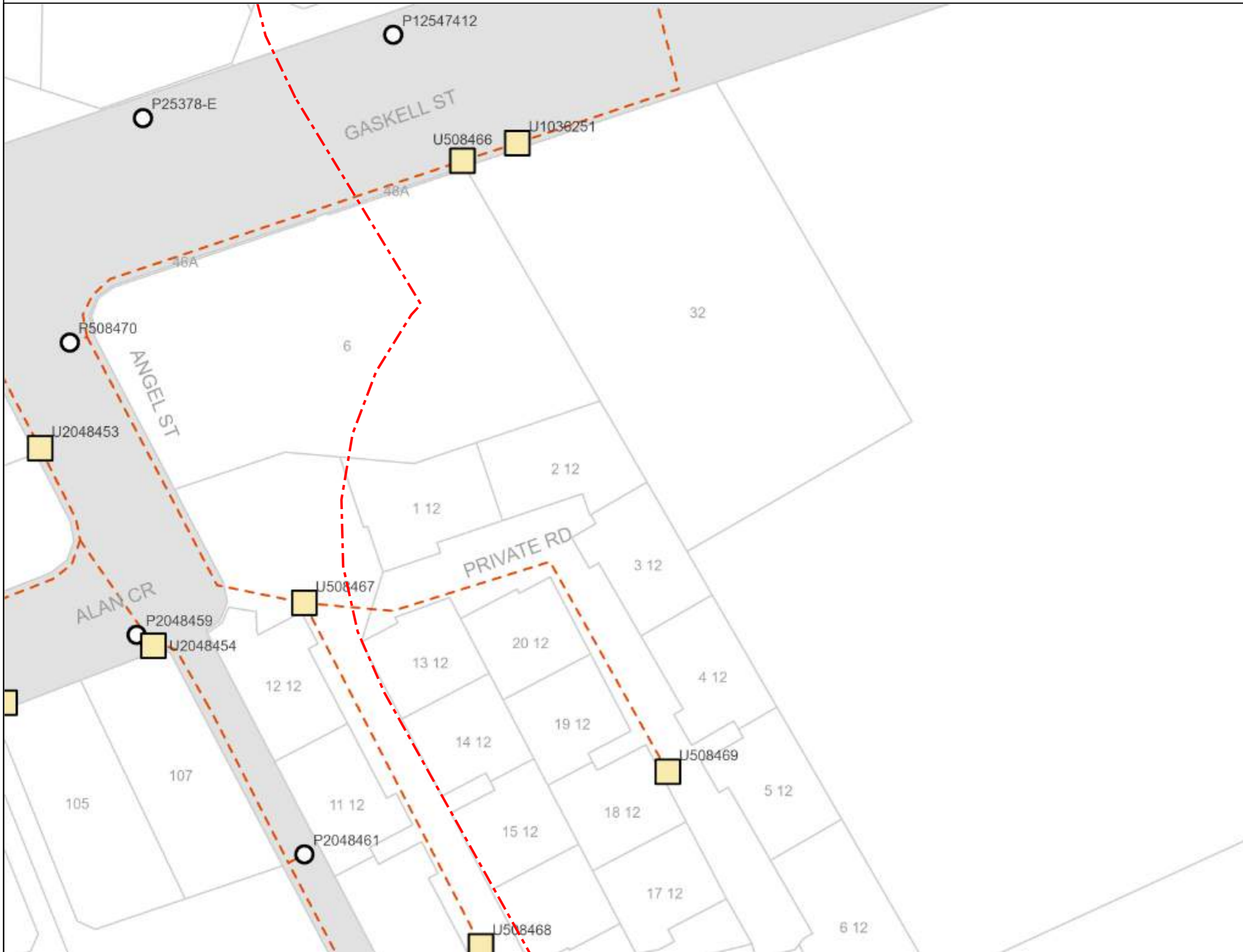
LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 272984539
Date: 15/05/2026

Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

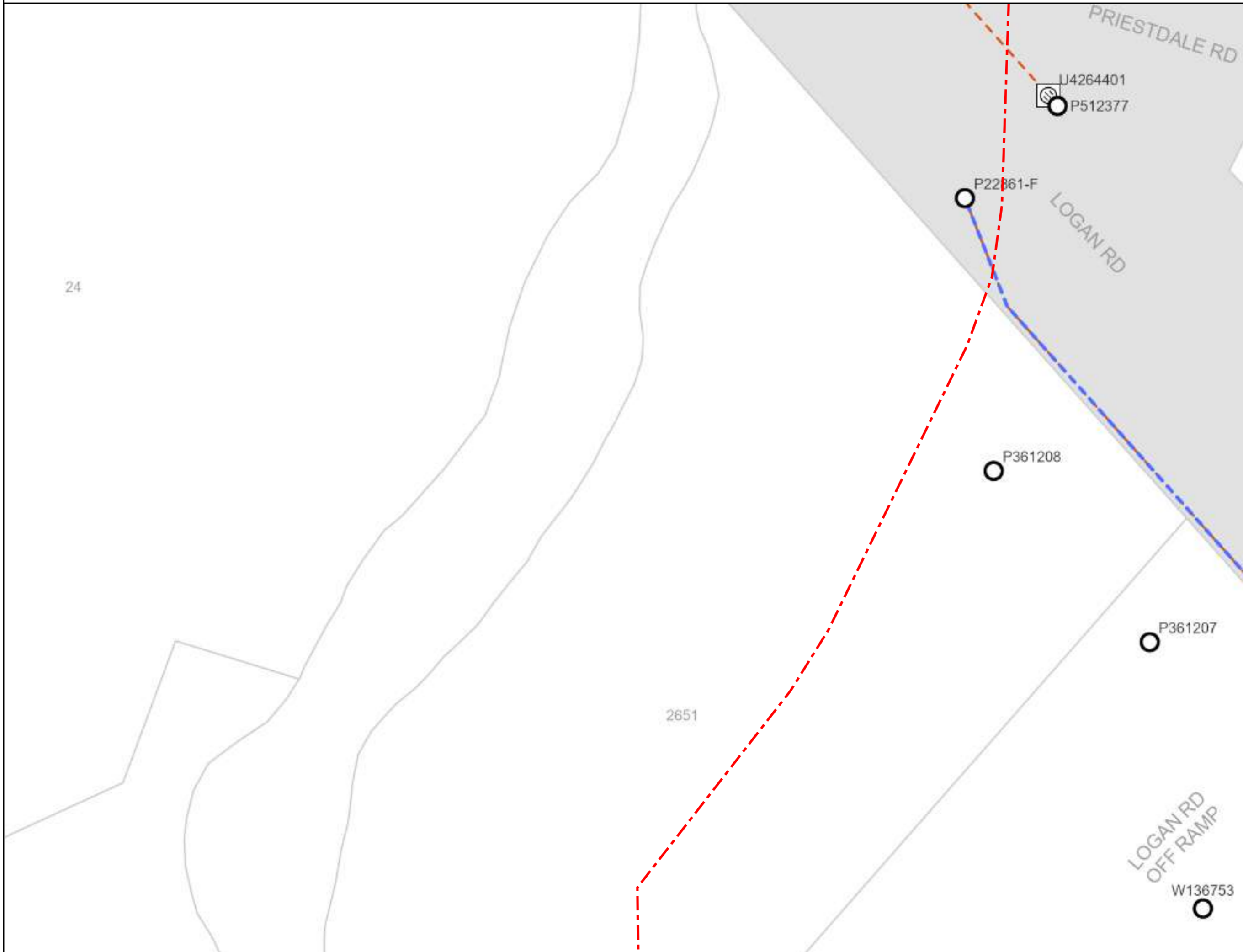
LEGEND

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

AS5488 Category "D" Plan



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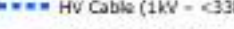
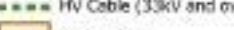


BYDA

Sequence: 272984539
Date: 15/05/2026

Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 272984539
Date: 15/05/2026

Scale: 1:500
Tile No: **Tile No: 6**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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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](#)

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ABN: 40 078 849 055



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 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.
- 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.

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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.

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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.

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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.

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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> <ul style="list-style-type: none"> • General Enquiries - ph 13 12 53 • Loss of Supply - ph 13 62 62 • Emergencies - ph 13 19 62 <u>Ergon Energy:</u> <ul style="list-style-type: none"> • 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	<p>A safety observer or “spotter”, for the operation of operating plant, means a person who:</p> <ul style="list-style-type: none"> (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. <p>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.</p>
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 PCB U 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 PCB U is then required to contact Electricity Entity and request written Safety Advice (refer Section 4.3 below).

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

A person, worker or PCB U 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

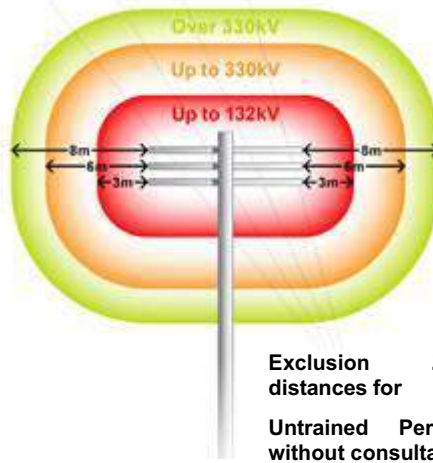
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

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.

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Category of work	Description	Costing arrangement
LV Service isolation	1. Isolation carried out by customer's electrical contractor	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.
Insulation integrity verification	3. Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted	Cost to customer.
Service replacement	4. Open wire service, service fuse(s) at house/building	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
		<p>Service installations where:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<p>Nil cost to customer for first disconnection and reconnection.</p> <p>Cost to customer for subsequent requests.</p>
	5. All other service replacements	<p>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.</p>	<p>Cost to customer for service replacement.</p> <p>Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.</p>
Tiger Tails	<p>Installation of Tiger Tails (for visual indication only - not for providing electrical insulation of LV mains)</p>	<p>Customer requested coverage of LV mains for visual indication only (not permitted on HV mains).</p> <p>The Entity may also fit tiger tails to LV service line for visual indication only.</p>	Cost to customer.
Aerial Markers	<p>Installation of aerial marker flags or rota markers (for visual indication only)</p>	<p>Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.</p>	Cost to customer.
Switching	<p>Customer requested switching</p>	<p>Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).</p>	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 be 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.

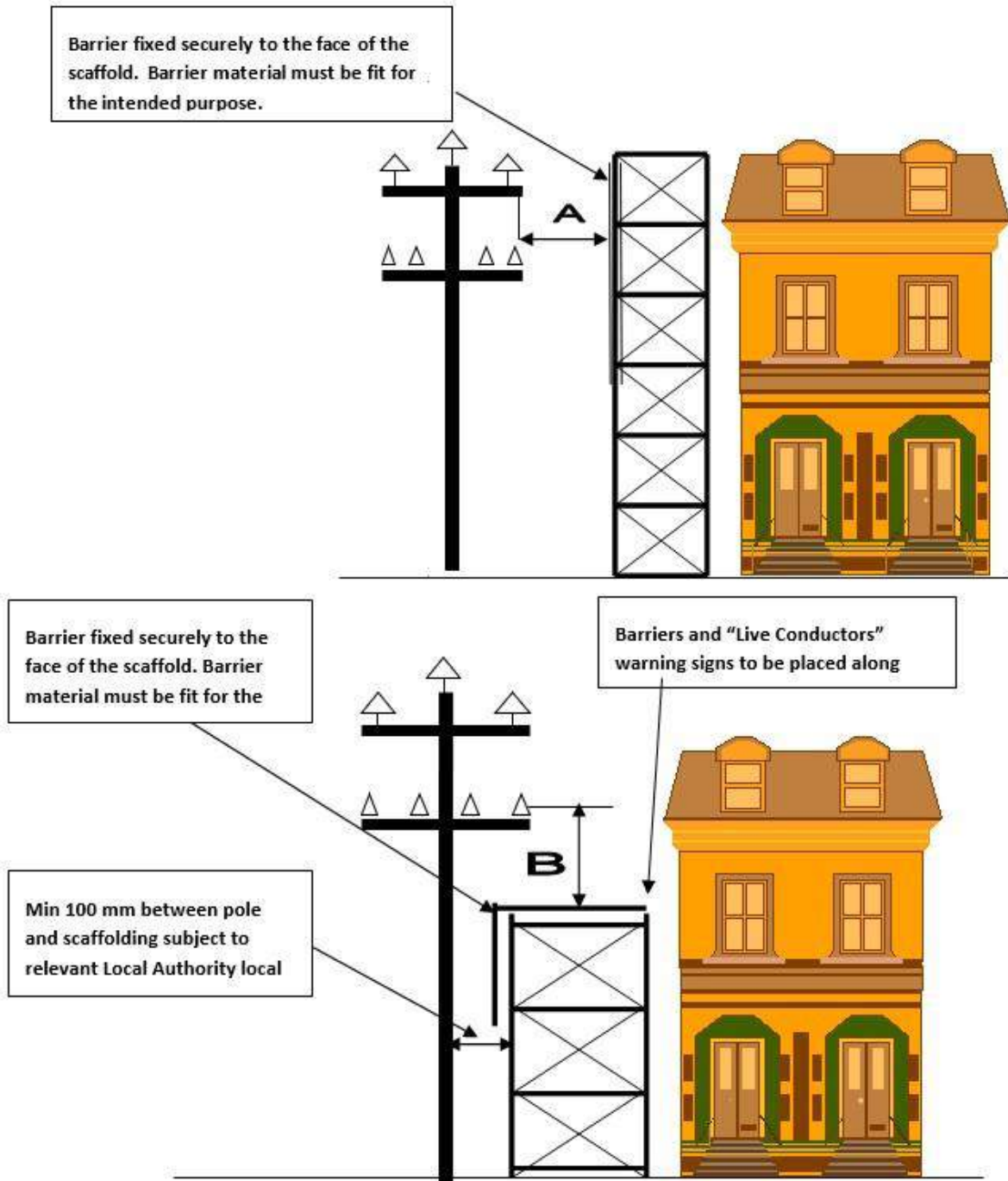
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

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.

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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 (7:30 am 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.

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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 complied 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 a 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.

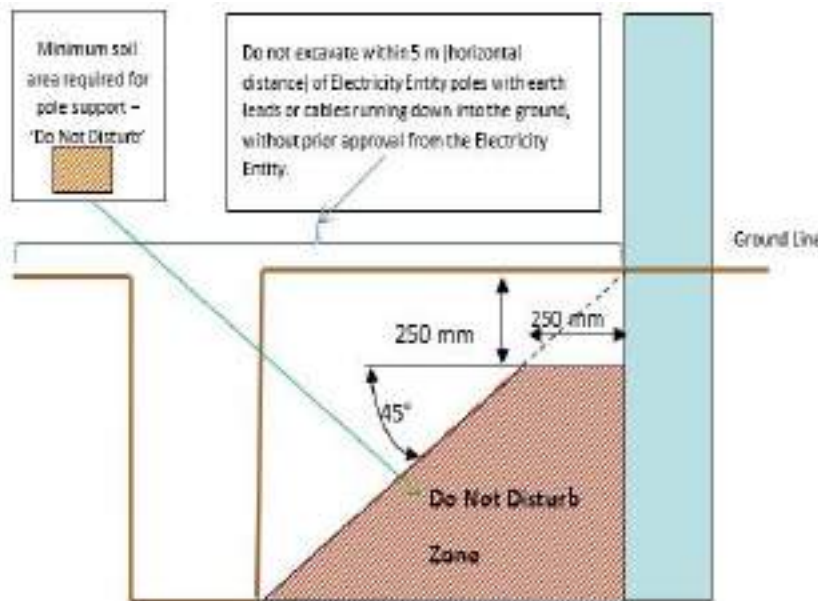


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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)

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- 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.

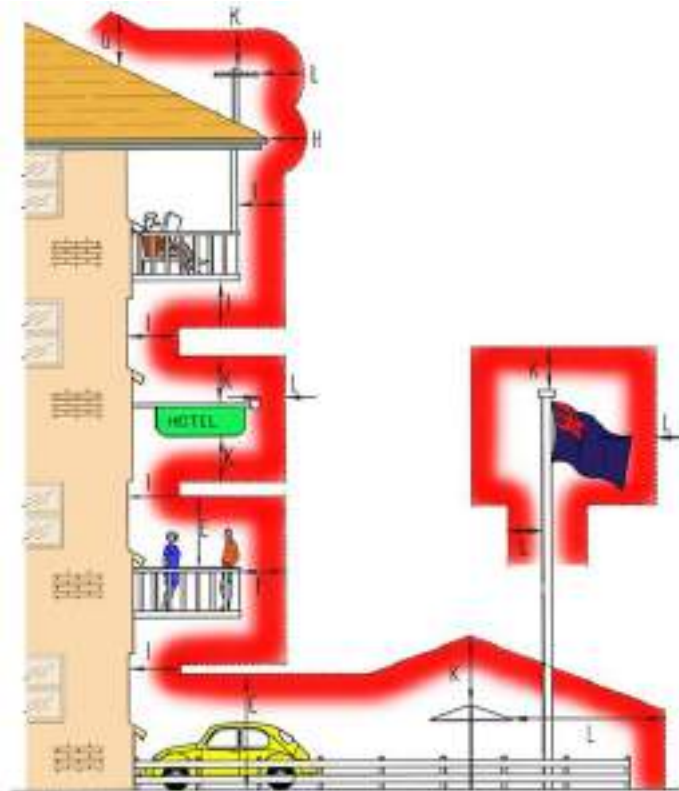
NOTE: Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

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.

What is <i>PERMITTED</i> around Electricity Entity overhead or underground electric lines	What is <i>NOT PERMITTED</i> around Electricity Entity overhead or underground electric lines
<p>✓ 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.</p> <p>Note: Maximum Growth Height of 3 m.</p> <p>✓ Clothes hoists and barbecues should be located clear of the vehicle access way.</p> <p>Note: Maximum Height 2.5 m.</p> <p>✓ 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.</p> <p>✓ Excavating, filling and altering of nearby land may be acceptable but full details need to be provided to the Electricity Entity for assessment.</p> <p>✓ 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.</p> <p>✓ Parking of vehicles, trucks, trailers, etc. is normally allowed.</p> <p>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.</p>	<p>✗ Build houses, sheds, garages or other large structures. Building of roofed/unroofed verandas, swimming pools and pergolas are generally not acceptable.</p> <p>✗ Flying kites or model aircraft within the easement.</p> <p>✗ Driving fence posts or stakes into ground within easements where there is underground cabling.</p> <p>✗ Storing liquids such as petrol, diesel fuel, or any flammable or combustible material that will burn.</p> <p>✗ Installing lighting poles.</p> <p>✗ Stockpiling soil or garbage within the easement.</p> <p>✗ Planting trees in large quantities that could create a fire hazard or that grow in excess of the approved maximum height of 3 m.</p> <p>✗ Storing or using explosives.</p> <p>✗ Residing in or occupying any caravan or mobile home within an easement.</p> <p>✗ 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.</p>

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
272984531

Member Phone
1800 687 626

Responses from this member

Response received Fri 15 May 2026 4.15pm

File name	Page
Response Body	58
272984531_20260515_061437207951_1.pdf	59
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	63
Disclaimer_272984531_20260515_061437207951.pdf	65

Hi Tom Reynolds,

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

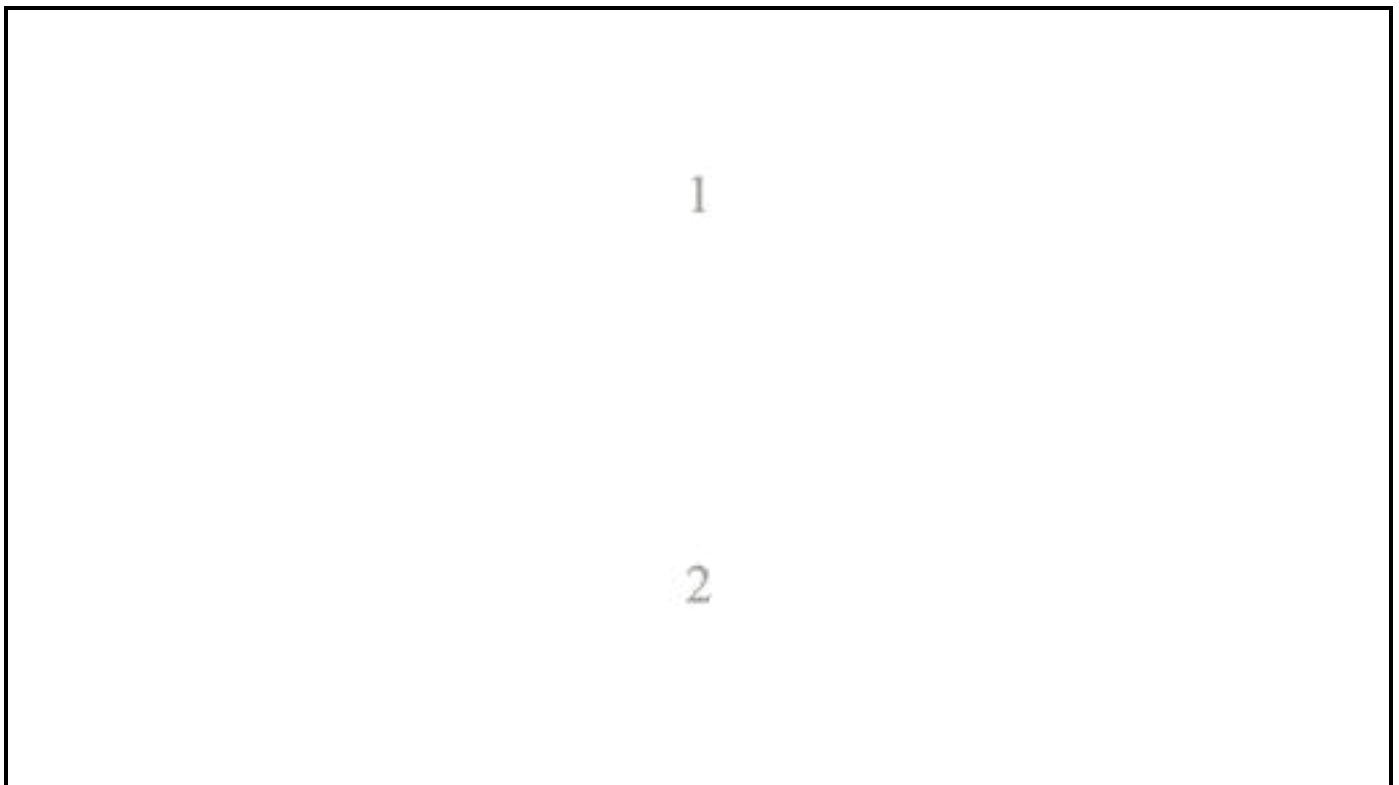
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, 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: Tom Reynolds
Phone: Not Supplied
Fax: Not Supplied
Email: tomlloydreynolds@yahoo.com.au

