

Seller disclosure statement



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                                            | Joanne Frances Drinnan                                                                                                                                                                                                                                                                                                             |
| Property address                                  | 87/19 Arwen Street                                                                                                                                                                                                                                                                                                                 |
| (referred to as the "property" in this statement) | Maroochydore QLD 4558                                                                                                                                                                                                                                                                                                              |
| Lot on plan description                           | Lot 23 on GTP                                                                                                                                                                                                                                                                                                                      |
| Community titles scheme or BUGTA scheme:          | Is the property part of a community titles scheme or a BUGTA scheme:<br><input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b><br><i>If Yes, refer to Part 6 of this statement for additional information      If No, please disregard Part 6 of this statement as it does not need to be completed</i> |

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

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title details                                                | <p><b>The seller gives or has given the buyer the following—</b></p> <p>A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> <b>Yes</b></p> <p>A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> <b>Yes</b></p>                                                                                                                                                                                            |
| Registered encumbrances                                      | <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>                                                                                                                                                                                                                                                                                    |
| Unregistered encumbrances (excluding statutory encumbrances) | <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>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <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" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b><br/>         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><br/>         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; padding: 5px; min-height: 100px;"> <i>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</i> </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; padding: 5px; min-height: 100px;"> <i>Insert details of any statutory encumbrances</i> </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><i>If Yes, 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)</i> <input type="text" value="Insert date"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</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.

### Zoning

The zoning of the property is *(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):*

Medium density residential zone

### Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity ☐ Yes ☒ No and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property.

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

\* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

### Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

### Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

*If Yes, a copy of the order or application must be given by the seller.*

### Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

### Flooding

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

### Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" 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>A notice under section 47 of the <i>Queensland Building and Construction Commission Act 1991</i> 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.</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="http://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—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: \$1366.45

Date Range: 1 July 2026 – 31 December 2026

OR

☐ The property is currently a rates exempt lot.\*\*

OR

☐ The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

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

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

### Water

#### Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice\* is:

Amount: \$311.37

Date Range: 29 October 2025 to 30 January 2026

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: *Insert estimated amount*

Date Range: *Insert date range*

*\* 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> | <p><b>The property is included in a community titles scheme. (If Yes, complete the information below)</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Community Management Statement</b>                   | <p>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 checked="" type="checkbox"/> <b>Yes</b></p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>                                                                                                                                                                                                                                                                                                                                                                |
| <b>Body Corporate Certificate</b>                       | <p>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 checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input checked="" type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul>                                                                                                                                                                                  |
| <b>Statutory Warranties</b>                             | <p><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.</p>                                                                                                                                                                                                                                                                                               |
| <b>Building Units and Group Titles Act 1980</b>         | <p><b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Body Corporate Certificate</b>                       | <p>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 checked="" type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul> <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p> |

Signatures – SELLER

DocuSigned by:  
*Joanne Drinnan*  
F915976844134E0...  
Signature of seller

Signature of seller

Joanne Frances Drinnan  
Name of seller

Name of seller

31/7/2026 | 5:19 PM AEST  
Date

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>50042733</b> | <b>Search Date:</b> | 05/03/2026 15:08 |
| <b>Date Title Created:</b> | 06/01/1995      | <b>Request No:</b>  | 55300867         |
| <b>Previous Title:</b>     | 50040838        |                     |                  |

**ESTATE AND LAND**

Estate in Fee Simple

LOT 23 GROUP TITLES PLAN OF RESUBDIVISION 101428  
Local Government: SUNSHINE COAST  
COMMUNITY MANAGEMENT STATEMENT 23505

**REGISTERED OWNER**

Dealing No: 724455337 31/10/2025  
JOANNE FRANCES DRINNAN

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10425165 (POR 25)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

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

P.G.T. 4594

Building Units and Group Titles Act 1988-1990  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 1)

Regulation 8(1)  
 Sheet No. 1 of 7 Sheets  
*ANNEXURE 1 TO SHEET 1*  
 MADE, 6 JAN 1995

NAME OF PARCEL. "REGENTS LANDING NO. 2"

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 101428**  
 RESUBDIVIDING LOT 16 AND COMMON PROPERTY ON G.T.P. NO: 101427

SIGNATURE OF REGISTERED PROPRIETOR.

MERRYLEY PTY LTD ACN 054 890 549,  
 METEORLOW PTY LTD ACN 055 090 803,  
 MORSELAND PTY LTD ACN 055 090 796  
 and MUMFIELD PTY LTD ACN 055 090 910  
 by their Attorney Anthony John Crilly  
 under Registered Power of Attorney  
 No. L386034W who certifies that he has  
 received no notice of revocation thereof.

NAME OF REGISTERED PROPRIETOR.

Meteorlow Pty Ltd, Merryley Pty Ltd,  
 Morseland Pty Ltd and Mumfield Pty Ltd  
 as tenants in common in equal shares.

ADDRESS:

P.O. Box 5344  
 MAROOCHYDORE SOUTH 4558

REFERENCE TO TITLE

*50040838*  
 VOLUME FOLIO

DESCRIPTION OF PARCEL.

Lot 16 on G.T.P. 101427

COUNTY:

Canning

PARISH:

Mooloolah

CITY:

NAME OF BODY CORPORATE:

The Proprietors  
 "REGENTS LANDING NO. 2"  
 GROUP TITLES PLAN NO: 101427  
 C/- P.O. Box 110  
 MOOLOOLABA 4557

ADDRESS at which documents may be served:

OF RESUBDIVISION  
 GROUP TITLES PLAN No.: 101428

REGISTERED



CMS23505

GTP101428

CHIEF EXECUTIVE OFFICER

COUNCIL OF THE SHIRE OF MAROOCHY

Surveyor's Reference: 940624

Local Authority Reference: 38121

*All dealings with Common Property are recorded on Group Titles Plan No 101427*

IT IS NOTIFIED THAT LOT 33 IN THIS GROUP TITLES PLAN HAS BEEN RESUBDIVIDED BY  
GROUP TITLES PLAN OF RESUBDIVISION NO. 102481 THIS 26 MAY 1995

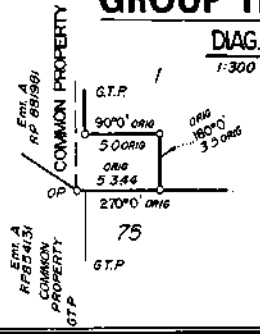
Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel "REGENTS LANDING NO. 2"

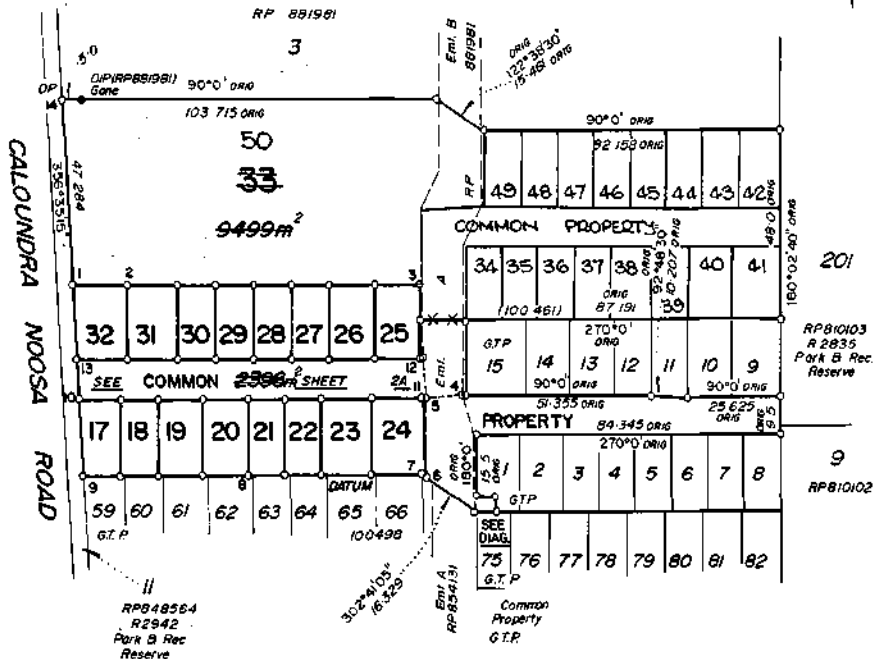
Regulation 8(1)  
Sheet No. 2 of 7 Sheets

GROUP TITLES PLAN NO. 101428

RESUBDIVIDING LOT 16 AND COMMON PROPERTY ON  
ORIGINAL INFORMATION COMPILED FROM G.T.P. NO 101427  
IN THE DEPT. OF LANDS



Amendments made to Lot 33  
in accordance with Group Titles  
Plan of Resubdivision No. 101481  
This  
26 MAY 1995



SCALE 1:1250

SIGNATURE OF REGISTERED PROPRIETOR:

MERRYLEY PTY LTD ACN 054 890 569,  
METEORLOW PTY LTD ACN 055 090 803,  
MORSELAND PTY LTD ACN 055 090 796  
and MUMFIELD PTY LTD ACN 055 090 910  
by their Attorney Anthony John Crilly  
under Registered Power of Attorney  
No. L386034W who certifies that he has  
received no notice of revocation thereof.

Chief Executive Officer

COUNCIL OF THE SHIRE OF MAROOCHY





Building Units and Group Titles Act 1980-1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 2)

Name of Parcel: "REGENTS LANDING NO. 2"

Sheet No 3 of 7 Sheets

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 101428**  
RESUBDIVIDING LOT 16 AND COMMON PROPERTY ON G.T.P. NO 101427

Ken Hicks & Associates Pty Ltd (A.C.N. 010 278 823)  
hereby certify that ~~the~~ Company have surveyed the land comprised in this plan  
(\*either personally or by Daniel Joseph Kearney (Surv. Grad))

for whose work ~~the~~ Company accept responsibility), that the plan is accurate, that the  
said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors  
Regulation 1992 and that the said survey was completed on 3/10/94



Licensed Surveyor/  
Director

Director

Date 20-10-94

\* Delete whichever is inapplicable.

  
CHIEF EXECUTIVE OFFICER  
COUNCIL OF THE SHIRE OF MAROOCHY

XXXX  
XXXX

Building Units and Group Titles Act 1980 — 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 3)

Name of Parcel: "REGENTS LANDING NO. 2"

Regulation 8(1)  
Sheet No. 4 of 7 Sheets

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 101428**  
RESUBDIVIDING LOT 16 AND COMMON PROPERTY ON G.T.P. NO 101427

CERTIFICATE OF LOCAL AUTHORITY

"Council of the Shire of Maroochy hereby certifies that the proposed  
re subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the  
"Council of the Shire of Maroochy as amended and that all requirements of  
the Local Government Acts 1936 — 1980 as modified by the Building Units and Group Titles  
Act 1980 have been complied with in regard to the subdivision.

