

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

**WARNING TO BUYER** – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

**WARNING** – You must be given this statement before you sign the contract for the sale of the property.

**This statement does not include information about:**

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

## Part 1 – Seller and property details

Seller **NANCE BEATRICE RAMM**

Property address  
(referred to as the  
“property” in this  
statement)

**19 COLTHORPE STREET, BOONDALL QLD 4034**

Lot on plan description

**27/RP110525**

Community titles scheme  
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

### Title details

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

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

☒ **Yes**

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

☒ **Yes**

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registered encumbrances</b>                                      | <p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Unregistered encumbrances (excluding statutory encumbrances)</b> | <p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> |
| <b>Statutory encumbrances</b>                                       | <p>There are statutory encumbrances that affect the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Residential tenancy or rooming accommodation agreement</b>       | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## Part 3 – Land use, planning and environment

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

|                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Zoning</b>                                                                                                                                                                                                                                                       | <p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px;">LOW DENSITY RESIDENTIAL ZONE</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Transport proposals and resumptions</b>                                                                                                                                                                                                                          | <p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Contamination and environmental protection</b>                                                                                                                                                                                                                   | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> |  |
| <b>Trees</b>                                                                                                                                                                                                                                                        | <p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Heritage</b>                                                                                                                                                                                                                                                     | <p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Flooding</b>                                                                                                                                                                                                                                                     | <p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Vegetation, habitats and protected plants</b>                                                                                                                                                                                                                    | <p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |

## Part 4 – Buildings and structures

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

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

## Part 5 – Rates and services

**WARNING TO BUYER** – The amount of charges imposed on you may be different to the amount imposed on the seller.

| Rates | Whichever of the following applies—                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <p>The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:</p> <p>Amount: <input type="text" value="\$557.86"/>      Date Range: <input type="text" value="01/07/26 to 30/09/2026"/></p> <p>OR</p> <p>The property is currently a rates exempt lot.** <input type="checkbox"/></p> <p>OR</p> <p>The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.</p> |

\*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

\*\* An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

| Water | Whichever of the following applies—                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <p>Amount: <input type="text" value="\$326.69"/>      Date Range: <input type="text" value="23/03/26 to 22/06/26"/></p> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <p>Amount: <input type="text"/>      Date Range: <input type="text"/></p> |

\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

## Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

**For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.**

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Body Corporate and Community Management Act 1997</b> | <b>The property is included in a community titles scheme.</b><br>(If Yes, complete the information below) <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Community Management Statement</b>                   | A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> <b>Yes</b><br><br><b>Note</b> —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.                                                                                                             |
| <b>Body Corporate Certificate</b>                       | A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b><br><br>If <b>No</b> — An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b><br><br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. |
| <b>Statutory Warranties</b>                             | <b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.                                        |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Units and Group Titles Act 1980</b> | <b>The property is included in a BUGTA scheme</b><br>(If Yes, complete the information below) <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Body Corporate Certificate</b>               | A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b><br><br>If <b>No</b> — An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b><br><br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.<br><br><b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property. |

## Signatures – SELLER

Signed by:

*Gavin Kenneth Ramm*

BB7DD322C0C5452...

Signature of seller

**Nance Beatrice Ramm, by her duly constituted attorney,  
Gavin Kenneth Ramm, under Enduring Power of  
Attorney Dealing No. 725042413**

Name of Seller

13/8/2026

Date

Signature of seller

Name of Seller

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

**Title Reference:** 13928145

**Search Date:** 13/08/2026 10:37

**Date Title Created:** 30/08/1966

**Request No:** 57225888

**Previous Title:** 12675233

### ESTATE AND LAND

Estate in Fee Simple

LOT 27 REGISTERED PLAN 110525  
Local Government: BRISBANE CITY

### REGISTERED OWNER

NANCE BEATRICE RAMM

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10126222 (POR 282)

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

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

110525

*Drawing of Plan must be restricted to the space inside the blue lines*

110525

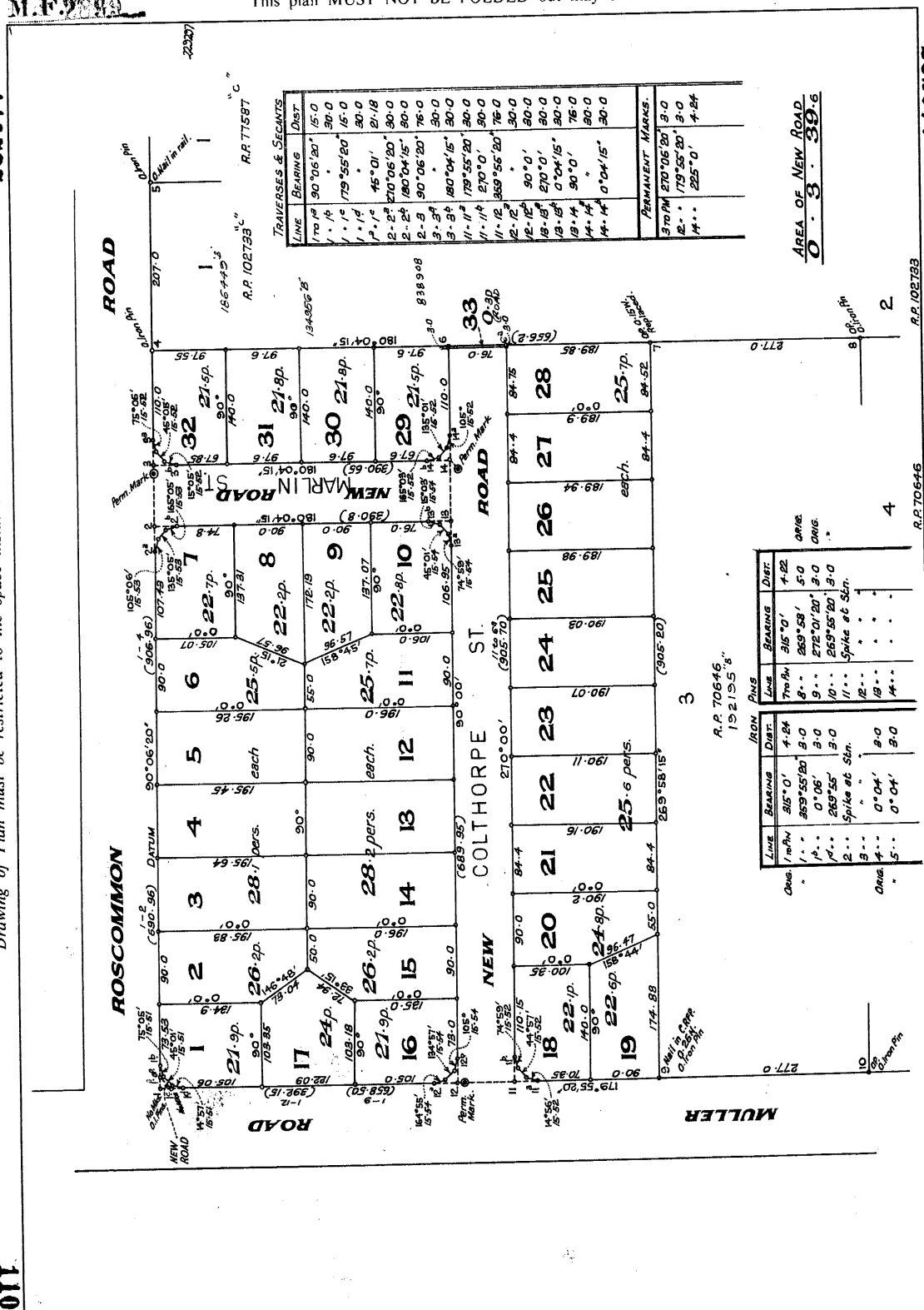
Lots. 1 to 33  
 Cancelling Subs. 1 & 2 on R.P. 70646  
 Surveyed by K.G. NORRIS 11/3/1966  
 Orig. Portion 282  
 Orig. Grant 18480  
 Town of CITY OF BRISBANE SCALE 1 chain to an inch  
 Parish of KEDRON  
 REGISTERED PLAN 110525  
 CROWN COPYRIGHT RESERVED  
 REGISTRAR OF TITLS, QUEENSLAND

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

**110525**

*Drawing of Plan must be restricted to the space inside the blue lines*

110525



REGISTERED PLAN **110525** J.F.



Dedicated to a better Brisbane

**Rate Account Tax Invoice****Property Location** 19 COLTHORPE ST  
BOONDALL  
**Issue Date** 9 Jul 2026**Bill number**  
**5000 1050 9683 571****Bill number including donation**  
**5800 1050 9683 571**

P188BCCRA365\_A4MA01/E-2175/S-4350/I-8699/H-16

M/S NANCE B RAMM  
19 COLTHORPE ST  
BOONDALL QLD 4034**Enquiries**  
(07) 3403 8888  
**24 hours 7 days****Account Period**  
1 Jul 2026 - 30 Sep 2026**Donate to the  
Lord Mayor's  
Charitable Trust to  
help those in need**

You can donate your \$15 rates discount to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit [lmct.org.au](http://lmct.org.au)

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1966*.

LORD MAYOR'S  
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

**Full payment by the Due Date includes Discount and/or Rounding (where applicable).**

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

**Nett Amount Payable****\$208.50****Due Date****10 Aug 2026****Summary of Charges**

|                                             |           |
|---------------------------------------------|-----------|
| Opening Balance                             | 0.00      |
| Brisbane City Council Rates & Charges       | 490.88    |
| Brisbane City Council Miscellaneous Charges | 1.98      |
| Brisbane City Council Rebates               | 271.36 CR |
| State Government Charges                    | 65.00     |
| State Government Subsidy                    | 63.00 CR  |

**Total GST on this TAX INVOICE \$0.18**

|                                                                                 |          |
|---------------------------------------------------------------------------------|----------|
| <b>Gross Amount</b>                                                             | 223.50   |
| <b>Discount and/or Rounding (where applicable)</b>                              | 15.00 CR |
| <b>Nett Amount Payable</b>                                                      | 208.50   |
| <b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b> | 223.50   |

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

**Including Lord Mayor's Charitable Trust \$15 donation****Excluding Lord Mayor's Charitable Trust \$15 donation****Pay using your smartphone**

\*439 580010509683571

Biller Code: 319186  
Ref: 5800 0000 1619 278  
Amt: \$223.50 by 10 Aug 2026

\*439 500010509683571

Biller Code: 78550  
Ref: 5000 0000 1619 278  
Amt: \$208.50 by 10 Aug 2026

Available on the

App Store

M/S NANCE B RAMM

**Due Date****10 Aug 2026****50****Gross Amount****\$223.50****Nett Amount****\$208.50**

&lt;0000020850&gt;

&lt;004440&gt;

&lt;500010509683571&gt;

&gt;

## Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

**Rating information and Category** - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit [brisbane.qld.gov.au/rating-categories](http://brisbane.qld.gov.au/rating-categories) for more information.

**Change your contact details** - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit [brisbane.qld.gov.au/change-rates-contact-details](http://brisbane.qld.gov.au/change-rates-contact-details) to notify us online.

**Rebates** - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit [brisbane.qld.gov.au/rates-rebates](http://brisbane.qld.gov.au/rates-rebates) for more information.

**Interest** - Compounding interest of 12.19% per annum will accrue daily on any amount owing immediately after the due date.

## Payment options



### Online

To pay online go to [brisbane.qld.gov.au/pay-rates](http://brisbane.qld.gov.au/pay-rates). Payment is accepted by American Express, Mastercard and Visa, or with Apple Pay and Google Pay linked to these cards. Minimum payment \$10.



### By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by American Express, Mastercard or Visa. Minimum payment \$10.



### Mail

**Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.**

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001**



### Direct Debit

Pay a nominated amount by Direct Debit transfer from your transaction account. To apply please visit [brisbane.qld.gov.au/pay-rates](http://brisbane.qld.gov.au/pay-rates) and complete the online form.



### Phone Pay

Call 1300 309 311 to pay by American Express, Mastercard or Visa. Minimum payment \$10.



### Mobile and Internet Banking - BPAY®

Make this payment from your cheque, savings, debit, credit card or transaction account. More info: [bpay.com.au](http://bpay.com.au). Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518



### Instore

Pay in-store at Australia Post  
Billpay Code: \*439



### Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, eftpos, Mastercard or Visa. Minimum payment \$10.

## Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

### English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

### Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

### Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

### Chinese

如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。

**Property Details**

|                                    |                                     |           |  |
|------------------------------------|-------------------------------------|-----------|--|
| <b>Owner</b>                       | <b>M/S NANCE B RAMM</b>             |           |  |
| <b>Property Location</b>           | <b>19 COLTHORPE ST<br/>BOONDALL</b> |           |  |
| <b>Real Property Description</b>   | <b>L.27 RP.110525 PAR KEDRON</b>    |           |  |
| Valuation effective from           | 1 Jul 2024                          | \$535,000 |  |
|                                    | 1 Jul 2025                          | \$620,000 |  |
|                                    | 1 Jul 2026                          | \$620,000 |  |
| Average Rateable Valuation (A R V) |                                     | \$591,667 |  |

**Account Details**

Account Number 5000 0000 1619 278

|                                |  |        |    |
|--------------------------------|--|--------|----|
| <b>Opening Balance</b>         |  |        |    |
| Closing Balance Of Last Bill   |  | 202.91 |    |
| Payment Received - 15-Apr-2026 |  | 187.90 | CR |
| Discount/Rounding Allowed      |  | 15.01  | CR |

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

**Period: 1 Jul 2026 - 30 Sep 2026****Brisbane City Council Rates & Charges**

|                                                                                    |        |  |
|------------------------------------------------------------------------------------|--------|--|
| General Rates - Category 1 (Annually 0.2134 Cents In The A R V \$)                 | 315.65 |  |
| Waste Utility Charge - 1 Charge(S) @ \$144.02 Qtr                                  | 144.02 |  |
| Bushland Preservation Levy Category 1 (Annually 0.0078 Cents In The A R V \$)      | 11.54  |  |
| Environmental Mgt Compliance Levy Category 1 (Annual 0.0133 Cents In The A R V \$) | 19.67  |  |

|              |               |
|--------------|---------------|
| <b>Total</b> | <b>490.88</b> |
|--------------|---------------|

**Brisbane City Council Miscellaneous Charges**

|                       |      |   |
|-----------------------|------|---|
| Rate Notice Paper Fee | 1.98 | * |
|-----------------------|------|---|

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>1.98</b> |
|--------------|-------------|

**Brisbane City Council Rebates**

|                                      |        |    |
|--------------------------------------|--------|----|
| B.C.C. Pensioner Rebate (Full)       | 196.36 | CR |
| B.C.C. Pensioner Water Rebate (Full) | 75.00  | CR |

|              |               |           |
|--------------|---------------|-----------|
| <b>Total</b> | <b>271.36</b> | <b>CR</b> |
|--------------|---------------|-----------|

**State Government Charges**

|                                     |       |  |
|-------------------------------------|-------|--|
| Emergency Management Levy - Group 2 | 65.00 |  |
|-------------------------------------|-------|--|

|              |              |
|--------------|--------------|
| <b>Total</b> | <b>65.00</b> |
|--------------|--------------|

**State Government Subsidy**

|                                                      |       |    |
|------------------------------------------------------|-------|----|
| State Government Subsidy - Emergency Management Levy | 13.00 | CR |
| State Government Subsidy - Rates                     | 50.00 | CR |

|              |              |           |
|--------------|--------------|-----------|
| <b>Total</b> | <b>63.00</b> | <b>CR</b> |
|--------------|--------------|-----------|

Bill Number  
5000 1050 9683 571

\* Denotes items subject to GST.

## Other Information

---

Your rating category statement can be found by visiting our website at [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and entering 'how rates are calculated'. The category statement will provide information about each rating category.

The Queensland Government waste levy for general waste is now \$135 per tonne. Council has received a payment of \$34,087,407 for the 2026-27 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 60% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 60% rebate received by Council.

**SUNCORP BANK**

**Internet Banking**

**BPAY® - Pay Bills**

Payment Successful

Your transaction has been successfully processed at Wednesday, 15th July 2026 6:19:01 PM AEST.  
Transaction Reference Number: 00 014 111 742

| Instruction Details       |                                    |
|---------------------------|------------------------------------|
| From                      | NANCE RAMM<br>55 PLUS<br>064144376 |
| Biller Name               | BRISBANE CITY COUNCIL RATES        |
| Biller Code               | 78550                              |
| Customer Reference Number | 500000001619278                    |
| Amount                    | \$208.50                           |
| Timing                    | Immediate                          |

Suncorp Bank (Norfina Limited ABN 66 010 831 722).  
The SUNCORP brand and Sun Logo are used by Suncorp Bank (Norfina Limited) under licence and Suncorp Bank is not part of the Suncorp Group.  
Information as at: Wednesday, 15th July 2026 6:19:05 PM AEST



PAID

Urban Utilities  
ABN 86 673 835 011

Account Enquiries 13 26 57  
Faults and Emergencies 13 23 64  
www.urbanutilities.com.au

UrbanUtilities

3/7/26

## Water and Sewerage Quarterly Account

BPAY Ref: 00 017 782 722



QUUR23\_A4A01/E-1342/S-1348/I-2695/036  
M/S NANCE B RAMM  
19 COLTHORPE ST  
BOONDALL QLD 4034

|                                 |                     |
|---------------------------------|---------------------|
| Customer reference number       | 10 1004 0825 0000 0 |
| Bill number                     | 1004 0825 115       |
| Date issued                     | 02/07/2026          |
| <b>Total due</b>                | <b>\$326.69</b>     |
| <b>Current charges due date</b> | <b>01/08/2026</b>   |

### Your water usage

Water usage (kL) 25  
Days charged 92

### Average daily water usage (litres)

Current period 272  
Same period last year 214

## Account Summary

Period 23/03/2026 - 22/06/2026

### Your Last Account

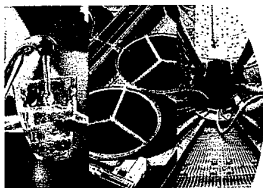
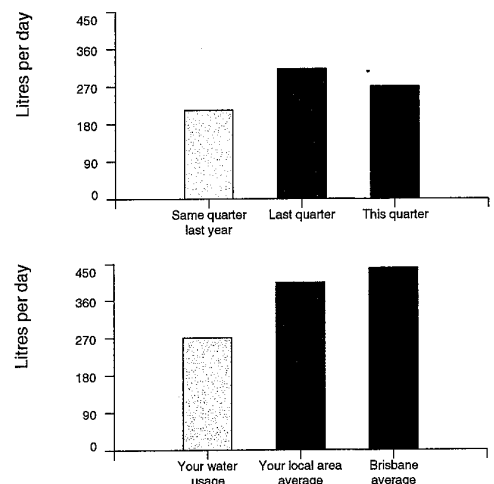
Amount Billed \$359.81  
Amount Paid \$359.81CR

### Your Current Account

Balance \$0.00  
Current Charges \$326.69

**Total Due \$326.69**

*If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.*



**YOUR BILL COVERS SO MUCH MORE THAN  
JUST THE WATER YOU USE** *Scan to learn more*



## Payment options



**Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)



**Telephone and internet banking - BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.  
**BPAY View®** View and pay this bill using internet banking.  
More info: [www.bpay.com.au](http://www.bpay.com.au)  
® Registered to BPAY Pty Ltd ABN 69 079 137 518



**Internet**  
Pay your account online using MasterCard or Visa credit card at [www.urbanutilities.com.au/creditcard](http://www.urbanutilities.com.au/creditcard)  
Payment by credit card will incur a surcharge.  
We accept Mastercard or Visa credit cards.



**By phone**  
Call 1300 123 141 to pay your account using your MasterCard or Visa card.



**Mail**  
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



**In person**  
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

**YOUR CHARGES for 23/03/2026 - 22/06/2026 (92 days)**

Customer ref. no. 10 1004 0825 0000 0

19 COLTHORPE STREET  
BOONDALL 4034**Your meter readings**

| Serial Number | Read Date  | Reading | Usage | Comment |
|---------------|------------|---------|-------|---------|
| ADC1401507    | 23/03/2026 | 838     |       |         |
|               | 23/06/2026 | 863     | 25kL  |         |

**Water Usage****State bulk water price**

|                                     |                      |          |
|-------------------------------------|----------------------|----------|
| SEQ Pensioner Water Subsidy 2025/26 | 1 @ -\$30.00         | -\$30.00 |
| State Bulk Water Charge 2025/26     | 25kL @ \$3.517000/kL | \$87.92  |

**Urban Utilities distributor-retailer price**

|                      |                      |                |
|----------------------|----------------------|----------------|
| Tier 1 usage 2025/26 | 25kL @ \$0.981000/kL | \$24.52        |
| <b>Subtotal</b>      |                      | <b>\$82.44</b> |

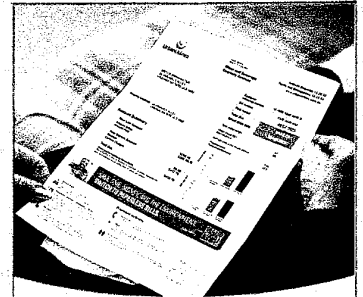
**Water Services****Urban Utilities water service charge**

|                              |         |                |
|------------------------------|---------|----------------|
| Water service charge 2025/26 | 92 days | \$63.84        |
| <b>Subtotal</b>              |         | <b>\$63.84</b> |

**Sewerage Services****Urban Utilities sewerage service charge**

|                                 |         |                 |
|---------------------------------|---------|-----------------|
| Sewerage service charge 2025/26 | 92 days | \$180.41        |
| <b>Subtotal</b>                 |         | <b>\$180.41</b> |

**Water usage \$82.44****Water services \$63.84****Sewerage services \$180.41****Your total charges 23/03/2026 - 22/06/2026 \$326.69**

**Your usage was 25 kilolitres.**
**That's an average of 272 litres per day.**
**NEED HELP  
UNDERSTANDING  
YOUR BILL?**

Learn about each item on your bill and the services it helps pay for

SCAN HERE

**INTERPRETER SERVICE 13 14 50**

当您需要口译员时，请致电 13 14 50。

اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

Khi bạn cần thông ngôn, xin gọi số 13 14 50

통역사가 필요하시면 13 14 50 으로 연락하십시오

Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2026

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.


**Water and Sewerage Account**  
 In Person / Mail Payment Advice  
 Name: M/S NANCE B RAMM

 Biller Code: 112144  
 Ref: 10 1004 0825 0000 0


BPAY® this payment via Internet or phone banking.

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

To use the QR code, use the reader within your mobile banking app.

More info: www.bpay.com.au



\*4001 101004082500000


**Commonwealth Bank**  
 Commonwealth Bank of Australia  
 ABN 48 123 123 124  
 240 Queen Street, Brisbane, QLD


Date

Cash

Teller Stamp  
& Initials

Cheques

Current charges due date

01/08/2026

For Credit **Urban Utilities**

Trans Code

User ID

Customer Reference No.

831

066840

101004082500000

\$

326.69

+757+

## 6.2.1 Residential zones category

### 6.2.1.1 Low density residential zone code

1. The purpose of the low density residential zone is to provide for:
  - a. a variety of low density dwelling types; and
  - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The purpose of the zone will be achieved through overall outcomes for:
  - a. zone role;
  - b. development location and uses;
  - c. development form.
3. Zone role overall outcomes are:
  - a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
    - i. Theme 2: Brisbane's outstanding lifestyle, Element 2.1 — Brisbane's identity and Element 2.2 — Brisbane's housing and accommodation choices;
    - ii. Theme 5: Brisbane's CityShape and Element 5.5 — Brisbane's Suburban Living Areas.
4. Development location and uses overall outcomes are:
  - a. Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.
  - b. Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.
  - c. Development maintains a low density character in which multiple dwellings are not accommodated.
  - d. Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.
  - e. Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.
  - f. Development for a dwelling unit may occur as part of a non-residential use.
  - g. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.
  - h. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
  - i. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:
    - i. have a gross floor area of less than 250m<sup>2</sup>;
    - ii. serve local residents' day-to-day needs;
    - iii. not undermine the viability of a nearby centre.
  - j. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.
  - k. Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.
  - l. Development for rooming accommodation accommodates five persons or less.
5. Development form overall outcomes are:
  - a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.
  - b. Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.
  - c. Development for a dwelling house occurs on appropriately sized and configured lots, and:
    - i. where not on a rear lot, has a minimum lot size of 400m<sup>2</sup>;
    - ii. where on a rear lot, has a minimum lot size of 600m<sup>2</sup>;
    - iii. maintains a block pattern that accommodates traditional backyards and large trees.
  - d. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.
  - e. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:
    - i. provides safety from fire hazards;
    - ii. maximises the retention of backyard spaces as private landscaped space;
    - iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.

- 
- f. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
  - g. Development is carried out in an orderly sequence, within the context of the neighbourhood and city.
  - h. Development is well planned and integrated with surrounding land uses and infrastructure.
  - i. Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.

Note—A structure plan is to be prepared in accordance with the Structure planning planning scheme policy for development of low density residential zoned land where on a site which is more than 7,000m<sup>2</sup>.