Dial before you dig Job #:	53165308	
Sequence #	272984531	
Issue Date:	15/05/2026	
Location:	2647 Logan Road , Eight Mile Plains , QLD , 4113	

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

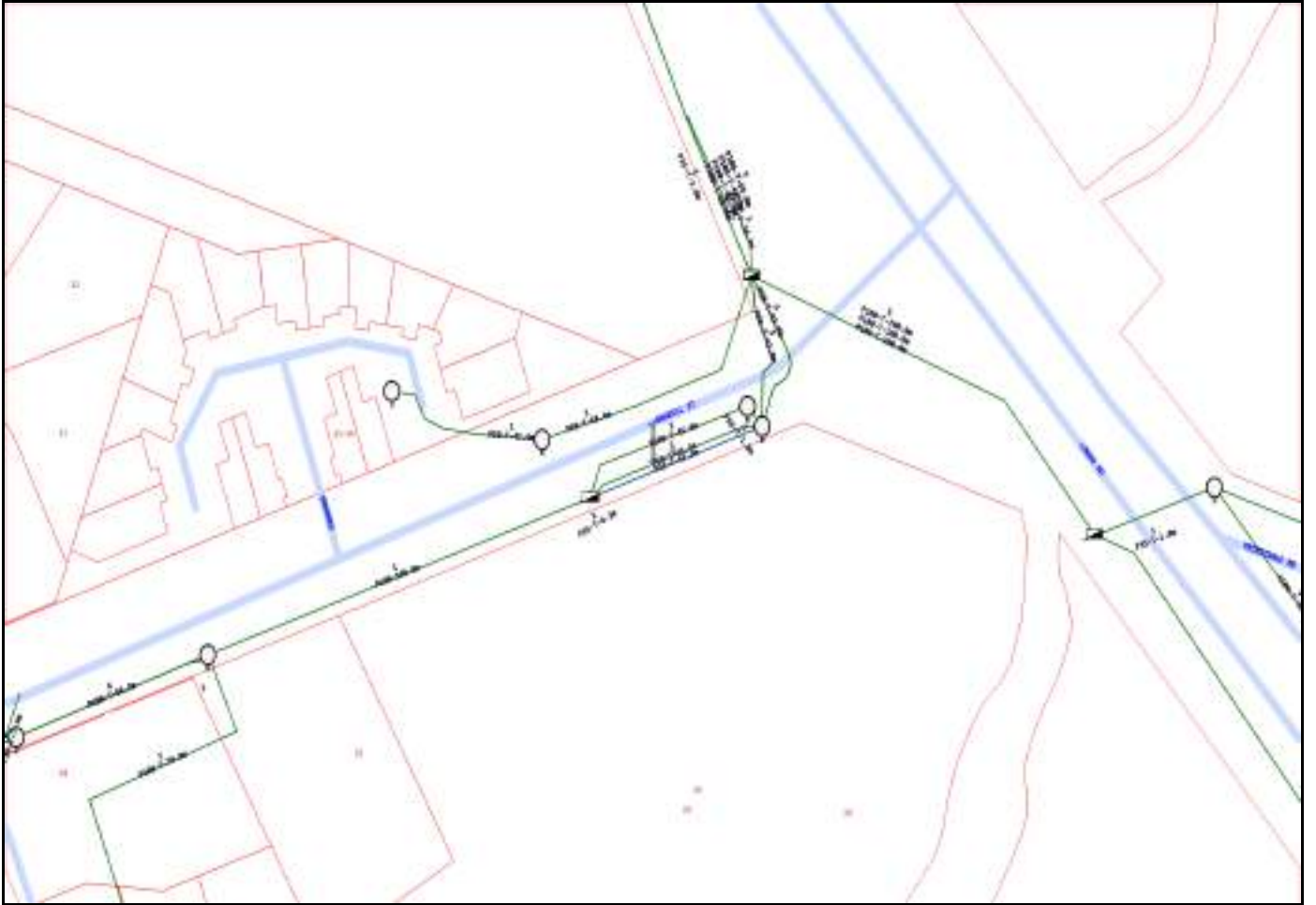


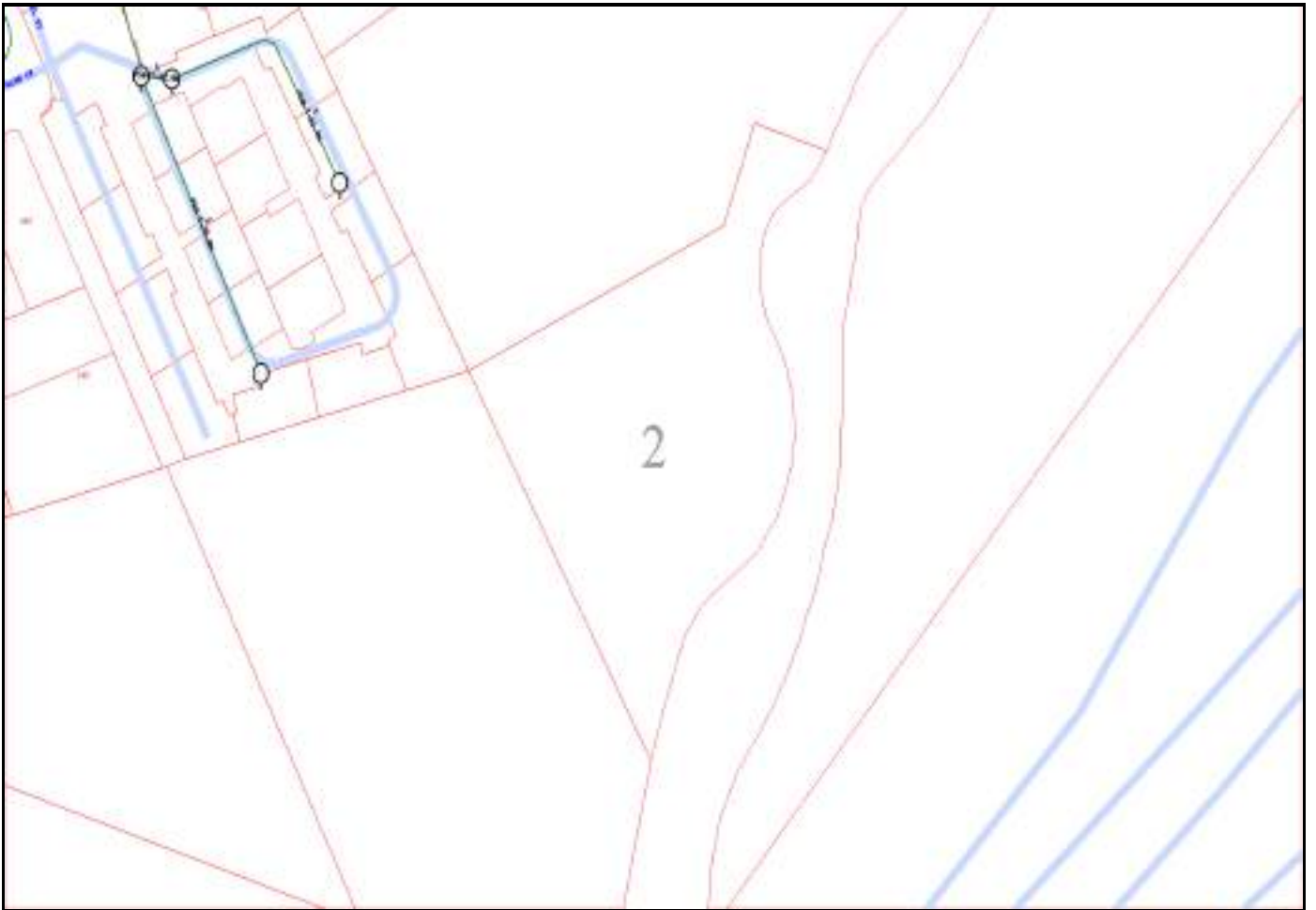


LEGEND



	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.



Working near nbn™ 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

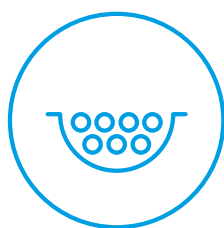
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact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



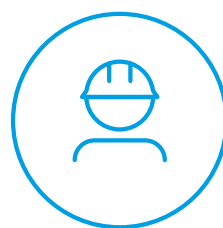
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



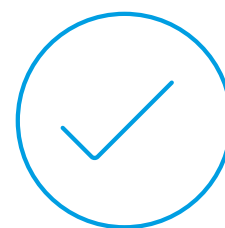
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



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.

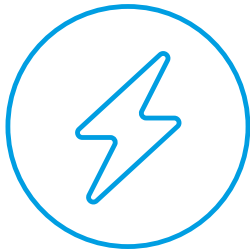


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

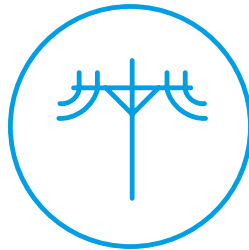


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

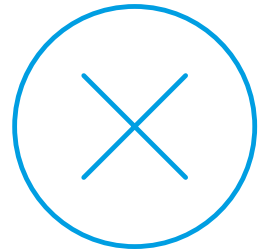
Working near **nbn**TM cables



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.

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To: Tom Reynolds
Phone: Not Supplied
Fax: Not Supplied
Email: tomlloydreynolds@yahoo.com.au

Before You Dig Australia Job #:	53165308	
Sequence #	272984531	
Issue Date:	15/05/2026	
Location:	2647 Logan Road , Eight Mile Plains , QLD , 4113	

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

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 uniformed 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: 15/05/2026

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.

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Referral
272984535

Member Phone
1800 262 663

Responses from this member

Response received Fri 15 May 2026 4.15pm

File name	Page
Response Body	70
272984535 - Nextgen 3rd Party Duct Plan.pdf	71
272984535 - Nextgen Cable Plan.pdf	74
272984535 - Nextgen Letter.pdf	77

ATTENTION: Tom Reynolds

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

Thank you for your DBYD enquiry.

Job No: 53165308

Sequence No: 272984535

Enquiry location:

2647 Logan Road

Eight Mile Plains

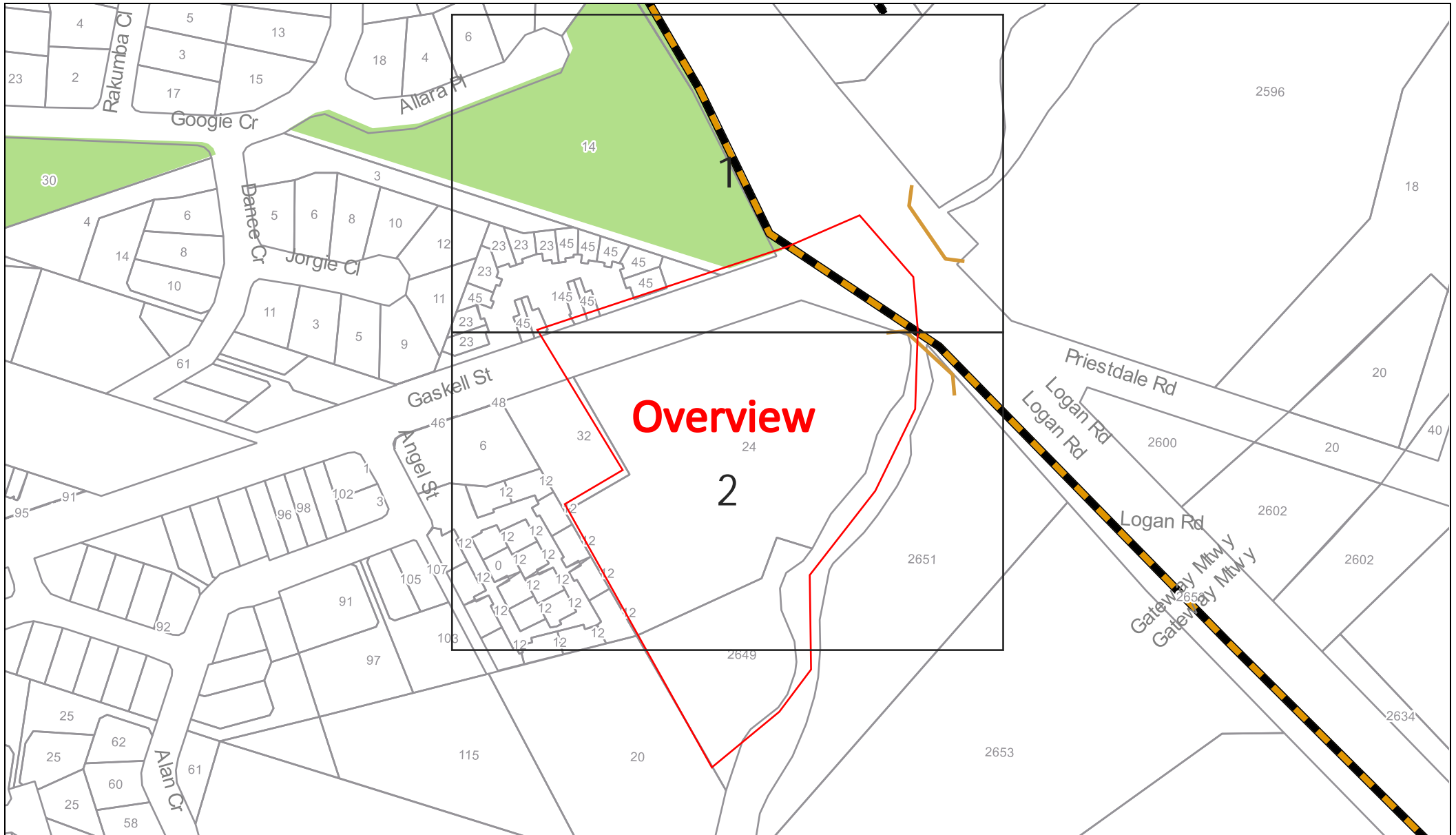
QLD 4113

Attached are the files containing information relating to your recent DBYD request. Please read and understand all the attached documentation and contact Nextgen Networks on 1800 032 532 or dbyd@nextgengroup.com.au if you have any queries.

Note: If you have received this email in error, please advise us by calling 1800 032 532 and quote the Sequence Number listed above.

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) - <http://get.adobe.com/reader>



Sequence Number: 272984535

Date: 15/05/2026

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALLY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite	Assets
Area	Cable
	3rd Party Duct
	Marker Post



Sequence Number: 272984535

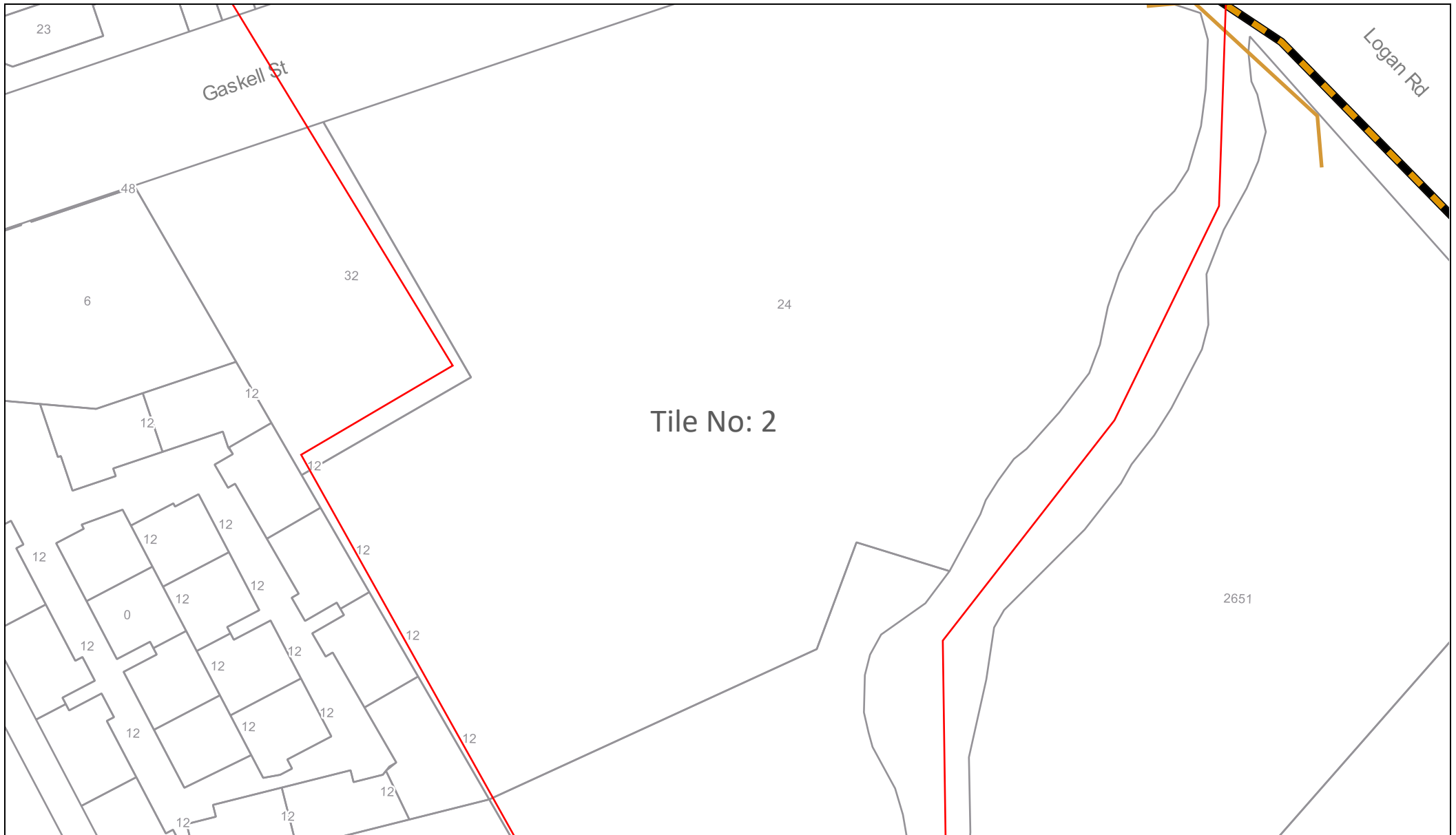
Date: 15/05/2026

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LEGEND

- | Digsite | Assets |
|--|--|
|  Area |  Cable |
| |  3rd Party Duct |
| |  Marker Post |



Sequence Number: 272984535

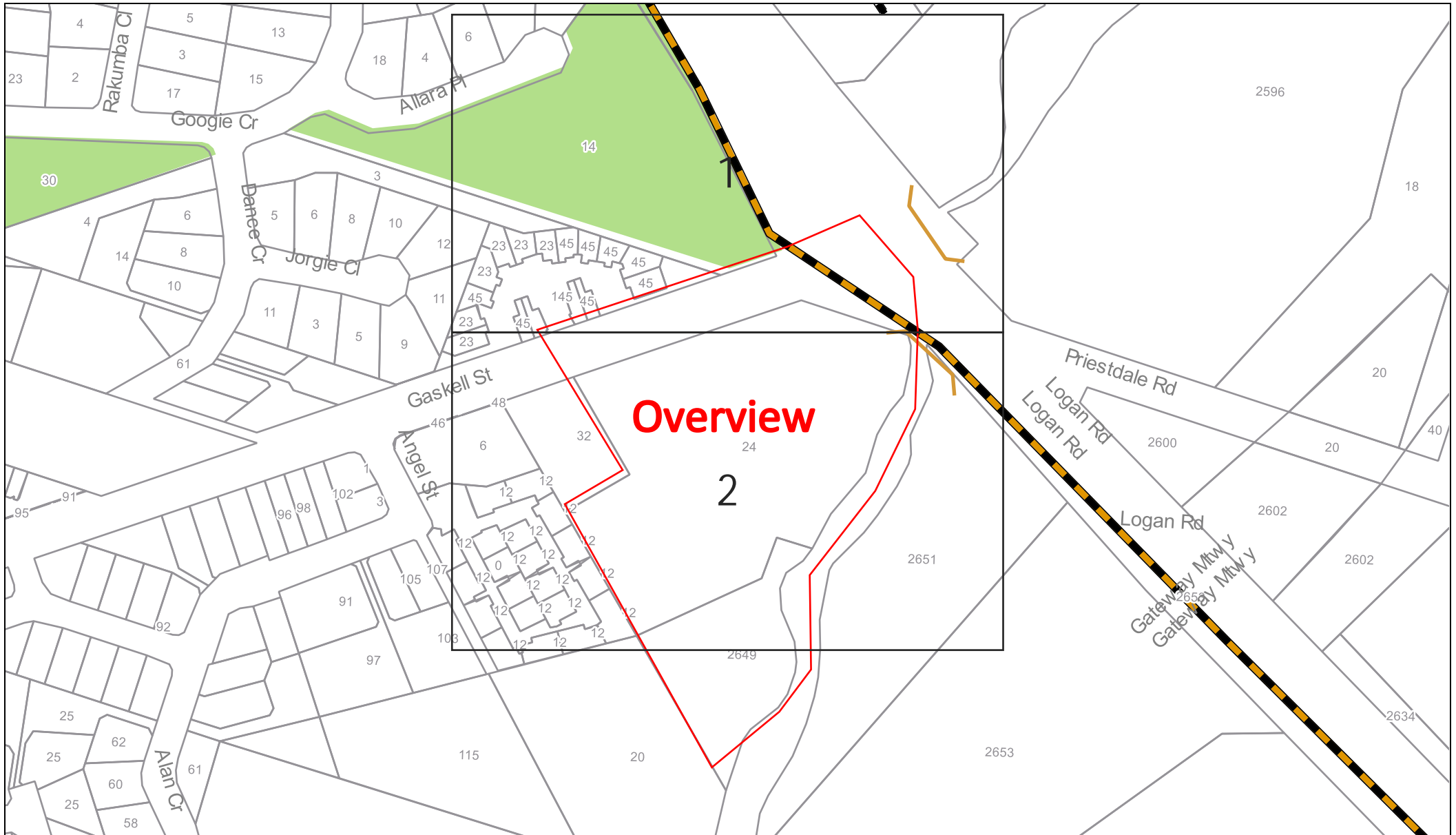
Date: 15/05/2026

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LEGEND

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|  Area |  Cable |
| |  3rd Party Duct |
| |  Marker Post |



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LEGEND

- | Digsite | Assets |
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|  Area |  Cable |
| |  3rd Party Duct |
| |  Marker Post |