DATED this

30

day of

November

1994

  
being the proper  
officers to affix  
such seal  
Executive Officer

CHIEF EXECUTIVE OFFICER

Council of the Shire of Maroochy

\*Insert name of local authority

Building Units and Group Titles Act 1980 — 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 7)

Name of Parcel: "REGENTS LANDING NO. 2"

Regulation 8(1)  
Sheet No 5 of 7 Sheets

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 101428**  
RESUBDIVIDING LOT 16 AND COMMON PROPERTY ON G.T.P. NO 101427

the 4th Level, 77 The Esplanade

I, Jeffrey Graham Southwell, of MOOLOOLABA 4557

a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed

SCHEDULE

| LOT           | UNIMPROVED VALUE   | LOT ENTITLEMENT |
|---------------|--------------------|-----------------|
| 1 37          | 15,000 15000       | 1 1             |
| 2 38          | 15,000 15000       | 1 1             |
| 3 39          | 15,000 15000       | 1 1             |
| 4 40          | 15,000 15000       | 1 1             |
| 5 41          | 15,000 15000       | 1 1             |
| 6 42          | 15,000 15000       | 1 1             |
| 7 43          | 15,000 15000       | 1 1             |
| 8 44          | 15,000 15000       | 1 1             |
| 9 45          | 15,000 15000       | 1 1             |
| 10 46         | 15,000 15000       | 1 1             |
| 11 47         | 15,000 15000       | 1 1             |
| 12 48         | 15,000 15000       | 1 1             |
| 13 49         | 15,000 15000       | 1 1             |
| 14 50         | 15,000 270000      | 1 18            |
| 15            | 30,000             | 2               |
| 17            | 15,000             | 1               |
| 18            | 15,000             | 1               |
| 19            | 15,000             | 1               |
| 20            | 15,000             | 1               |
| 21            | 15,000             | 1               |
| 22            | 15,000             | 1               |
| 23            | 15,000             | 1               |
| 24            | 15,000             | 1               |
| 25            | 15,000             | 1               |
| 26            | 15,000             | 1               |
| 27            | 15,000             | 1               |
| 28            | 15,000             | 1               |
| 29            | 15,000             | 1               |
| 30            | 15,000             | 1               |
| 31            | 15,000             | 1               |
| 32            | 15,000             | 1               |
| <del>33</del> | <del>510,000</del> | <del>34</del>   |
| 34            | 15,000             | 1               |
| 35            | 15,000             | 1               |
| 36            | 15,000             | 1               |
| AGGREGATE     | \$990,000          | 66              |

DATED this 4th day of OCTOBER 1994.

REGISTERED VALUER

CHIEF EXECUTIVE OFFICER  
COUNCIL OF THE SHIRE OF MAROOCHY

XXXX  
XXXX  
XXXX

Amendments made to Lot 33  
in accordance with Group Titles  
Plan of Resubdivision No. 101428  
this  
26 MAY 1995

Name of Parcel. "REGENTS LANDING NO. 2"

Sheet No 6 of 7 Sheets

OF RESUBDIVISION.

**GROUP TITLES PLAN NO.** 101428

RESUBDIVIDING LOT 16 AND COMMON PROPERTY ON G.T.P. NO 101427

**SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO**

CURRENT CERTIFICATE OF TITLE

| Lot No.   | Entitlement | Current C's T. |      | Lot No.   | Entitlement | Current C's T. |      |
|-----------|-------------|----------------|------|-----------|-------------|----------------|------|
|           |             | Vol            | Fol. |           |             | Vol            | Fol. |
| 1         | 1           |                |      | 23        | 1           |                |      |
| 2         | 1           |                |      | 24        | 1           |                |      |
| 3         | 1           |                |      | 25        | 1           |                |      |
| 4         | 1           |                |      | 26        | 1           |                |      |
| 5         | 1           |                |      | 27        | 1           |                |      |
| 6         | 1           |                |      | 28        | 1           |                |      |
| 7         | 1           |                |      | 29        | 1           |                |      |
| 8         | 1           |                |      | 30        | 1           |                |      |
| 9         | 1           |                |      | 31        | 1           |                |      |
| 10        | 1           |                |      | 32        | 1           |                |      |
| 11        | 1           |                |      | 33        | 34          |                |      |
| 12        | 1           |                |      |           |             |                |      |
| 13        | 1           |                |      |           |             |                |      |
| 14        | 1           |                |      |           |             |                |      |
| 15        | 2           |                |      |           |             |                |      |
| 17        | 1           |                |      |           |             |                |      |
| 18        | 1           |                |      |           |             |                |      |
| 19        | 1           |                |      |           |             |                |      |
| 20        | 1           |                |      |           |             |                |      |
| 21        | 1           |                |      |           |             |                |      |
| 22        | 1           |                |      |           |             |                |      |
| AGGREGATE |             |                |      | AGGREGATE | 66          |                |      |

SIGNATURE OF REGISTERED PROPRIETOR



**MERRYLEY PTY LTD** ACN 054 890 569,  
**METEORLOW PTY LTD** ACN 055 090 883,  
**MORSELAND PTY LTD** ACN 055 090 796  
and **MUMFIELD PTY LTD** ACN 055 090 910  
by their Attorney **Anthony John Crtly**  
under Registered Power of Attorney  
No. L386034W who certifies that he has  
received no notice of revocation thereof.

CHIEF EXECUTIVE OFFICER  
COUNCIL OF THE SHIRE OF MAROOCHY

...elements made to Lot 33  
in accordance with GRAVE TILES  
from the Resubdivision No. 102481

*Wm. L. G. L.*

5661 AM 9 26 MAY 1995

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 11)

Regulation 8 (1).  
Sheet No. ~~6~~ 7 of 7 sheets.

CERTIFICATE OF BODY CORPORATE

The Proprietors REGENT'S LANDING NO.2 Group Title Plan No. 101427 hereby certifies that in pursuance of sections 10 (1) and 10 (6) (b) of the Building Units and Group Titles Act 1980 that it has by resolution without dissent approved the resubdivision of lots and common property in Group Title Plan No. 101427 and agreed to each proposed lot entitlement and the proposed aggregate shown in the schedule of lot entitlements forming part of the plan of resubdivision.

The Common Seal of The Proprietors REGENT'S LANDING NO.2 Group Title Plan No. 101427 was hereunto affixed on the 21/04/95 in the presence of the Body Corporate Manager, Abetta Body Corporate Management Pty Ltd.



The Common Seal of Abetta Body Corporate Management Pty Ltd was hereunto affixed by authority of its Board of Directors on the 21/04/95 who certifies he is a proper officer to affix the seal.



*Dario Willyam McIntyre*  
Secretary

*Sarah*

*Director*

SUNSHINE COAST

P: 07 5458 4500

F: 07 5444 5595

E: [sunshinecoast@abcm.com.au](mailto:sunshinecoast@abcm.com.au)



PO Box 1191

Mooloolaba QLD 4557

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

28 July 2026

Mrs Joanne Drinnan  
Unit 87 / 19 Arwen Street  
MAROOCHYDORE QLD 4558

Ref

Fee      86.95                      Paid

Archers the Strata Professionals Pty Ltd  
ABN: 41 053 213 693

Please find enclosed a Body Corporate Certificate pursuant to Section 205 of the Body Corporate and Community Management Act 1997. The figures contained within the certificate are current as of today's date and are subject to change.

The fee charged of \$86.95 will allow for the Certificate to be provided within 5 business days. Please note these charges are prescribed under the relevant legislation.

If you require an updated Certificate within 3 months at the prescribed fee or financial documents prior to settlement, these can be ordered from our website  
<https://abcm.com.au/forms/>

Should you require any further information please contact our office.

Yours faithfully,

A handwritten signature in black ink, appearing to be "J. Drinnan", written over a horizontal line.

Body Corporate Manager  
For the Secretary

**BCCM****Form 33**

Department of Justice

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

*For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).*

**WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.**

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

**The community management statement**

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

## The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](http://www.qld.gov.au/bodycorporate).

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying [www.qld.gov.au/searchofadjudicatorsorders](http://www.qld.gov.au/searchofadjudicatorsorders).

**The information in this certificate is issued on 28/07/2026**

### Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 - Information for body corporate roll. Fines may apply if you do not comply.

### How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

### Name and number of the community titles scheme

**REGENTS LANDING NO 2**

CTS No. **23505**

### Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Wayne Cranley**

Company:

Phone:

Email:

### Accessing records

### Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.



## Property and community titles scheme details

### Lot and plan details

Lot number: **23**

Plan type and number: **105303**

Plan of subdivision: **STANDARD FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

### Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Accommodation**

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

### Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

**Is the scheme part of a layered arrangement of community titles schemes?**

**No**

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

### Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

**Does a building management statement apply to the community titles scheme?**

**No**

If yes, you can obtain a copy of the statement from Titles Queensland: [www.titlesqld.com.au](http://www.titlesqld.com.au). You should seek legal advice about the rights and obligations under the building management statement before signing the contract -for example, this can include costs the body corporate must pay in relation to shared areas and services.

## By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

### What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

### General by-laws

**The community management statement includes the complete set of by-laws that apply to the scheme.**

### Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

**Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?**

**No**

**If yes, the exclusive use by-laws or other allocations of common property for the schemes are:**

| Date of Resolution | Lot | Description | Conditions |
|--------------------|-----|-------------|------------|
|--------------------|-----|-------------|------------|

## Lot entitlements and financial information

### Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

### Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **65**

### Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **66**

### Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

### Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

**WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.**

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

### Body corporate debts

**If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.** Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **23** for the current financial year: \$ **1,562.42**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

| Period                                             | Due date | Amount due | Amount due if discount applied | Paid       |
|----------------------------------------------------|----------|------------|--------------------------------|------------|
| 01/01/26 to 31/03/26                               | 01/01/26 | 390.00     | 312.00                         | 25/05/26   |
| 01/04/26 to 30/06/26                               | 01/04/26 | 390.00     | 312.00                         | 25/05/26   |
| 01/07/26 to 30/09/26                               | 01/07/26 | 391.21     | 312.97                         | 01/07/26   |
| 01/10/26 to 31/12/26                               | 01/10/26 | 391.21     | 312.97                         |            |
| 01/01/27****31/03/27                               | 01/01/27 | 391.21     | 312.97                         |            |
| 01/04/27****30/06/27                               | 01/04/27 | 391.21     | 312.97                         |            |
| Amount overdue                                     |          |            |                                | <b>Nil</b> |
| Amount Unpaid including amounts billed not yet due |          |            |                                | <b>Nil</b> |

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **23** for the current financial year: \$ **634.62**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

| Period                                             | Due date | Amount due | Amount due if discount applied | Paid       |
|----------------------------------------------------|----------|------------|--------------------------------|------------|
| 01/01/26 to 31/03/26                               | 01/01/26 | 136.25     | 109.00                         | 25/05/26   |
| 01/04/26 to 30/06/26                               | 01/04/26 | 136.25     | 109.00                         | 25/05/26   |
| 01/07/26 to 30/09/26                               | 01/07/26 | 181.06     | 144.85                         | 01/07/26   |
| 01/10/26 to 31/12/26                               | 01/10/26 | 181.06     | 144.85                         |            |
| 01/01/27****31/03/27                               | 01/01/27 | 181.06     | 144.85                         |            |
| 01/04/27****30/06/27                               | 01/04/27 | 181.06     | 144.85                         |            |
| Amount overdue                                     |          |            |                                | <b>Nil</b> |
| Amount Unpaid including amounts billed not yet due |          |            |                                | <b>Nil</b> |

### Special contributions - Administrative Fund (IF ANY)

Date determined: **19/05/26** (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

| Period | Due date | Amount due | Amount due if discount applied | Paid                                               |
|--------|----------|------------|--------------------------------|----------------------------------------------------|
|        |          |            |                                | Amount overdue                                     |
|        |          |            |                                | <b>Nil</b>                                         |
|        |          |            |                                | Amount Unpaid including amounts billed not yet due |
|        |          |            |                                | <b>Nil</b>                                         |

**Special contributions - Sinking Fund (IF ANY)**

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

| Due date | Amount due | Amount due if discount applied | Paid |
|----------|------------|--------------------------------|------|
|----------|------------|--------------------------------|------|

|                                                    |            |
|----------------------------------------------------|------------|
| Amount overdue                                     | <b>Nil</b> |
| Amount Unpaid including amounts billed not yet due | <b>Nil</b> |

**Other contributions**

|                | Period               | Due date | Amount due | Amount due if discount applied | Paid     |
|----------------|----------------------|----------|------------|--------------------------------|----------|
| Insurance Fund | 01/01/26 to 31/03/26 | 01/01/26 | 272.25     | 272.25                         | 25/05/26 |
| Insurance Fund | 01/04/26 to 30/06/26 | 01/04/26 | 272.25     | 272.25                         | 25/05/26 |
| Insurance Fund | 01/07/26 to 30/09/26 | 01/07/26 | 226.88     | 226.88                         | 01/07/26 |
| Insurance Fund | 01/10/26 to 31/12/26 | 01/10/26 | 226.88     | 226.88                         |          |
| Insurance Fund | 01/01/27 to 31/03/27 | 01/01/27 | 226.88     | 226.88                         |          |
| Insurance Fund | 01/04/27 to 30/06/27 | 01/04/27 | 226.88     | 226.88                         |          |

**Other amounts payable by the lot owner**

| Purpose | Fund | Amount | Due date | Amount |
|---------|------|--------|----------|--------|
|---------|------|--------|----------|--------|

No other amounts payable for the lot.