# FloodWise Property Report

19 COLTHORPE ST, BOONDALL 4034  
Lot 27 on RP110525



Dedicated to a better Brisbane

## THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

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

### This property has no flood levels

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

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

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





## Are you resilient and ready for flood?

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

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

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

### Technical Summary

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

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

Flood Planning and Development Information

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

Flood overlay code

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

| Flood planning areas (FPA) |                   |                |
|----------------------------|-------------------|----------------|
| River                      | Creek / wat erway | Overland flow  |
|                            |                   | Not Applicable |

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

Coastal hazard overlay code

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

| Coast al hazard overlay sub-cat egories                                                   |
|-------------------------------------------------------------------------------------------|
| There are currently no Coastal hazard overlay sub-categories that apply to this property. |

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

### Useful Flood Information Definitions

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

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

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

### Data quality

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

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

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

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

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

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

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

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

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

### Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

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

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

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

- visit [brisbane.qld.gov.au/planning-building](http://brisbane.qld.gov.au/planning-building)

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

### Disclaimer

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



### Planning to build or renovate?

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

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

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

Property Address

19 COLTHORPE ST BOONDALL 4034

Parcel Details

**Lot No and Plan:** Lot 27 on RP110525

**Full Property Holding:**  
Lot 27 on RP110525

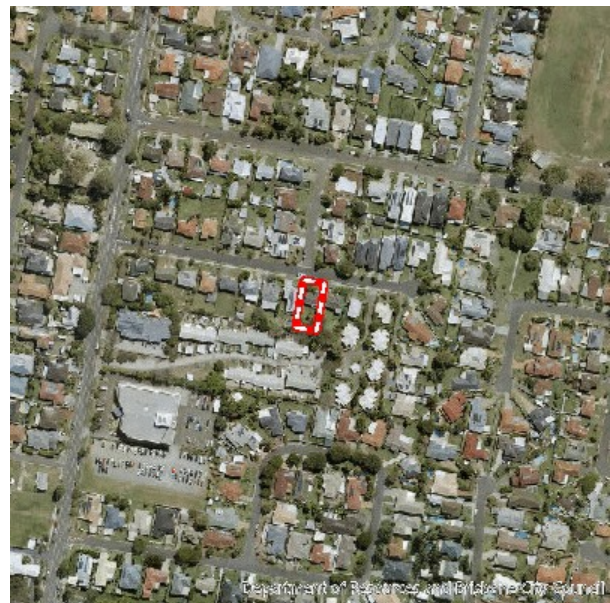
**Title Area \*:** 647 m<sup>2</sup>

**Ward:** DEAGON

**PDF Maps GRID Reference:** Map 6

\* refer NOTES below

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



Zones

| Name                         | Description                                                                                                                                                                                                                                                        |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low Density Residential Zone | The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets. |

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.                                            |
| OLS - Horizontal limitation surface boundary  | OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.<br>NOTE: Where development intrudes into an airport’s OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.  |
| Procedures for air navigation surfaces (PANS) | Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.<br>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 3-8km        | BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.                                                                                                                                                 |

| Name                                                            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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"> <li>Existing trunk park sub-category</li> <li>Existing non-trunk park sub-category</li> <li>Existing community facilities and land for community facilities sub-category</li> <li>LGIP planned land for community facilities specific location sub-category</li> <li>LGIP planned park acquisition specific location sub-category</li> <li>LGIP planned park upgrade specific location sub-category</li> <li>LGIP planned park embellishment specific location sub-category</li> <li>LGIP planned corridor park specific location sub-category</li> <li>Long term land for community facilities specific location sub-category</li> <li>Long term park specific location sub-category</li> <li>Long term corridor park specific location sub-category</li> </ul> <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> |
| Critical infrastructure and movement network overlay            | <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p> <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"> <li>Critical assets sub-category</li> <li>Critical infrastructure and movement planning area sub-category</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Dwelling house character overlay                                | <p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p> <p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Potential and actual acid sulfate soils overlay                 | <p>The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Potential and actual acid sulfate soils sub-category            | <p>Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Land above 5m AHD and below 20m AHD sub-category                | <p>Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Name                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road hierarchy overlay        | <p>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.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none"> <li>• Motorways sub-category</li> <li>• Arterial roads sub-category</li> <li>• Suburban roads sub-category</li> <li>• District roads sub-category</li> <li>• Neighbourhood roads sub-category</li> <li>• Future motorway sub-category</li> <li>• Future arterial road sub-category</li> <li>• Future suburban road sub-category</li> <li>• Future district road sub-category</li> <li>• Primary freight routes sub-category</li> <li>• Primary freight access sub-category</li> </ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p> <p>NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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"> <li>• Subtropical boulevard - in centre verge width 6m sub-category</li> <li>• Subtropical boulevard - in centre verge width 5m sub-category</li> <li>• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 6m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 5m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category</li> <li>• Centre street major sub-category</li> <li>• Centre street minor sub-category</li> <li>• Neighbourhood street major subcategory</li> <li>• Neighbourhood street minor sub-category</li> <li>• Industrial street sub-category</li> <li>• Pathway link sub-category</li> <li>• Corner land dedication sub-category</li> <li>• Locality street subcategory</li> <li>• Laneway sub-category</li> <li>• Wildlife movement solution sub-category</li> </ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p> <p>NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p> |

## Local Government Infrastructure Plan

**Name**

INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.

**Description**

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 73 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**

Stormwater network

**Description**

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.

The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:

- Bioretention swale
- Land
- Natural channel
- Pipe (new)
- Pipe (relief drainage)
- Culvert
- Stormwater quality improvement device
- Rehabilitation
- Backflow prevention device

Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.

For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

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](http://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**



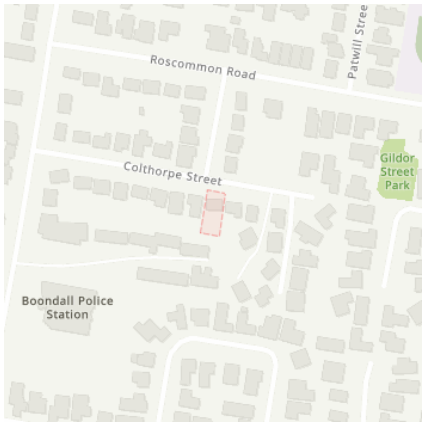
Property Holding

Job ID 53924479

**DW 2606340 Ramm**



[Review responses online](#) ↗



Received 6 of 6 responses  
**All responses received**

19 Colthorpe St, Boondall QLD 4034

Job dates  
10/08/2026 → 30/09/2026

These plans expire on  
7 Sep 2026

Lodged by  
Dianne Saayman

| Authority                        | Status   | Page |
|----------------------------------|----------|------|
| ✉ BYDA Confirmation              |          | 2    |
| 📄 Look up and Live               |          | 4    |
| 🏠 APA Group Gas Networks (70710) | Received | 6    |
| 🏠 Brisbane City Council          | Received | 17   |
| 🏠 Energex QLD                    | Received | 20   |
| 🏠 NBN Co Qld                     | Received | 63   |
| 🏠 Queensland Urban Utilities     | Received | 74   |
| 🏠 Telstra QLD South East         | Received | 79   |

Job No 53924479



byda.com.au

Zero damage - Zero harm - Zero disruption

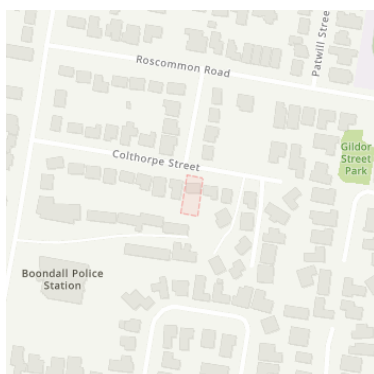
## Contact Details

|                         |                                                        |                        |             |
|-------------------------|--------------------------------------------------------|------------------------|-------------|
| Contact                 | Contact number                                         | Company                | Enquirer ID |
| Dianne Saayman          | 0497 550 980                                           | Crouch & Co Solicitors | 3749746     |
| Email                   | Address                                                |                        |             |
| info@crouchandco.com.au | Suite 16, Level 1, 1344 Gympie Road<br>Aspley QLD 4034 |                        |             |

## Job Site and Enquiry Details

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

|              |            |            |              |             |           |                   |
|--------------|------------|------------|--------------|-------------|-----------|-------------------|
| Enquiry date | Start date | End date   | On behalf of | Job purpose | Locations | Onsite activities |
| 10/08/2026   | 10/08/2026 | 30/09/2026 | Private      | Design      | Private   | Conveyancing      |



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

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

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

|                 |                                      |                   |
|-----------------|--------------------------------------|-------------------|
| User Reference  | Address                              | Notes/description |
| DW 2606340 Ramm | 19 Colthorpe St<br>Boondall QLD 4034 | -                 |

## 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](http://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   |
|-----------------------|--------------------------------|----------------|----------|
| 277525437             | APA Group Gas Networks (70710) | 1800 085 628   | NOTIFIED |
| 277525434             | Brisbane City Council          | (07) 3403 8888 | NOTIFIED |
| 277525433             | Energex QLD                    | 13 12 53       | NOTIFIED |
| 277525432             | NBN Co Qld                     | 1800 687 626   | NOTIFIED |
| 277525435             | Queensland Urban Utilities     | 13 26 57       | NOTIFIED |
| 277525436             | Telstra QLD South East         | 1800 653 935   | NOTIFIED |

END OF UTILITIES LIST



## Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.



## Prepare

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



## Pothole

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



## Protect

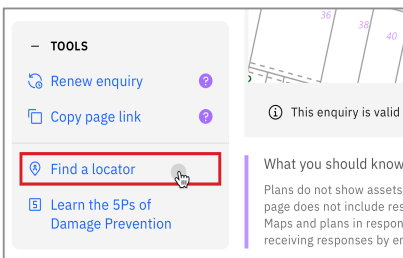
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



## Proceed

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

### Engage a skilled Locator



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

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

[certloc.com.au/locators](http://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](http://blog.iseekplant.com.au/byda-isp-get-quotes)

### Book a FREE BYDA Session

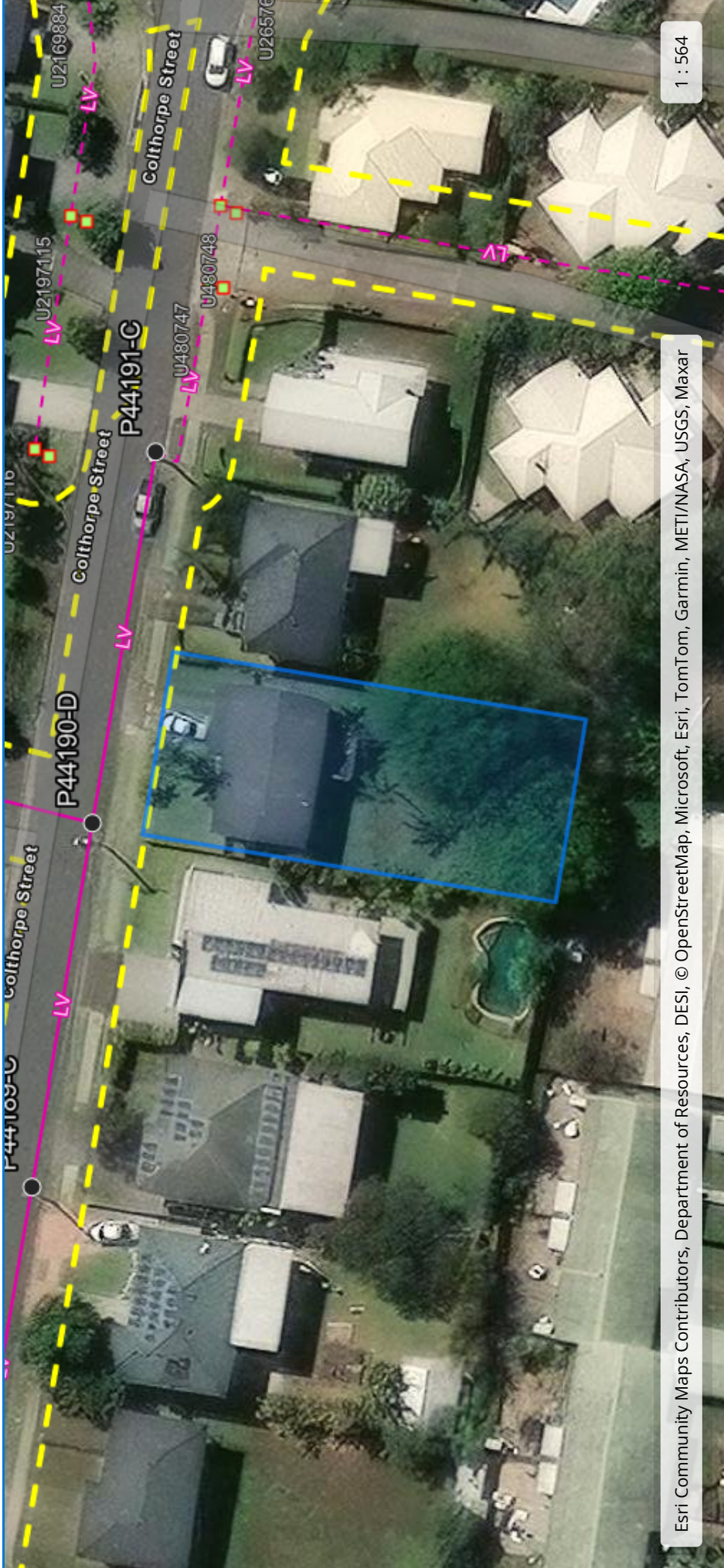


BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit: [byda.com.au/contact/education-awareness-enquiry-form](http://byda.com.au/contact/education-awareness-enquiry-form)

BOOK NOW

# Look up and Live - 53924479



| Poles |                    | Devices |            | Newtwork SWER |             | Network TR |             | Network HV |             |
|-------|--------------------|---------|------------|---------------|-------------|------------|-------------|------------|-------------|
|       | Pole               |         | Pillar     |               | Overhead    |            | Overhead    |            | Overhead    |
|       | Pole w Ground Stay |         | Substation |               | Underground |            | Underground |            | Underground |
|       | Tower              |         |            |               |             |            | Submarine   |            | Submarine   |

Network LV

- Overhead
- Underground

Network Other



Exclusion Zone



Exclusion Zone All



ExclusionZone



Exclusion Zone



QLD Exclusion Zone



Network Other



LUAL\_Exclusion\_Zone\_Feature\_Public



LUAL\_NoData\_Public



Job ID 53924479

APA Group Gas Networks (70710)

|                                                                                                              |                 |
|--------------------------------------------------------------------------------------------------------------|-----------------|
| <div><div>Referral</div><div>277525437</div></div> <div><div>Member Phone</div><div>1800 085 628</div></div> |                 |
| <div>Responses from this member</div>                                                                        |                 |
| <div>Response received Mon 10 Aug 2026 5.01pm</div>                                                          |                 |
| <div>File name</div>                                                                                         | <div>Page</div> |
| <div>Response Body</div>                                                                                     | <div>7</div>    |
| <div>277525437.pdf</div>                                                                                     | <div>8</div>    |

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

BYDA\_APA@apa.com.au

**Enquiry Details:**

|                 |                 |
|-----------------|-----------------|
| Impact          | not affected    |
| Sequence Number | 277525437       |
| Enquirer Id     | 3749746         |
| Activity        | Conveyancing    |
| Job Number      | 53924479        |
| User Reference  | DW 2606340 Ramm |
| Message         |                 |

**Site Details:**

|         |                                         |
|---------|-----------------------------------------|
| Address | 19 Colthorpe St<br>Boondall<br>QLD 4034 |
|---------|-----------------------------------------|

**Enquirers Details:**

|         |                                                           |
|---------|-----------------------------------------------------------|
| Contact | Dianne Saayman                                            |
| Company | Crouch & Co Solicitors                                    |
| Email   | info@crouchandco.com.au                                   |
| Phone   | +61497550980                                              |
| Address | Suite 16, Level 1, 1344 Gympie Road<br>Aspley<br>QLD 4034 |

APA Group

# APA

Australia's energy  
infrastructure partner



## Before You Dig Australia

Classification: Networks

|                          |                                         |
|--------------------------|-----------------------------------------|
| <b>Enquiry date</b>      | 10/08/2026                              |
| <b>Sequence number</b>   | 277525437                               |
| <b>Work site address</b> | 19 Colthorpe St<br>Boondall<br>QLD 4034 |





**Enquiry Date:** 10/08/2026  
**Enquirer:** Dianne Saayman  
**Sequence Number:** 277525437  
**Work Site Address:** 19 Colthorpe St  
Boondall  
QLD 4034

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

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

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

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

## Before You Dig Checklist

---



### 1. Plan

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



### 2. Prepare

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



### 3. Pothole

- Not applicable where no gas assets present.