Sequence Number: 272984535

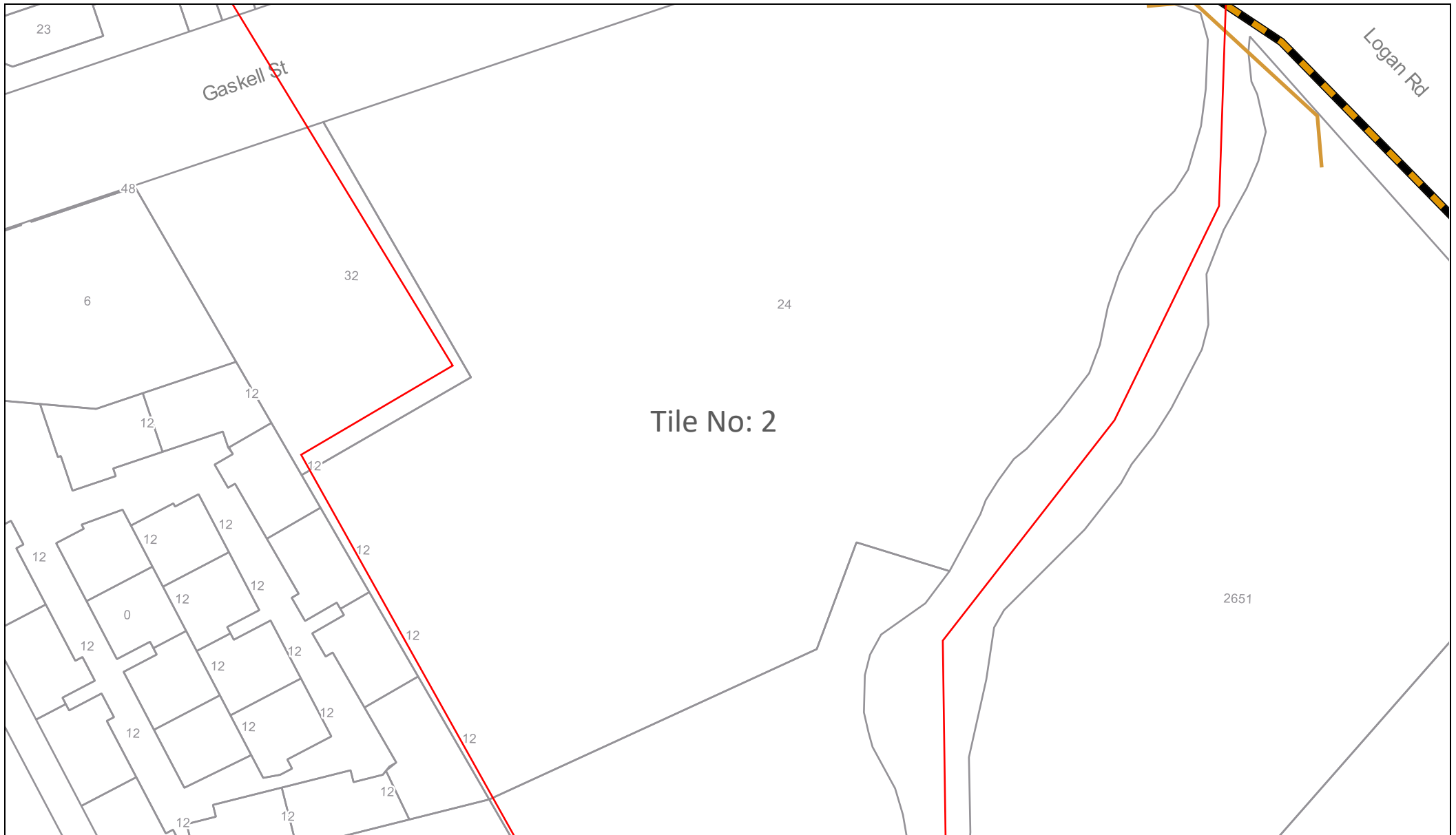
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LEGEND

- | Digsite | Assets |
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Sequence Number: 272984535

Date: 15/05/2026

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LEGEND

- | Digsite | Assets |
|--|--|
|  Area |  Cable |
| |  3rd Party Duct |
| |  Marker Post |

Plant Location Details



15/05/2026

Tom Reynolds
Edge
28 Balaclava Street
Woolloongabba QLD 4102
Phone: +61431164332

Nextgen Networks Pty Ltd
Level 6, 333 Collins Street
Melbourne VIC 3000
T 1800 032 532
E Damage.Relocations@vocus.com.au

Dear Tom Reynolds

The following is a response to your Dial Before You Dig enquiry

Assets Affected:

Nextgen Assets

Sequence No:

272984535

Location:

2647 Logan Road, Eight Mile Plains QLD 4113

IMPORTANT:

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
2. It is the owner's (or constructor's) responsibility to:
 - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
 - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
 - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

DAMAGE

ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for lose or damage to its cable network or other property including consequential losses

CONCERNING NEXTGEN NETWORK PLANS

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 30 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks 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
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, 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 Nextgen Networks against any claim or demand for any such loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

ESSENTIAL PRECAUTION AND APPROACH DISTANCE

NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
 - Where Nextgen Networks plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
 - In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
 - In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
 - d) Parallel to major plant: 10 metres (for optic fibre cable)
 - e) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

 - If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least every 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual locations</i>
Vibrating Plate or Wackers Packer Compactors	<i>Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location Constructor to check depth via vacuum excavation (pot-hole)</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate (pot-hole) and expose plant</i>
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

Footway 450mm

Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert

- All Nextgen Networks fibre in the solid should have the following minimum depth of cover after the completion of your work:

Footway 600mm

Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert

- For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

FURTHER ASSISTANCE

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

Nextgen require 5 clear business days notice to conduct an on-site location. The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plan is situated wholly or partly where the owner plans to work, then **Nextgen Networks** must be contacted through the **Network Help Desk** to discuss possible engineering solutions.

The contact number for the **Network Help Desk** is 1800 032 532.

NOTE:

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

RURAL LANDOWNER - IMPORTANT INFORMATION

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

PRIVACY NOTE

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website www.nextgengroup.com.au

Warning: Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing) to identify its location.

Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

EXPERIENCED PLANT LOCATORS (for your area)

On-site assistance should be sought from an Experienced Plant Locator if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the **Network Help Desk** is contacted for assistance prior to engaging an Experienced Plant Locator.

For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment

Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locator engaged by you but we will, if requested, recommend suitably qualified plant locators.

GENERAL DISCLAIMER

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Nexgen or 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.

Referral
272984532

Member Phone
1800 505 777

Responses from this member

Response received Fri 15 May 2026 4.16pm

File name	Page
Response Body	82
272984532 - Optus Plan.pdf	83
272984532 - Optus Response Letter.pdf	84

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.

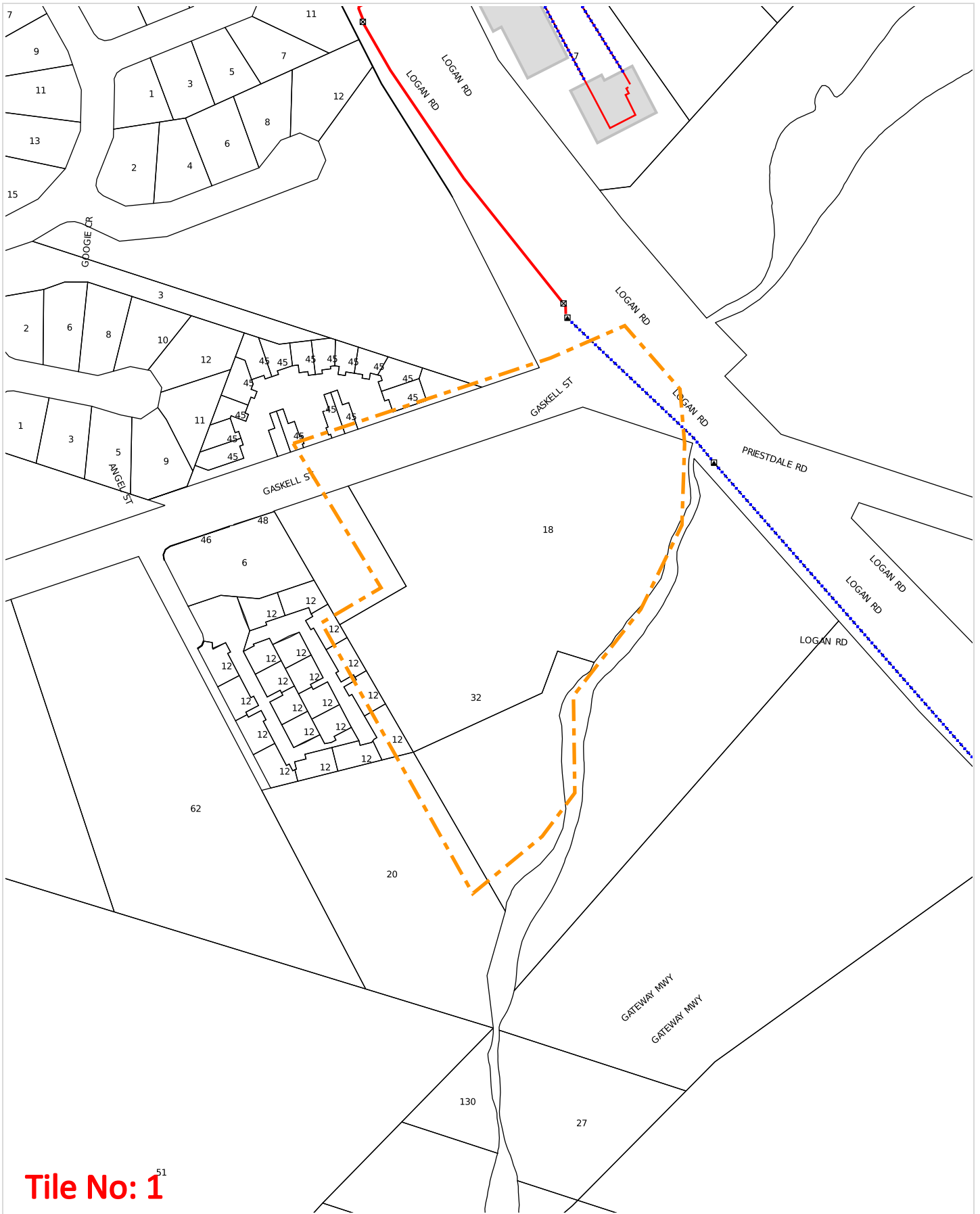
<http://www.adobe.com/downloads/>

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.



Tile No: 1⁵¹

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: 272984532

Date Generated: 15 May 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: 15 May 2026
To: Tom Reynolds
Company: Edge
Address: 28 Balaclava Street
Woolloongabba, QLD 4102

ENQUIRY DETAILS

Location: 2647 Logan Road, Eight Mile Plains, QLD 4113
Sequence No.: 272984532
BYDA Reference: 53165308

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:

- a) 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.
- b) 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.
- c) 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)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

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").

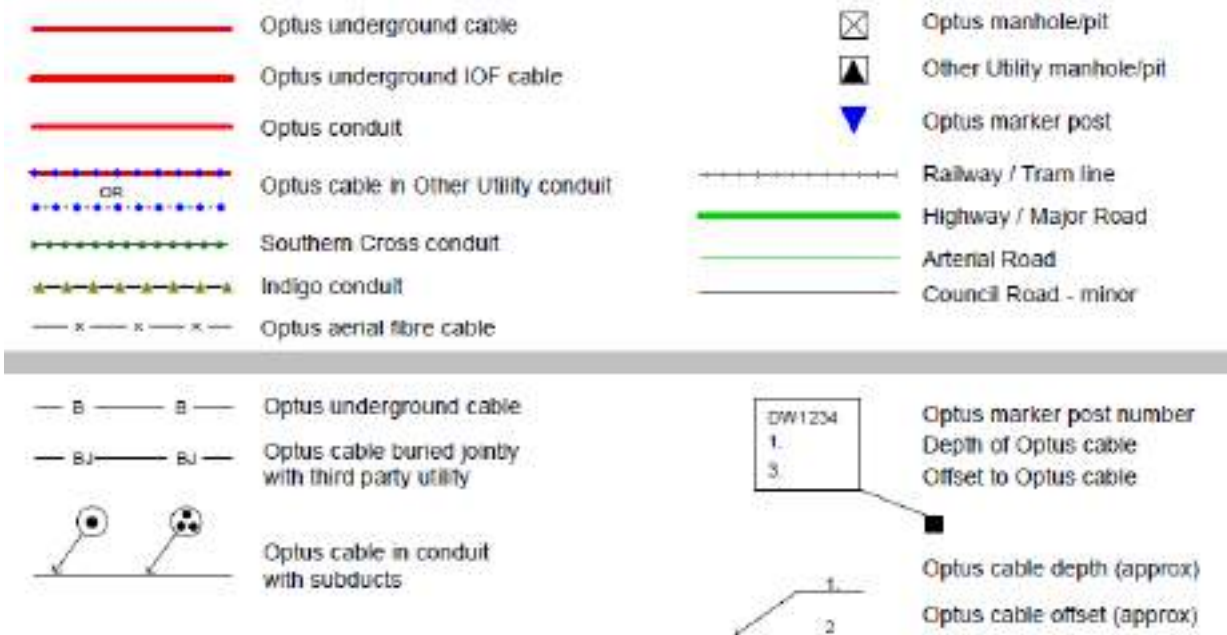
FURTHER ASSISTANCE

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
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC, NSW, QLD, SA, TAS	All
Anthony Emmer-son	Taylor's Development Strategists	03 9501 2800	a.emmerson@taylor'sds.com.au	All	Nation Wide
Nathan Kelleher	Seeker Utility Engineering Pty Ltd	1300 733 583	info@seekerutility.com.au	VIC, NSW, ACT, QLD, TAS	Melbourne, regional Victoria, Sydney & regional NSW, all ACT, Brisbane QLD, Hobart & regional TAS
Sean Henry	Asset Survey Solutions	1300 035 796	info@assetsurvey.com.au	VIC, QLD, NSW, SA	VIC, QLD, NSW, SA
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA/SA/VIC/NSW	All Regions
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Daniel Rogers	D&D Rogers Pty Ltd T/as Bradmac Locating Services	0407662605	info@bradmaclocating.com.au	NSW	Sydney and surrounds
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast, Mid-North Coast, Northern Rivers, Central West, New England
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia	1300 562 284	antony@geotrace.com.au	NSW	Entire Region
Stephen Sanders	Hydro Digga	0427 076 091	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	mail@uls.com.au	NSW	Sydney only

Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	scott@coastalcablelocators.com.au	NSW	South Coast
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Karen Durkin	Durkin Construction Pty Ltd	02 9712 0308	karen@durkin.au	NSW/ACT	Entire NSW and ATC
Theresa Donnelly	Locate and Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Greater Sydney Region
Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Newcastle
Jean-Max Monty	Civilscan	1300 575 488	info@civilscan.com.au	NSW	Sydney, Central Coast, Hunter, Blue Mountains, Southern Highlands, Illawarra
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	CRUX Surveying Australia Pty Ltd	0285822300	scottallison@cruxsurveying.com.au	NSW	Sydney Metro
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	grant@warrabinya.com.au	NSW	Greater Sydney region
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Northern Tablelands/Northern NSW
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrieelectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands

Reece Gainsford	East Coast Locating Services	0431 193 111	admin@eastcoastlocatings-services.com.au	NSW	Newcastle/Maitland/ Hunter / Sydney / Central Coast / upper hunter / Port Stephens
Jason Vane	Smartsan Locators Pty Ltd	1300 778 923	bookings@sslocators.com.au	NSW	Sydney, Wollongong, Central Coast
Alex Farcash	Newcastle Locating Services	0410698599	admin@newcastlelocatings-services.com.au	NSW	NSW
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ali El Najjar	Sydney Service Locators	0449 205 705	Info@sydneyserVICelocators.com.au	NSW	Sydney only
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	NSW Wide
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatunderground-services.com.au	NSW	ALL
Simon Williams	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	Sydney only
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Sydney only
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only
Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only

Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Alex Trevisan	VFT	61 458 488 173	admin@vftes.com	NSW/SA	Sydney/Adelaide
Roneel Chand	Tonagh Civil Pty Ltd,	0416506891	roneel@tonaghcivil.com.au	NSW	All Regions
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW
Cameron Brown	Sub Scan Australia	0421751343	admin@subscan.com.au	NSW	Norther Rivers
Jesse Gavin	LCG GLOBAL PTY LTD	1300032740	info@lcsolutions.com.au	NSW	All NSW
Christopher Aitken	HL Mullane & Son Pty Ltd	1300 608 999	maintenance@mullane.com.au	NSW	Newcastle
Rob Moate	Dig Safe NSW Pty Ltd	0477 900 200	rob@digsafensw.com.au	NSW	All Regions
Michael Nicholls	LocateX	0487 043 596	info@locatex.com.au	NSW	Sydney, Central Coast, New- castle
Brad Mccorkindale	b4 u dig locators	0447818260	jon@b4udiglocators.com	NSW	central west NSW
Wayne Cini	Aquabend	0409 925 472	aquabend@hotmail.com	NSW	midnorth coast
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Paul Linton	Utility Mapping	1300 627 746	plinton@isgroup.io	NSW/VIC/QLD/WA/NT	Sydney/ Melbourne/ Brisbane/ Perth/ Darwin
Karen Durkin	Durkin Construction Pty Ltd	02 9712 0308	karen@durkin.au	NSW/ACT	Entire NSW and ACT
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains, Snowy Valley
Ian Brown	A1 Locate Services Pty Ltd	0400 484 828	Ian.brown@a1locate.com.au	NSW/ACT	Illawarra, Shoalhaven, South Coast, Southern Highlands & all NSW & ACT
Jason Steger	Steger & Associates Reg- istered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	enquiries@landmarksurveys.com.au	NSW/ACT	Canberra, Southern & Western NSW
Kaisar Sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	Sydney to Canberra & all in between
Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	<a href="mailto:daniel@epocaenvironmen-
tal.com.au">daniel@epocaenvironmen- tal.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tan- cred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.

Justin Martinez	LCG GLOBAL PTY LTD	0401749007	J.martinez@lcsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocating.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	Northern NSW, South East QLD
Kelsee Stevens	Abletech Underground Group	07 5293 7746	admin@abletechunderground.com.au	QLD / NSW	QLD / NSW
George Koenig	Downunder Locations(NSW) Pty Ltd	0438243856	downunderlocations@gmail.com	NSW/QLD	Tweed Heads/Gold Coast/Northern Rivers/Brisbane
Rhys Lambert	Provac / one find cables	1300 734 772	rhys@provac.net.au	QLD	South East QLD
Paul Beaton	Cairns Asset Locations	0448 157 227	paul.beaton@clarketrenching.com.au	QLD	FNQ to NT Border
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Ian Lambert	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	QLD REGION
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay & Burnett, Central and Western Queensland, Western Downs
Matthew Carr	Pensar	0405609739	matty.carr@pensar.com.au	QLD	Brisbane
Lacey Wallace	GeoRadar Asutralia Pty Ltd	(07) 4331 5588	accounts@georadar.net.au	QLD	Widebay, Central QLD, Emerald & Surroundings
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	South East
Jeffrey Lenehan	Syndicate	0404141270	jlenehan@syndicate.com.au	QLD	Brisbane
Toni O'Dell	Utility Location Services	1300 001 857	qldops@utilitylocation-services.com.au	QLD	South East QLD
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW
Brendon Smith	Advanced Locating PTY LTD	0424678823	admin@advancedlocating.com.au	QLD	Gold Coast
Bruce Normyle	Dynamic Locator Services	0434 731 933	Bruce@dynamicexcavations.com.au	QLD	SEQ
Robert Rutledge	Safe Dig Services	+61 7 3376 0856	rrutledge@safedig.com.au	QLD	Brisbane

Michael Falla	ICUC Locating Services Pty Ltd	0410085365	michael.falla@icuclocatings-services.com.au	QLD	South East QLD
Ben Stephens	DTS Group TA Electroscan	0434 140 556	ben.s@electroscanqld.com.au	QLD	Queensland
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilitylocations.com.au	QLD	SEQ
Roland Mollison	LandPartners Pty Ltd	0439 488 545	roland.mollison@landpartners.com.au	QLD	South East Queensland
Duncan McGrath	Abletech Underground Group	0418 511 767	duncan@abletechunderground.com.au	QLD	QLD Wide
Daniel Poppi	Ace Cable Locations	0431517837	acecablelocations@bigpond.com	QLD	Wide Bay Burnett
Jason Bastow	Utility Underground	0414454015	jason@utilityunderground.com.au	QLD	QLD / NSW
Aidan Waszaj	South-East Scanning Pty Ltd	0421 193 439	aidan@southeastscanning.com.au	QLD	Southeast Queensland
Josh Brinn	i-LOCATE	0418 105 902	josh@i-lec.com.au	QLD	QLD only
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region
Olivier Davies	Central Locating Pty Ltd	0439995894	ollie@centrallocating.com.au	VIC	Geelong and surrounding area
Tina Brereton	D-Tech Ground & Overhead	03 9544 8933	tina@d-tech.net.au	VIC	ALL
Josh Taylor	Advanced Locations Victoria Pty Ltd	0427846716	josh@advancedlocationsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
Phi Nguyen	Asset Detection Services Pty Ltd	1300 300 100	Phi.nguyen@assetdetection.com.au	VIC	Melbourne/VIC
Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
Leigh French	Veris Australia VIC	(03) 7019 8400	melbourne@veris.com.au	VIC	Melbourne
Ben Wooldridge	Controltech Solutions	0447 760 759	ben.wooldridge@controltechsolutions.com.au	VIC	Melbourne
Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
Shaun Stephen	STS Locating Services	0405 181 734	stslocatingservices@gmail.com	VIC	All VIC

Glen Foreman	Underground Services Detection Pty Ltd	0402 748 889	undergroundservices@big-pond.com	VIC	Victoria
Clinton Carver	Insight Underground Pty Ltd	0468 900 273	clinton@insightunderground.com.au	VIC	Victoria
Lindsay Botha	L B Underground Service Locations & Engineering	0499 658 677	lb.locations.engineering@gmail.com	VIC	Metro and Regional Victoria
Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
Tyler Blake	CHS Group	0409 437 750	tyler.blake@chsgroup.com.au	VIC	Horsham VIC
Craig Jackson	Survey Management Solutions	0400647299	craigj@surveyms.com.au	VIC	All Regions
Chloe Milligan	Tequa Plumbing and Civil	0351432666	civil@tequa.au	VIC	Gippsland only
David Hunter	Ballarat Locating Services	0488 501 261	dave@ballaratlocating.com.au	VIC	Western Victoria, Melbourne
Alex Jones	HR Utilities	1300 533 612	info@hrutilities.com.au	VIC	All of VIC
Ashley Stevens	ABS HYDRO Pty Ltd	0422 798 476	ashley.stevens@abshydro.com.au	NSW/VIC	All of VIC, Regional NSW
Robert Wootton	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
Deninis Stray	Pinpoint Services Mapping	(08) 8130 1600	hello@pinpointsm.com.au	SA	Adelaide
Michael Gear	Michael Gear	08 82788732	admin@mgsurveys.com.au	SA	South Australia
Matthew Cooper	Fulton Hogan	0447 320 581	Matthew.Cooper@fulton-hogan.com.au	SA	Adelaide
Liam Catchpole	Apex Service Locating Pty Ltd	0458 924 471	liam@apexvacolutions.com.au	SA	Adelaide and Surroundings
Bradley Gosling	Engineering Surveys	0433506880	bgosling@engsurveys.com.au	SA	Adelaide
Jason Shelvock	SA Underground Pty Ltd	0430 067 476	jason@saunderground.com.au	SA	All SA
Stephanie Leong	Platinum Locating Services	08 94080625	enquiries@platinumlocating.com.au	WA	WA
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA
Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia

Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
Dale Shearsmith	Subtera	1300 046 636	dale@subtera.com.au	WA	WA
Liam Davies	Bunbury Telecom Service	897260088	admin@btswa.com.au	WA	WA
Edel O'Connor	Kier Contracting	0456 190 910	edel@kier.com.au	WA	Perth Metro & greater region; Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Rhyce Murphy	RM Surveys	08 9457 7900	rhyce.murphy@rmsurveys.com.au	WA	All
James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cabling WA Pty Ltd	0422 845 586	ssteart@cablingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Shane McQuoid	Find Wise Location Services	0407992758	shane@findwise.com.au	WA	Perth
Alex King	KR SURVEYS	0400077933	alex@krsurveys.com.au	WA	Statewide
Cody Foster	Precision Locating Pty Ltd	0473029391	cody@precisionlocating.net	WA	Statewide
Scott Harrison	Triodia Scanning services PTY LTD	0438 664 196	booking@triodiascanning.com.au	WA	Perth/ Regional
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Heather Easter	Archers Underground Service Pty Ltd	0418 737 299	admin@auslocations.com.au	TAS	Statewide
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All
Hayden Stone	Utility Detection & Mapping	03 61712555	admin@udmgroup.com.au	TAS	Statewide

Referral
272984534

Member Phone
(07) 3866 1313

Responses from this member

Response received Fri 15 May 2026 4.11pm

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272984534.pdf	97

Dear Tom Reynolds,

RE: Before You Dig Australia (“BYDA”) – REFERRAL NOTIFICATION

Sequence No: 272984534

Enquiry Date: 15/05/2026

Thank you for your Before You Dig Australia enquiry. We have included more information to assist you with your enquiry, including a map of the enquiry area. Please take the time to read all the information provided on the attachment prior to commencing any work.