### Summary of amounts due but not paid by the current owner

At the date of this certificate

|                                                                         |     |
|-------------------------------------------------------------------------|-----|
| Annual contributions                                                    | Nil |
| Special contributions                                                   | Nil |
| Other contributions                                                     | Nil |
| Other payments                                                          | Nil |
| Penalties                                                               | Nil |
| Total amount overdue (Total Amount Unpaid including not yet due \$0.00) | Nil |

(An amount in brackets indicates a credit or a payment made before the due date)

### Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

### Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

**Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?**

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 03/06/21

**Current sinking fund balance (as at date of certificate): \$ 109,854.04**

### Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

| Date | Description | Conditions |
|------|-------------|------------|
|------|-------------|------------|

### Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

The body corporate does not have any assets that it is required to record in its register

## Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

### Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

| TYPE/COMPANY           | POLICY NO. | SUM INSURED | PREMIUM | DUE DATE | EXCESS |
|------------------------|------------|-------------|---------|----------|--------|
| BUILDING               |            |             | 0.00    |          |        |
| PUBLIC LIABILITY       |            |             | 0.00    |          |        |
| OFFICE BEARERS         |            |             |         |          |        |
| WORKERS COMP           |            |             |         |          |        |
| MACHINERY BREAKDOWN    |            |             |         |          |        |
| ELECTRONIC             |            |             |         |          |        |
| TRAILER                |            |             |         |          |        |
| CONTENTS               |            |             |         |          |        |
| PROFESSIONAL INDEMNITY |            |             |         |          |        |

## Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**Does the body corporate currently hold alternative insurance approved under an alternative insurance order?**

**No**

## Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

### Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

**Has the body corporate engaged a caretaking services contractor for the scheme?**

**No**

**Has the body corporate authorised a letting agent for the scheme?**

**No**



**Embedded network electricity supply**

**Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?**

**No**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**Body corporate authority**

This certificate is signed and given under the authority of the body corporate.

**Name/s**

**Positions/s held** Body Corporate Manager

**Date** 28/07/2026

**Signature/s** \_\_\_\_\_

**Copies of documents given with this certificate:**

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

Mail Address  
PO Box 1191  
Mooloolaba Qld 4557

Telephone (07) 5458 4500  
Fax (07) 5444 5595

Level 1  
35 Dalton Drive  
Maroochydore, Qld 4558

REGENTS LANDING NO 2 CTS 23505

19 Arwen Street Maroochydore Qld 4558

BALANCE SHEET

AS AT 31 DECEMBER 2025

|                                              | ACTUAL<br>31/12/2025        | ACTUAL<br>31/12/2024  |
|----------------------------------------------|-----------------------------|-----------------------|
| <b><u>OWNERS FUNDS</u></b>                   |                             |                       |
| Administrative Fund                          | 31,703.16                   | 0.00                  |
| Sinking Fund                                 | 117,892.97                  | 0.00                  |
| <b><u>TOTAL</u></b>                          | <b><u>\$ 149,596.13</u></b> | <b><u>\$ 0.00</u></b> |
| <b><u>THESE FUNDS ARE REPRESENTED BY</u></b> |                             |                       |
| <b><u>CURRENT ASSETS</u></b>                 |                             |                       |
| Cash On Hand                                 | 100,973.36                  | 0.00                  |
| Investment - Macquarie 1                     | 7.27                        | 0.00                  |
| Investment - Macquarie 2                     | 71,449.13                   | 0.00                  |
| Contributions In Arrears                     | 1,606.55                    | 0.00                  |
| <b><u>TOTAL ASSETS</u></b>                   | <b><u>174,036.31</u></b>    | <b><u>0.00</u></b>    |
| <b><u>LIABILITIES</u></b>                    |                             |                       |
| Gst Clearing A/C Prior                       | (415.99)                    | 0.00                  |
| Handovergst/Variance To Review               | (13,061.47)                 | 0.00                  |
| Suspense                                     | 88.00                       | 0.00                  |
| Sundry Creditors                             | 3,687.19                    | 0.00                  |
| Accounts Paid In Advance                     | 101.00                      | 0.00                  |
| Contributions In Advance                     | 34,041.45                   | 0.00                  |
| <b><u>TOTAL LIABILITIES</u></b>              | <b><u>24,440.18</u></b>     | <b><u>0.00</u></b>    |
| <b><u>NET ASSETS</u></b>                     | <b><u>\$ 149,596.13</u></b> | <b><u>\$ 0.00</u></b> |

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Telephone (07) 5458 4500  
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Level 1  
35 Dalton Drive  
Maroochydore, Qld 4558

# REGENTS LANDING NO 2 CTS 23505

19 Arwen Street Maroochydore Qld 4558

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

|                                         | ACTUAL            | BUDGET            | ACTUAL      |
|-----------------------------------------|-------------------|-------------------|-------------|
|                                         | 01/01/25-31/12/25 | 01/01/25-31/12/25 | LAST YEAR   |
| <b><u>ADMINISTRATIVE FUND</u></b>       |                   |                   |             |
| <b><u>INCOME</u></b>                    |                   |                   |             |
| Levies - Administrative Fund            | 94,501.55         | 0.00              | 0.00        |
| Discount - Admin Fund                   | (18,402.13)       | 0.00              | 0.00        |
| Levies - Insurance                      | 56,363.56         | 0.00              | 0.00        |
| Interest On Overdue Levies              | 79.34             | 0.00              | 0.00        |
| <b><u>TOTAL ADMIN. FUND INCOME</u></b>  | <b>132,542.32</b> | <b>0.00</b>       | <b>0.00</b> |
| <b><u>EXPENDITURE - ADMIN. FUND</u></b> |                   |                   |             |
| <b><u>BODY CORPORATE MANAGEMENT</u></b> |                   |                   |             |
| Business Activity Statements            | 527.00            | 0.00              | 0.00        |
| Secretarial Fees Additional             | 368.55            | 0.00              | 0.00        |
| Secretarial Fees                        | 13,368.54         | 0.00              | 0.00        |
| <b><u>CLEANING</u></b>                  |                   |                   |             |
| Cleaning - General                      | 392.47            | 0.00              | 0.00        |
| Cleaning - Garbage Bins                 | 392.47            | 0.00              | 0.00        |
| <b><u>FIRE CONTROL</u></b>              |                   |                   |             |
| Fire - Contract                         | 378.46            | 0.00              | 0.00        |
| <b><u>GENERAL EXPENSES</u></b>          |                   |                   |             |
| General Expenses                        | 2,553.58          | 0.00              | 0.00        |
| Meeting Expenses                        | 50.90             | 0.00              | 0.00        |
| Income Tax Expense                      | 340.00            | 0.00              | 0.00        |
| Committee Expenses                      | 674.58            | 0.00              | 0.00        |
| <b><u>INSURANCE</u></b>                 |                   |                   |             |
| Insurance                               | 41,623.93         | 0.00              | 0.00        |
| <b><u>LICENCES &amp; FEES</u></b>       |                   |                   |             |
| Water Rates - No Gst                    | 3,357.52          | 0.00              | 0.00        |
| <b><u>PEST CONTROL</u></b>              |                   |                   |             |
| Pest Control                            | 46.02             | 0.00              | 0.00        |
| <b><u>PROFESSIONAL FEES</u></b>         |                   |                   |             |
| Prep Of Income Tax Return               | 120.00            | 0.00              | 0.00        |
| Debt Recovery                           | 45.00             | 0.00              | 0.00        |
| <b><u>REPAIRS &amp; MAINTENANCE</u></b> |                   |                   |             |
| R & M - Gardens & Grounds               | 37,434.82         | 0.00              | 0.00        |

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STATEMENT OF INCOME AND EXPENDITURE  
FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

|                                           | ACTUAL                     | BUDGET                    | ACTUAL                |
|-------------------------------------------|----------------------------|---------------------------|-----------------------|
|                                           | 01/01/25-31/12/25          | 01/01/25-31/12/25         | LAST YEAR             |
| R & M - Electrical                        | 185.00                     | 0.00                      | 0.00                  |
| R & M - Plumbing                          | 6,233.18                   | 0.00                      | 0.00                  |
| <b>TOTAL ADMIN. EXPENDITURE</b>           | <b>108,092.02</b>          | <b>0.00</b>               | <b>0.00</b>           |
| <b><u>SURPLUS / DEFICIT</u></b>           | <b><u>\$ 24,450.30</u></b> | <b><u>\$ 0.00</u></b>     | <b><u>\$ 0.00</u></b> |
| Opening Admin. Balance                    | 7,252.86                   | 7,252.86                  | 0.00                  |
| <b><u>ADMINISTRATIVE FUND BALANCE</u></b> | <b><u>\$ 31,703.16</u></b> | <b><u>\$ 7,252.86</u></b> | <b><u>\$ 0.00</u></b> |

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STATEMENT OF INCOME AND EXPENDITURE  
FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

|                                            | ACTUAL<br>01/01/25-31/12/25 | BUDGET<br>01/01/25-31/12/25 | ACTUAL<br>LAST YEAR |
|--------------------------------------------|-----------------------------|-----------------------------|---------------------|
| <b><u>SINKING FUND</u></b>                 |                             |                             |                     |
| <b><u>INCOME</u></b>                       |                             |                             |                     |
| Levies - Sinking Fund                      | 30,372.55                   | 0.00                        | 0.00                |
| Discount - Sinking Fund                    | (5,908.26)                  | 0.00                        | 0.00                |
| Interest Income                            | 1,816.51                    | 0.00                        | 0.00                |
| Interest On Overdue Levies                 | 16.00                       | 0.00                        | 0.00                |
| <b><u>TOTAL SINKING FUND INCOME</u></b>    | <b>26,296.80</b>            | <b>0.00</b>                 | <b>0.00</b>         |
| <b><u>EXPENDITURE - SINKING FUND</u></b>   |                             |                             |                     |
| Fencing                                    | 1,875.00                    | 0.00                        | 0.00                |
| Income Tax                                 | 613.80                      | 0.00                        | 0.00                |
| Retaining Wall                             | 15,135.00                   | 0.00                        | 0.00                |
| <b><u>TOTAL SINK. FUND EXPENDITURE</u></b> | <b>17,623.80</b>            | <b>0.00</b>                 | <b>0.00</b>         |
| <b><u>SURPLUS / DEFICIT</u></b>            | <b>\$ 8,673.00</b>          | <b>\$ 0.00</b>              | <b>\$ 0.00</b>      |
| Opening Sinking Fund Balance               | 109,219.97                  | 109,219.97                  | 0.00                |
| <b><u>SINKING FUND BALANCE</u></b>         | <b>\$ 117,892.97</b>        | <b>\$ 109,219.97</b>        | <b>\$ 0.00</b>      |

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only  
CMS LABEL NUMBER

This statement incorporates and must include the following:

Schedule A - Schedule of lot entitlements  
Schedule B - Explanation of development of Scheme Land  
Schedule C - By-laws  
Schedule D - Any other details  
Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme

Regents Landing No. 2 Community Titles Scheme 23505

2. Regulation module

Standard Module

3. Name of Body Corporate

Body Corporate for Regents Landing No. 2 Community Titles Scheme 23505

4. Scheme Land

| Lot on Plan Description | County | Parish | Title Reference |
|-------------------------|--------|--------|-----------------|
| See enlarged panel      |        |        |                 |

5. #Name and address of original Owner

Not applicable

6. Reference to plan lodged with this statement

Not applicable

# first community management statement only

7. Local Government community management statement notation

Not applicable pursuant to Section 60(6) of the Body Corporate and Community Management Act 1997

..... signed

..... name and designation

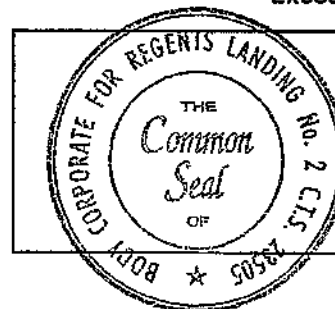
..... name of Local Government

8. Execution by original Owner/Consent of Body Corporate

Execution Date 26/03/2015

\*Execution

*Marie Therapleton*  
MARIE THERAPLETON (CHAIRPERSON)  
*Jim Walker*  
JIM WALKER (SECRETARY)



Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in DERM see the Department's website.