### 4. Protect

- Not applicable where no gas assets present.



### 5. Proceed

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



## Contacts

| Contacts APA Group                                                      |                                                                                                                            |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Enquiry                                                                 | Contact Numbers                                                                                                            |
| General enquiries or feedback regarding this information or gas assets. | APA – Before You Dig Officer<br>Phone: 1800 085 628<br>Email: <a href="mailto:BYDA_APA@apa.com.au">BYDA_APA@apa.com.au</a> |
| Gas Emergencies                                                         | Phone: 1800 GAS LEAK (1800 427 532)                                                                                        |

## Site Watch

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

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

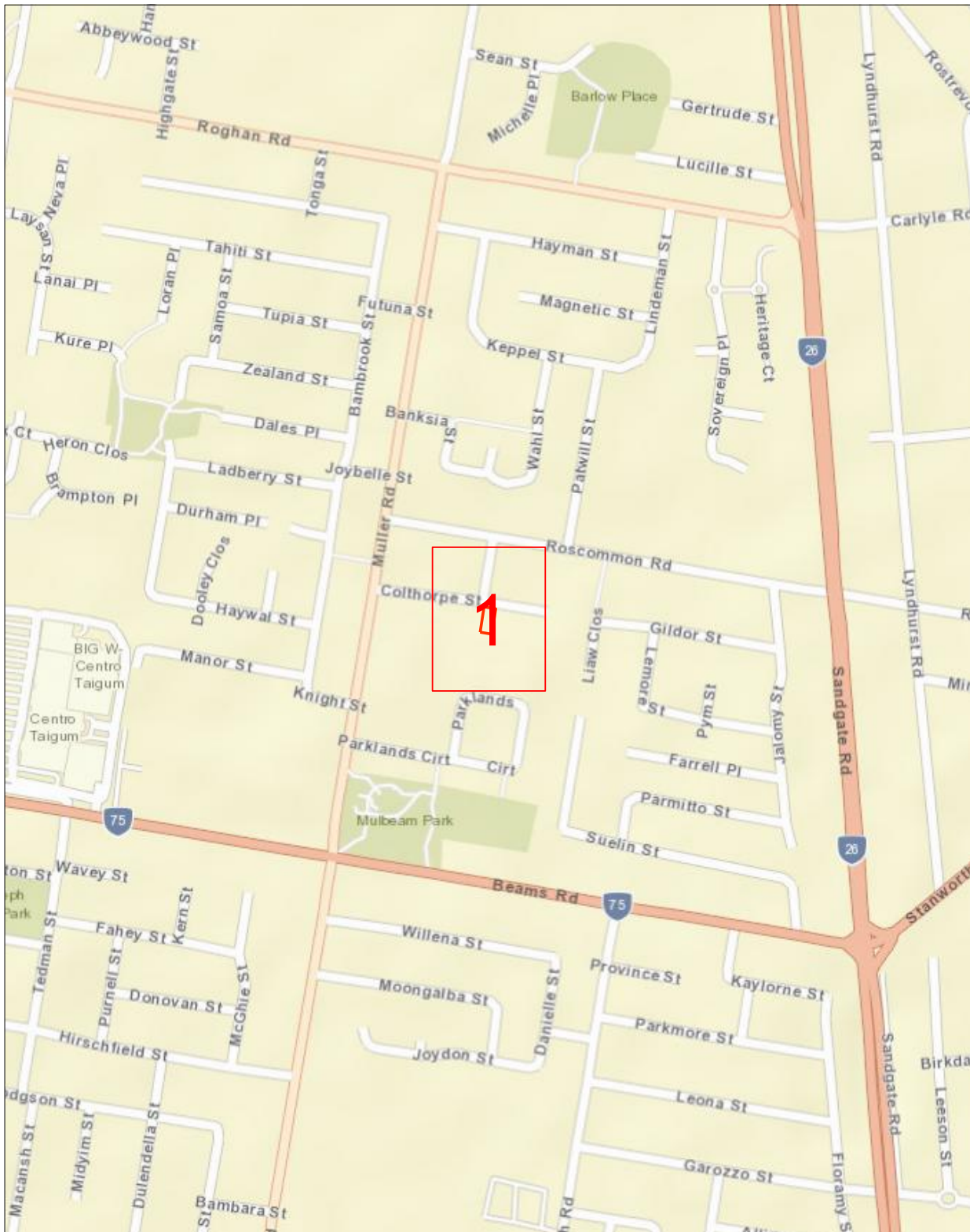
| Item                                                                                                                         | Rate (excl. gst)  |
|------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Site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

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

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

**Site** 19 Colthorpe St  
**Address:** Boondall  
 QLD 4034

**Sequence** 277525437  
**Number:**



Scale 1: 6000

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



Enquiry Area

Map Key Area



**Site** 19 Colthorpe St  
**Address:** Boondall  
QLD 4034

**Sequence** 277525437  
**Number:**



Scale 1: 700

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



Enquiry Area

Map Key Area



## Legend

### PIPE LEGEND: GAS TYPE AND PRESSURE

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

### PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

### PIPE LEGEND: OTHER STATUS

|                       |  |
|-----------------------|--|
| Abandoned pipe        |  |
| Idle or inactive pipe |  |

### ABBREVIATION

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

### OBJECT SYMBOLS

|                        |  |                       |  |                           |  |
|------------------------|--|-----------------------|--|---------------------------|--|
| Valve                  |  | CP test station       |  | Syphon                    |  |
| Buried valve           |  | CP anode              |  | Marker                    |  |
| Regulator station      |  | CP bond wire          |  | Part service <sup>A</sup> |  |
| Gas connected property |  | CP rectifier terminal |  |                           |  |

<sup>A</sup>A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

### PIPE CODE AND MATERIAL

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

### INTERPRETATION EXAMPLE

|              |                                                                |
|--------------|----------------------------------------------------------------|
| 40P6 in 80C2 | High pressure, 40 mm polyethylene in an 80 mm cast iron casing |
| 63S8         | Medium pressure, 63 mm steel                                   |

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

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

## Important information

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

### Free Gas Pipeline Awareness Training and Information

#### PROFESSIONALS

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

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

#### HOMEOWNERS

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

Scan the QR code to view the video, or for more information email [damageprevention@apa.com.au](mailto:damageprevention@apa.com.au)



## Disclaimer and legal details

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



Job ID 53924479  
**Brisbane City Council**

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| Referral<br><b>277525434</b>      | Member Phone<br><b>(07) 3403 8888</b> |
| <b>Responses from this member</b> |                                       |

| Response received Mon 10 Aug 2026 5.01pm |      |
|------------------------------------------|------|
| File name                                | Page |
| Response Body                            | 18   |
| ASSET 277525434.pdf                      | 19   |

**Attention: Dianne Saayman**

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

**Job Number: 53924479**  
**Sequence Number: 277525434**

A search has been conducted of Council's digital records and no assets have been found in the area that you have requested.

This search cannot replace an on-site inspection.

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

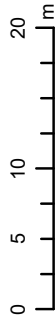


Job # 53924479  
Seq # 277525434  
Provider: Brisbane City Council  
Telephone: (07) 3403 8888



**Legend**  
BYDA Enquiry

**Disclaimer:**  
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In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.  
Data must not be used for direct marketing or be used in breach of the privacy laws.  
Copyright of data is as follows:  
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)  
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.



Job ID 53924479  
**Energex QLD**

|                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>Referral</b><br>277525433      | <b>Member Phone</b><br>13 12 53 |
| <b>Responses from this member</b> |                                 |

| <b>Response received</b> Mon 10 Aug 2026 5.03pm          |      |
|----------------------------------------------------------|------|
| File name                                                | Page |
| Response Body                                            | 21   |
| 277525433 - Energex Plan.pdf                             | 24   |
| Energex BYDA Terms and Conditions.pdf                    | 27   |
| Working Near Overhead and Underground Electric Lines.pdf | 32   |

# 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:**

Dianne Saayman

**BYDA Enquiry No:**

277525433

**Company:**

Crouch & Co Solicitors

**Date of Response:**

10 Aug 2026

**Search Location:**

19 Colthorpe St  
Boondall,  
QLD 4034

**Period of Plan Validity:**

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](http://BYDA.com.au)

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ABN: 40 078 849 055



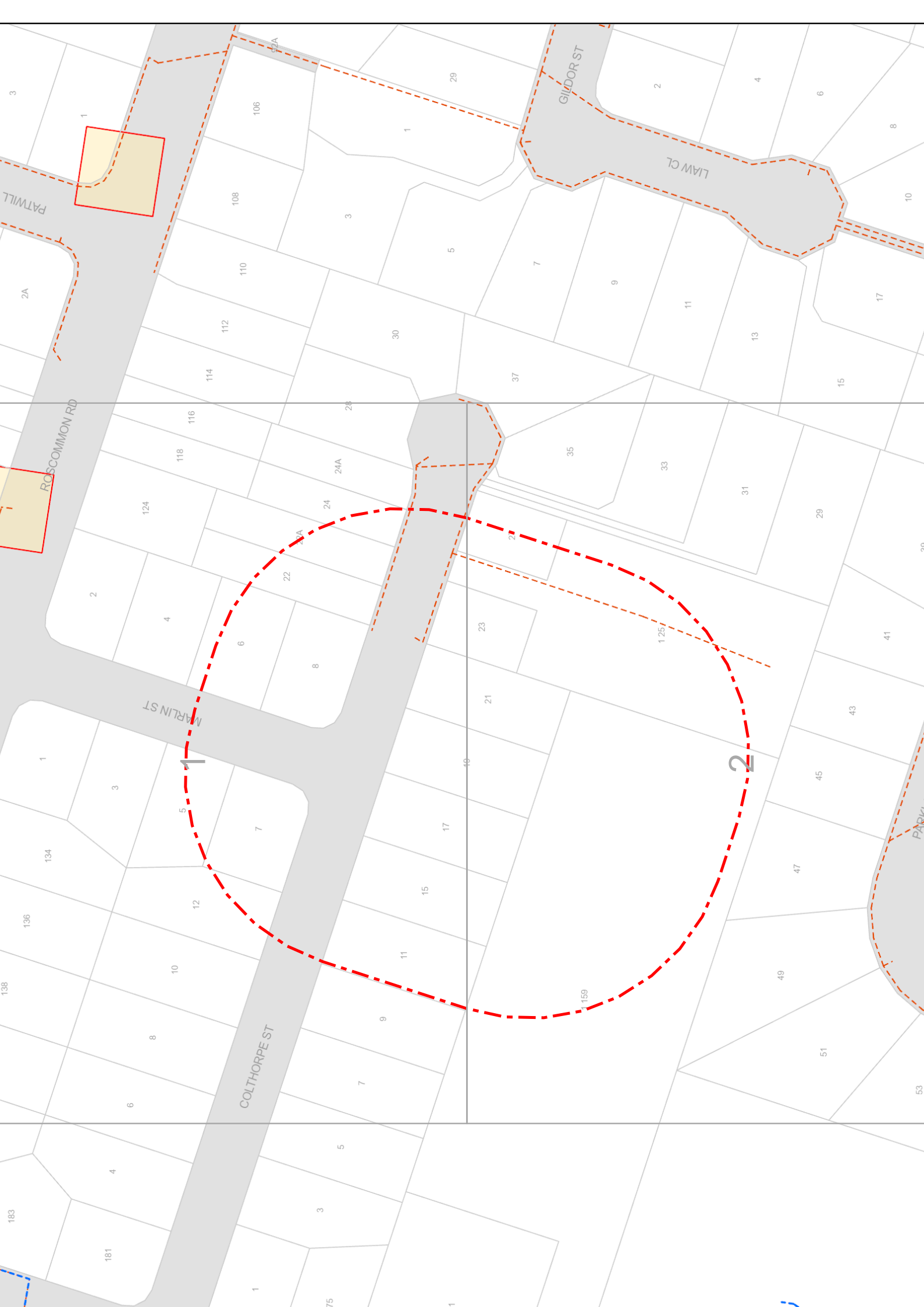
**Disclaimer:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