This referral has been successfully processed and the results of your enquiry are contained in the attached documents.

Please note that this communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it – please contact us immediately, destroy it, and do not copy or use any part of this communication or disclose anything about it.

This BYDA enquiry does not relate to Powerlink’s overhead transmission lines and easements however if your proposed area of works involves the easement area please visit our website via the following link for information on obtaining approval for such works.

<https://www.powerlink.com.au/co-use-form>

Contact Powerlink’s Property Services Group on (07) 3866 1313 before commencing any work in the vicinity of any overhead lines or easements.

Regards,
Narelle Titman
Manager Property
Powerlink Queensland



Powerlink Queensland
33 Harold Street,
Virginia, Qld, 4014
Phone: (07) 3866 1313
15/05/2026

To: ('Applicant')
Edge - Tom Reynolds
28 Balaclava Street
Woolloongabba QLD 4102

Email: tomllloydreynolds@yahoo.com.au **Phone:** +61431164332

Sequence No 272984534
Enquiry Location: 2647 Logan Road Eight Mile Plains
Enquiry Date: 15/05/2026 16:10

Dear Tom Reynolds

Thank you for your enquiry in relation to the Enquiry Location. Queensland Electricity Transmission Corporation Limited ACN 078 849 233 trading as Powerlink Queensland ("Powerlink") respond as follows:

Powerlink's records show that there **ARE** underground cables in the Enquiry Location.

A plan is attached showing the approximate location of Powerlink's assets in the vicinity of the Enquiry Location.

Should our response identify the presence of decommissioned Powerlink assets it should be noted that damage to these assets may result in an environmental hazard. As a precaution, all underground assets should be treated as live, and all necessary precautions should be taken to ensure that the cables are not damaged. Should damage occur, all work in the area surrounding the cables must be ceased immediately and Powerlink called on 07 3266 9410 to report the damage and get further advice.

Proposed works in close proximity to Powerlink's plant must undergo a detailed assessment by Powerlink. Please allow at least four to six weeks (more in complex situations) for Powerlink to process your application.

All work in close proximity to Powerlink's cables must be supervised by a Powerlink-appointed person and can be arranged by contacting Powerlink on (07) 3866 1313 at least seven days in advance.

The attached duty of care guidelines below must be observed at all times

Yours faithfully

Narelle Titman
Manager Property
Powerlink Queensland



Before You Dig Terms and Conditions

“Duty of Care” for Everyone

Responsibilities When Working in the Vicinity of POWERLINK’S Plant

Everyone has a legal duty of care that must be observed, particularly when working in the vicinity of electrical plant. “Electrical plant” includes underground cables, conduits and other associated underground equipment. It should be noted that the placing or removal of soil by excavation, digging or by any other means is not allowed in a Powerlink-easement without prior written consent from Powerlink. In most cases it is unlikely that consent will be granted.

When discharging this duty of care in relation to Powerlink’s plant, the following points must be considered:

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 adequate protection of Powerlink’s plant. Powerlink will provide free plans showing the presence of its underground plant to assist.
2. It is the developer or constructor’s responsibility to:
 - investigate whether Powerlink’s plant is present in a particular location and obtain the most up to date plans available from Powerlink before commencing construction.
 - visually locate Powerlink’s plant by hand digging where construction activities may be in close proximity to or interfere with Powerlink’s plant.
 - contact Powerlink’s Property Services & Management Team on (07) 3866 1313 if Powerlink’s plant is wholly or partly affected by planned development and construction activities.
3. As the alignment and boundaries of road ways with other properties (and roads within road ways) frequently change, the alignments and boundaries contained within Powerlink’s 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 road ways have been added, the constructor should obtain confirmation of the actual position of Powerlink’s plant under or along the road ways. The constructor must never rely on statements made by third parties in relation to the position of Powerlink’s plant.

Important Points to Note – Please Read

- Plans and details provided by Powerlink are current for one month from the Response Date and should be disposed of by shredding or any other secure disposal method after use.
- Powerlink’s plans are diagrams only. They indicate the presence of underground plant in the general vicinity of the Enquiry Location. Exact ground cover and alignments cannot be given with any certainty, as such levels can change over time.
- To avoid damage or injury, Powerlink’s plant must be carefully located under the supervision of a Powerlink-appointed person before excavation work or similar activities are undertaken near Powerlink’s plant.
- Powerlink, its servants and agents will 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 Powerlink against any claim or demand for any such loss or damage.
- Where work commences prior to obtaining Powerlink’s plans, or Powerlink’s instructions are not followed, the developer/constructor is responsible for all damages sustained to Powerlink’s plant.
- Powerlink reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its cable network, or other property.
- All underground conduits and cover slabs must be presumed to contain asbestos. Refer to “Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005).]
- PCB (polychlorinated biphenyl) contamination may exist in some cables.



Remote or On-Site Location Assistance

If requested, Powerlink may provide either remote over –the-phone or on-site location assistance with locating Powerlink’s plant. This assistance may include guidance on visually locating and protecting Powerlink plant when excavating. Please note that any markings or pegs placed on the site by Powerlink during any such visit are indications of approximate cable locations only. The constructor is responsible for all hand digging (potholing) to visually locate and expose POWERLINK’S plant.

If the constructor is unable to locate Powerlink’s plant within five metres of indicative plan locations, they must contact Powerlink’s Regional Officer for Local Security for further advice. Contact details are as follows;

Officers for Local Security:

<u>Region name</u>	<u>Contact’s name</u>	<u>Email</u>	<u>Mobile number</u>
Southern	Bruce Muhling	ofls@powerlink.com.au	0417 294 210
Central	Jeff Anstey	ofls_central@energyq.com.au	0418 510 415
Northern	Liam Smith	ofls_northern@energyq.com.au	0418 351 666

When working in the vicinity of Powerlink’s plant, please observe the following conditions:

Records

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

Location of Cables

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be validated when working in close proximity to underground plant. The exact location of plant that maybe affected must be confirmed by use of an electronic cable locator followed by careful hand excavation to the level of cover slabs or conduits. Hand excavation must be used in advance of excavators. If doubt exists with respect to interpretation of cable records, Powerlink’s Regional Officer for Local Security must be contacted. Refer to the contact details above.

Electrical Cable Covers

Powerlink’s cables have underground cable warning tapes installed above the cables with the wording ‘high voltage cable’ and some may also have additional mechanical protection. Please note that some cables are known to be buried without covers.

Supervision

Any work in close proximity (within cable easement or five metres from the cable) to Powerlink’s cables will always require on site supervision arranged by Powerlink.

Proposed works

No placing or removal of soil by excavation, digging or by any other means is allowed in Powerlink’s easement without prior specific written consent from Powerlink.

Excavating Near Cables

For all work within five metres of where the plant is shown on Powerlink’s plans, the constructor is required to hand dig (pothole) and expose the plant to confirm its exact location before work can commence.

Excavating Parallel to Cables

If construction work is parallel to Powerlink's cables, then hand digging (potholing) at least every four metres is required to establish the location of all cables to confirm the exact location of Powerlink's plant before work can commence. Generally, no restrictions are placed on excavations parallel to Powerlink's cables to a depth not exceeding that of the cable and the entire excavation is located outside Powerlink's easement. If an excavation exceeds the depth of the cables and is within five metres of the edge of the easement (or within ten metres of the cable) it is likely that the covers or bedding material around the cables or conduits will move, and Powerlink must be contacted. Design for the installation of parallel infrastructure will need to take into account electrical issues, including induction and transferred potential. Please note that cable depths may change suddenly.

Excavating Across Cables

A minimum clearance of 150 mm above, below, and to the sides of cables must be maintained. A standard clearance between services must be maintained as set down by the individual authorities. If the width or depth of the excavation is such that the cable warning tapes are exposed or the cables being unsupported, then Powerlink must be contacted to determine whether the cables should be taken out of service, or whether they need to be protected or supported. In the case of high voltage cables, it is unlikely that Powerlink will be able to take the cables out of service, and is definitely not an option without a lead time of at least 12 months. A cable cover must never be removed without prior specific written approval. A cable cover and the warning tapes may only be replaced under the supervision of a Powerlink officer. Protective cover strips must never be omitted to allow separation between Powerlink's cables and other services.

Directional Boring Near Cables

When boring parallel to cables, it is essential that trial holes are carefully hand dug at regular intervals to validate the actual location of the Powerlink's conduits or cables before using boring machinery. Where it is required to bore across the line of cables, the actual location of the cables must first be proven by hand digging. A trench must be excavated one metre from the side of the cables where the auger will approach to ensure a minimum clearance of 150 mm from cables can be maintained.

Heavy Machinery Operation over Cables

If a heavy "crawler" or "vibration" type machinery is proposed to be operated over the top of cables, detailed engineering plans and supporting information must be submitted to Powerlink for its approval, or otherwise (in writing) prior to any on site work commencing.

Hot Work in Proximity to Exposed POWERLINK'S Plant and Underground Cables

Exposed underground electrical cables must be protected against the effects of heat by shielding or covering cables with a suitable material. Heating of exposed insulation is dangerous and must be avoided at all costs.

Explosives

Before using explosives in the vicinity of POWERLINK'S cables, clearances should be obtained from Powerlink's Design Engineer. If explosives are proposed to be used within 100 metres of cables, an engineering report demonstrating that no damage will be sustained to Powerlink's plant must be provided to Powerlink prior to using such explosives.

Damage Reporting

All damage to Powerlink's cables, conduits and pipes must be reported to Powerlink 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. Some cables contain oil, and damage may result in an oil leak which will seriously impact the performance of the cable and will be treated as an environmental incident. All work in the vicinity of any of Powerlink's plant that has been damaged should cease and the area should be vacated until a clearance to continue work has been obtained from an authorised Powerlink officer.

Please note that high voltage electrical cables, if damaged, can cause serious injury, or fatality. Extreme caution needs to be exercised at all times when working in close proximity to these cables.



Electricity emergencies all areas or after hours enquiries
24 Hours **1800 353 031**

Plant Solutions and Assistance

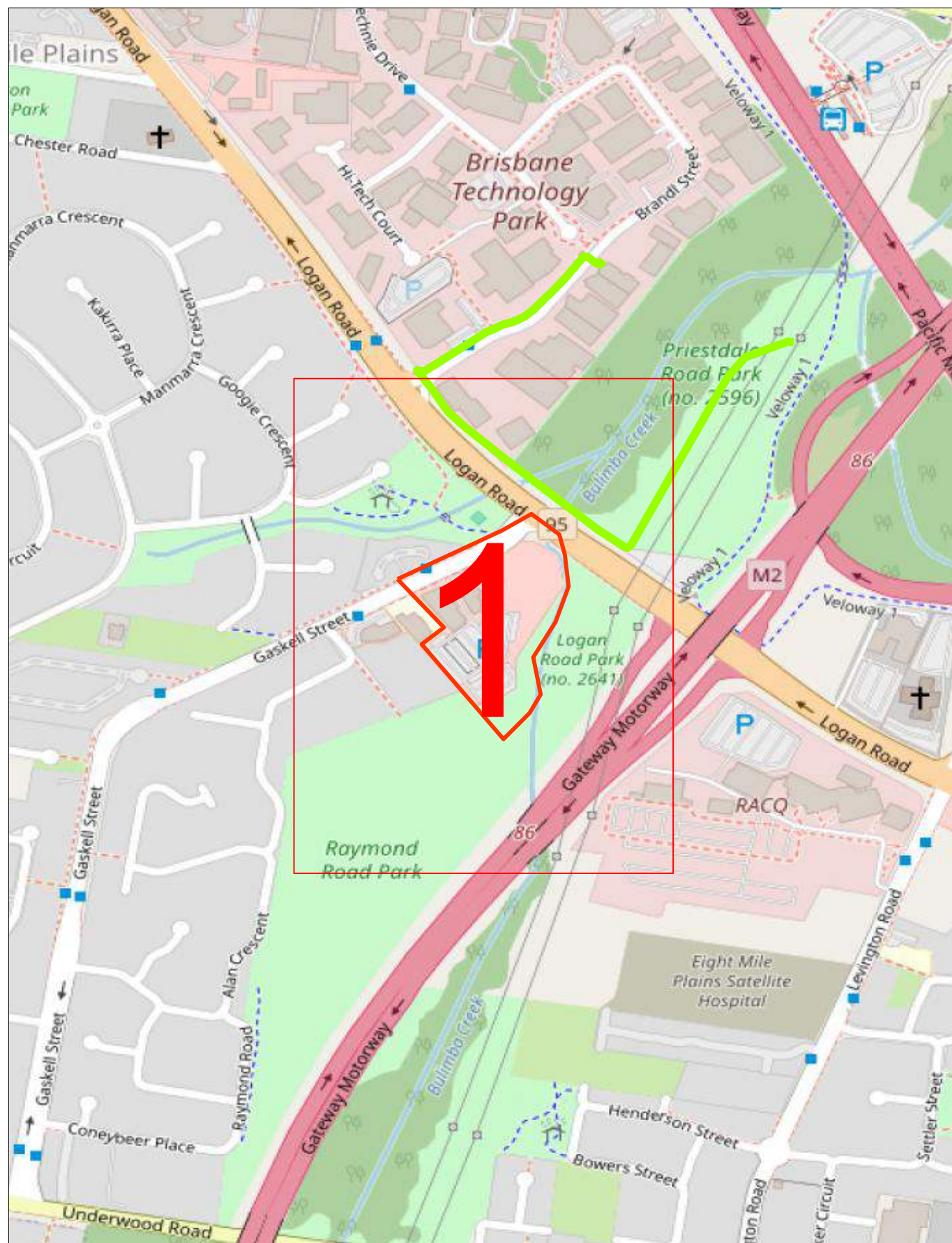
If Powerlink's plant location plans or visual location of Powerlink's plant by hand digging reveals that the location of this plant is situated wholly or partly where the developer or constructor plans to work, then Powerlink's Property Services & Management Team must be contacted on (07) 3866 1313 to discuss possible engineering solutions.

If detailed engineering assessment work, plant relocation, or protection works are part of the solution offered by Powerlink, then the cost of this work (the technical assessment and design, as well as the solution implementation cost) is recoverable by Powerlink from the principal developer or constructor. Powerlink will not commence work on the assessment and design until the developer or constructor provide a purchase order for these works. Powerlink will then provide a cost estimate for any proposed solution, and will not commence work on the solution until the developer or constructor provide a purchase order for the cost estimate.



Overview Map

Enquiry No: 272984534
2647 Logan Road Eight Mile Plains



Powerlink Queensland makes every effort that the information contained on this map is up to date and correct but accepts no responsibility for this information.

The information is provided as a guide only. For up to date and specific information you should contact our Virginia office on (07) 3866 1313.



LEGEND:

0 0.05km

Imagery sourced from Open StreetMaps

- | | |
|---|--|
| 1 Detail Map Area | High Voltage Cable |
| Powerlink Substation | Pilot Cable |
| Other Substation | Optic Fibre |
| Possible Comms | Decommissioned |
| | Affected BYDA Work Area Symbols |
| | |

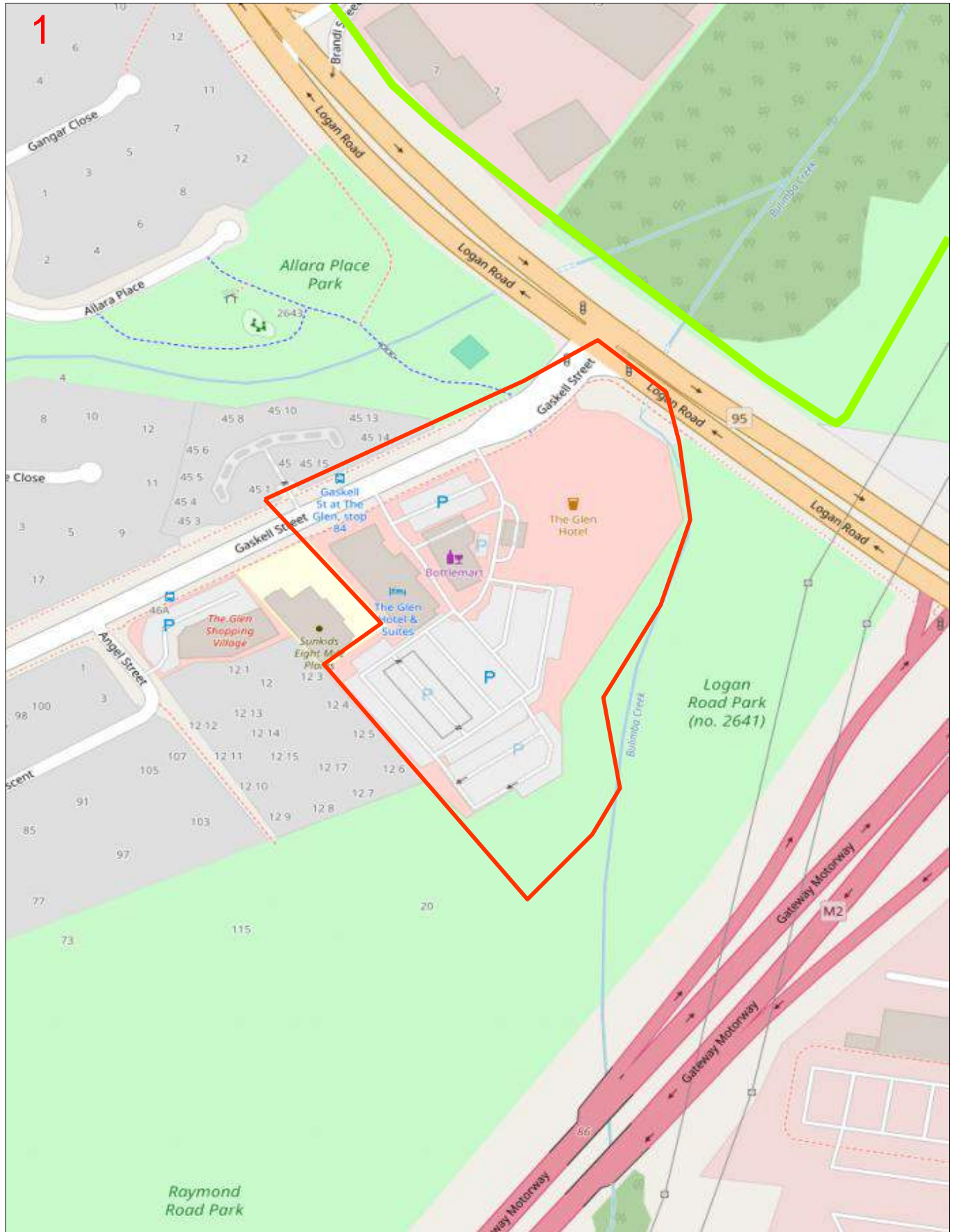




Map 1

Enquiry No: 272984534

2647 Logan Road Eight Mile Plains



Powerlink Queensland makes every effort that the information contained on this map is up to date and correct but accepts no responsibility for this information.

The information is provided as a guide only. For up to date and specific information you should contact our Virginia office on (07) 3866 1313.