Title Reference 50040822

4. Scheme Land

| Description of Lot                                    | County  | Parish    | Title Reference                       |
|-------------------------------------------------------|---------|-----------|---------------------------------------|
| Common Property of Regents<br>Landing No. 2 CTS 23505 | Canning | Mooloolah | 50040822                              |
| Lots 1 - 15 (inclusive) in GTP<br>101427              | Canning | Mooloolah | 50040823 -<br>50040837<br>(inclusive) |
| Lots 17 - 19 (inclusive) in GRP<br>101428             | Canning | Mooloolah | 50042727 -<br>50042729<br>(inclusive) |
| Lot 20 in GRP 101428                                  | Canning | Mooloolah | 50437220 and<br>50437221              |
| Lots 21 - 32 (inclusive) in GRP<br>101428             | Canning | Mooloolah | 50042731 -<br>50042742<br>(inclusive) |
| Lots 34 - 49 (inclusive) in GRP<br>102481             | Canning | Mooloolah | 50072376 -<br>50072391<br>(inclusive) |
| Lots 51 - 68 (inclusive) in GRP<br>103819             | Canning | Mooloolah | 50110080 -<br>50110097<br>(inclusive) |

|                   |                                     |
|-------------------|-------------------------------------|
| <b>SCHEDULE A</b> | <b>SCHEDULE OF LOT ENTITLEMENTS</b> |
|-------------------|-------------------------------------|

| Lot on Plan          | Contribution | Interest |
|----------------------|--------------|----------|
| Lot 1 in GTP 101427  | 1            | 1        |
| Lot 2 in GTP 101427  | 1            | 1        |
| Lot 3 in GTP 101427  | 1            | 1        |
| Lot 4 in GTP 101427  | 1            | 1        |
| Lot 5 in GTP 101427  | 1            | 1        |
| Lot 6 in GTP 101427  | 1            | 1        |
| Lot 7 in GTP 101427  | 1            | 1        |
| Lot 8 in GTP 101427  | 1            | 1        |
| Lot 9 in GTP 101427  | 1            | 1        |
| Lot 10 in GTP 101427 | 1            | 1        |
| Lot 11 in GTP 101427 | 1            | 1        |
| Lot 12 in GTP 101427 | 1            | 1        |
| Lot 13 in GTP 101427 | 1            | 1        |
| Lot 14 in GTP 101427 | 1            | 1        |
| Lot 15 in GTP 101427 | 1            | 2        |
| Lot 17 in GRP 101428 | 1            | 1        |
| Lot 18 in GRP 101428 | 1            | 1        |
| Lot 19 in GRP 101428 | 1            | 1        |
| Lot 20 in GRP 101428 | 1            | 1        |
| Lot 21 in GRP 101428 | 1            | 1        |
| Lot 22 in GRP 101428 | 1            | 1        |
| Lot 23 in GRP 105303 | 1            | 1        |
| Lot 24 in GRP 101428 | 1            | 1        |
| Lot 25 in GRP 101428 | 1            | 1        |
| Lot 26 in GRP 101428 | 1            | 1        |
| Lot 27 in GRP 101428 | 1            | 1        |
| Lot 28 in GRP 101428 | 1            | 1        |
| Lot 29 in GRP 101428 | 1            | 1        |
| Lot 30 in GRP 101428 | 1            | 1        |
| Lot 31 in GRP 101428 | 1            | 1        |
| Lot 32 in GRP 101428 | 1            | 1        |
| Lot 34 in GRP 102481 | 1            | 1        |
| Lot 35 in GRP 102481 | 1            | 1        |
| Lot 36 in GRP 102481 | 1            | 1        |
| Lot 37 in GRP 102481 | 1            | 1        |
| Lot 38 in GRP 102481 | 1            | 1        |
| Lot 39 in GRP 102481 | 1            | 1        |



|                      |   |   |
|----------------------|---|---|
| Lot 40 in GRP 102481 | 1 | 1 |
| Lot 41 in GRP 102481 | 1 | 1 |
| Lot 42 in GRP 102481 | 1 | 1 |
| Lot 43 in GRP 102481 | 1 | 1 |
| Lot 44 in GRP 102481 | 1 | 1 |
| Lot 45 in GRP 102481 | 1 | 1 |
| Lot 46 in GRP 102481 | 1 | 1 |
| Lot 47 in GRP 102481 | 1 | 1 |
| Lot 48 in GRP 102481 | 1 | 1 |
| Lot 49 in GRP 102481 | 1 | 1 |
| Lot 51 in GRP 103819 | 1 | 1 |
| Lot 52 in GRP 103819 | 1 | 1 |
| Lot 53 in GRP 103819 | 1 | 1 |
| Lot 54 in GRP 103819 | 1 | 1 |
| Lot 55 in GRP 103819 | 1 | 1 |
| Lot 56 in GRP 103819 | 1 | 1 |
| Lot 57 in GRP 103819 | 1 | 1 |
| Lot 58 in GRP 103819 | 1 | 1 |
| Lot 59 in GRP 103819 | 1 | 1 |
| Lot 60 in GRP 103819 | 1 | 1 |
| Lot 61 in GRP 103819 | 1 | 1 |
| Lot 62 in GRP 103819 | 1 | 1 |
| Lot 63 in GRP 103819 | 1 | 1 |
| Lot 64 in GRP 103819 | 1 | 1 |
| Lot 65 in GRP 103819 | 1 | 1 |
| Lot 66 in GRP 103819 | 1 | 1 |
| Lot 67 in GRP 103819 | 1 | 1 |
| Lot 68 in GRP 103819 | 1 | 1 |

|               |           |           |
|---------------|-----------|-----------|
| <b>TOTALS</b> | <b>65</b> | <b>66</b> |
|---------------|-----------|-----------|

|                   |                                                      |
|-------------------|------------------------------------------------------|
| <b>SCHEDULE B</b> | <b>EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND</b> |
|-------------------|------------------------------------------------------|

Sections 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

|                   |                |
|-------------------|----------------|
| <b>SCHEDULE C</b> | <b>BY-LAWS</b> |
|-------------------|----------------|

|                   |                    |
|-------------------|--------------------|
| <b>BY-LAW (a)</b> | <b>DEFINITIONS</b> |
|-------------------|--------------------|

**Dictionary**

**Act**

means the *Body Corporate and Community Management Act 1997* and the Regulation Module applying to the community titles scheme.

|                               |                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Body Corporate</b>         | means the Body Corporate created under the Act for the community titles scheme.                                                                                                                                                                                                                                           |
| <b>Committee</b>              | comprises the persons chosen at each annual general meeting of the Body Corporate, but subject to the provisions under the Regulation Module relating to term of office, vacancies and the filling of casual vacancies.                                                                                                   |
| <b>Common Property</b>        | is land for a community titles scheme that is not included in a Lot.                                                                                                                                                                                                                                                      |
| <b>Invitee</b>                | means any person on the Scheme Land with the permission of an Occupier.                                                                                                                                                                                                                                                   |
| <b>Lot</b>                    | means a Lot under the <i>Land Title Act 1994</i> .                                                                                                                                                                                                                                                                        |
| <b>Occupier</b>               | of a Lot means a resident Owner or resident lessee of a Lot, or someone else who lives on the Lot.                                                                                                                                                                                                                        |
| <b>Owner</b>                  | of a Lot means the person who is, or is entitled to be, the registered Owner of the Lot, and includes a mortgagee in possession of the Lot and if, under the <i>Land Title Act 1994</i> , two or more persons are the registered Owners, or are entitled to be the registered Owners, of the Lot – each of those persons. |
| <b>Regulation Module</b>      | subject to the provisions of the Act, is the Regulation Module that is recorded on the community management statement in the Department of Environment and Resource Management as stated to apply to the community titles scheme.                                                                                         |
| <b>Scheme Land</b>            | comprises all the Lots and the Common Property contained in the community titles scheme.                                                                                                                                                                                                                                  |
| <b>Utility Infrastructure</b> | means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which Lots or Common Property are supplied with utility services, and a device for measuring the reticulation or supply of a utility service.                                                                                                   |

#### BY-LAW (b) RULES FOR INTERPRETATION

In these by-laws, unless the context indicates a contrary intention –

- (a) words denoting any gender include all genders
- (b) the singular number includes the plural and vice versa
- (c) a person includes their executors, administrators, successors, substitutes (for example, persons taking by novation) and assigns
- (d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- (e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- (f) references to any legislation includes any legislation which amends or replaces that legislation
- (g) for the purpose of by-law (a), any definition that is subsequently changed in the Act will have the meaning given to it by the Act
- (h) headings are included for convenience only and will not affect the interpretation of these by-laws
- (i) a reference to anything includes the whole or each part of it, and
- (j) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

#### BY-LAW NO. 2: NOISE

- 1.1 An Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- 1.2 Occupiers must not loudly play radios, TV's, musical instruments, or deliver other loud noise that causes interference to other Occupiers between the hours of 10.00pm and 7.00am.
- 1.3 Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- 1.4 The Occupier must request Invitees leaving after 10.00pm to leave quietly.