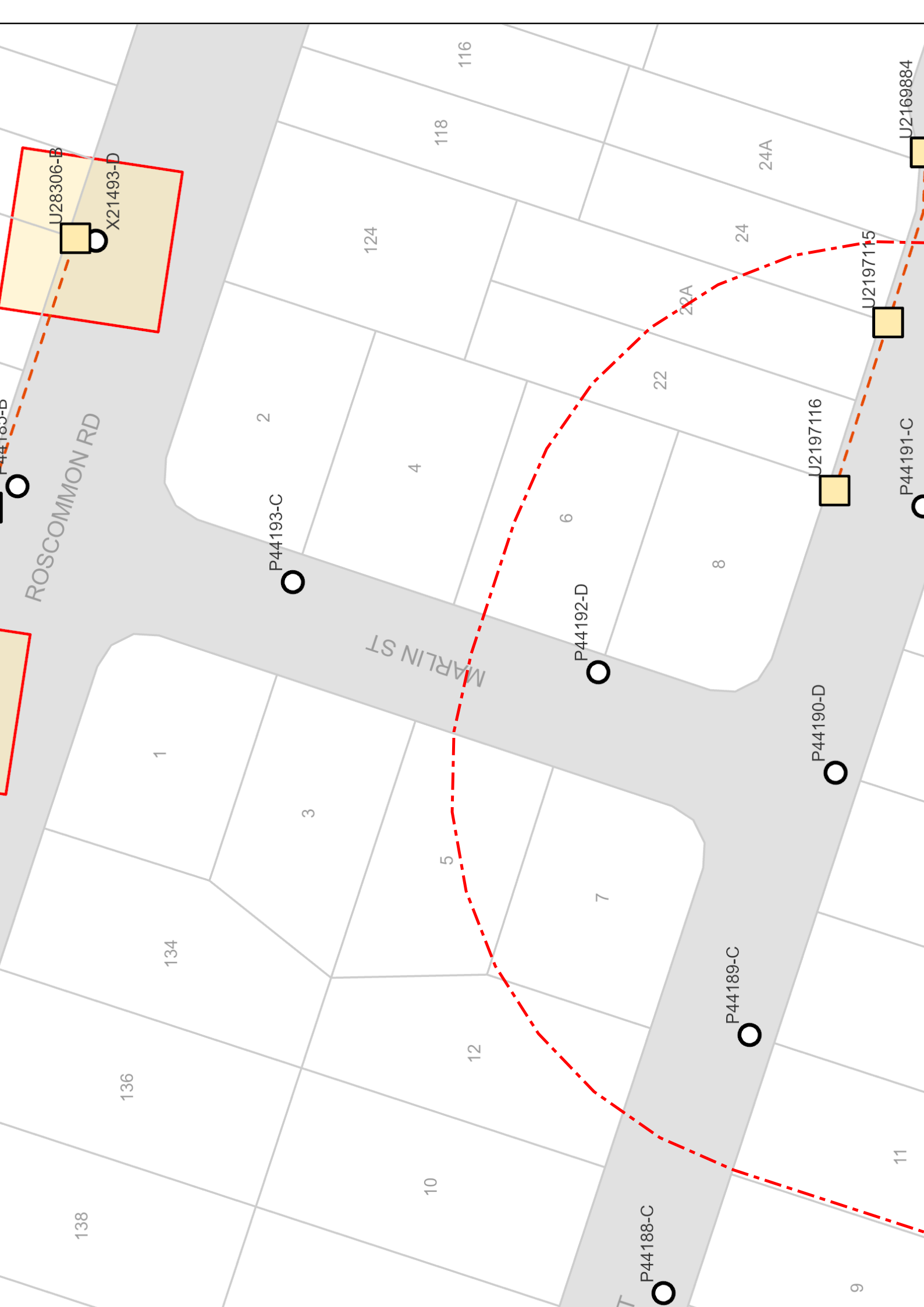
If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)

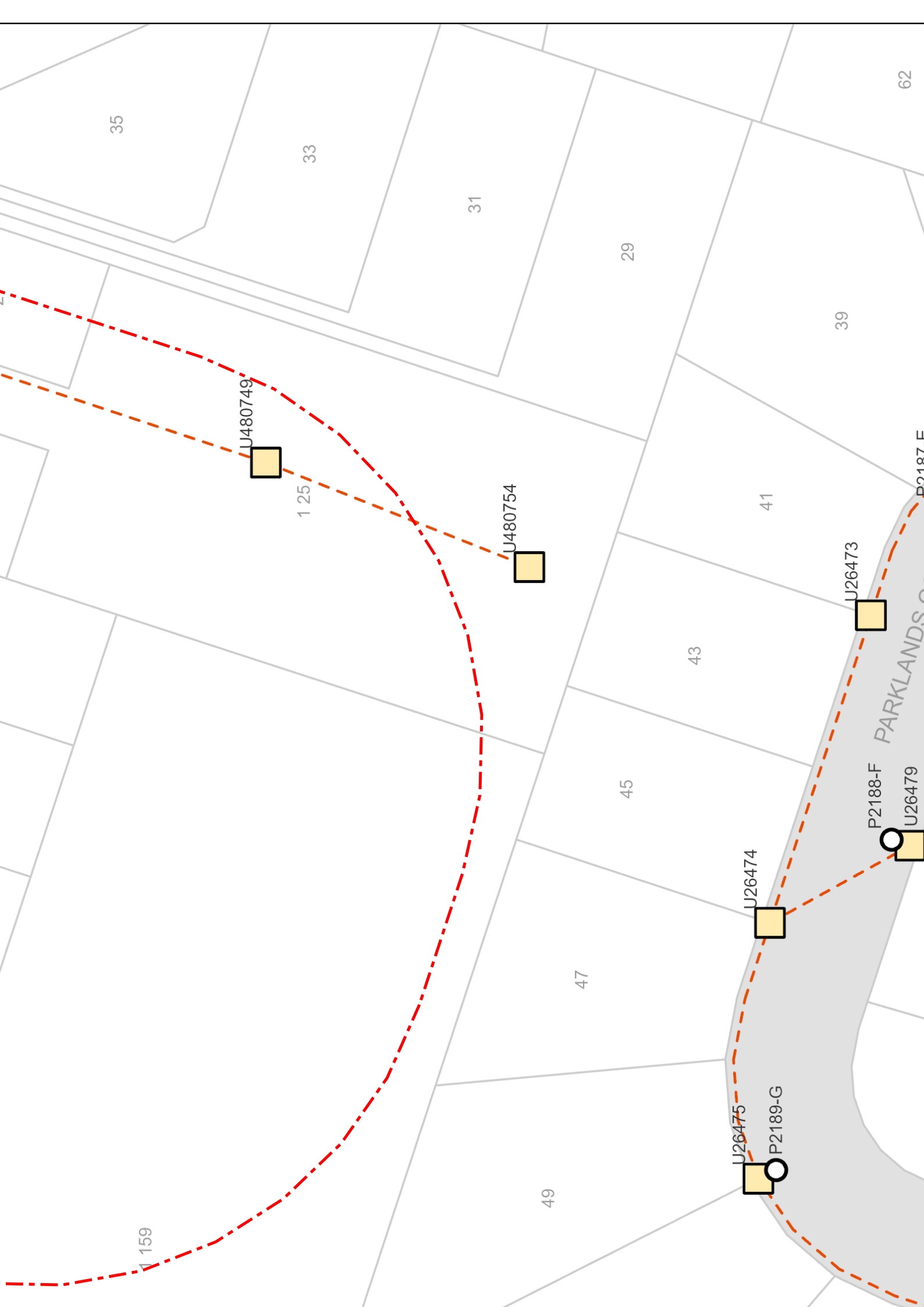
PelicanCorp

Compiled with TicketAccess by PelicanCorp











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

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

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

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

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

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

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

E: [custserve@energex.com.au](mailto:custserve@energex.com.au)

E: [byda@energyq.com.au](mailto:byda@energyq.com.au)

ABN: 40 078 849 055

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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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Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

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ABN: 40 078 849 055



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

### **Records:**

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

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

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

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

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

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

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

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

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

### **Location of Assets:**

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

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

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

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

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

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

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ABN: 40 078 849 055



**Asset Installation Methods:**

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

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

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

**Excavating Near Assets:**

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

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

**Excavating Parallel to Assets:**

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

**Separation from Assets:**

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

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

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

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

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

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

**Excavating Across Assets:**

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

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)  
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ABN: 40 078 849 055

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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 \(safeworkaustralia.gov.au\)](#)

### 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](mailto: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](mailto:byda@energyq.com.au).*

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)  
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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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>                      | A person contacting or submitting an application to the Electricity Entity for Safety Advice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Authorised Person</b>              | 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.                                                                                                                                                                                                                                                                                                                               |
| <b>Authorised Person (Electrical)</b> | 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. |
| <b>Earthworks</b>                     | 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.                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Electricity Entity</b>             | Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below.<br><b><u>Energex:</u></b> <ul style="list-style-type: none"> <li>• General Enquiries - ph 13 12 53</li> <li>• Loss of Supply - ph 13 62 62</li> <li>• Emergencies - ph 13 19 62</li> </ul> <b><u>Ergon Energy:</u></b> <ul style="list-style-type: none"> <li>• General Enquiries - ph 13 74 66</li> <li>• Loss of Supply - ph 13 22 96</li> <li>• Emergencies - ph 13 16 70</li> </ul>                                                              |
| <b>Exclusion Zone</b>                 | A safety envelope around an electric line as specified by the Electrical Safety Regulation 2013.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>RPA (Drone)</b>                    | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Instructed Person</b> | For an electrical line, means a person who is acting under the supervision of an Authorised Person for the electrical line.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Safety Advice</b>     | 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.                                                                                                                                                                                                                                                                                                             |
| <b>Safety Observer</b>   | <p>A safety observer or "spotter", for the operation of operating plant, means a person who:</p> <ul style="list-style-type: none"> <li>(a) observes the operating plant; and</li> <li>(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.</li> </ul> <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> |
| <b>Untrained Person</b>  | 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.

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# 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

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

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

#### 4.2.1 Work near overhead electric lines

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

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

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

#### 4.2.2 Exclusion Zones

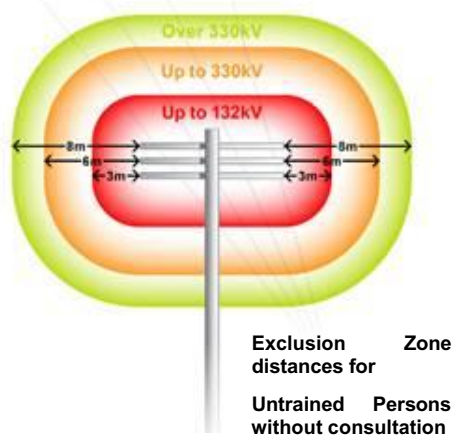
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

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

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

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

# Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



**Exclusion Zone - Untrained Person (distances in mm)**

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

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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](mailto:AuthorisedPerson@energyq.com.au)

**Safety Advice:** [SafetyAdvice@energyq.com.au](mailto: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          |
|----------------------|------------------|----------------------------------------------------------------|------------------------------|
| <b>Safety Advice</b> | Base information | Provide Safety Advice<br>(Can only be performed by the Entity) | <b>Nil cost to customer.</b> |

## Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

| Category of work                         |                                                                                                                            | Description                                                                                                                                                                                                                                                                                                                                                 | Costing arrangement                                                                                                                                                                                 |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LV Service isolation</b>              | 1. Isolation carried out by customer's electrical contractor                                                               | Isolation of overhead or underground service by removal of the service fuse(s).<br>(Preferred option to isolate supply and eliminate the exclusion zone).                                                                                                                                                                                                   | No involvement by the Electricity Entity.<br>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)<br>or<br>Customer requested physical disconnection and reconnection of overhead or underground service.                                                                                                                                                   | <b>Cost to customer.</b>                                                                                                                                                                            |
| <b>Insulation integrity verification</b> | 3. Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted | Verification of insulation integrity to classify as insulated service - Insulation integrity can only be verified at the time of inspection - visual inspection is required before confirmation in all cases. When service insulation integrity verified - no exclusion zone prescribed e.g. no contact permitted.<br>(Can only be performed by the Entity) | <b>Cost to customer.</b>                                                                                                                                                                            |
| <b>Service replacement</b>               | 4. Open wire service, service fuse(s) at house/building                                                                    | Replacement of service with new XLPE service cable and service fuse(s) installed at origin (pole end) of service to allow isolation of service.<br>Insulation integrity can be verified for new XLPE services at the time of installation - visual inspection is required before confirmation.                                                              | <b>Nil cost to customer</b> for service replacement.<br>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"> <li>a. the consumer's mains cannot be insulated and an exclusion zone must be maintained, and</li> <li>b. the service cannot be isolated at the service fuse.</li> </ul> <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><b>Nil cost to customer</b> for first disconnection and reconnection.</p> <p><b>Cost to customer</b> 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><b>Cost to customer</b> for service replacement.</p> <p>Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.</p> |
| <b>Tiger Tails</b>    | Installation of Tiger Tails (for visual indication only - not for providing electrical insulation of LV mains) | <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>                                                                                                                                                                                                                                           | <b>Cost to customer.</b>                                                                                                                                                                                   |
| <b>Aerial Markers</b> | Installation of aerial marker flags or rota markers (for visual indication only)                               | <p>Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.</p>                                                                                                                                                                                                                                                                                                                      | <b>Cost to customer.</b>                                                                                                                                                                                   |
| <b>Switching</b>      | Customer requested switching                                                                                   | <p>Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).</p>                                                                                                                                                                                                                                                                                                   | <b>Cost to customer.</b>                                                                                                                                                                                   |