0 0.02km

Imagery sourced from Open StreetMaps

LEGEND:

- Powerlink Substation
- Other Substation
- Possible Comms

- High Voltage Cable
- Pilot Cable
- Optic Fibre
- Decommissioned

Affected BYDA Work Area Symbols



Referral
272984538

Member Phone
13 26 57

Responses from this member

Response received Fri 15 May 2026 4.13pm

File name	Page
Response Body	106
272984538 - Urban Utilities Plan.pdf	108
Urban Utilities Important Information.pdf	111



GPO Box 2765
Brisbane QLD 4001

Date: 15 May 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 Tom Reynolds

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:	53165308
Sequence Number:	272984538
Enquiry Date:	15/5/2026 4:10:00 pm
Enquiry Location:	2647 Logan Road Eight Mile Plains QLD 4113

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

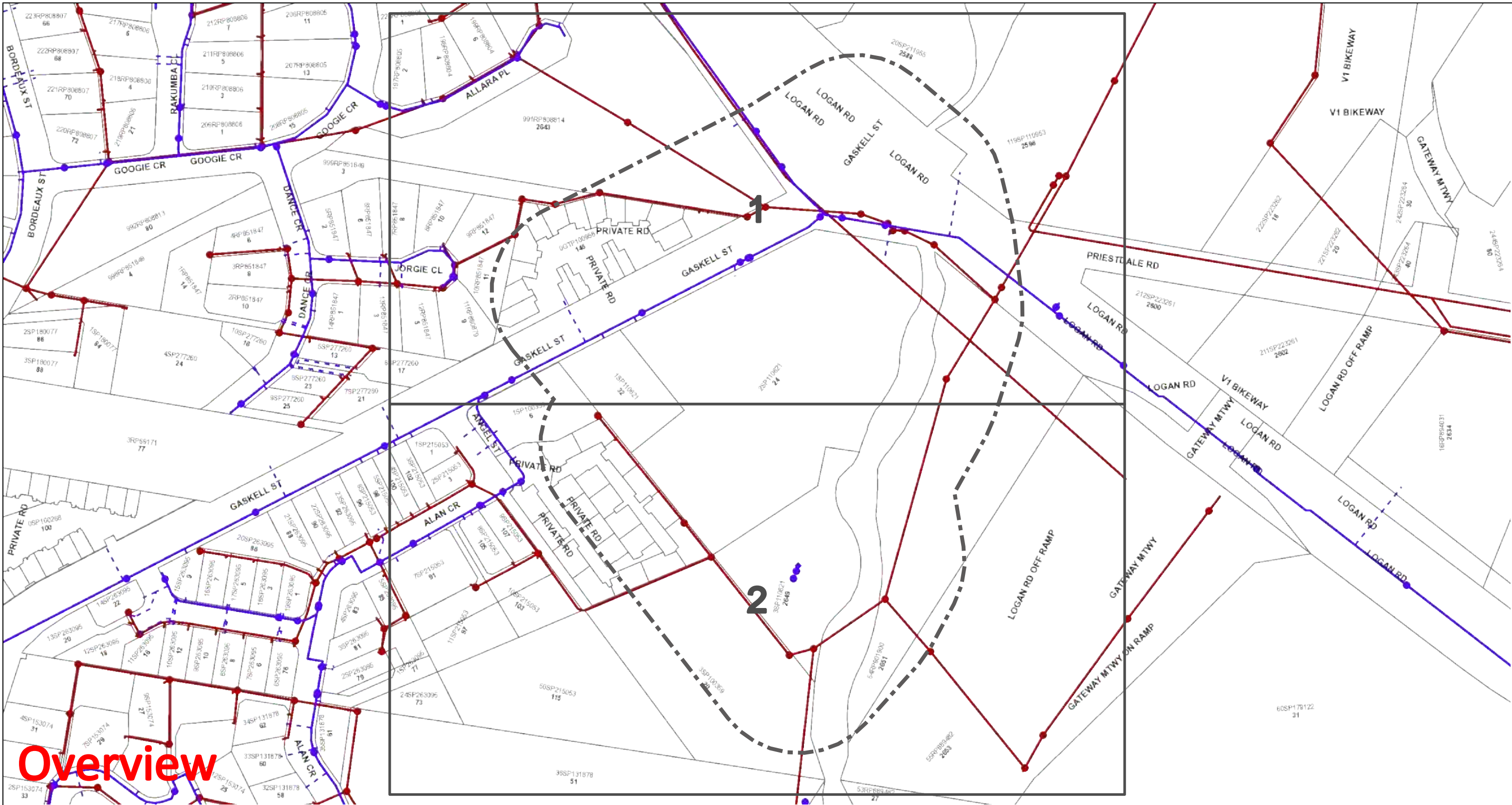
This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**


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.

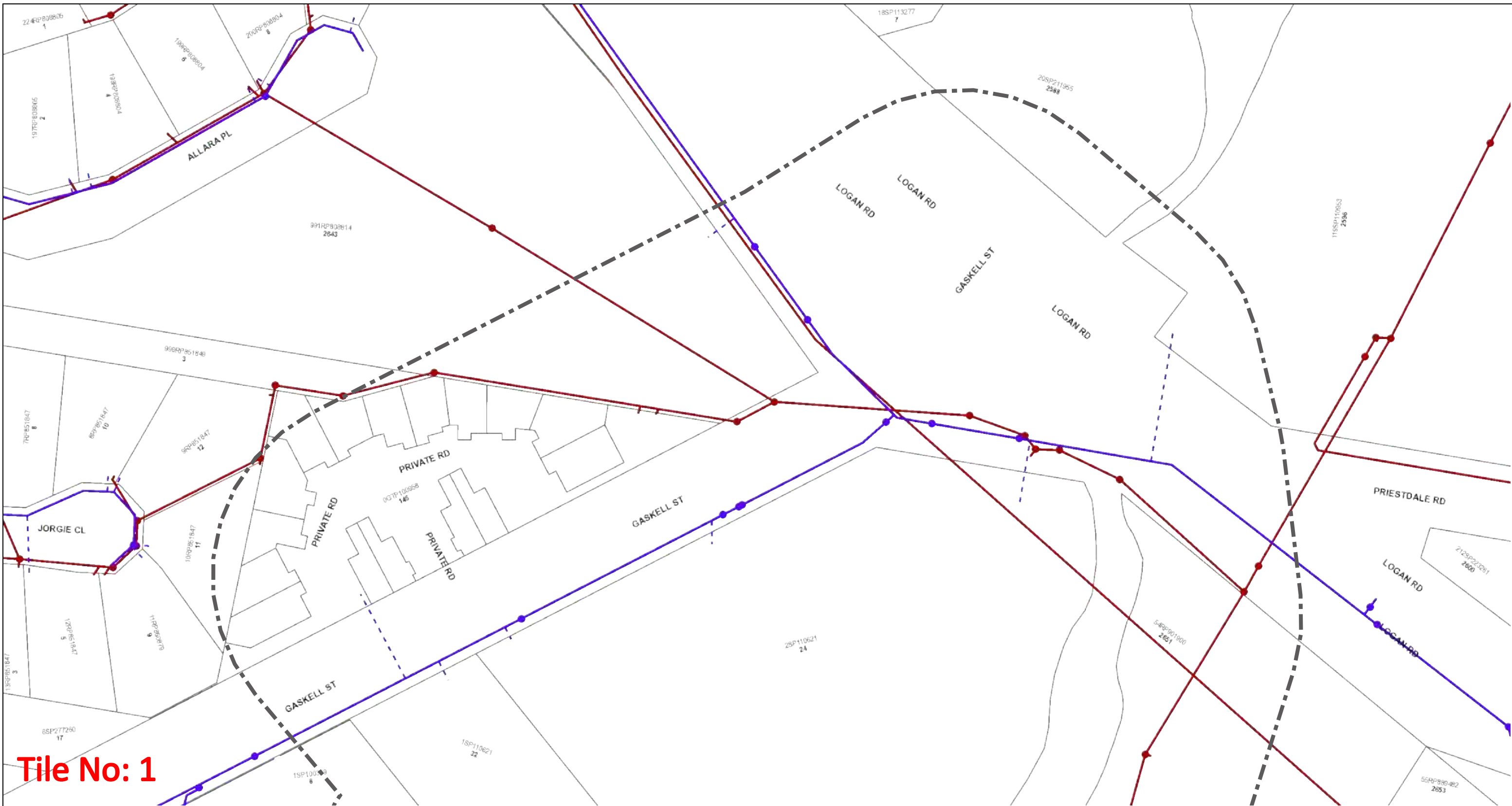
If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#).

Urban Utilities - Water, Recycled Water and Sewer Infrastructure




 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:2050</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 272984538</p> <p>Date BYDA Ref Received: 15/05/2026</p> <p>Date BYDA Job to Commence: 09/09/2026</p> <p>Date BYDA Map Produced: 15/05/2026</p> <p>This Map is valid for 30 days Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>● Major Infrastructure</td> <td>● Major Infrastructure</td> <td>● Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>--- Water Service (Indicative only)</td> <td></td> </tr> </table>	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)		<p>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.</p> <p>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.</p> <p>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.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>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]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).</p> <p>www.urbanutilities.com.au</p> <p>ABN 86 673 835 011</p>
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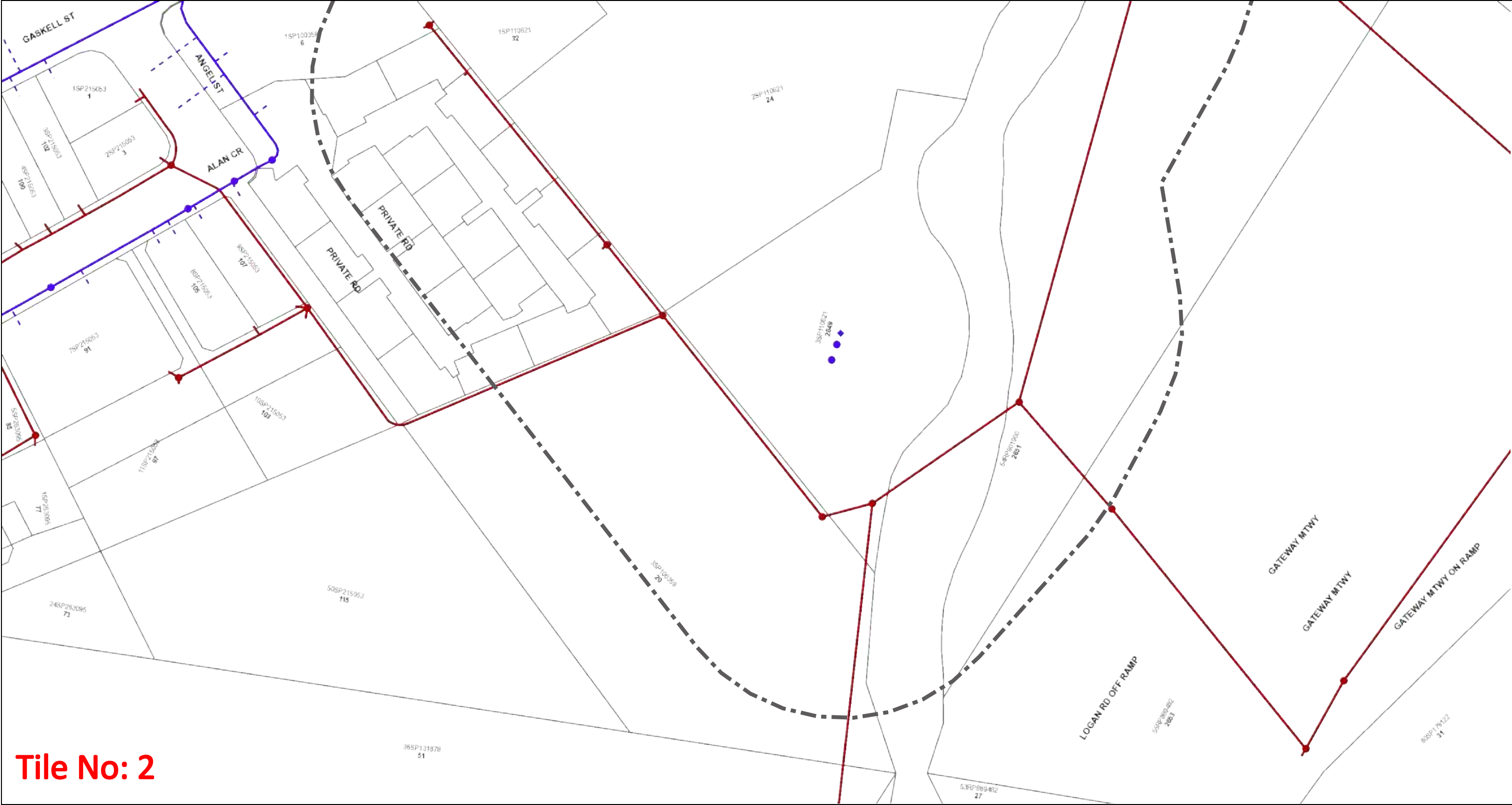
Urban Utilities - Water, Recycled Water and Sewer Infrastructure




Tile No: 1

 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:1000</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 272984538</p> <p>Date BYDA Ref Received: 15/05/2026 Date BYDA Job to Commence: 09/09/2026 Date BYDA Map Produced: 15/05/2026</p> <p>This Map is valid for 30 days Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>● Major Infrastructure</td> <td>● Major Infrastructure</td> <td>● Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>--- Water Service (Indicative only)</td> <td></td> </tr> </table>	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)		<p>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.</p> <p>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.</p> <p>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.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>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]</p> <p>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</p> <p>ABN 86 673 835 011</p>
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 2

 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:1000</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 272984538</p> <p>Date BYDA Ref Received: 15/05/2026 Date BYDA Job to Commence: 09/09/2026 Date BYDA Map Produced: 15/05/2026</p> <p>This Map is valid for 30 days Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>● Major Infrastructure</td> <td>● Major Infrastructure</td> <td>● Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>--- Water Service (Indicative only)</td> <td></td> </tr> </table>	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)		<p>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.</p> <p>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.</p> <p>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.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>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]</p> <p>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</p> <p>ABN 86 673 835 011</p>
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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.

Superloop (UEComm)

Referral
272984541

Member Phone
-

Responses from this member

Response received Fri 15 May 2026 4.11pm

File name	Page
Response Body	113
272984541.pdf	114

To: Tom Reynolds RE: Before You Dig Australia (BYDA) REFERRAL NOTIFICATION FROM SUPERLOOP LTD. Sequence No: 272984541 Enquiry Date: 15/05/2026 Commencement Date: 09/09/2026 Completion Date: 14/04/2027 Thank you for the above enquiry. Please find attached the "272984541.pdf" which overviews your proposed work area in association with Superloop's underground assets. Please note that this communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it please contact us immediately, destroy it, and do not copy or use any part of this communication.

Before You Dig Australia (BYDA)

Location Information

Level 9, 12 Shelley Street,
 Sydney, NSW 2000
 Ph: 1300 558 406
 www.superloop.com

To:

Edge - Tom Reynolds
 28 Balaclava Street
 Woolloongabba QLD 4102

Enquiry Details	
Utility ID	556800
Sequence Number	272984541
Enquiry Date	15/05/2026 16:10
Response	AFFECTED
Address	2647 Logan Road Eight Mile Plains
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3318773
Contact	Tom Reynolds
Company	Edge
Email	tomlloydreynolds@yahoo.com.au
Phone	+61431164332

Your Enquiry has fallen within the risk area for Superloop/Uecomm assets.

Disclaimer

Plans issued by Superloop/Uecomm are valid for 28 days unless otherwise stated. If this timeframe has elapsed, or if the scope of work changes, you will be required to reapply via Before You Dig Australia. Superloop/Uecomm plans are provided for the use of the applicant only and must not be distributed to any third parties. Superloop/Uecomm shall not be liable for any loss or damage caused by the use of its plans and/or information supplied to the applicant. Please ensure Superloop/Uecomm plans and information provided remain on-site at all times during construction.

The information provided in this response represents Quality Level D (QL-D) data under AS 5488. This is indicative information only and does not pinpoint the exact location of assets. A higher quality level of investigation (e.g. QL-B or QL-A) may be required before excavation commences.

REQUIREMENT: ENGAGE A SKILLED LOCATOR

As Superloop/Uecomm assets are affected by the proposed works, the excavator is required to engage a BYDA Skilled Locator or DBYD Certified Locator to physically locate Superloop/Uecomm underground assets before any excavation work commences. A Skilled Locator can provide a higher quality level of asset location data (QL-B or QL-A under AS 5488) and significantly reduce the risk of damage to critical fibre optic infrastructure.

To find a Skilled Locator near you, visit www.byda.com.au or www.dbydlocator.com.

NOTICE: PRIOR NOTIFICATION REQUIRED

As Superloop/Uecomm assets are affected by the proposed works, the excavator must notify Superloop/Uecomm at least 5 business days prior to the commencement of works in the vicinity of Superloop/Uecomm infrastructure. This allows Superloop/Uecomm to provide additional guidance, arrange asset supervision where necessary, or discuss protection measures. Contact Superloop/Uecomm via fopswr@superloop.com or 1300 558 406.

IMPORTANT

- Superloop/Uecomm records show that the proposed work does not impact Superloop/Uecomm underground assets (optical fibre) in the area.
- There may be additional Superloop/Uecomm assets in this area contained within Telstra duct which are not shown on these diagrams. No work is to take place until plans have been obtained from Telstra.
- Recently constructed or acquired assets may not yet appear on all plans. If you encounter any unidentified telecommunications infrastructure, stop work and contact Superloop/Uecomm immediately.
- **Superloop/Uecomm does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop/Uecomm assets resulting from, or in connection with the information provided.**

CONCERNING SUPERLOOP/UECOMM PLANS

- Drawings and plans provided by Superloop/Uecomm are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty as these may alter over time. Depths of telecommunications plant vary considerably as do alignments. It is essential to uncover the asset and positively identify the asset's exact location.
- Superloop/Uecomm plans are provided as a guide only and the completeness of the information cannot be guaranteed. This information represents Quality Level D (QL-D) under AS 5488 and should not be solely relied upon for excavation planning.
- The attached diagrams are valid for 28 days from the date of this reply.
- A new BYDA enquiry must be lodged if the scope of work changes, even within the 28-day validity period.
- Services belonging to other third parties are not included on these plans.
- Superloop/Uecomm plans are provided for the use of the applicant only and must not be distributed to any third parties.
- Please ensure Superloop/Uecomm plans and information provided remain on-site at all times during construction.

ENGAGING A SKILLED LOCATOR

Superloop/Uecomm strongly recommends engaging a BYDA Skilled Locator or DBYD Certified Locator to physically locate underground assets before any excavation work commences. A Skilled Locator can provide a higher quality level of asset location data (QL-B or QL-A under AS 5488) and significantly reduce the risk of asset damage.

To find a Skilled Locator near you, visit www.byda.com.au or www.dbydlocator.com.

DUTY OF CARE

- When working in the vicinity of telecommunications plant you have a legal Duty of Care that must be observed. This obligation exists under common law and is reinforced by the Telecommunications Act 1997 (Cth), which provides for the protection of telecommunications infrastructure. Criminal offences may apply for intentional damage to a carrier's property.
- It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Superloop/Uecomm plant. Superloop/Uecomm will provide plans and sketches showing the presence of its network to assist at this design stage.

It is the owner's (or constructor's) responsibility to:

- Request plans of Superloop/Uecomm plant for a particular location at a reasonable time before construction begins.
- Visually locate Superloop/Uecomm plant by vacuum excavation (potholing) where construction activities may damage or interfere with Superloop/Uecomm plant (see Essential Precautions and Approach Distances section for more information).
- Contact Superloop/Uecomm if Superloop/Uecomm plant is wholly or partly located near planned construction activities.
- Incorporate Superloop/Uecomm asset information into Safe Work Method Statements (SWMS) for all excavation activities, specifying the quality level of utility data being relied upon.

SAFE WORK METHOD STATEMENT (SWMS)

Under Work Health and Safety (WHS) Regulations, any excavation work near known underground utilities must be covered by a Safe Work Method Statement. The SWMS should reference the quality level of utility data being relied upon and specify the measures in place to prevent asset damage. Using only QL-D information for excavation near known utilities may not satisfy WHS risk management requirements.

DAMAGE

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE
PHONE 1300 558 406
IMMEDIATELY**

- All damage, regardless of severity, must be reported to Superloop/Uecomm immediately.
- The contractor, or other agency, is liable for all damage to Superloop/Uecomm assets when works commence prior to obtaining plans, or failure to follow agreed instructions.
- Superloop/Uecomm reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.
- Where Superloop/Uecomm assets are exposed during excavation, the excavator should photograph the asset and its condition before backfilling. This documentation may be required in the event of a damage claim.
- **Superloop/Uecomm does not accept any liability for loss or damage occurring due to inaccuracy or lack of information on the plans provided.**

ESSENTIAL PRECAUTIONS AND APPROACH DISTANCES

Note: If the following clearances cannot be maintained, please contact Superloop/Uecomm (see contact details below) for advice on how best to resolve this situation.

1. On receipt of plans and before commencing excavation work or similar activities near Superloop/Uecomm plant, carefully locate this plant first to avoid damage. Undertake prior manual exposure such as potholing when intending to excavate or work closer to Superloop/Uecomm plant than the following approach distances:
 - Where Superloop/Uecomm plant is in an area where road and footpaths are well defined by kerbs or other features, a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside. In non-established or unformed reserves and terrain, this approach distance must be at least 1.5 metres.
 - NOTE: Even manual potholing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables.
 - If construction work is parallel to Superloop/Uecomm plant, then careful hand digging or using non-destructive water jet method (potholing) at least every 5m is required to establish the location of all plant, hence confirming nominal locations before work can commence.
2. Maintain the following minimum clearance between construction activity and actual location of Superloop/Uecomm Plant:

Minimum Clearance from Actual Location of Superloop/Uecomm Plant	
Equipment / Activity	Minimum Clearance
Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of Superloop/Uecomm ducts. 300mm compacted clearance cover before compactor can be used across Superloop/Uecomm ducts.
Boring Equipment (in-line, horizontal and vertical)	Not within 2.0m of actual location. Constructor to check depth via vacuum excavation (pothole).
Heavy Vehicle Traffic (over 3 tonnes)	Not to be driven across Superloop/Uecomm ducts (or plant) with less than 600mm cover.
Mechanical Excavators, Farm Ploughing and Tree Removal	Not within 1.0m of actual location. Constructor to check depth via vacuum excavation (pothole).

- All Superloop/Uecomm pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work.
- All Superloop/Uecomm conduit should have the following minimum depth of cover after the completion of your work:

Minimum Depth of Cover After Completion of Work	
Footway	450mm
Roadway	450mm at drain invert and 600mm at road centre crown

BACKFILL AND REINSTATEMENT

- Where Superloop/Uecomm ducts or cables have been exposed, backfill material must be free of rocks, debris and sharp objects that could damage the infrastructure.
- A minimum of 75mm of clean sand or fine granular material should be placed around any exposed Superloop/Uecomm ducts before general backfill is applied.
- The excavator must ensure that minimum cover depths (as specified above) are maintained following reinstatement.