**BY-LAW NO. 2: VEHICLES**

- 2.1 An Owner or Occupier of a Lot -
- (a) to the greatest practical extent must ensure that neither he nor she or their Invitees exceed the maximum speed limit of 10 kph whilst driving on the Common Property roadways of the complex
  - (b) shall not keep more than one vehicle at a Lot and such vehicle shall be only parked in the Lot's garage and is not permitted to be parked on the Lot's driveway, a visitor carpark or the Common Property
  - (c) as the complex of Regents Landing has very limited visitor parking, the Common Property driveways in front of each Lot's garage are reserved for emergency, resident services and contractor vehicle parking, (ambulance, fire, police, SES, health, home assist, cleaning personnel, repair and maintenance contractors)
  - (d) shall not park any vehicle, caravan, campervan, mobile home, boat or trailer on a Lot's driveway, the Common Property or a visitors car park area. However, overnight convenience parking in a visitor carpark for a caravan, campervan, mobile home, boat or trailer is only allowed if the Owner or Occupier of the Lot makes prior written application to the Body Corporate advising the reason for and the period required for the preparation, loading or unloading of the vehicle, caravan, campervan, mobile home, boat or trailer, and
  - (e) shall not permit the occupation of a caravan, mobile home or campervan upon a Lot driveway, visitor carpark or the Common Property, or permit any heavy vehicle to be driven onto or over the Common Property other than such heavy vehicles necessary to complete construction or improvements on a Lot or pursuant to any statute and/or local authority ordinance.
- 2.2 The Occupier of a Lot must not, without the Committee's prior written approval -
- (a) park a vehicle upon a Lot driveway or allow a vehicle to stand in a visitors car park or on Common Property except for such short periods as may be necessary for the loading or unloading of passengers or goods, the washing of the vehicle, working in or the cleaning of a Lot's garage, or
  - (b) permit an Invitee to park or allow the Invitee's vehicle to stand in a visitors car park for a longer period than two continuous days unless the Owner or Occupier of the Lot makes written application to the Body Corporate advising the reason and the further period required.
- 2.3 The Body Corporate's approval under subsections 2.1(d) and 2.2(b) must state the reason and period for which the approval has been granted, and the Committee may, if the Invitee's vehicle is not parked in conformity with the Body Corporate's parking by-Laws and conditions of the written granted approval, cancel the approval by giving seven (7) days written notice to the Occupier.
- 2.4 The Body Corporate may take such steps as are necessary to remove any vehicle which has been parked in breach of this by-law and any costs associated with such removal shall be borne by the offending party or by the Owner or Occupier of whom he or she is an Invitee. The Owner indemnifies the Body Corporate against any claim or demand which may arise out of the Body Corporate's actions to remove the vehicle.

**BY-LAW NO. 3: ROADS AND OTHER COMMON PROPERTY**

- 3.1 The Common Property roadways and pathways and any easement giving access to the Scheme Land shall not be obstructed by any Occupier or their Invitees for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided.
- 3.2 An Occupier shall not -
- (a) drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles entitled by any statute and/or local government ordinances
  - (b) permit any Invitee's vehicle to be parked on the roadway forming part of the Common Property at any time. Any Invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking
  - (c) permit any boat, trailer, caravan, campervan or mobile home onto, over or through the Common Property or on the Scheme Land unless the same is housed in a garage and is not visible from any part of the Common Property
  - (d) permit the occupation of a caravan on a Lot or the Common Property

- (e) permit major mechanical work of any nature to be carried out on any vehicle in the driveway of a Lot or on the Common Property, or
- (f) permit the riding of bicycles, skateboards, roller blades, skates, carts, motorised scooters or any other similar equipment on the Common Property. However, this does not prohibit the use of bicycles or motorised wheelchairs on the Common Property roadways, provided that they are only ridden or driven for the legitimate entry into and exit from a Lot.

**BY-LAW NO. 4: OBSTRUCTION/NUISANCE**

- 4.1 An Occupier must not obstruct lawful use of Common Property by any other person.
- 4.2 An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- 4.3 An Occupier must not interfere with the Utility Infrastructure.

**BY-LAW NO. 5: DEPOSITING RUBBISH ON COMMON PROPERTY**

- 5.1 An Occupier must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.

**BY-LAW NO. 6: GARBAGE DISPOSAL**

- 6.1 The Occupier must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for that purpose, unless the Body Corporate provides for some other way of garbage disposal.
- 6.2 The Occupier must -
  - (a) comply with all local government local laws about disposal of garbage
  - (b) ensure that on garbage collection days, (the Wednesday of each week at 2.00pm, unless advised otherwise), that the receptacle containing a maximum of two closed and tied plastic rubbish bags is to be placed at the front of each Lot or in a designated area for collection. Empty receptacles are to be returned away behind the Lot as soon as reasonably practicable after collection, and in any event, within 24 hours of collection, and
  - (c) ensure that in disposing garbage, the hygiene health and comfort of other Occupiers is not adversely affected.

**BY-LAW NO. 7: DAMAGE TO LAWNS ETC.**

- 7.1 The Occupier of a Lot must not, without the Body Corporate's written approval -
  - (a) damage a lawn, garden, tree, shrub, plant or flower on the Common Property, or
  - (b) use a part of the Common Property as a garden.
- 7.2 An approval under by-law 7.1 must state the period and terms for which it is given.
- 7.3 However, the Body Corporate may cancel the approval by giving 7 days written notice.
- 7.4 In the event that an Occupier of a Lot does not or cannot maintain an approved garden on Common Property, the Committee may revert such garden to lawn.

**BY-LAW NO. 8: DAMAGE TO COMMON PROPERTY**

- 8.1 An Occupier of a Lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the Common Property.
- 8.2 However, an Occupier may install a locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- 8.3 The Owner of a Lot must keep a device installed under by-law 8.2 in good order and repair.

**BY-LAW NO. 9: BEHAVIOUR OF INVITEES**

- 9.1 An Occupier of a Lot must take reasonable steps to ensure that the Occupier's Invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property.

**BY-LAW NO. 10: APPEARANCE OF LOT**

- 10.1 The Occupier of a Lot must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot unless the change is minor and does not detract from the amenity of the Lot and its surrounds.
- 10.2 The Occupier of a Lot must not, without the Body Corporate's written approval -
- (a) hang washing, bedding, or another cloth article if the article is visible from another Lot or the Common Property, or from outside the Scheme Land; or
  - (b) place or leave items, (bicycles, children's toys, clothing, foot-wear, bags, rubbish, etc), in front of a Lot or that are visible from another Lot or the Common Property, or from outside the Scheme Land; or
  - (c) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another Lot or the Common Property, or from outside the Scheme Land.

**BY-LAW NO. 11: STORAGE OF FLAMMABLE MATERIALS**

- 11.1 The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 11.2 The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.
- 11.3 However, this section does not apply to the storage of fuel in-
- (a) the fuel tank of a vehicle, boat, or internal combustion engine, or
  - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**BY-LAW NO. 12: KEEPING OF ANIMALS**

- 12.1 The Occupier of a Lot must not, without the Body Corporate's written approval -
- (a) bring or keep an animal, bird or reptile on the Lot or the Common Property, or
  - (b) permit an Invitee to bring or keep an animal, bird or reptile on the Lot or the Common Property.
- 12.2 The Occupier of a Lot must obtain the Body Corporate's written approval before bringing, or permitting an Invitee to bring, an animal, bird or reptile onto the Lot or the Common Property.
- 12.3 Any animal, bird or reptile permitted to be kept on a Lot must be correctly and adequately housed -
- (a) in the case of a dog, when taken onto Common Property must be on a leash at all times, and
  - (b) in the case of a cat, bird or reptile, be kept confined to the Owner's Lot unless by written approval.

**BY-LAW NO. 13: ACCESS TO LOTS – PROVISION OF SERVICES**

- 13.1 The Committee, its servants, agents, and contractors shall, upon giving to an Owner/Occupier 24 hours written notification of its intention to do so, be permitted to enter a Lot, or any exclusive use area to the Lot, for the purpose of installation, inspection, repair and maintenance or renewal of any installation for the provision of television or other services of a nature common to the Lot and other Lots within the complex.

**BY-LAW NO. 14: ADDITIONAL STRUCTURES AND ALTERATIONS TO THE ORIGINAL FINISHES**

- 14.1 The Owner or Occupier of a Lot shall not, without the prior written consent of the Committee (and not without first obtaining written consent from the local authority), erect or cause to be erected any improvements to the Lot, or in the case of additional driveways, to the adjoining Body Corporate Common Property, nor vary the colour scheme from the original finishes to the improvements to the Lot, which consent may be refused without the Committee being required to give any reasons for such refusal, or may be given upon such conditions as the Committee shall from time to time in the exercise of its sole and unfettered discretion determine, PROVIDED HOWEVER that such consent shall not be arbitrarily nor capriciously withheld or be made the subject of unreasonable conditions to improvements or alterations as aforesaid of and to the nature, design and colour scheme provided same comply with the following specifications.
- 14.2 **Pergolas**
- (a) Framework to be of new good quality materials painted with a good quality paint coloured as near as possibly consistent with the colour of the guttering of the Lot.
  - (b) Roof to be of good quality materials of a colour as near as possibly consistent with the colour of the roof of the building on the Lot.
- 14.3 **Garden Sheds**
- Garden sheds are to be constructed of new and good quality colourbond of a colour which shall be as near as possibly consistent with the colour of the guttering of the improvements on the Lot but, in any event, not unpainted galvanised iron.
- 14.4 **Carports**
- (a) The framework shall be of new and good quality materials consistently as near as possible to the colour of the guttering of the building on the Lot.
  - (b) The walls shall be of brick or similar material to that of the existing brickwork and located not less than four (4) metres from the boundaries of the Lot.
  - (c) The roof shall be of good quality new material consistent in colour with that of the roof of the building on the Lot and not higher than the guttering of that roof.
  - (d) The base and any driveway across the Common Property shall be pavers as near as possibly consistent with those of the initial driveway servicing the Lot.

**BY-LAW NO. 15: USE OF LOTS**

- 15.1 Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.

**BY-LAW NO. 16: RECOVERY BY BODY CORPORATE**

- 16.1 Where the Committee or the Body Corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the Body Corporate is entitled to recover the amount spent as a debt in any court action from the Owner of the Lot from which that Occupier or Invitee came.

**BY-LAW NO. 17: RECOVERY OF COSTS**

- 17.1 An Owner must pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in -
- (a) recovering levies or any other money that the Body Corporate is entitled to recover from the Owner under the Act, any other statutory provision or at common law; and
  - (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications under the dispute resolution provisions of the Act.

**BY-LAW NO. 18: HOUSE RULES**

- 18.1 The Committee may make rules relating to the Common Property and its use not inconsistent with these by-laws which shall be observed by Occupiers unless and until they are revoked by the Body Corporate in general meeting.

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

Nil

**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

Nil



## CERTIFICATE OF CURRENCY

### THE INSURED

|                        |                                                                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POLICY NUMBER          | POL11113381                                                                                                                                                                                             |
| PDS AND POLICY WORDING | Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a><br>Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a> |
| THE INSURED SITUATION  | Body Corporate for Regents Landing No. 2 Community Title Scheme 23505<br>19 Arwen Street, Maroochydore, QLD, 4558                                                                                       |
| PERIOD OF INSURANCE    | Commencement Date: 4:00pm on 14/04/2025<br>Expiry Date: 4:00pm on 14/04/2026                                                                                                                            |
| INTERMEDIARY           | Body Corporate Brokers                                                                                                                                                                                  |
| ADDRESS                | PO Box 5579, Gold Coast MC, QLD, 9726                                                                                                                                                                   |
| DATE OF ISSUE          | 14/04/2025                                                                                                                                                                                              |

### POLICY LIMITS / SUMS INSURED

|            |                                       |                                            |              |
|------------|---------------------------------------|--------------------------------------------|--------------|
| SECTION 1  | PART A                                | 1. Building                                | \$30,289,350 |
|            |                                       | Common Area Contents                       | \$42,071     |
|            | PART B                                | 2. Terrorism Cover under Section 1 Part A2 | Applies      |
|            |                                       | Loss of Rent/Temporary Accommodation       | \$4,543,403  |
|            | OPTIONAL COVERS                       | 1. Flood                                   | Not Included |
|            |                                       | 2. Floating Floors                         | Included     |
| SECTION 2  | Liability                             |                                            | \$20,000,000 |
| SECTION 3  | Voluntary Workers                     |                                            | Included     |
| SECTION 5  | Fidelity Guarantee                    |                                            | \$100,000    |
| SECTION 6  | Office Bearers' Liability             |                                            | \$2,000,000  |
| SECTION 7  | Machinery Breakdown                   |                                            | Not Included |
| SECTION 8  | Catastrophe                           |                                            | \$9,086,805  |
| SECTION 9  | PART A                                | Government Audit Costs – Professional Fees | \$25,000     |
|            | PART B                                | Appeal Expenses                            | \$100,000    |
|            | PART C                                | Legal Defence Expenses                     | \$50,000     |
| SECTION 10 | Lot Owners' Fixtures and Improvements |                                            | \$300,000    |
| SECTION 11 | Loss of Lot Market Value              |                                            | Not Included |

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.