# 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

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

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

## 5.3. Scaffolding Requirements

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

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

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

The scaffolding can be either:

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

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

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

## Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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

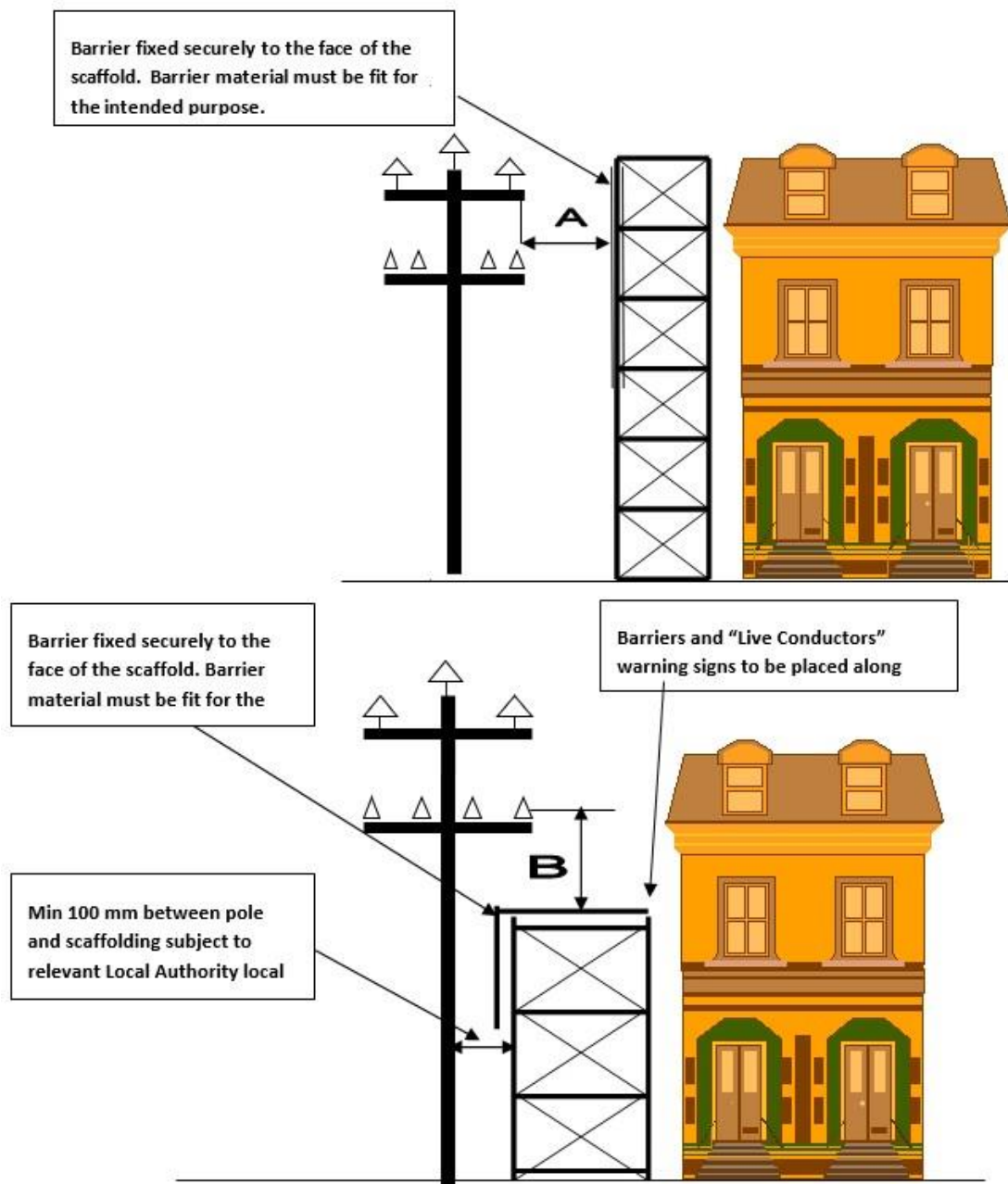
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

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

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

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

## Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



### 5.4. High Load transport under Overhead Electric Lines

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

**Email:** [highloads@energyq.com.au](mailto:highloads@energyq.com.au)

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



# Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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**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 Electricity Entity powerlines or assets along the travel route.

## 5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

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

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

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

## 6. UNDERGROUND ELECTRICAL ASSETS

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

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

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

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

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

# Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



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

## 6.2. Conditions of Supply of Information

- Plans and details of Electricity Entity underground electrical assets provided by BYDA are only current for 4 weeks from the date of dispatch and should not be referred to after this period, if you go past this time, please re-apply to BYDA as underground services may have been updated.
- The Electricity Entity agrees to provide plans if an Electricity Entity underground electrical assets location request is made to Before You Dig Australia (BYDA) , online at <https://www.byda.com.au> or the free iPhone Application, only on the basis that at least 2 business day notice is given and the BYDA applicant agrees to the terms of this agreement.



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

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

# Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



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

### 6.3.1 Records

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

### 6.3.2 Location of underground electrical assets

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

If during excavation, cables or conduits are damaged:

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

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

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

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

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

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

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

# Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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

| Underground Services Crossing Electricity Entity Electrical Assets<br>(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

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## 7. EXCAVATION

### 7.1. Excavating near Poles and Stay Wires

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

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

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

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

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

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

## Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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

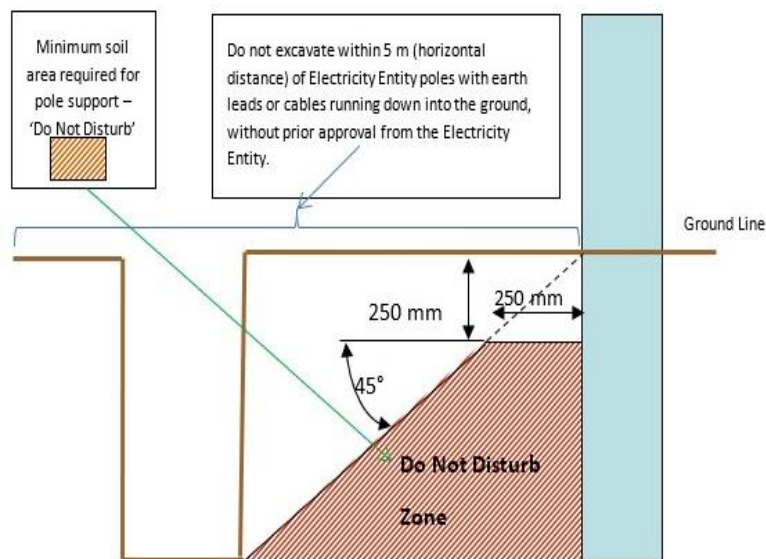


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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

### 7.1.1 Certified Engineering Assessment

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

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

# Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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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 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

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## 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

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## 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

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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.

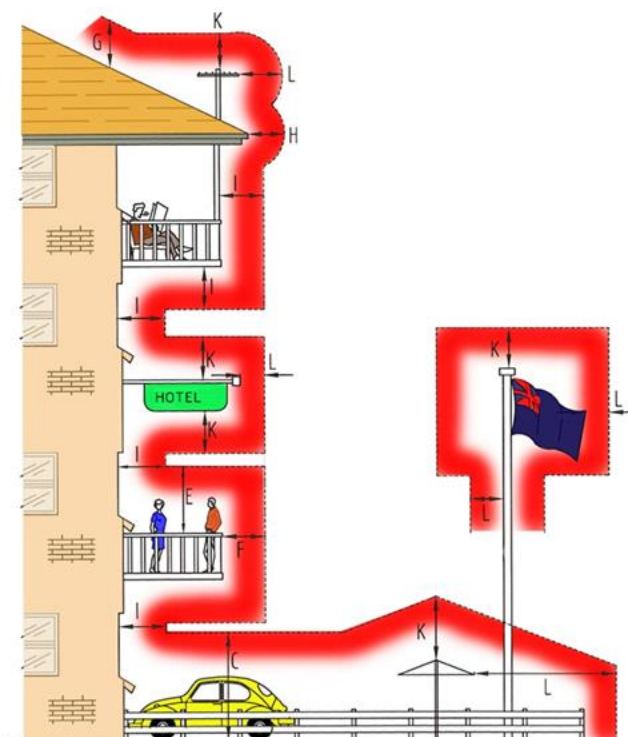
**NOTE:** Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

### 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 |
|------|----------|-----------|--------------------------------|------|---------------------------------------------|
|------|----------|-----------|--------------------------------|------|---------------------------------------------|

## 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<br>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<br>1.2m | 3.7m<br>1.5m | 4.6m<br>2.1m |
| G<br>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<br>0.9m | 3.7m<br>1.5m | 3.7m<br>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<br>L | Other structures not normally accessible to persons. (Note)                                                                                                                         | VERTICALLY<br>HORIZONTALLY (Note)  | 0.6m<br>0.3m | 2.7m<br>1.5m | 3.0m<br>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.

| <b><i>What is PERMITTED around Electricity Entity overhead or underground electric lines</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b><i>What is NOT PERMITTED around Electricity Entity overhead or underground electric lines</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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.<br/><b>Note:</b> Maximum Growth Height of 3 m.</p> <p>✓ Clothes hoists and barbecues should be located clear of the vehicle access way.<br/><b>Note:</b> 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.<br/><b>Note:</b> 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](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](http://www.arpansa.gov.au/RadiationProtection/Factsheets/is_electricity.cfm)

Job ID 53924479  
**NBN Co Qld**

Referral  
277525432

Member Phone  
1800 687 626

Responses from this member

| Response received Mon 10 Aug 2026 5.06pm         |      |
|--------------------------------------------------|------|
| File name                                        | Page |
| Response Body                                    | 64   |
| 277525432_20260810_070527928257_1.pdf            | 65   |
| 4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf | 68   |
| Disclaimer_277525432_20260810_070527928257.pdf   | 70   |

Hi Dianne Saayman,

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](mailto:dbyd@nbnco.com.au)  
[www.nbnco.com.au](http://www.nbnco.com.au)

**Confidentiality and Privilege Notice**

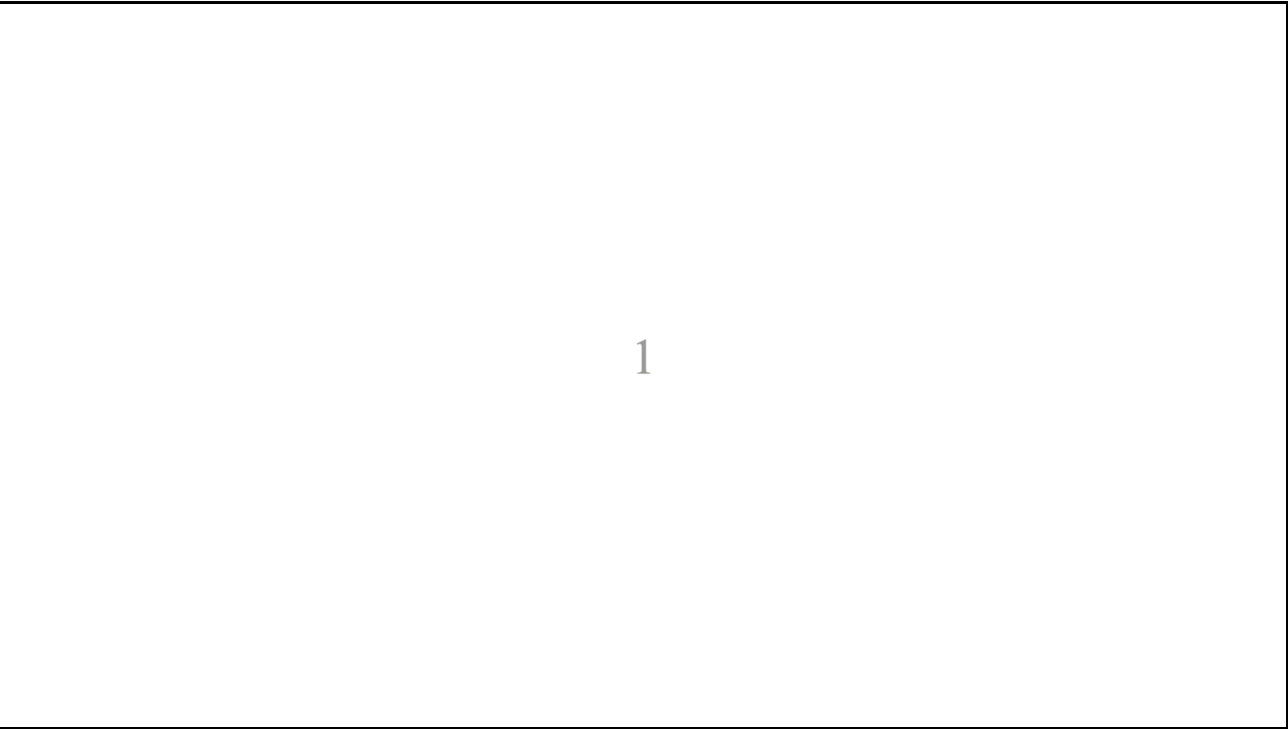
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, 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