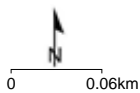
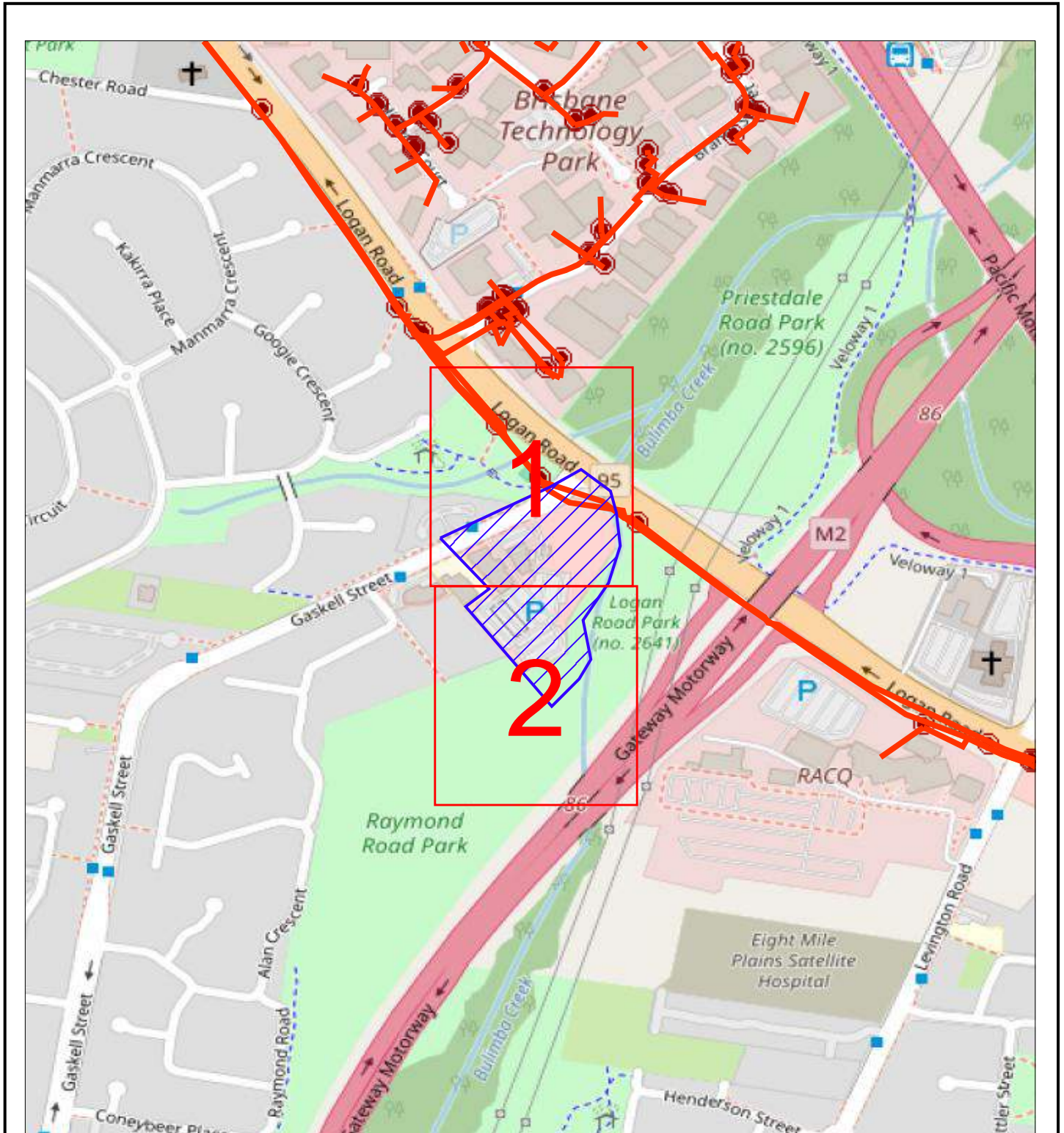
DOCUMENTATION AND RECORDS

- Where Superloop/Uecomm assets are exposed during excavation, the excavator should photograph the asset and record its condition, depth and alignment before backfilling.
- This documentation may be required by Superloop/Uecomm in the event of a damage investigation or future asset management activities.



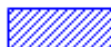
Superloop/Uecomm Contact Information	
Emergency / Damage Reporting	1300 558 406
General Enquiries / Works Coordination	slc.byda@superloop.com

Overview Map Sequence No: 272984541

2647 Logan Road Eight Mile Plains



LEGEND:

-  Superloop Asset
-  Property Boundary
-  Affected BYDA Work Area

1 Detail Map

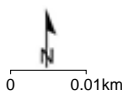
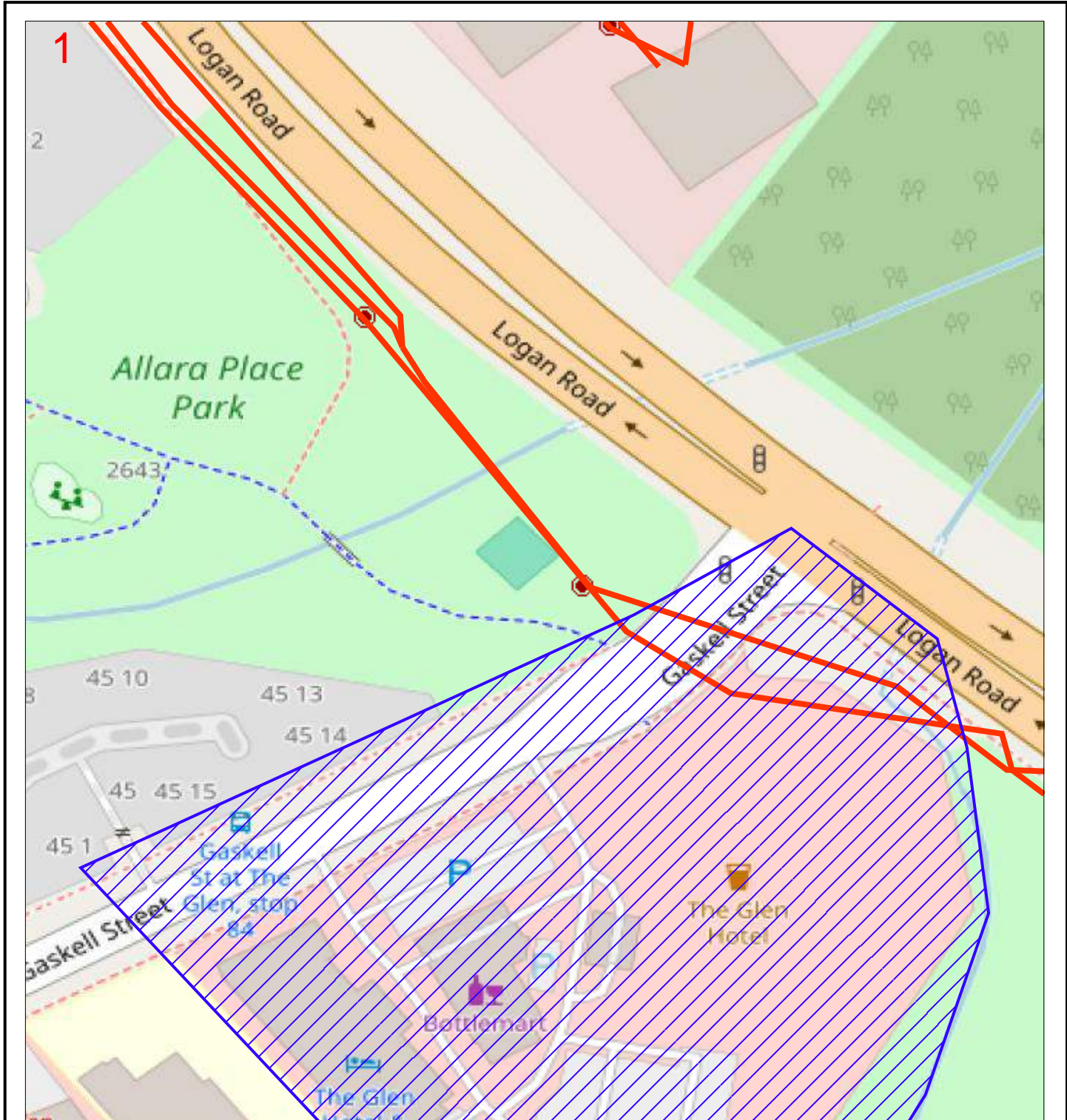
Superloop does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop assets resulting from, or in connection with the information provided.

Background layer sourced from Open Street Maps


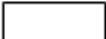

Map 1

Sequence No: 272984541

2647 Logan Road Eight Mile Plains



LEGEND:

-  Superloop Asset
-  Property Boundary
-  Affected BYDA Work Area

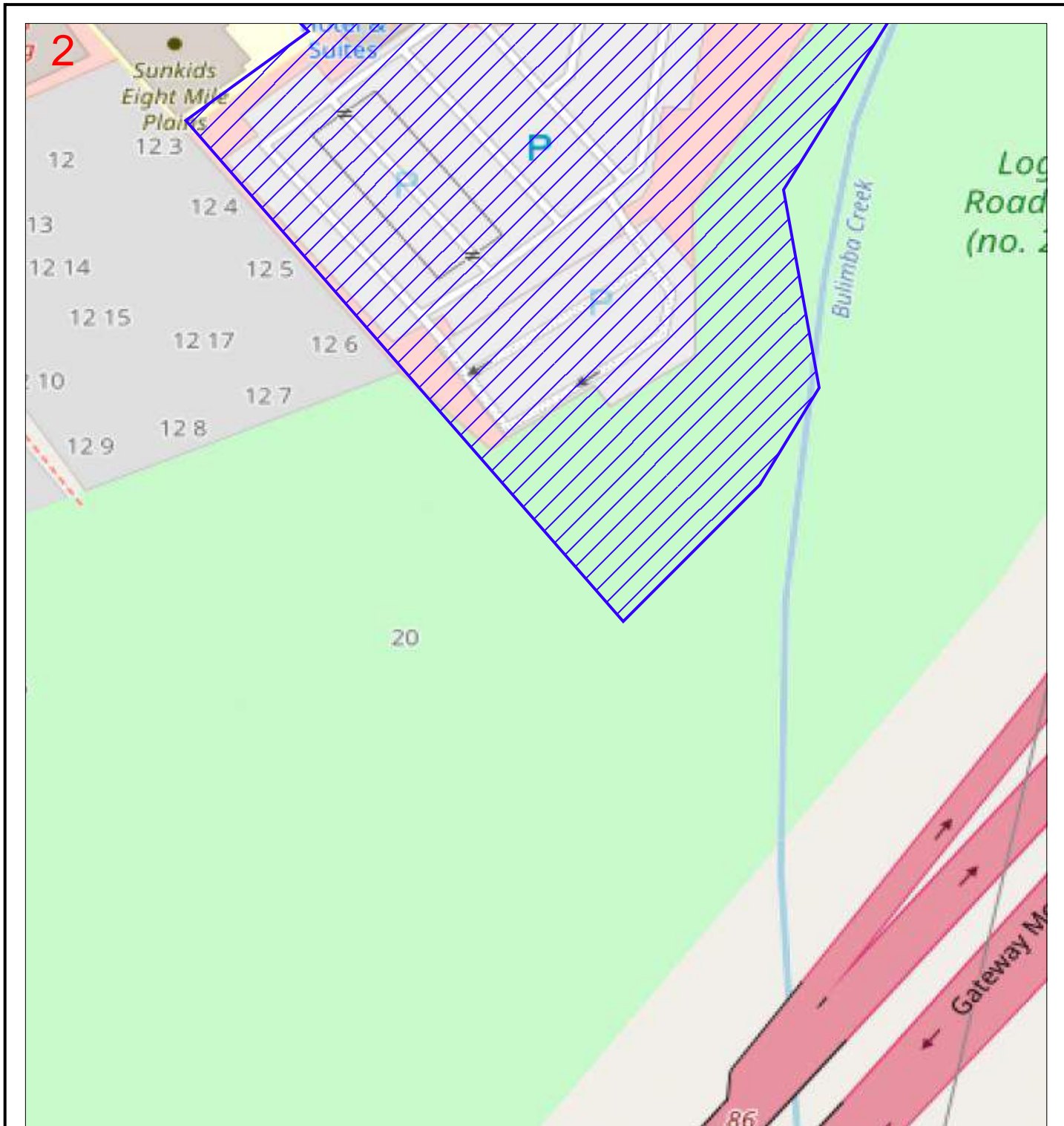
Superloop does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop assets resulting from, or in connection with the information provided.

Background layer sourced from Open Street Maps


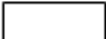

Map 2

Sequence No: 272984541

2647 Logan Road Eight Mile Plains



LEGEND:

-  Superloop Asset
-  Property Boundary
-  Affected BYDA Work Area

Superloop does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop assets resulting from, or in connection with the information provided.

Background layer sourced from Open Street Maps

Referral
272984540

Member Phone
1800 653 935

Responses from this member

Response received Fri 15 May 2026 4.15pm

File name	Page
Response Body	123
272984540.pdf	125
AccreditedPlantLocators 2025-01-08a.pdf	127
Telstra Duty of Care v32.0c.pdf	128
Telstra Map Legend v4_0c.pdf	130

Attention: Tom Reynolds

Site Location: 2647 Logan Road, Eight Mile Plains, QLD 4113

Your Job Reference: 2647 Logan Road

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 - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.

Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

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).

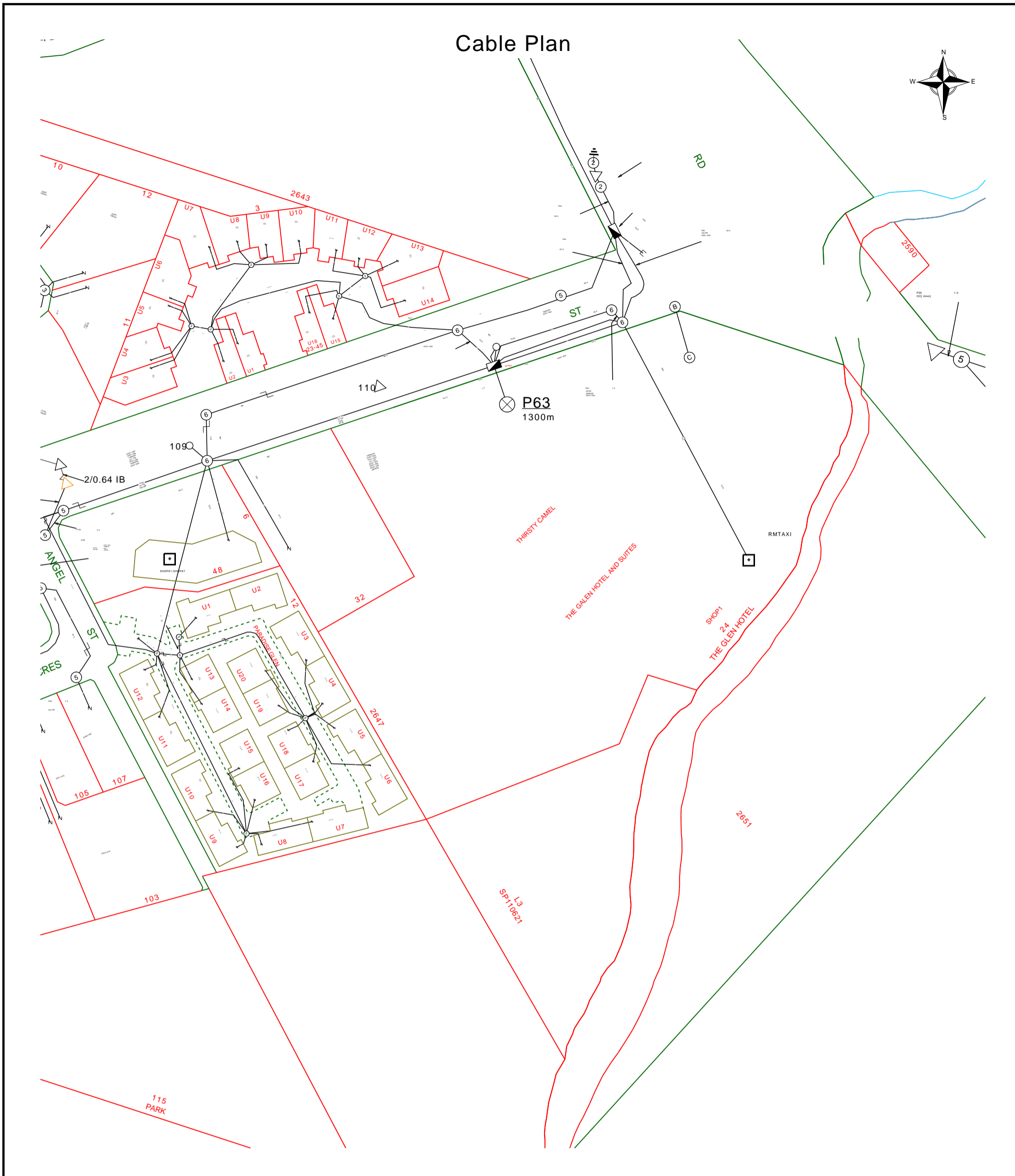
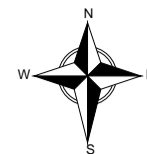
(See attached file: Telstra Duty of Care v32.0c.pdf)


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

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 272984540.pdf)

Cable Plan



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 272984540
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 15/05/2026 16:14:34	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
 See the Steps- Telstra Duty of Care that was provided in the email response.

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

<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 BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)

certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.

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.

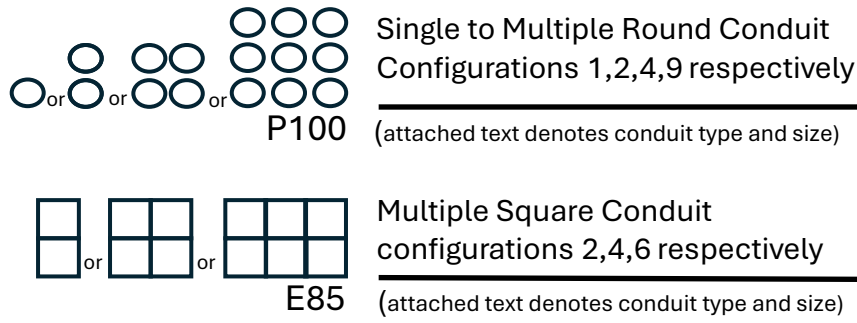
Privacy Note

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



	Lead-in 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



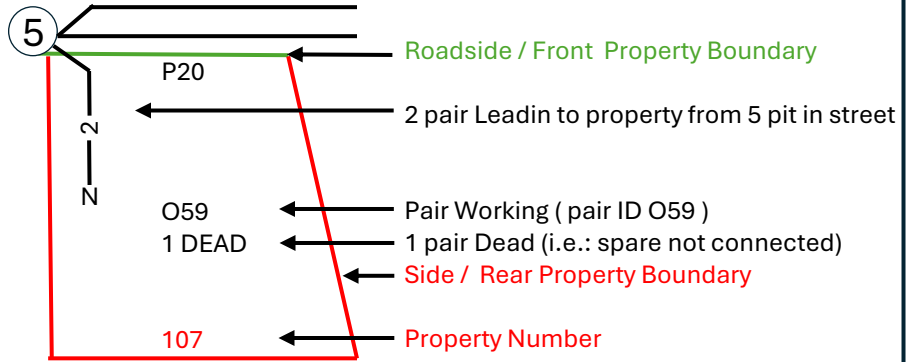
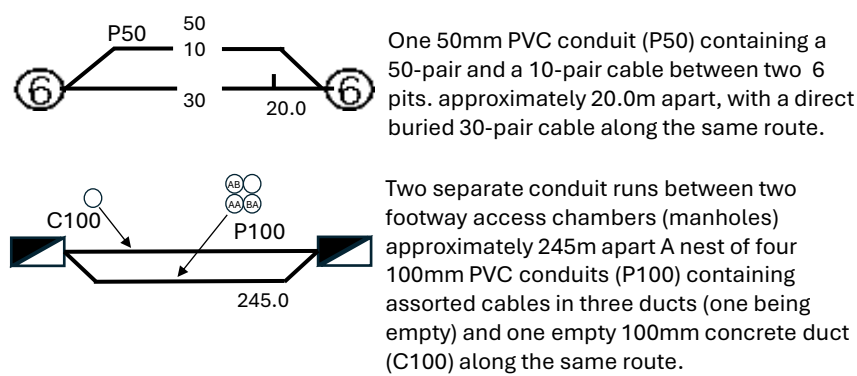
Some examples of conduit type and size:

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

Conduit sizes nominally range from 20mm to 100mm

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

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

<h2>Plan</h2> <p>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.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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Referral
272984536

Member Phone
0404 010 658

Responses from this member

Response received Fri 15 May 2026 4.11pm

File name	Page
Response Body	132
272984536 - Torus Networks Plan.pdf	134
Torus Networks - Important Information.pdf	138



Torus Networks Pty Ltd

33/10 Benson St

Toowong

QLD 4066

Date: 15 May 2026

To: Tom Reynolds

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

Thank you for your BYDA enquiry (referenced below)—according to our records your enquiry impacts our infrastructure.

Please ensure that you read the attached documentation, as it contains important information including essential steps that must be undertaken prior to commencing your intended activities.

SEQUENCE NO.:	272984536
JOB NO.:	53165308
LOCATION:	2647 Logan Road Eight Mile Plains QLD 4113

WARNING: When working in the vicinity of Torus Networks Pty Ltd's assets you have a legal Duty of Care that must be observed.