This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

# **Team Body Corporate**

## **Statement of Financial Affairs**

**Prepared for Owners of Community Title Scheme 23505**

**"REGENTS LANDING NO 2"**

**19 Arwen Street MAROOCHYDORE QLD 4558**

For the Financial Period 01/07/25 to 31/12/25

# Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

Ph: 0754735622 Email: info@teambc.com.au

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## Balance Sheet - C.T.S. 23505 "REGENTS LANDING NO 2" 19 ARWEN STREET, MAROOCHYDORE, QLD 4558 For the Financial Period 01/07/2025 to 31/12/2025

### Consolidated

|                                           | Administrative     | Sinking             | TOTAL<br>THIS<br>YEAR |
|-------------------------------------------|--------------------|---------------------|-----------------------|
| <b>Assets</b>                             |                    |                     |                       |
| Cash At Bank                              |                    |                     |                       |
| Regents Landing No. 2 CTS 23505           | \$49,253.01        | \$51,720.35         | \$100,973.36          |
| Regents Landing No. 2 CTS 23505 - At Call | \$0.00             | \$7.27              | \$7.27                |
| Regents Landing No. 2 CTS 23505 - TD      | \$0.00             | \$71,449.13         | \$71,449.13           |
| Discount on Prepaid Levies                | \$3,410.00         | \$0.00              | \$3,410.00            |
| Levies Receivable                         | \$1,334.05         | \$272.50            | \$1,606.55            |
| GST Clearing Account                      | \$2,590.14         | \$475.23            | \$3,065.37            |
|                                           |                    |                     |                       |
| <b>Total Assets</b>                       | <b>\$56,587.20</b> | <b>\$123,924.48</b> | <b>\$180,511.68</b>   |
| <b>Liabilities</b>                        |                    |                     |                       |
| Accounts Paid in Advance                  | \$101.00           | \$0.00              | \$101.00              |
| Accounts Payable                          | \$1,183.02         | \$0.00              | \$1,183.02            |
| Accounts Payable (GST Free)               | \$1,982.69         | \$521.48            | \$2,504.17            |
| BAS Clearing                              | \$2,639.35         | \$10.03             | \$2,649.38            |
| Discount on Levies in Advance             | \$3,410.00         | \$0.00              | \$3,410.00            |
| GST Adjustments                           | \$(13,061.47)      | \$0.00              | \$(13,061.47)         |
| Levies Paid in Advance                    | \$28,541.45        | \$5,500.00          | \$34,041.45           |
| Suspense                                  | \$88.00            | \$0.00              | \$88.00               |
|                                           |                    |                     |                       |
| <b>Total Liabilities</b>                  | <b>\$24,884.04</b> | <b>\$6,031.51</b>   | <b>\$30,915.55</b>    |
|                                           |                    |                     |                       |
| <b>Net Assets</b>                         | <b>\$31,703.16</b> | <b>\$117,892.97</b> | <b>\$149,596.13</b>   |

Balance Sheet - C.T.S. 23505

"REGENTS LANDING NO 2"

19 ARWEN STREET, MAROOCHYDORE, QLD 4558

For the Financial Period 01/07/2025 to 31/12/2025

Consolidated

|                           | Administrative | Sinking      | TOTAL<br>THIS<br>YEAR |
|---------------------------|----------------|--------------|-----------------------|
| Owners Funds              |                |              |                       |
| Opening Balance           | \$7,252.86     | \$109,219.97 | \$116,472.83          |
| Net Income For The Period | \$24,450.30    | \$8,673.00   | \$33,123.30           |
| Total Owners Funds        | \$31,703.16    | \$117,892.97 | \$149,596.13          |

# Team Body Corporate

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Ph: 0754735622 Email: info@teambc.com.au

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## Income and Expenditure Statement - C.T.S. 23505 "REGENTS LANDING NO 2" 19 ARWEN STREET, MAROOCHYDORE, QLD 4558 For the Financial Period 01/01/2025 to 31/12/2025

### Consolidated

#### Administrative Fund

|                                         | TOTAL<br>THIS<br>YEAR | This Year<br>Budget | Last Year<br>Actual |
|-----------------------------------------|-----------------------|---------------------|---------------------|
| <b>Income</b>                           |                       |                     |                     |
| <b>Contributions</b>                    |                       |                     |                     |
| Levy Income                             | \$94,501.55           | \$92,333.21         | \$0.00              |
| Levy Income - Insurance                 | \$56,363.56           | \$0.00              | \$0.00              |
| Total Discount on Levies                | \$(18,402.13)         | \$0.00              | \$0.00              |
| <b>Total Contributions</b>              | <b>\$132,462.98</b>   | <b>\$92,333.21</b>  | <b>\$0.00</b>       |
| <b>Sundry Income</b>                    |                       |                     |                     |
| Interest on Overdue Levies              | \$79.34               | \$0.00              | \$0.00              |
| <b>Total Sundry Income</b>              | <b>\$79.34</b>        | <b>\$0.00</b>       | <b>\$0.00</b>       |
| <b>Total Administrative Fund Income</b> | <b>\$132,542.32</b>   | <b>\$92,333.21</b>  | <b>\$0.00</b>       |
| <b>Expenses</b>                         |                       |                     |                     |
| <b>General</b>                          |                       |                     |                     |
| Accounting Fees - Taxation              | \$120.00              | \$208.00            | \$0.00              |
| BAS/GST Compliance                      | \$527.00              | \$0.00              | \$0.00              |
| Committee Expenses                      | \$674.58              | \$600.00            | \$0.00              |
| Debt Collection                         | \$45.00               | \$0.00              | \$0.00              |
| Income Tax                              | \$340.00              | \$190.00            | \$0.00              |
| Rates - Water                           | \$3,357.52            | \$6,500.00          | \$0.00              |
| Refuse Costs                            | \$392.47              | \$0.00              | \$0.00              |
| <b>Total General</b>                    | <b>\$5,456.57</b>     | <b>\$7,498.00</b>   | <b>\$0.00</b>       |
| <b>Grounds &amp; Gardens</b>            |                       |                     |                     |
| Labour                                  | \$37,360.03           | \$35,000.00         | \$0.00              |
| Supplies                                | \$74.79               | \$0.00              | \$0.00              |
| <b>Total Grounds &amp; Gardens</b>      | <b>\$37,434.82</b>    | <b>\$35,000.00</b>  | <b>\$0.00</b>       |
| <b>Insurance</b>                        |                       |                     |                     |
| Building/Public Liability               | \$41,623.93           | \$66,000.00         | \$0.00              |
| <b>Total Insurance</b>                  | <b>\$41,623.93</b>    | <b>\$66,000.00</b>  | <b>\$0.00</b>       |
| <b>Management Fees</b>                  |                       |                     |                     |
| Management Fee                          | \$13,368.54           | \$13,368.00         | \$0.00              |
| Mgmt Additional Services                | \$368.55              | \$0.00              | \$0.00              |

Disclaimer: This report includes opening balances from a prior system for the period 01/01/2025 – 01/07/2025, which have been manually entered into PropertyIQ software. The opening balances are not reconciled by PropertyIQ and are included only for the purpose of producing a non-itemised, consolidated full-year income and expense report. PropertyIQ accepts no responsibility for the accuracy of the data contained within this report.

# Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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## Income and Expenditure Statement - C.T.S. 23505 "REGENTS LANDING NO 2" 19 ARWEN STREET, MAROOCHYDORE, QLD 4558 For the Financial Period 01/01/2025 to 31/12/2025

### Consolidated

#### Administrative Fund

|                                            | TOTAL<br>THIS<br>YEAR | This Year<br>Budget  | Last Year<br>Actual |
|--------------------------------------------|-----------------------|----------------------|---------------------|
| Outlays                                    | \$0.00                | \$0.00               | \$0.00              |
| <b>Total Management Fees</b>               | <b>\$13,737.09</b>    | <b>\$13,368.00</b>   | <b>\$0.00</b>       |
| <b>Meeting Expenses</b>                    |                       |                      |                     |
| General Meetings                           | \$50.90               | \$100.00             | \$0.00              |
| <b>Total Meeting Expenses</b>              | <b>\$50.90</b>        | <b>\$100.00</b>      | <b>\$0.00</b>       |
| <b>Repairs &amp; Maintenance</b>           |                       |                      |                     |
| Cleaning - Common Areas                    | \$392.47              | \$1,000.00           | \$0.00              |
| Electrical                                 | \$185.00              | \$1,000.00           | \$0.00              |
| Fire Protection                            | \$378.46              | \$900.00             | \$0.00              |
| General                                    | \$2,553.58            | \$0.00               | \$0.00              |
| Pest Control - General                     | \$46.02               | \$500.00             | \$0.00              |
| Plumbing                                   | \$6,233.18            | \$6,000.00           | \$0.00              |
| <b>Total Repairs &amp; Maintenance</b>     | <b>\$9,788.71</b>     | <b>\$9,400.00</b>    | <b>\$0.00</b>       |
| <b>Total Administrative Fund Expenses</b>  | <b>\$108,092.02</b>   | <b>\$131,366.00</b>  | <b>\$0.00</b>       |
| <b>Administrative Fund Surplus/Deficit</b> | <b>\$24,450.30</b>    | <b>\$(39,032.79)</b> | <b>\$0.00</b>       |

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## Income and Expenditure Statement - C.T.S. 23505 "REGENTS LANDING NO 2" 19 ARWEN STREET, MAROOCHYDORE, QLD 4558 For the Financial Period 01/01/2025 to 31/12/2025

### Consolidated

#### Sinking Fund

|                                     | TOTAL<br>THIS<br>YEAR | This Year<br>Budget  | Last Year<br>Actual |
|-------------------------------------|-----------------------|----------------------|---------------------|
| <b>Income</b>                       |                       |                      |                     |
| <b>Contributions</b>                |                       |                      |                     |
| Levy Income                         | \$30,372.55           | \$29,640.00          | \$0.00              |
| Total Discount on Levies            | \$(5,908.26)          | \$(5,928.00)         | \$0.00              |
| <b>Total Contributions</b>          | <b>\$24,464.29</b>    | <b>\$23,712.00</b>   | <b>\$0.00</b>       |
| <b>Sundry Income</b>                |                       |                      |                     |
| Interest Received                   | \$1,816.51            | \$0.00               | \$0.00              |
| Interest on Overdue Levies          | \$16.00               | \$0.00               | \$0.00              |
| <b>Total Sundry Income</b>          | <b>\$1,832.51</b>     | <b>\$0.00</b>        | <b>\$0.00</b>       |
| <b>Total Sinking Fund Income</b>    | <b>\$26,296.80</b>    | <b>\$23,712.00</b>   | <b>\$0.00</b>       |
| <b>Expenses</b>                     |                       |                      |                     |
| <b>General</b>                      |                       |                      |                     |
| Income Tax                          | \$613.80              | \$0.00               | \$0.00              |
| <b>Total General</b>                | <b>\$613.80</b>       | <b>\$0.00</b>        | <b>\$0.00</b>       |
| <b>Grounds &amp; Gardens</b>        |                       |                      |                     |
| Fencing                             | \$1,875.00            | \$16,650.00          | \$0.00              |
| Retaining Walls                     | \$15,135.00           | \$0.00               | \$0.00              |
| Signs                               | \$0.00                | \$22,578.00          | \$0.00              |
| <b>Total Grounds &amp; Gardens</b>  | <b>\$17,010.00</b>    | <b>\$39,228.00</b>   | <b>\$0.00</b>       |
| <b>Total Sinking Fund Expenses</b>  | <b>\$17,623.80</b>    | <b>\$39,228.00</b>   | <b>\$0.00</b>       |
| <b>Sinking Fund Surplus/Deficit</b> | <b>\$8,673.00</b>     | <b>\$(15,516.00)</b> | <b>\$0.00</b>       |

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Regents Landing No 2  
19 Arwen Street, Maroochydore Q 4558

# Sinking Fund Forecast Report

Gleeson Quantity Surveyors

info@gqs.com.au  
1300 290 235  
gqs.com.au

Report dated: 3 June 2021



3.06.2021

Regents Landing No 2 CTS 23505  
C/- Anne Green  
AAA Certified Body Corporate  
PO Box 1348  
BUDDINA QLD 4575

Dear Committee,

**RE: REGENTS LANDING NO 2 – SINKING FUND FORECAST REPORT**

As requested, we have carried out a Sinking Fund Forecast for the above mentioned property.