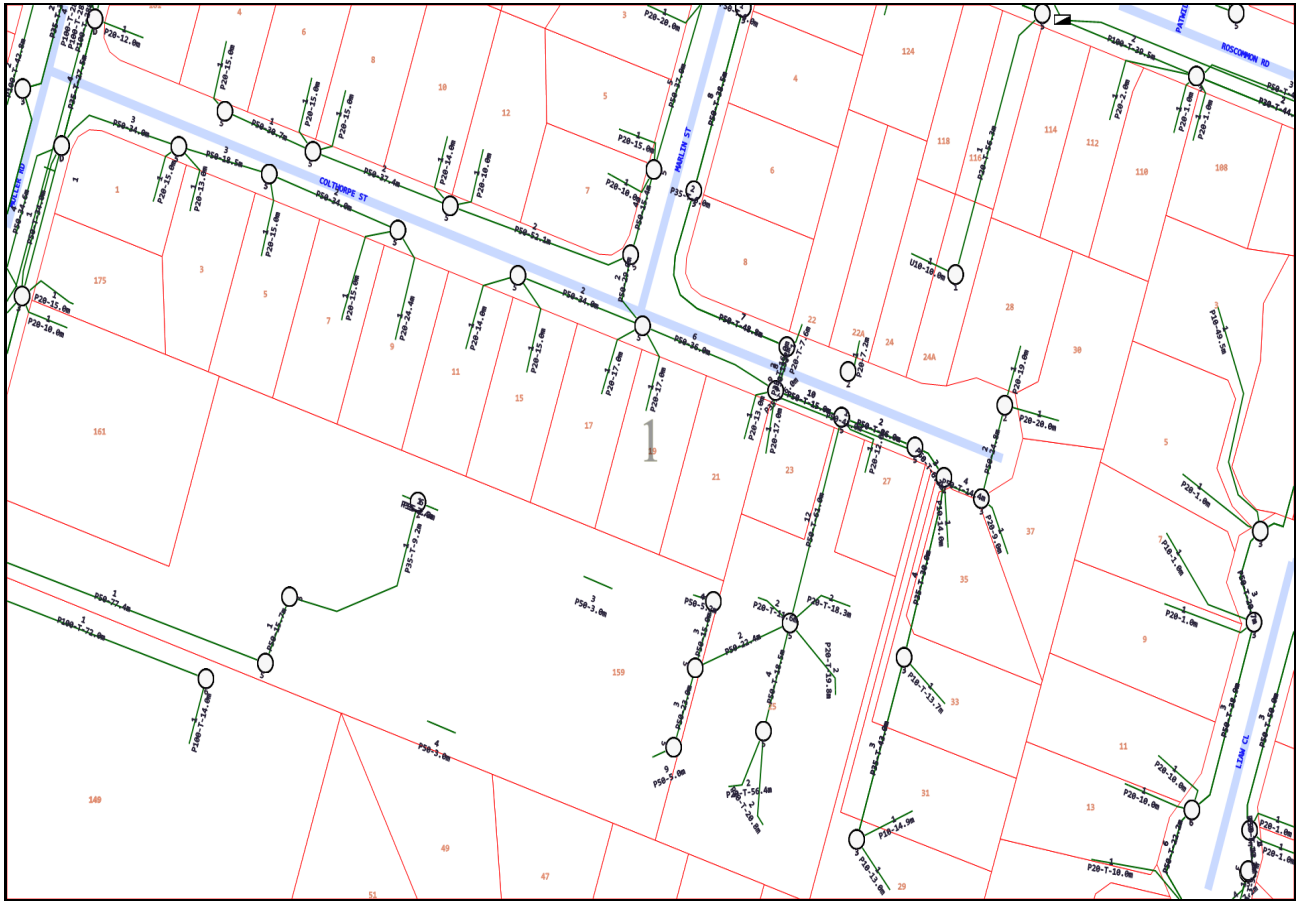
**To:** Dianne Saayman  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** info@crouchandco.com.au

|                                   |                                         |                                                                                     |
|-----------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------|
| <b>Dial before you dig Job #:</b> | 53924479                                |  |
| <b>Sequence #</b>                 | 277525432                               |                                                                                     |
| <b>Issue Date:</b>                | 10/08/2026                              |                                                                                     |
| <b>Location:</b>                  | 19 Colthorpe St , Boondall , QLD , 4034 |                                                                                     |

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



|              |                                                                                                                                                                                                                                              |  |  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|              | <h1>LEGEND</h1>                                                                                                                                                                                                                              |  |  |
|              | Parcel and the location                                                                                                                                                                                                                      |  |  |
|              | Pit with size "5"                                                                                                                                                                                                                            |  |  |
|              | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.                                                                                                                                                               |  |  |
|              | Manhole                                                                                                                                                                                                                                      |  |  |
|              | Pillar                                                                                                                                                                                                                                       |  |  |
|              | Cable count of trench is 2.<br>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br>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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.                                                                                                                                                                 |  |  |
|              | Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.                                                                                                                                                               |  |  |
|              | Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.                                                                                                                                                                           |  |  |
|              | Road and the street name "Broadway ST"                                                                                                                                                                                                       |  |  |
| <p>Scale</p> |                                                                                                                                                                                                                                              |  |  |



## 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.



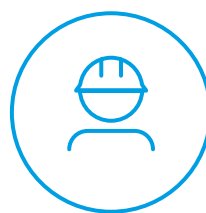
**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



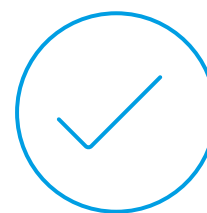
**Prepare:** Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



**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.

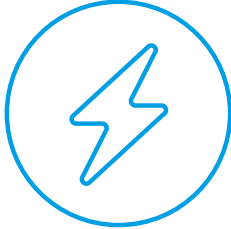


**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities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

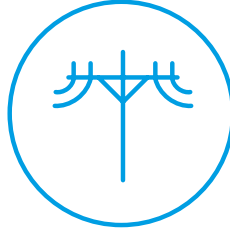


**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

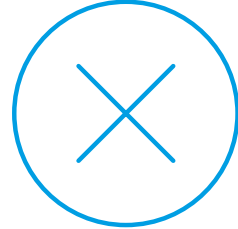
# Working near **nbn**<sup>TM</sup> cables



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**<sup>TM</sup> 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:** Dianne Saayman  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** info@crouchandco.com.au

|                                            |                                         |                                                                                                                                                             |
|--------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Before You Dig<br/>Australia Job #:</b> | 53924479                                |  <b>BEFORE<br/>YOU DIG</b><br>www.byda.com.au<br>Zero Damage - Zero Harm |
| <b>Sequence #</b>                          | 277525432                               |                                                                                                                                                             |
| <b>Issue Date:</b>                         | 10/08/2026                              |                                                                                                                                                             |
| <b>Location:</b>                           | 19 Colthorpe St , Boondall , QLD , 4034 |                                                                                                                                                             |

## Information

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

| <b>nbn™ Assets</b>    | <b>Search Results</b> |
|-----------------------|-----------------------|
| <b>Communications</b> | Asset identified      |
| <b>Electricity</b>    | 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](mailto:dbyd@nbnco.com.au) or call 1800 626 329.

#### Notes:

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

## Referral Conditions

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

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

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

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

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

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

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

Thank You,

**nbn BYDA**

Date: 10/08/2026

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Job ID 53924479

Queensland Urban Utilities

Referral  
277525435

Member Phone  
13 26 57

Responses from this member

| Response received Mon 10 Aug 2026 5.01pm  |      |
|-------------------------------------------|------|
| File name                                 | Page |
| Response Body                             | 75   |
| 277525435 - Urban Utilities Plan.pdf      | 77   |
| Urban Utilities Important Information.pdf | 78   |



GPO Box 2765  
Brisbane QLD 4001

Date: 10 Aug 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 Dianne Saayman

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.

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>Job Number:</b>       | 53924479                             |
| <b>Sequence Number:</b>  | 277525435                            |
| <b>Enquiry Date:</b>     | 10/8/2026 5:01:00 pm                 |
| <b>Enquiry Location:</b> | 19 Colthorpe St<br>Boondall QLD 4034 |

**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](mailto: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](mailto: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.

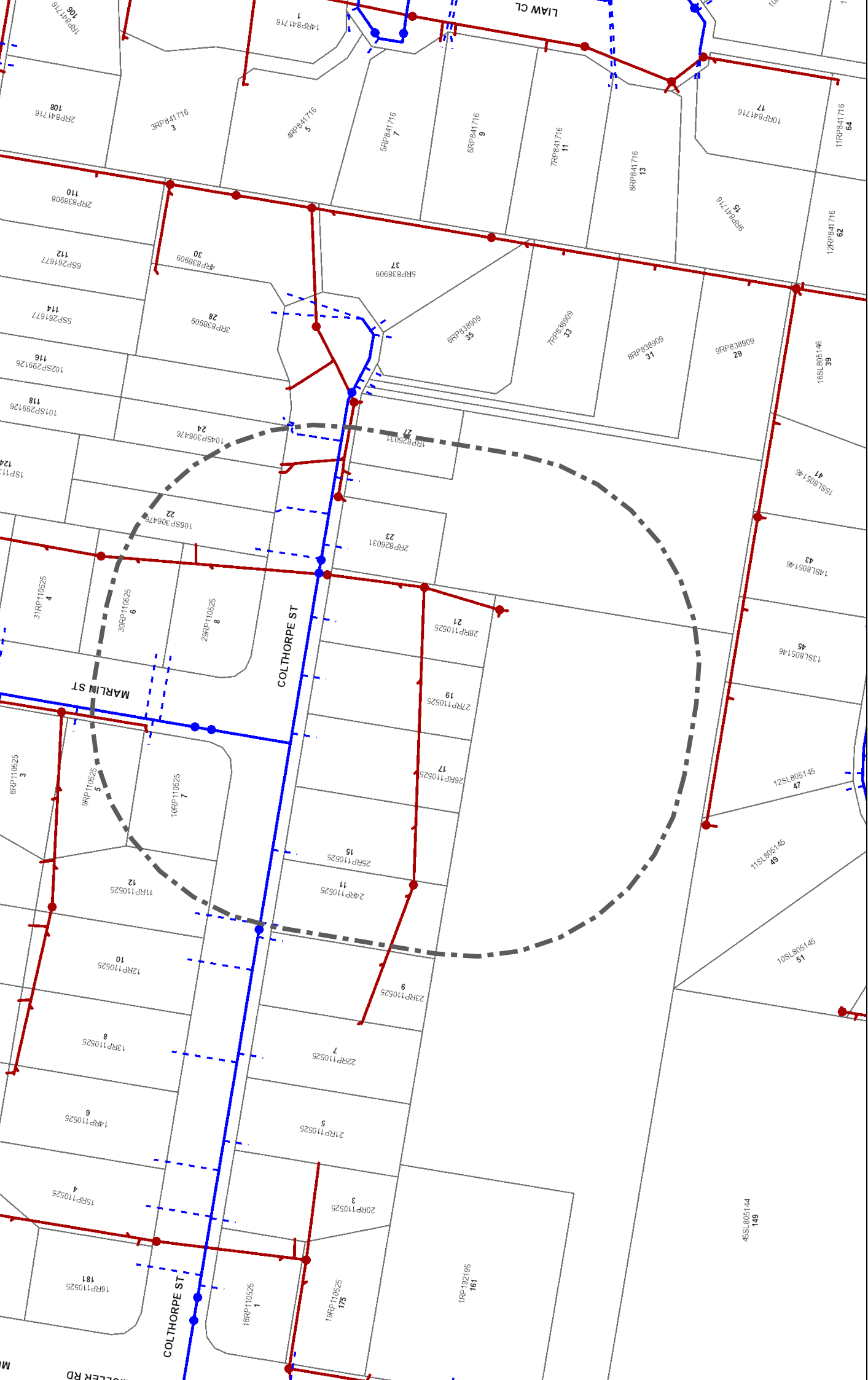
**Disclaimer:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response 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 \(for PDF files\)](#).

PelicanCorp

Compiled with TicketAccess by PelicanCorp





| Sewer                | Water                | Recycled Water       |
|----------------------|----------------------|----------------------|
| Infrastructure       | Infrastructure       | Infrastructure       |
| Major Infrastructure | Major Infrastructure | Major Infrastructure |

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, Urban Utilities shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information, or the completeness or accuracy of such information. Use of such information is subject to and constitutes an acknowledgment by the user that Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may arise from the use of this information. The plans are indicative and approximate only and provided without warranties of any kind, express or implied, correctness, currency or fitness for purpose.