If you require further information, please contact Matthew Van Hecke by emailing matt@torusnetworks.com.au or by calling [07 3122 3774](tel:0731223774)

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

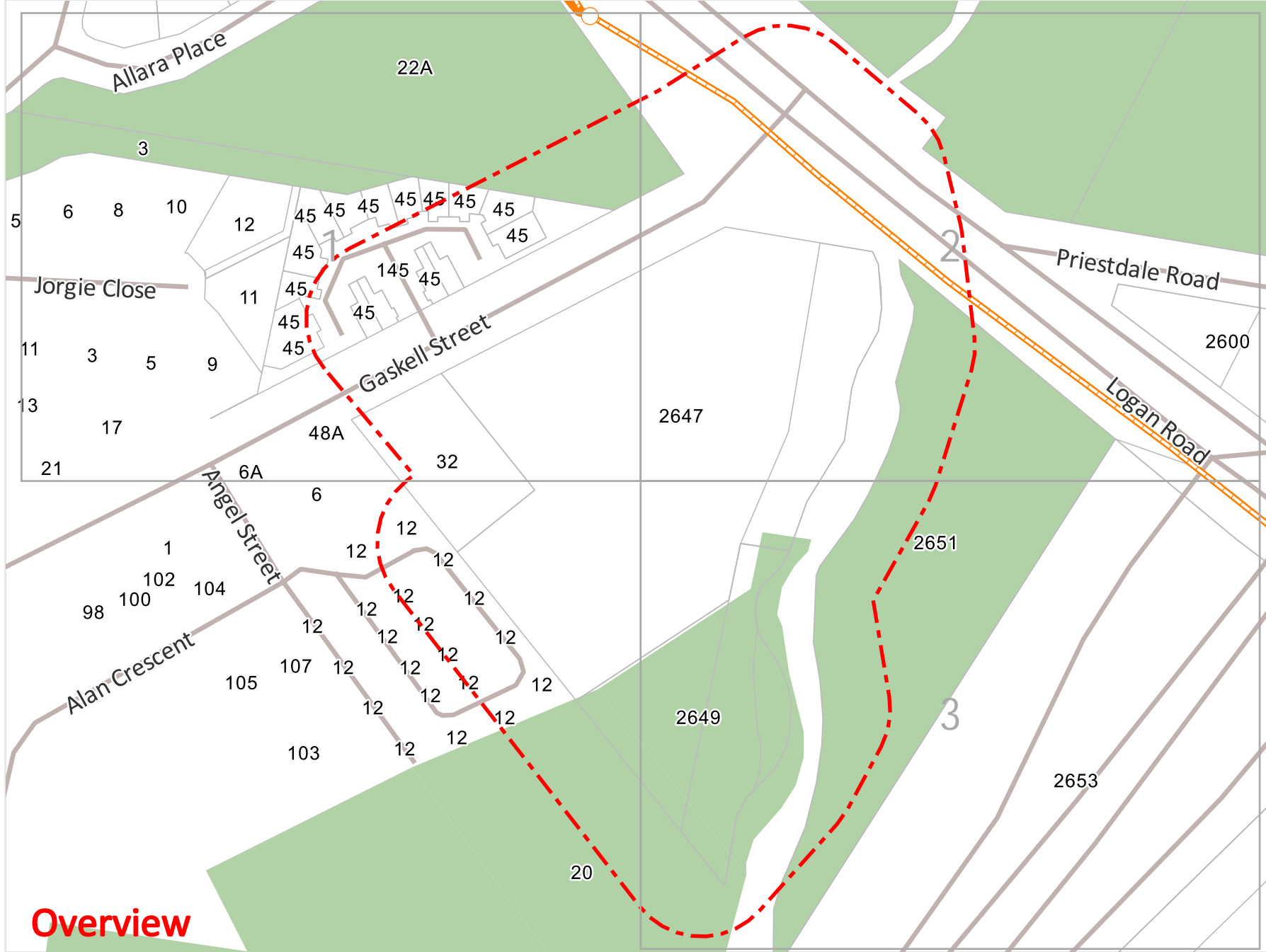
Important Notice

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.**

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Legend

- Pit
- Fibre Optic Cable / Conduit
- Fibre Optic Cable / Telstra Conduit

Where Fibre Optic Cable is denoted as being in Telstra conduit, it is critical that no works commence within the area until you have received and appraised the applicable Telstra Duct Plans

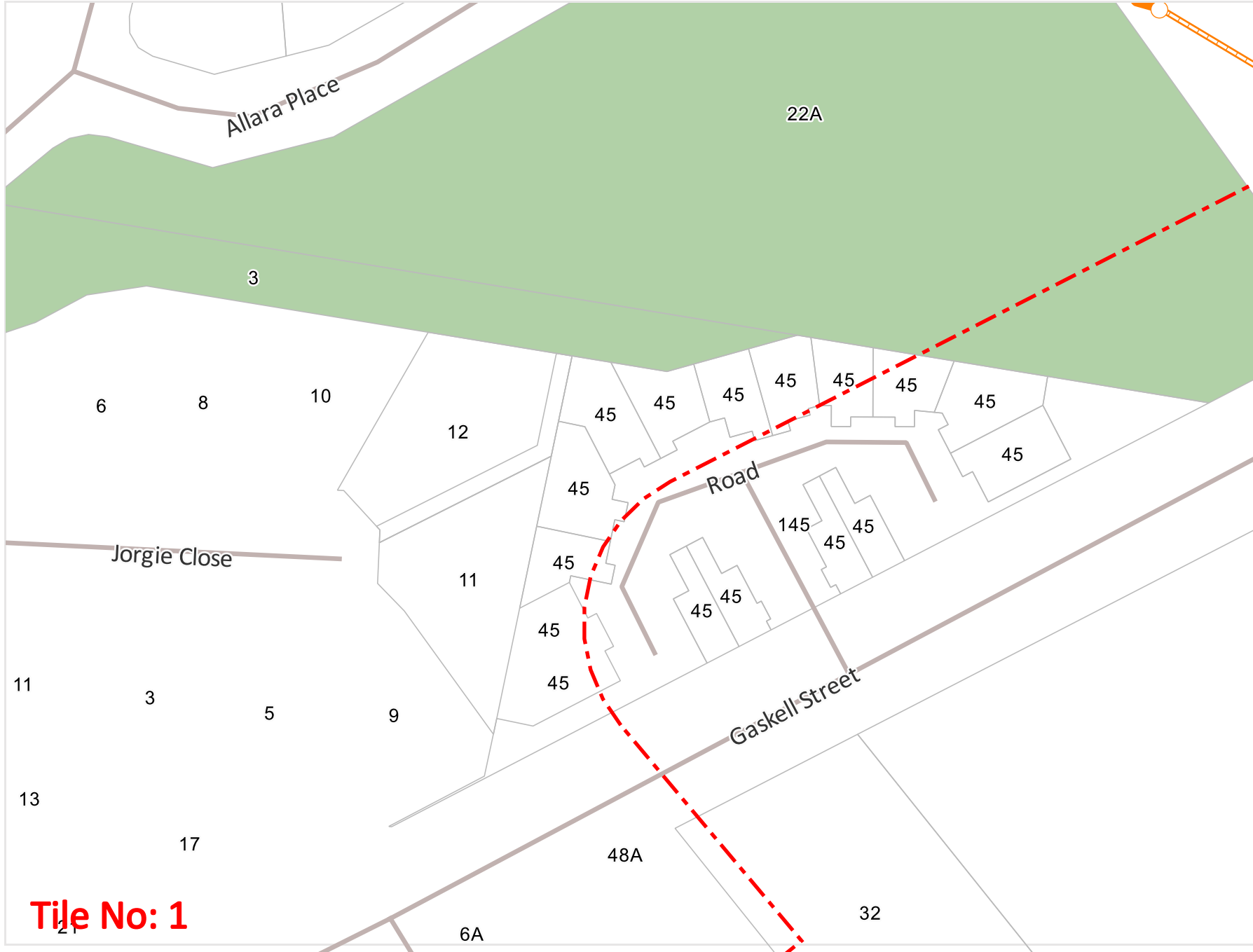
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Scale: 1:2050
 Expires: 12 Jun 2026

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Overview



Legend

- Pit
- Fibre Optic Cable / Conduit
- Fibre Optic Cable / Telstra Conduit

Where Fibre Optic Cable is denoted as being in Telstra conduit, it is critical that no works commence within the area until you have received and appraised the applicable Telstra Duct Plans

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Tile No: 1

Legend

- Pit
- Fibre Optic Cable / Conduit
- Fibre Optic Cable / Telstra Conduit

Where Fibre Optic Cable is denoted as being in Telstra conduit, it is critical that no works commence within the area until you have received and appraised the applicable Telstra Duct Plans

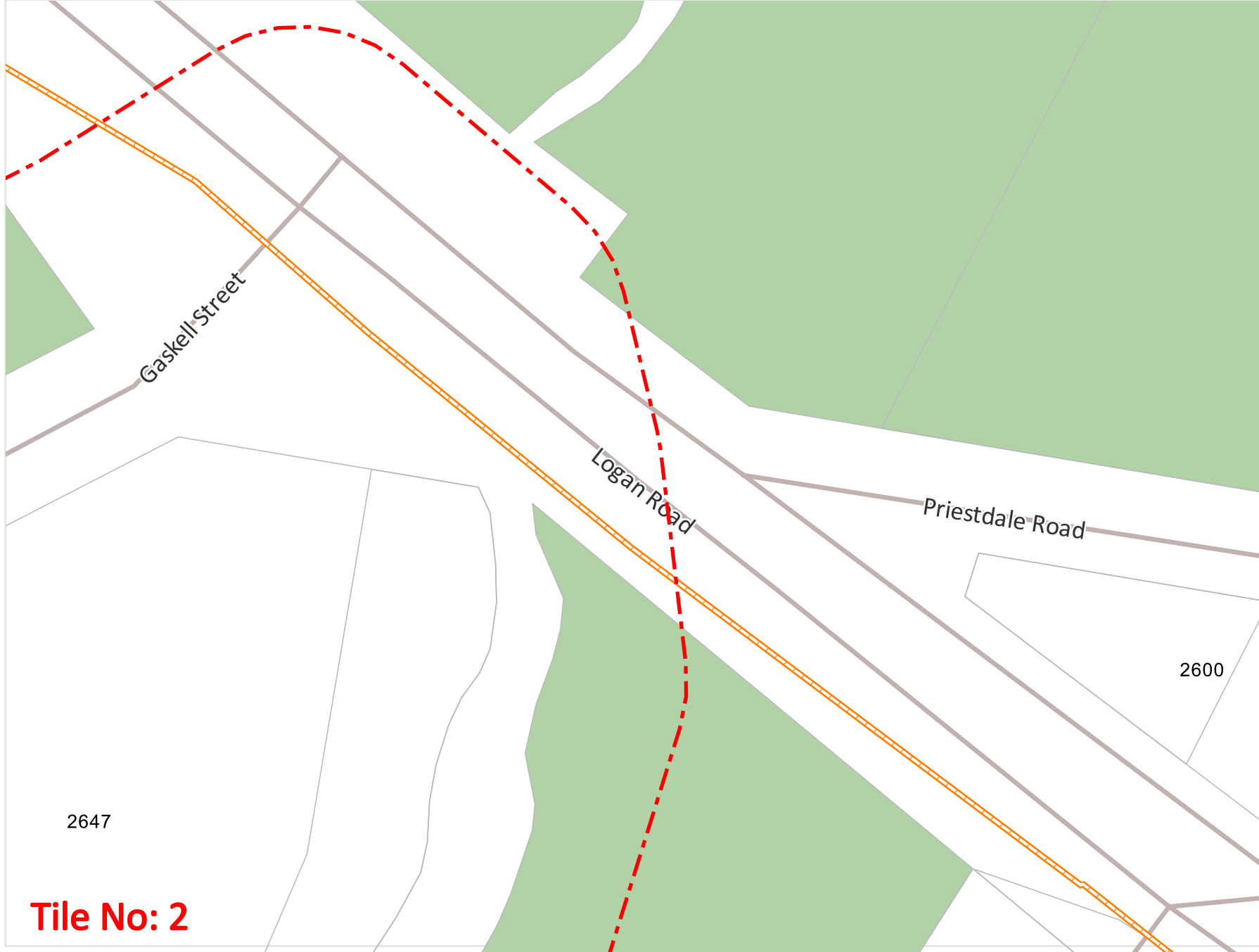


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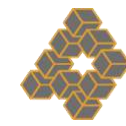


Scale: 1:1000
 Expires: 12 Jun 2026

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Tile No: 2



Legend

- Pit
- Fibre Optic Cable / Conduit
- Fibre Optic Cable / Telstra Conduit

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IMPORTANT INFORMATION

Torus Networks operate third party Telecommunications Network infrastructure—this may include Third-party Infrastructure Owner's and their customers, which are highlighted where applicable on the attached Plan/s.

Plans and sketches supplied by Torus Networks are diagrams only and indicative of the presence of telecommunications infrastructure in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty and cover may alter over time.

DUTY OF CARE

When working in the vicinity of telecommunications plant, you have a legal “Duty of Care” that must always be observed. The below details and information must be considered and understood.

It is the responsibility of the constructor to identify and locate infrastructure, pothole underground assets and to safely work around infrastructure without causing damage. Torus Networks (including Third-party Infrastructure Owner's and their customers) will seek compensation for any damage caused to its property and losses caused to Torus Networks and its customers.

Any damage to Torus Network’s infrastructure must be immediately reported to (07) 3122 3774

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

The table below details the minimum clearance distances that must be maintained between construction activity and Torus Network’s plant. If for any reason these cannot be maintained, please contact the above details to seek consultation on how to resolve the situation.

ESSENTIAL PRECAUTION & APPROACH DISTANCES

Jackhammers/Pneumatic Breakers	Not within 1.0m of actual validated location.
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual validated location of Torus Networks ducts. 300mm compact clearance cover before compactor can be used across Torus Networks ducts.
Boring Equipment (in-line, horizontal and vertical)	Not within 2.0m of actual validated location. Constructor to hand dig or use non-destructive water jet method (pothole) and expose plant.
Heavy Vehicle Traffic (over 3 tonnes)	Not to be driven across Torus Networks ducts (or plant) with less than 600mm cover. Constructor to check actual depth via hand digging.
Mechanical Excavators, Farm ploughing and Tree Removal	Not within 1.0m of actual validated location. Constructor to hand dig or use non-destructive water jet method (pot-hole) and expose plant.



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Referral
272984537

Member Phone
1800 786 306

Responses from this member

Response received Fri 15 May 2026 4.10pm

File name	Page
Response Body	140
272984537.pdf	141

Request: 272984537 Enquirer: Edge - 3318773 Contact: Tom Reynolds Email:
tomlloydreynolds@yahoo.com.au Phone: +61431164332 Address: 28 Balaclava Street Woolloongabba QLD
4102 Site Address: 2647 Logan Road Eight Mile Plains QLD 4113 Activity: Planning and Design Job
Number: 53165308

Date: 15/05/2026

Enquirer Name: Tom Reynolds
Enquirer Address: 28 Balaclava Street
Email: tomllloydreynolds@yahoo.com.au
Phone: +61431164332

Dear Tom Reynolds

The following is our response on behalf of each of the carriers (listed below) to your Before You Dig Australia enquiry – Sequence **272984537**
It is provided to you on a confidential basis under the following conditions and must be shredded or securely disposed of after use.

Assets Affected: 2647 Logan Road Eight Mile Plains

Carriers (each a "Pipe Networks carrier") and assets affected:

PIPE Networks

Location:

According to our records, the underground assets in the vicinity of the location stated in your enquiry are **AFFECTED**. Please read the below information and disclaimers in addition to the any attached plans provided prior to any construction activities.

IMPORTANT INFORMATION

- The information provided is valid for 30 days from the date of this response. If your work site area changes or your construction activity is beyond 30 days please contact Before You Dig Australia on 1100 or www.1100.com.au to re-submit a new enquiry.
- Due to the nature of underground assets and the age of some assets and records, our plans are indicative of the general location only and may not show all assets in the location. You should not solely rely on these plans when undertaking construction works. It is also inaccurate to assume depth or that underground network conduit and cables follow straight lines, and careful on-site investigations are essential to locate an asset's exact position prior to excavation. It is your responsibility to locate and confirm the exact location of our infrastructure using non-destructive techniques. We make no warranty or guarantee that our plans are complete, current or error free, and to the maximum extent permitted by law we exclude all liability to you, your employees, agents and contractors for any loss, damage or claim arising out of or in connection with using our plans.
- Please note that some of our conduits carry electrical cables and gas pipes. Please exercise extreme care when working within the vicinity of these conduit and take into account the minimum clearance distances under Duty Of Care below.
- You (and your employee and contractors) must not open, move, interfere, alter or relocate any of our assets without our prior approval.
- **Note** It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by us as a result of such unauthorised works may be claimed against you.

DAMAGE

- You must report immediately any damage to our network on **1800 786 306** (24hrs). We will hold you liable and seek compensation for any loss or damage to our network, our property and our customers that is caused by or arises out of your activities.

DUTY OF CARE

You have a duty of care to carefully locate, validate and protect our assets when carrying out works near our infrastructure. For construction activities that may impact on or interfere with our network, you will need to call us on **1800 786 306** to discuss a suitable engineering solution, lead time and cost involved. The below precautions must be taken when working in the vicinity of our network:

- Contact us on **1800 786 306** to discuss and obtain relevant information and plans on our infrastructure in a particular location if the information provided in this response is insufficient.
- Physically locate and mark on-site our network infrastructure using non-destructive techniques i.e. pot holing or hand digging every 5 metres prior to commencing any construction activities. Assets located must be marked to AS5488 standard. **NO CONSTRUCTION WORK IS ALLOWED UNTIL THIS STEP IS COMPLETED.** You must use an approved telecommunications accredited locator, or we can provide a locator for you at your expense. If we provide you with a locator, and this locator attended the site and is proven to be grossly negligent in physically locating and marking our infrastructure, then to the extent any Pipe Networks carrier is liable for this locator's negligence, acts and omissions, the total liability aggregated for all Pipe Networks carriers is limited, at our option, to attend the site and re-mark the infrastructure or to pay for a third party to re-mark the infrastructure.
- If you require us to locate or monitor our infrastructure, please allow five business days' notice for us to respond.
- Ensure all information, including our network requirements and any associated plans provided by us are kept confidential and remain on-site throughout your construction works.

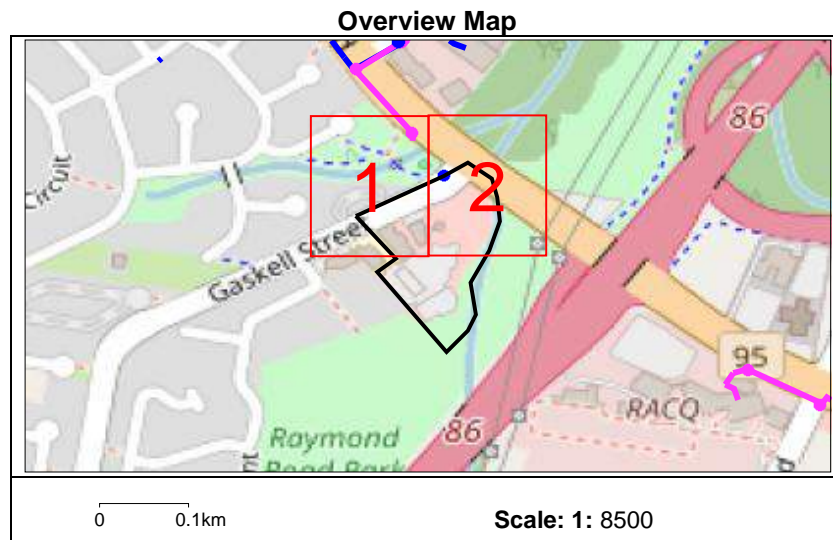
- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

Minimum assets clearance distances.

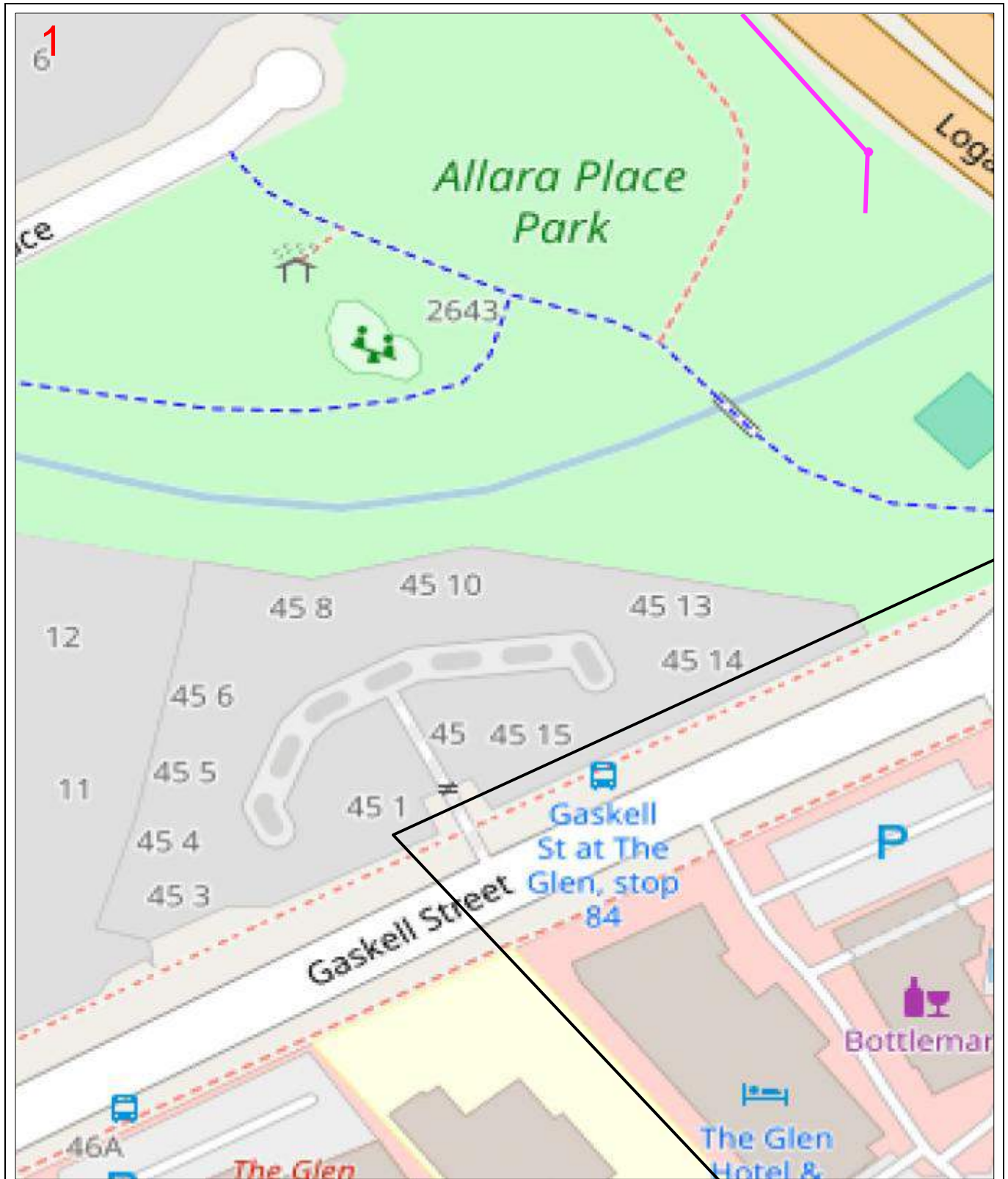
- 300mm when laying asset in-line, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed Pipe Networks network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with Pipe Networks’s privacy policy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.