I, Zac Gleeson, have prepared this Sinking Fund Forecast Report based on the inspection carried out on 27 May 2021.

We encourage the committee to review the report and engage in a consultative process in order to further implement the recommendations of the report.

If you have any questions, require clarification, or propose amendments, Gleeson Quantity Surveyors is available to discuss the contents of the report at any stage.

We thank you for your business and look forward to assisting you in the future.

Kind Regards,



**Zac Gleeson** *BUrbDev (QuantSurv) Hons MAIQS, CQS*  
**Director**  
**Gleeson Quantity Surveyors**

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# **1 EXECUTIVE SUMMARY**

## **1.1 Basis of Report**

|                                              |                                      |
|----------------------------------------------|--------------------------------------|
| <b>Property Name:</b>                        | Regents Landing No 2                 |
| <b>Property Address:</b>                     | 19 Arwen Street, Maroochydore Q 4558 |
| <b>CTS:</b>                                  | 23505                                |
| <b>Plan Type:</b>                            | Standard Format Plan                 |
| <b>Inspection Date:</b>                      | 27 May 2021                          |
| <b>Prepared By:</b>                          | Zac Gleeson                          |
| <b>Starting Sinking Fund Balance:</b>        | \$71,210 (as at 31.12.2020)          |
| <b>Building Cost Inflation:</b>              | 3.5%                                 |
| <b>Interest Rate on Bank Deposits:</b>       | 0.65%                                |
| <b>Income Tax Rate Payable (on interest)</b> | 30%                                  |
| <b>Goods and Services Tax (GST):</b>         | Excluded                             |

## 1.2 Sinking Fund Forecast Summary

This sinking fund forecast is relevant to the subject site only as per the instructions received on behalf of the Body Corporate. It is relevant to the subject site as at the date of the inspection or as at the date of commission (if no inspection was undertaken). This sinking fund forecast assumes normal ongoing maintenance has occurred to achieve the recommended effective lives of individual assets / works. This Sinking Fund Forecast assumes all applicable information has been supplied by the Body Corporate which may affect the outcome of this report. Works within the boundaries of the site are allowed for only.

Sinking Fund levies for the 2020 / 2021 financial year have been estimated to be **\$24,628 excluding GST**.

We would recommend that in the best interest of the client, a record should be kept of all building activity on the site as this may affect the outcome of the sinking fund forecast in the future.

## 1.3 Disclaimer

This report does not provide specific building advice. A non-invasive inspection has been undertaken only.

We do not accept any contractual, tortious, or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using the information within this report.

## 2 REPORT BRIEF

### 2.1 Scope of Work

Gleeson Quantity Surveyors has been commissioned by the Body Corporate to prepare a report to analyse the anticipated expenditure for the next fifteen [15] years for replacing the common area capital items.

The site is located at 19 Arwen Street, Maroochydore Q 4558.

### 2.2 Property Description

The subject property could be described as follows:

|                               |                                                                      |
|-------------------------------|----------------------------------------------------------------------|
| No. of lots                   | 65                                                                   |
| Floors Above Ground Level     | 1                                                                    |
| External Wall Material        | Face Brick                                                           |
| Windows and Sliding Doors     | Aluminium Framed and Glazed                                          |
| Basement/Garage Doors & Gates | Roller Garage Doors                                                  |
| External Soffits              | FC or CFC                                                            |
| Floor Material                | Concrete                                                             |
| Roof Material (Major Roofs)   | Tile                                                                 |
| External Common Areas         | Driveways   Car Parking   External Staircases   Mailboxes   Pathways |
| Fire Services                 | Detection (assumed)                                                  |
| Security Systems              | Nil Observed                                                         |
| Fencing to Site               | Timber Paling                                                        |
| Building Age                  | 1994                                                                 |

## 2.3 Documentation and Inspections

A representative inspected the property on 27 May 2021.

The estimate has been based upon dimensions ascertained by one or a combination of the following methods:

- a) From available drawings provided to us.
- b) From discussions with the owner and representatives.
- c) From measurements physically taken on site.
- d) From information prepared by third parties.
- e) From industry reference material.

## 2.4 Purpose of Report

The purpose of this document is to provide a sinking fund forecast budget to cover the costs of repair, replacement and upgrade of capital cost items.

As per the Body Corporate and Community Management regulations, a Sinking Fund item is defined as “an item that needs replacement or major maintenance at a minimum of 2 – 3 years”. This differs to an Administration Fund, which covers items such as swimming pool cleaning, lawn mowing, and other annual or regular maintenance or replacement type costs maintained or replaced within every 1 – 3 years.

A Sinking Fund budget must allow for raising a reasonable capital amount from contributions to provide for necessary and reasonable spending for the current financial year, and also to reserve an amount to meet likely spending for at least the next nine [9] years (this forecast includes for the next 14 years) after the current financial year, having regard to:

- likely spending of a capital or non-recurrent nature.
- replacement of major capital items.
- other costs that should reasonably be met from capital.

## 2.5 Method

A fifteen [15] year forecast period has been adopted which is in excess of the recommended minimum forecast of ten [10] years.

If the identified capital items within this schedule were put to tender, it would be reasonable to expect that the quotations would vary significantly. However, we believe that the allowances shown provide for good workmanship and suitable materials and are therefore a fair and reasonable allowance.

The following schedules are supplied to assist the Body Corporate in calculating a suitable provision, which should be allowed for future works as described in Section 2.0 above. However, to conform with the Body Corporate and Community Management Regulation 2008, it is recommended that the sinking fund schedules be reviewed on a yearly basis to account for major capital works items falling outside the forecasted period of fifteen [15] years.

## **3 SCHEDULES**

### **3.1 Cash Flow Summary**

The table below summarises our forecasted cash flow of the sinking fund.

| Year | Date |   |      | Opening Balance | Sinking Fund Levies | Estimated Sinking Fund Expenditure | Interest Earned | Tax on interest | Closing Balance |
|------|------|---|------|-----------------|---------------------|------------------------------------|-----------------|-----------------|-----------------|
|      |      | - | 2020 | -               | -                   | -                                  | -               | -               | 71,210          |
| 1    | 2021 | - | 2021 | 71,210          | 24,628              | (2,588)                            | 536             | (161)           | 93,625          |
| 2    | 2022 | - | 2022 | 93,625          | 25,538              | (5,860)                            | 674             | (202)           | 113,775         |
| 3    | 2023 | - | 2023 | 113,775         | 26,352              | (5,577)                            | 809             | (243)           | 135,117         |
| 4    | 2024 | - | 2024 | 135,117         | 27,150              | (52,901)                           | 797             | (239)           | 109,924         |
| 5    | 2025 | - | 2025 | 109,924         | 28,189              | (40,514)                           | 676             | (203)           | 98,072          |
| 6    | 2026 | - | 2026 | 98,072          | 29,244              | (63,287)                           | 528             | (159)           | 64,399          |
| 7    | 2027 | - | 2027 | 64,399          | 30,466              | (6,960)                            | 496             | (149)           | 88,252          |
| 8    | 2028 | - | 2028 | 88,252          | 31,410              | (110,712)                          | 317             | (95)            | 9,172           |
| 9    | 2029 | - | 2029 | 9,172           | 14,455              | (5,452)                            | 89              | (27)            | 18,238          |
| 10   | 2030 | - | 2030 | 18,238          | 15,020              | (7,799)                            | 142             | (43)            | 25,558          |
| 11   | 2031 | - | 2031 | 25,558          | 15,517              | (3,650)                            | 205             | (62)            | 37,569          |
| 12   | 2032 | - | 2032 | 37,569          | 16,010              | (9,173)                            | 267             | (80)            | 44,593          |
| 13   | 2033 | - | 2033 | 44,593          | 16,509              | (38,486)                           | 219             | (66)            | 22,769          |
| 14   | 2034 | - | 2034 | 22,769          | 17,189              | (5,504)                            | 186             | (56)            | 34,585          |
| 15   | 2035 | - | 2035 | 34,585          | 17,786              | (5,193)                            | 266             | (80)            | 47,363          |



## 3.2 Capital Asset Summary

The table below represents our estimate of the current replacement cost allocated to each capital cost item. It also details, in our opinion, the expected life expectancy of the asset along with the estimated remaining life until capital expenditure will need to occur to replace/maintain the capital cost item.