## 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.

Job ID 53924479  
**Telstra QLD South East**

**Referral**  
277525436

**Member Phone**  
1800 653 935

**Responses from this member**

| <b>Response received</b> Mon 10 Aug 2026 5.08pm |      |
|-------------------------------------------------|------|
| File name                                       | Page |
| Response Body                                   | 80   |
| 277525436.pdf                                   | 82   |
| AccreditedPlantLocators 2026-07-20a.pdf         | 84   |
| Telstra Duty of Care v32.0c.pdf                 | 85   |
| Telstra Map Legend v4_0c.pdf                    | 87   |

**Attention:** Dianne Saayman

**Site Location:** 19 Colthorpe St, Boondall, QLD 4034

**Your Job Reference:** DW 2606340 Ramm

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

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.

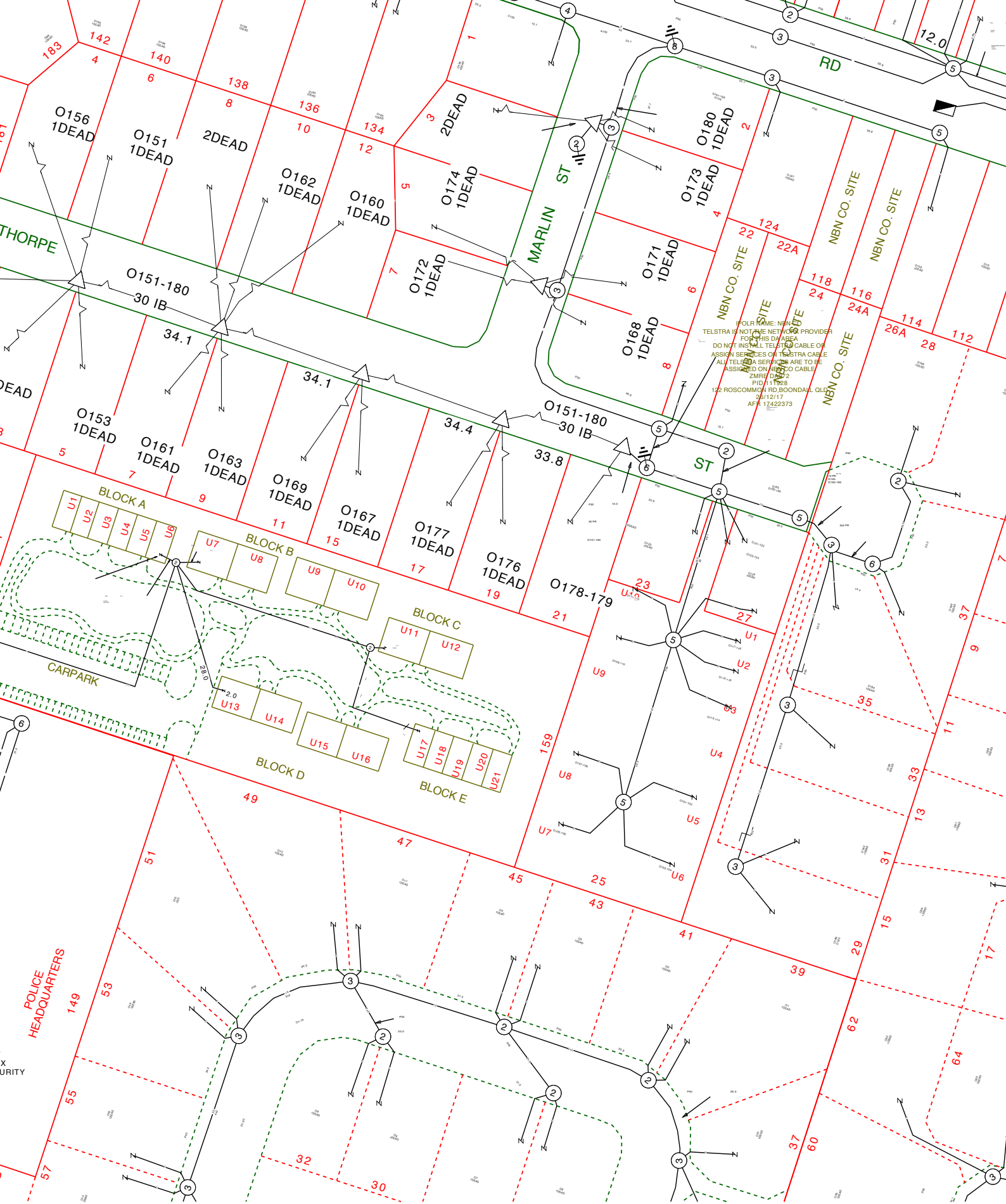
Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use 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 2026-07-20a.pdf)*

*(See attached file: 277525436.pdf)*



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

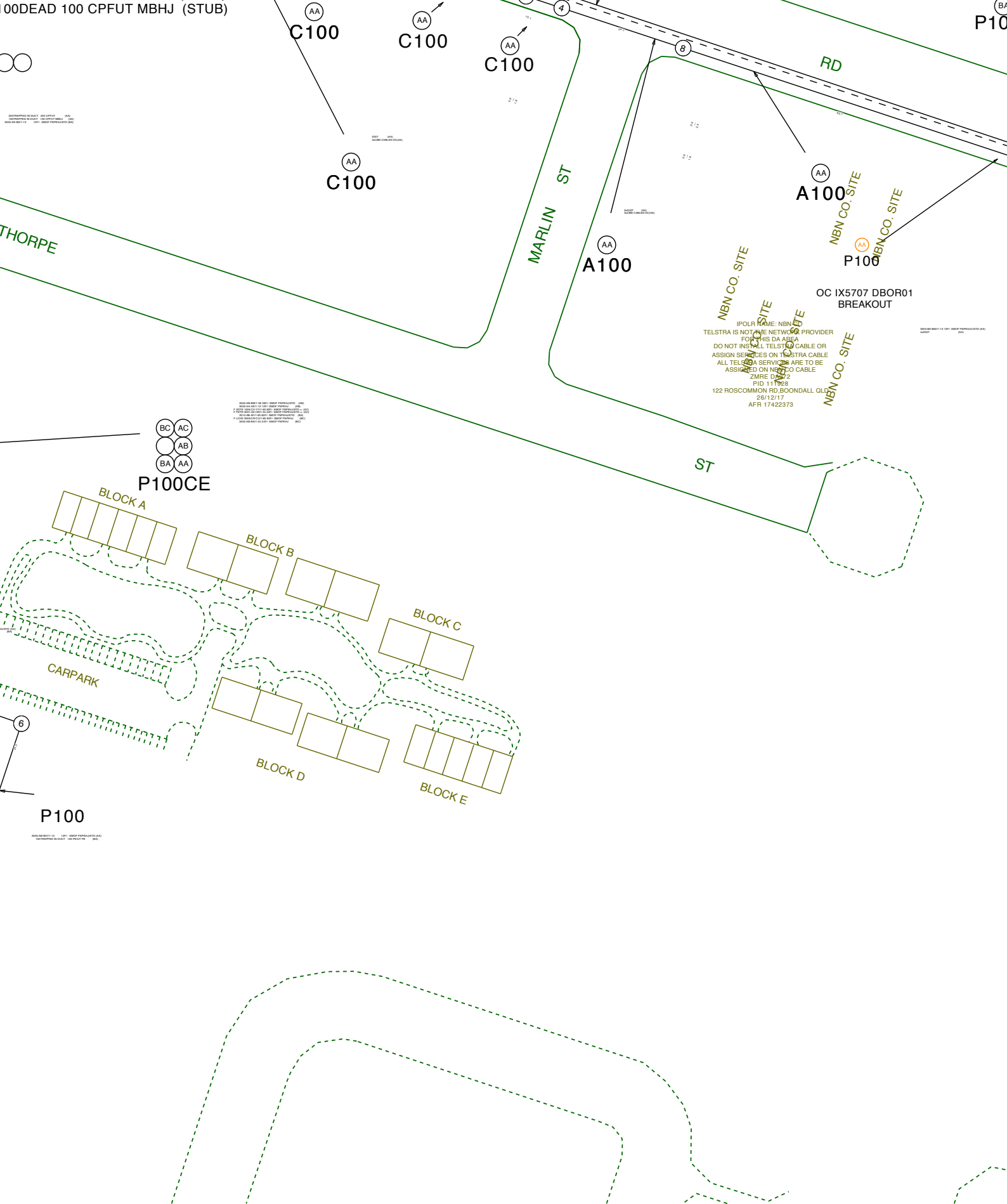
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 10/08/2026 17:06:15

Sequence Number: 277525436

**CAUTION:** Fibre optic and/ or major n  
 present in plot area. Please read the  
 Care and contact InfraCo Plan Service  
 you require any assistance.

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



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 10/08/2026 17:06:17

Sequence Number: 277525436

**CAUTION:** Fibre optic and/ or major n  
present in plot area. Please read the  
Care and contact InfraCo Plan Service  
you require any assistance.

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

## General Information



Telstra highly recommends using Certified Locators.

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



### Before you Dig Australia – BEST PRACTISE GUIDES

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



## OPENING ELECTRONIC MAP ATTACHMENTS –

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



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



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



Telstra New Connections / Disconnections  
13 22 00



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



Telstra Aerial Assets Group (overhead network)  
1800 047 909

## Protect our Network:

by maintaining the following distances from our assets:

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



# Before You Dig Australia

## Think before you dig

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

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

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

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

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



# Disclaimer and legal details

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

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

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

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

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

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

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

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

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

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

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

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

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

## Data Extraction Fees

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

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

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

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

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

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

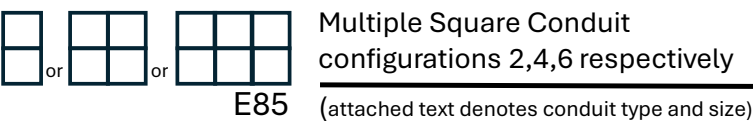
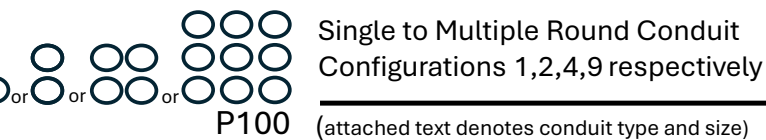
Workers and equipment must maintain safety exclusion zones around power lines

**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

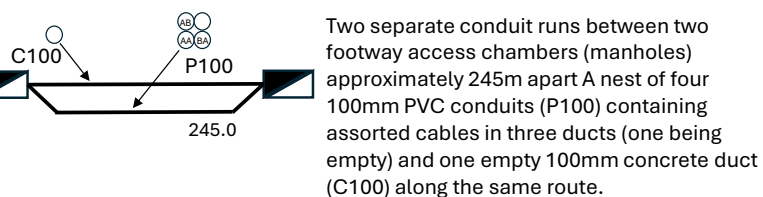
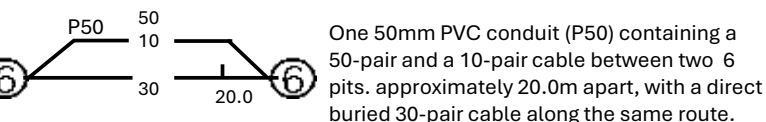
## Privacy Note

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

|             |                                                                            |  |                                                                |
|-------------|----------------------------------------------------------------------------|--|----------------------------------------------------------------|
|             | <b>Lead-in terminates at a Customer Address</b>                            |  | Cable Jointing Pit<br>Number / Letter indicating Pit type/size |
|             | <b>Exchange</b><br>Major Cable Present                                     |  | Elevated Joint<br>(above ground joint on buried cable)         |
|             | Pillar / Cabinet<br>Above ground Free Standing                             |  | Telstra Plant in shared Utility trench                         |
|             | Above ground Complex Equipment<br>Please note: Powered by 240v electricity |  | Aerial cable / or cable on wall                                |
| <b>OC</b>   | Other Carrier Telecommunication Cable/ Asset.<br>Not Telstra Owned         |  | Aerial cable<br>(attached to joint use Pole e.g., Power Pole)  |
| <b>DIST</b> | Distribution cables in Main Cable Ducts                                    |  | Marker Post Installed                                          |
| <b>MC</b>   | Main Cable ducts on a Distribution Plan                                    |  | Buried Transponder                                             |
|             | Blocked or Damaged Duct                                                    |  | Marker Post & Transponder                                      |
|             | Footway Access Chamber<br>(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                                              |

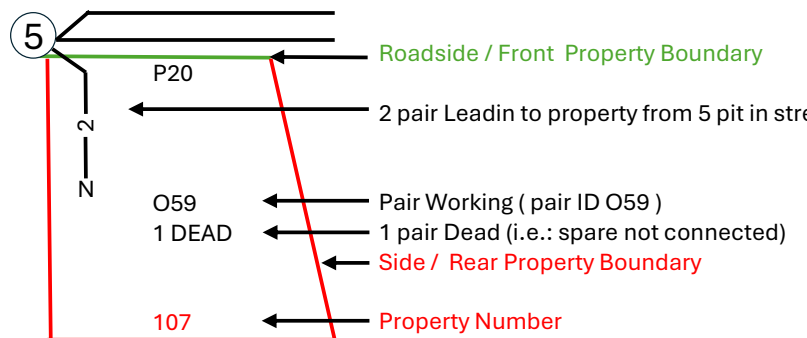


## Some Examples of how to read Telstra Plans



## 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



# The 5 Ps of Safe Excavation

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

## Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

## Prepare

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

## Pothole

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

## Protect

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

## Proceed

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

Job ID 53924479

**DW 2606340 Ramm**



**End of document**

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

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