Pipe Networks Pty Limited



Enquiry Number: 272984537

Map Sheet: 1

Scale: 1: 750

0 0.008km



LEGEND

BYDA Work Area



AAPT/PowerTel Pit



TransACT Pit



AAPT/PowerTel Duct



TransACT Duct



DDA Pit



SOUL Pattinson Telecoms Pit



DDA Duct



SOUL Pattinson Telecoms Duct



Agile/Adam Pit



PIPE Networks Pit



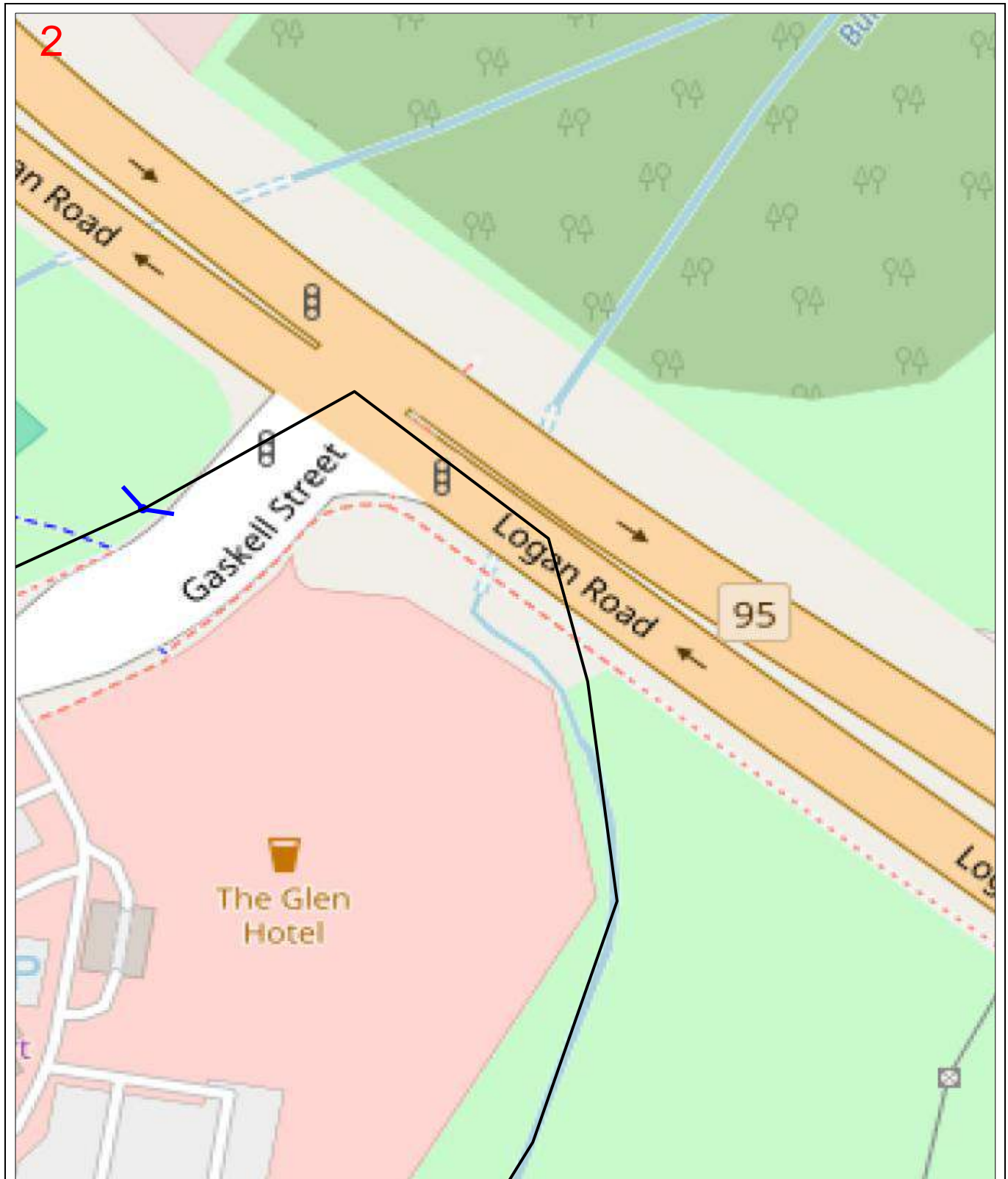
Agile/Adam Duct



PIPE Networks Duct



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Enquiry Number: 272984537

Map Sheet: 2

Scale: 1: 750

0 0.008km



LEGEND

BYDA Work Area



AAPT/PowerTel Pit



TransACT Pit



AAPT/PowerTel Duct



TransACT Duct



DDA Pit



SOUL Pattinson Telecoms Pit



DDA Duct



SOUL Pattinson Telecoms Duct



Agile/Adam Pit



PIPE Networks Pit



Agile/Adam Duct



PIPE Networks Duct



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A4. ARCHITECT PLANS

DEVELOPMENT APPLICATION

THE GLEN HOTEL

NEW 5 STOREY HOTEL AND BOTTLESHOP & EXISTING PUB EXTENSION



ARTISTIC IMPRESSION ONLY. REFER TO DRAWINGS AND FINISHES SCHEDULES

DRAWING LIST- SITE AND EXTERNAL WORKS

DA0-00-001	COVER SHEET
DA0-01-001	SITE OVERVIEW PLAN
DA0-03-001	SITE DEMO PLAN
DA0-10-010	SITE PLAN
DA0-20-010	SITE ELEVATIONS
DA0-90-001	COLOURS AND MATERIALS
DA0-91-100	3D IMAGES
DA0-91-101	3D IMAGES
DA0-99-001	SUN STUDY

DRAWING LIST- NEW HOTEL & BOTTLESHOP

DA1-03-001	EXISTING AND DEMO PLAN
DA1-10-001	GA PLAN- GROUND FLOOR
DA1-10-010	GA PLAN- LEVEL 01
DA1-10-020	GA PLAN- LEVEL 02-03
DA1-10-030	GA PLAN- LEVEL 04
DA1-10-100	ROOF PLAN
DA1-20-001	ELEVATIONS
DA1-20-002	ELEVATIONS
DA1-20-003	ELEVATIONS
DA1-20-004	ELEVATIONS
DA1-25-001	BUILDING SECTIONS
DA1-25-002	BUILDING SECTIONS
DA1-25-010	BUILDING SECTIONS
DA1-90-001	COLOURS AND MATERIALS
DA1-91-001	AREA PLANS

DRAWING LIST- EXISTING PUB EXTENSION

DA2-03-001	EXISTING AND DEMO PLAN- GAMING
DA2-03-010	EXISTING AND DEMO PLAN- FUNCTION ROOM
DA2-10-001	GA PLAN- GAMING
DA2-10-010	GA PLAN- FUNCTION ROOM
DA2-10-011	GA PLAN- FUNCTION ROOM MEZZANINE
DA2-10-100	ROOF PLAN- GAMING
DA2-10-110	ROOF PLAN- FUNCTION ROOM
DA2-20-001	ELEVATIONS
DA2-20-010	ELEVATIONS
DA2-25-001	BUILDING SECTIONS
DA2-25-010	BUILDING SECTIONS
DA2-90-001	COLOURS AND MATERIALS
DA2-91-001	AREA PLANS



#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
C	08/05/26	DRAFT DA	MS
B	05/05/26	DRAFT DA	MS
A	13/02/26	PRELIMINARY ISSUE	MS

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS,
QLD 4113

PROJECT
THE GLEN HOTEL
PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
COVER SHEET

DRAWN	APPROVED
MS	FM

DRAWING No. **DA0-00-001** ISSUE **DA1**

LEGEND- SCOPE OF WORKS

- EXISTING
- DEMOLISHED/REMOVED
- PROPOSED WORKS
- PLANTING AREAS (REFER TO LANDSCAPE PACKAGE)

SITE INFORMATION

LOT NUMBER: 2SP110621
 LAND AREA: 18480 SQM
 EXISTING PARKING: 229
 PARKING REQUIRED: 220
 PARKING PROVIDED: 222



1 DA SITE OVERVIEW
1:500

LEGEND

CODE	DESCRIPTION	
DA1	13/05/26	DEVELOPMENT APPLICATION MS
E	13/05/26	DRAFT DA MS
D	08/05/26	DRAFT DA MS
C	05/05/26	DRAFT DA MS
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THE GLEN HOTEL
 24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL
SITE AND EXTERNAL WORKS

JOB
 QD2628

TITLE
SITE OVERVIEW PLAN

DRAWN: MS APPROVED: SS
 SCALE 1: 500 at A1

DRAWING No: **DA0-01-001** ISSUE: **DA1**

DA0-01-001 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION

LEGEND- SCOPE OF WORKS

- EXISTING
- DEMOLISHED/REMOVED
- PROPOSED WORKS
- PLANTING AREAS (REFER TO LANDSCAPE PACKAGE)



LEGEND			
CODE	DESCRIPTION		
BOLC	BOLLARD- CONCRETE		
CON1	COLOURED CONCRETE DRIVEWAY- TYPE 1		
PAV1	PAVING- TYPE 1		

#	DATE	REVISION	BY
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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS,
QLD 4113

PROJECT
THE GLEN HOTEL
SITE AND
EXTERNAL
WORKS

JOB
QD2628

TITLE
SITE PLAN

DRAWN	APPROVED	2	0	2	4	6	8	10	
MS	SS	SCALE 1: 200 at A1							m

DRAWING No. **DA0-10-010** ISSUE **DA1**



1 SITE ELEVATION- GASKELL FRONTAGE
1:200



2 3D PERSPECTIVE- GASKELL STREET

#	DATE	REVISION	BY
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CLIENT
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24 GASKELL ST, EIGHT MILE PLAINS,
QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
**SITE AND
EXTERNAL
WORKS**

JOB
QD2628

TITLE
SITE ELEVATIONS

DRAWN	APPROVED	10	0	10	20	30	40	50	
MS	FM	SCALE 1: 1 at A1							mm

DRAWING No. **DA0-20-010** ISSUE **DA1**



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CLIENT
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24 GASKELL ST, EIGHT MILE PLAINS,
QLD 4113

PROJECT
THE GLEN HOTEL
SITE AND EXTERNAL WORKS

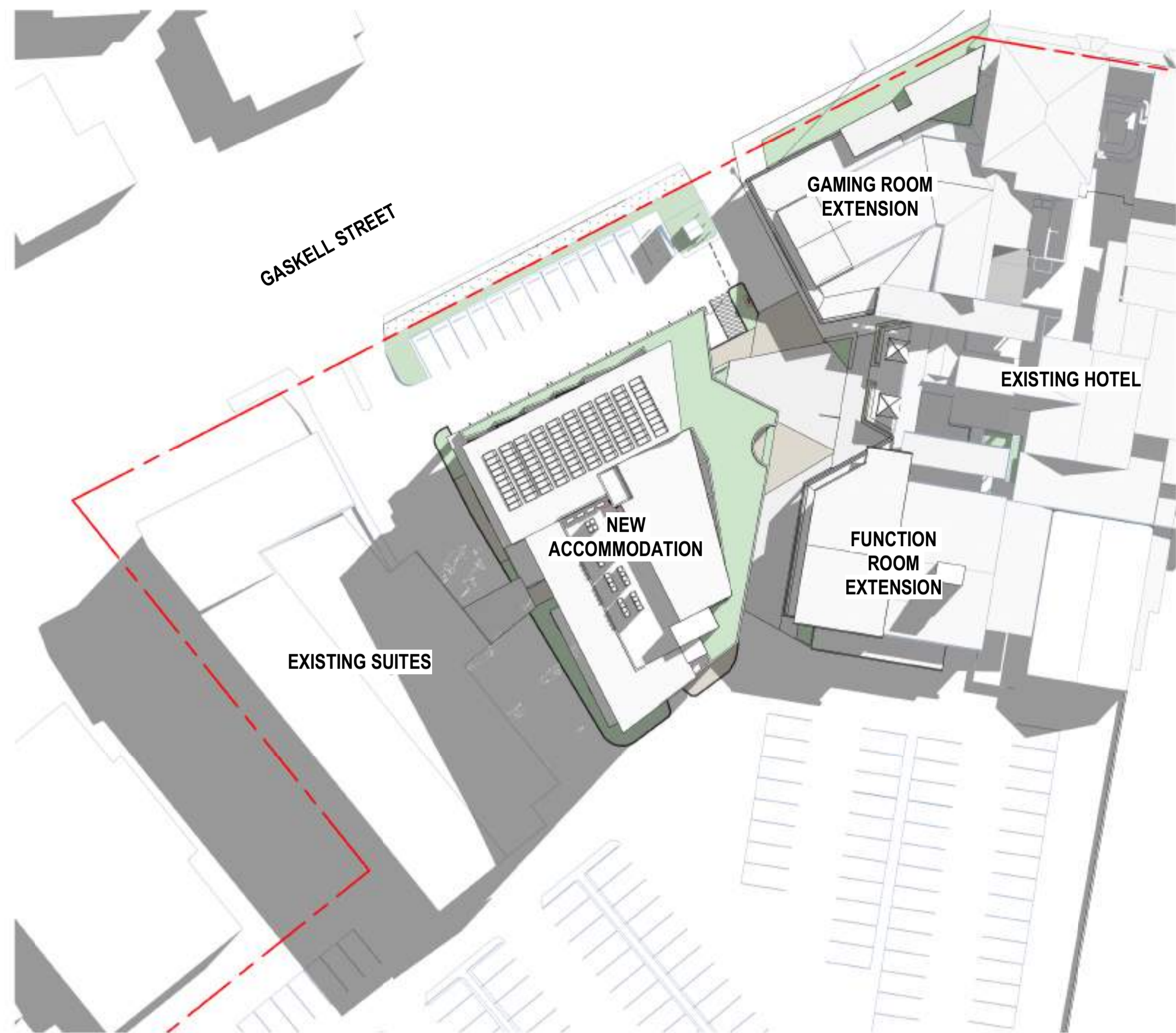
JOB
QD2628

TITLE
3D IMAGES

DRAWN	APPROVED	ISSUE
MS	FM	

DRAWING No. **DA0-91-100** ISSUE **DA1**

WINTER SOLSTICE 9AM



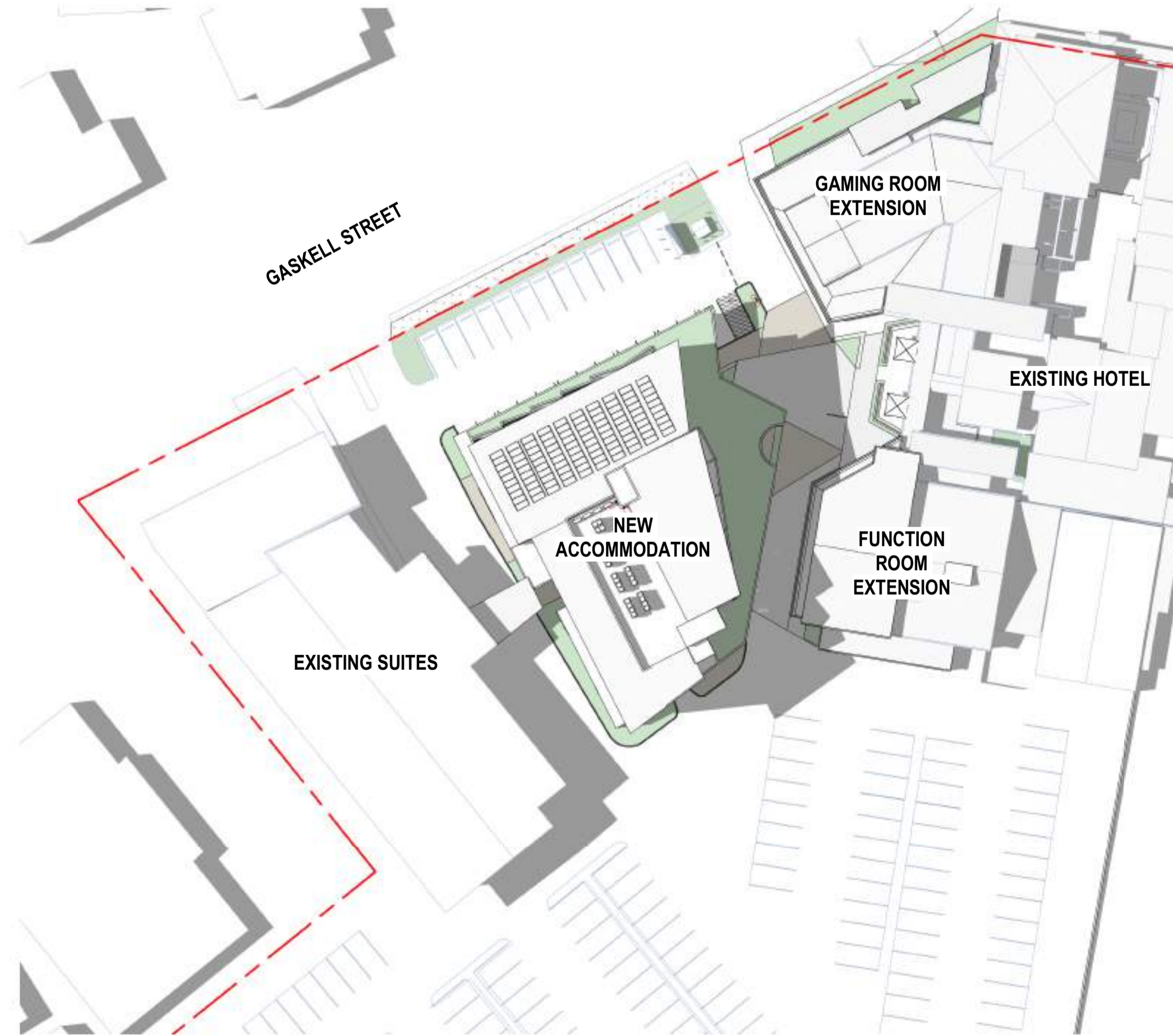
WINTER SOLSTICE 3PM



SUMMER SOLSTICE 9AM



SUMMER SOLSTICE 3PM



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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
SUN STUDY

DRAWN	APPROVED
MS	FM

DRAWING No. **DA0-99-001** ISSUE **DA1**

A5. BCC PROPERTY REPORT

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

24 GASKELL ST EIGHT MILE PLAINS 4113

Parcel Details

Lot No and Plan: Lot 2 on SP110621

Full Property Holding:

Lot 2 on SP110621

Title Area *: 18,480 m²

Ward: MACGREGOR

PDF Maps GRID Reference: Map 44

* refer NOTES below

[Open Cityplan.Brisbane.qld.gov.au](http://Open.Cityplan.Brisbane.qld.gov.au)



Zones

Name	Description
DC1 District centre (District)	The purpose of the District centre zone code is to provide for a mix of uses and activities. It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Kuraby neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Kuraby neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 8-13km	BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: <ul style="list-style-type: none">• Primary cycle route sub-category• Secondary cycle route sub-category• Local cycle route sub-category• Riverwalk - Typology 1 (City reaches north and south) sub-category• Riverwalk - Typology 2 (Urban reaches) sub-category• Riverwalk - Floating walkway sub-category

Name	Description
Biodiversity areas overlay	The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.
High ecological significance sub-category	High ecological significance sub-category of the Biodiversity areas overlay.
High ecological significance strategic sub-category	High ecological significance strategic sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Bushfire overlay	<p>The Bushfire overlay constrains areas of land identified as high and medium bushfire hazard management areas and deals with issues of State Interest. It applies, at a minimum, to development that:</p> <ul style="list-style-type: none">• increases the number of people living and working in the natural hazard management area; or• involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or• involves the manufacture or storage of hazardous materials in bulk. <p>Note – The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval. Refer to Part 8 in the City Plan 2014.</p>
Medium hazard area sub-category	Area mapped within the Bushfire overlay as medium hazard area considering vegetation type, slope and aspect.
High hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 100 metres from high hazard areas.
Medium hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 50 metres from medium hazard areas.
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">• Existing trunk park sub-category• Existing non-trunk park sub-category• Existing community facilities and land for community facilities sub-category• LGIP planned land for community facilities specific location sub-category• LGIP planned park acquisition specific location sub-category• LGIP planned park upgrade specific location sub-category• LGIP planned park embellishment specific location sub-category• LGIP planned corridor park specific location sub-category• Long term land for community facilities specific location sub-category• Long term park specific location sub-category• Long term corridor park specific location sub-category <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>
Critical infrastructure and movement network overlay	<p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">• Critical assets sub-category• Critical infrastructure and movement planning area sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.

Name	Description
Flood overlay	<p>The Flood overlay deals with areas of land identified as subject to flooding, and deals with issues of State Interest. It may include the following areas of land identified within the local government area as:</p> <ul style="list-style-type: none">• areas of land with flooding and inundation potential;• overland flow paths identified locally. <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none">• increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or• involves institutional uses where evacuating people may be difficult; or• involves the manufacture or storage of hazardous materials in bulk.
Creek/waterway flood planning area 1 sub-category	Refer to Part 8 in the City Plan 2014.
Creek/waterway flood planning area 2 sub-category	Individual property flood levels are provided on Council's Floodwise Property Report. Information to help understand your flood risk can be found on Council's Flood Awareness webpage.
Creek/waterway flood planning area 3 sub-category	Creek/waterway flood planning area 1 sub-category of the Flood overlay.
Creek/waterway flood planning area 4 sub-category	Creek/waterway flood planning area 2 sub-category of the Flood overlay.
Creek/waterway flood planning area 5 sub-category	Creek/waterway flood planning area 3 sub-category of the Flood overlay.
Road hierarchy overlay	Creek/waterway flood planning area 4 sub-category of the Flood overlay.
Road hierarchy overlay	Creek/waterway flood planning area 5 sub-category of the Flood overlay.
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.
Road hierarchy overlay	The Road hierarchy overlay includes:
Road hierarchy overlay	<ul style="list-style-type: none">• Motorways sub-category• Arterial roads sub-category• Suburban roads sub-category• District roads sub-category• Neighbourhood roads sub-category• Future motorway sub-category• Future arterial road sub-category• Future suburban road sub-category• Future district road sub-category• Primary freight routes sub-category• Primary freight access sub-category
Road hierarchy overlay	Refer to the overlay map to see which sub-categories are relevant to specific properties.
Road hierarchy overlay	NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Name	Description
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none">• Subtropical boulevard - in centre verge width 6m sub-category• Subtropical boulevard - in centre verge width 5m sub-category• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category• Subtropical boulevard - out of centre verge width 6m sub-category• Subtropical boulevard - out of centre verge width 5m sub-category• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category• Centre street major sub-category• Centre street minor sub-category• Neighbourhood street major subcategory• Neighbourhood street minor sub-category• Industrial street sub-category• Pathway link sub-category• Corner land dedication sub-category• Locality street subcategory• Laneway sub-category• Wildlife movement solution sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Transport air quality corridor overlay	<p>The Transport air quality corridor overlay identifies properties located on busy roads where residential development and other sensitive land uses are subject to potential impacts of air pollution from vehicle traffic. Development for residential and other sensitive land uses is governed by the Transport air quality corridor overlay code. Refer to Part 8 in the City Plan 2014. The Transport air quality corridor overlay includes:</p> <ul style="list-style-type: none">• Transport air quality A sub-category• Transport air quality B sub-category• Tunnel ventilation stack sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Transport noise corridor overlay	<p>The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none">• State controlled roads (State mapping)• Franchised roads• Local government controlled roads• Railway land (State mapping)
Designated State Noise corridor - State controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 3: 68 dB(A) - 73 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 3: 68 dB(A) - 73 dB(A) of the Transport noise corridor overlay.
Waterway corridors overlay	The Waterway corridors overlay deals with waterway corridors and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.
Citywide waterway corridor sub-category	Citywide waterway corridor sub-category of the Waterway corridors overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 295 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	<p>The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.</p> <p>The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:</p> <ul style="list-style-type: none">• Bioretention swale• Land• Natural channel• Pipe (new)• Pipe (relief drainage)• Culvert• Stormwater quality improvement device• Rehabilitation• Backflow prevention device <p>Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>


Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES


- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the [Temporary Local Planning Instrument](#) page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding

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