| No.                     | Location   | Work Type         | Description                                     | Estimated Life in Years | Estimated Remaining Life | Estimated Current Replacement Cost | Required fund to date | Actual fund to date |
|-------------------------|------------|-------------------|-------------------------------------------------|-------------------------|--------------------------|------------------------------------|-----------------------|---------------------|
| 1                       | Roof       | Maintain / repair | Gutters and downpipes (shared)                  | 35                      | 8                        | 81,576                             | 38,069                | 21,538              |
| 2                       | Electrical | Replace / repair  | Bollard lights (progressive)                    | 3                       | 3                        | 600                                | -                     | -                   |
| 3                       | Electrical | Replace / repair  | MATV system (shared)                            | 20                      | 20                       | 1,300                              | -                     | -                   |
| 4                       | Electrical | Replace / repair  | Street lighting (shared)                        | 20                      | 5                        | 800                                | 533                   | 302                 |
| 5                       | Plumbing   | Replace           | Water meters                                    | 25                      | 1                        | 0                                  | -                     | -                   |
| 6                       | Siteworks  | Repair            | Bitumen roadways - patch and repair (28.89%)    | 7                       | 3                        | 880                                | 503                   | 284                 |
| 7                       | Siteworks  | Repair            | Bitumen roadways - patch and repair (43.92%)    | 7                       | 3                        | 1,050                              | 600                   | 339                 |
| 8                       | Siteworks  | Replace / repair  | Bitumen roadways - reprofile / seal (28.89%)    | 40                      | 13                       | 8,800                              | 1,173                 | 664                 |
| 9                       | Siteworks  | Replace / repair  | Bitumen roadways - reprofile / seal (43.92%)    | 40                      | 13                       | 10,508                             | 1,401                 | 793                 |
| 10                      | Siteworks  | Replace / repair  | Common shed                                     | 40                      | 13                       | 1,000                              | 133                   | 75                  |
| 11                      | Siteworks  | Repair            | Driveway repairs (Stage 2 pavements)            | 5                       | 2                        | 2,970                              | 1,782                 | 1,008               |
| 12                      | Siteworks  | Replace / repair  | Fence (East - Carnation Crt)                    | 25                      | 5                        | 740                                | 493                   | 279                 |
| 13                      | Siteworks  | Replace / repair  | Fence (East - U142)                             | 25                      | 5                        | 1,440                              | 960                   | 543                 |
| 14                      | Siteworks  | Replace / repair  | Fence (North Boundary - Shared with Scheme 3)   | 25                      | 5                        | 6,160                              | 4,107                 | 2,323               |
| 15                      | Siteworks  | Replace / repair  | Fence (South Boundary - Shared with Scheme 1)   | 25                      | 5                        | 5,974                              | 3,983                 | 2,253               |
| 16                      | Siteworks  | Replace / repair  | Fence (West boundary - U93 to U94)              | 25                      | 4                        | 3,430                              | 2,515                 | 1,423               |
| 17                      | Siteworks  | Repaint           | Linemarking (shared)                            | 5                       | 4                        | 900                                | 180                   | 102                 |
| 18                      | Siteworks  | Replace           | Mailboxes                                       | 20                      | 18                       | 5,950                              | -                     | -                   |
| 19                      | Siteworks  | Replace / repair  | Retaining wall (West - Lillypilly Crt)          | 25                      | 23                       | 7,500                              | -                     | -                   |
| 20                      | Siteworks  | Replace / repair  | Retaining wall (West - U93)                     | 35                      | 33                       | 15,000                             | -                     | -                   |
| 21                      | Siteworks  | Replace / repair  | Retaining wall (West - U94)                     | 30                      | 19                       | 14,250                             | -                     | -                   |
| 22                      | Siteworks  | Replace / repair  | Retaining wall and fence (East - Jasmine Crt)   | 35                      | 35                       | 7,875                              | -                     | -                   |
| 23                      | Siteworks  | Replace / repair  | Retaining wall and fence (East - U108)          | 35                      | 35                       | 17,500                             | -                     | -                   |
| 24                      | Siteworks  | Replace / repair  | Retaining wall and fence (East - U109)          | 25                      | 5                        | 8,438                              | 5,625                 | 3,183               |
| 25                      | Siteworks  | Replace / repair  | Retaining wall and fence (Shared - Easement A)  | 25                      | 6                        | 48,384                             | 29,030                | 16,424              |
| 26                      | Siteworks  | Replace / repair  | Retaining wall and fence (West - Magnolia Crt)  | 25                      | 4                        | 9,075                              | 6,655                 | 3,765               |
| 27                      | Siteworks  | Replace / repair  | Retaining wall and fence (West - U124)          | 25                      | 4                        | 15,510                             | 11,374                | 6,435               |
| 28                      | Siteworks  | Replace / repair  | Retaining wall and fence (West - U125)          | 25                      | 4                        | 14,685                             | 10,769                | 6,093               |
| 29                      | Siteworks  | Replace / repair  | Retaining wall and fence (West - U78 50% share) | 25                      | 5                        | 8,060                              | 5,373                 | 3,040               |
| 30                      | Siteworks  | Replace / repair  | Retaining wall at SEQEB substation (RL2 share)  | 35                      | 34                       | 7,926                              | -                     | -                   |
| 31                      | Siteworks  | Replace / repair  | Stormwater drainage grates                      | 40                      | 13                       | 1,800                              | 240                   | 136                 |
| CONTINUE OVER PAGE..... |            |                   |                                                 |                         |                          |                                    |                       |                     |



|    |                    |         |                                |    |    |       |                |               |
|----|--------------------|---------|--------------------------------|----|----|-------|----------------|---------------|
| 32 | General Allowances | Repair  | Underground services allowance | 1  | 1  | 2,500 | -              | -             |
| 33 | Miscellaneous      | Replace | Signage                        | 20 | 10 | 600   | 200            | 113           |
| 34 | Miscellaneous      | Replace | Signage (shared)               | 20 | 10 | 500   | 167            | 94            |
|    |                    |         |                                |    |    |       | <u>125,866</u> | <u>71,210</u> |

### 3.3 Cashflow Forecast

The table below represents our forecast of the cashflow.

|                                                                              | -<br>2020 | 2021<br>-<br>2021 | 2022<br>-<br>2022 | 2023<br>-<br>2023 | 2024<br>-<br>2024 | 2025<br>-<br>2025 | 2026<br>-<br>2026 | 2027<br>-<br>2027 | 2028<br>-<br>2028 | 2029<br>-<br>2029 | 2030<br>-<br>2030 | 2031<br>-<br>2031 | 2032<br>-<br>2032 | 2033<br>-<br>2033 | 2034<br>-<br>2034 | 2035<br>-<br>2035 |
|------------------------------------------------------------------------------|-----------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Opening Balance</b>                                                       |           | 71,210            | 93,625            | 113,775           | 135,117           | 109,924           | 98,072            | 64,399            | 88,252            | 9,172             | 18,238            | 25,558            | 37,569            | 44,593            | 22,769            | 34,585            |
| <b>Levies (from Calculated Levies)</b>                                       |           | 24,628            | 25,538            | 26,352            | 27,150            | 28,189            | 29,244            | 30,466            | 31,410            | 14,455            | 15,020            | 15,517            | 16,010            | 16,509            | 17,189            | 17,786            |
| <b>Interest Earned</b>                                                       |           | 536               | 674               | 809               | 797               | 676               | 528               | 496               | 317               | 89                | 142               | 205               | 267               | 219               | 186               | 266               |
| <b>LESS Tax on interest</b>                                                  |           | (161)             | (202)             | (243)             | (239)             | (203)             | (159)             | (149)             | (95)              | (27)              | (43)              | (62)              | (80)              | (66)              | (56)              | (80)              |
| <b>Cash Income</b>                                                           |           | 96,213            | 119,635           | 140,694           | 162,825           | 138,586           | 127,686           | 95,212            | 119,884           | 23,690            | 33,357            | 41,219            | 53,766            | 61,255            | 40,089            | 52,556            |
| <b>Expenditure</b>                                                           |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 1 Roof Maintain / Gutters and downpipes (shared)<br>repair                   |           |                   |                   |                   |                   |                   |                   |                   | 107,420           |                   |                   |                   |                   |                   |                   |                   |
| 2 Electrical Replace / Bollard lights (progressive)<br>repair                |           |                   |                   | 665               |                   |                   | 738               |                   |                   | 818               |                   |                   | 907               |                   |                   | 1,005             |
| 3 Electrical Replace / MATV system (shared)<br>repair                        |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 4 Electrical Replace / Street lighting (shared)<br>repair                    |           |                   |                   |                   |                   | 950               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 5 Plumbing Replace Water meters                                              |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 6 Siteworks Repair Bitumen roadways - patch and repair (28.89%)              |           |                   |                   | 976               |                   |                   |                   |                   |                   |                   | 1,241             |                   |                   |                   |                   |                   |
| 7 Siteworks Repair Bitumen roadways - patch and repair (43.92%)              |           |                   |                   | 1,164             |                   |                   |                   |                   |                   |                   | 1,481             |                   |                   |                   |                   |                   |
| 8 Siteworks Replace / Bitumen roadways - reprofile / seal (28.89%)<br>repair |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   | 13,763            |                   |                   |
| 9 Siteworks Replace / Bitumen roadways - reprofile / seal (43.92%)<br>repair |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   | 16,434            |                   |                   |
| 10 Siteworks Replace / Common shed<br>repair                                 |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   | 1,564             |                   |                   |
| 11 Siteworks Repair Driveway repairs (Stage 2 pavements)                     |           |                   | 3,182             |                   |                   |                   |                   |                   | 3,779             |                   |                   |                   | 4,488             |                   |                   |                   |
| 12 Siteworks Replace / Fence (East - Carnation Crt)<br>repair                |           |                   |                   |                   |                   | 879               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 13 Siteworks Replace / Fence (East - U142)<br>repair                         |           |                   |                   |                   |                   | 1,710             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 14 Siteworks Replace / Fence (North Boundary - Shared with Scheme<br>3)      |           |                   |                   |                   |                   | 7,316             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 15 Siteworks Replace / Fence (South Boundary - Shared with Scheme<br>1)      |           |                   |                   |                   |                   | 7,095             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 16 Siteworks Replace / Fence (West boundary - U93 to U94)<br>repair          |           |                   |                   |                   | 3,936             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 17 Siteworks Repaint Linemarking (shared)                                    |           |                   |                   |                   | 1,033             |                   |                   |                   |                   | 1,227             |                   |                   |                   |                   | 1,457             |                   |
| 18 Siteworks Replace Mailboxes                                               |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| CONTINUE OVER PAGE.....                                                      |           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |

|    |                    |                  |                                                 |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
|----|--------------------|------------------|-------------------------------------------------|--|-------|-------|--------|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 19 | Siteworks          | Replace / repair | Retaining wall (West - Lillypilly Crt)          |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
| 20 | Siteworks          | Replace / repair | Retaining wall (West - U93)                     |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
| 21 | Siteworks          | Replace / repair | Retaining wall (West - U94)                     |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
| 22 | Siteworks          | Replace / repair | Retaining wall and fence (East - Jasmine Crt)   |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
| 23 | Siteworks          | Replace / repair | Retaining wall and fence (East - U108)          |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
| 24 | Siteworks          | Replace / repair | Retaining wall and fence (East - U109)          |  |       |       |        | 10,022 |        |       |       |       |       |       |       |       |       |       |       |
| 25 | Siteworks          | Replace / repair | Retaining wall and fence (Shared - Easement A)  |  |       |       |        |        | 59,476 |       |       |       |       |       |       |       |       |       |       |
| 26 | Siteworks          | Replace / repair | Retaining wall and fence (West - Magnolia Crt)  |  |       |       | 10,414 |        |        |       |       |       |       |       |       |       |       |       |       |
| 27 | Siteworks          | Replace / repair | Retaining wall and fence (West - U124)          |  |       |       | 17,798 |        |        |       |       |       |       |       |       |       |       |       |       |
| 28 | Siteworks          | Replace / repair | Retaining wall and fence (West - U125)          |  |       |       | 16,851 |        |        |       |       |       |       |       |       |       |       |       |       |
| 29 | Siteworks          | Replace / repair | Retaining wall and fence (West - U78 50% share) |  |       |       |        | 9,573  |        |       |       |       |       |       |       |       |       |       |       |
| 30 | Siteworks          | Replace / repair | Retaining wall at SEQEB substation (RL2 share)  |  |       |       |        |        |        |       |       |       |       |       |       |       |       |       |       |
| 31 | Siteworks          | Replace / repair | Stormwater drainage grates                      |  |       |       |        |        |        |       |       |       |       |       |       | 2,815 |       |       |       |
| 32 | General Allowances | Repair           | Underground services allowance                  |  | 2,588 | 2,678 | 2,772  | 2,869  | 2,969  | 3,073 | 3,181 | 3,292 | 3,407 | 3,526 | 3,650 | 3,778 | 3,910 | 4,047 | 4,188 |
| 33 | Miscellaneous      | Replace          | Signage                                         |  |       |       |        |        |        |       |       |       | 846   |       |       |       |       |       |       |
| 34 | Miscellaneous      | Replace          | Signage (shared)                                |  |       |       |        |        |        |       |       |       | 705   |       |       |       |       |       |       |

|                      |  |  |  |        |        |         |         |         |        |        |        |         |        |        |        |        |        |        |        |
|----------------------|--|--|--|--------|--------|---------|---------|---------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|
| Cash Expended        |  |  |  |        | 2,588  | 5,860   | 5,577   | 52,901  | 40,514 | 63,287 | 6,960  | 110,712 | 5,452  | 7,799  | 3,650  | 9,173  | 38,486 | 5,504  | 5,193  |
| Closing Cash Balance |  |  |  | 71,210 | 93,625 | 113,775 | 135,117 | 109,924 | 98,072 | 64,399 | 88,252 | 9,172   | 18,238 | 25,558 | 37,569 | 44,593 | 22,769 | 34,585 | 47,363 |

### 3.4 Levy Forecast

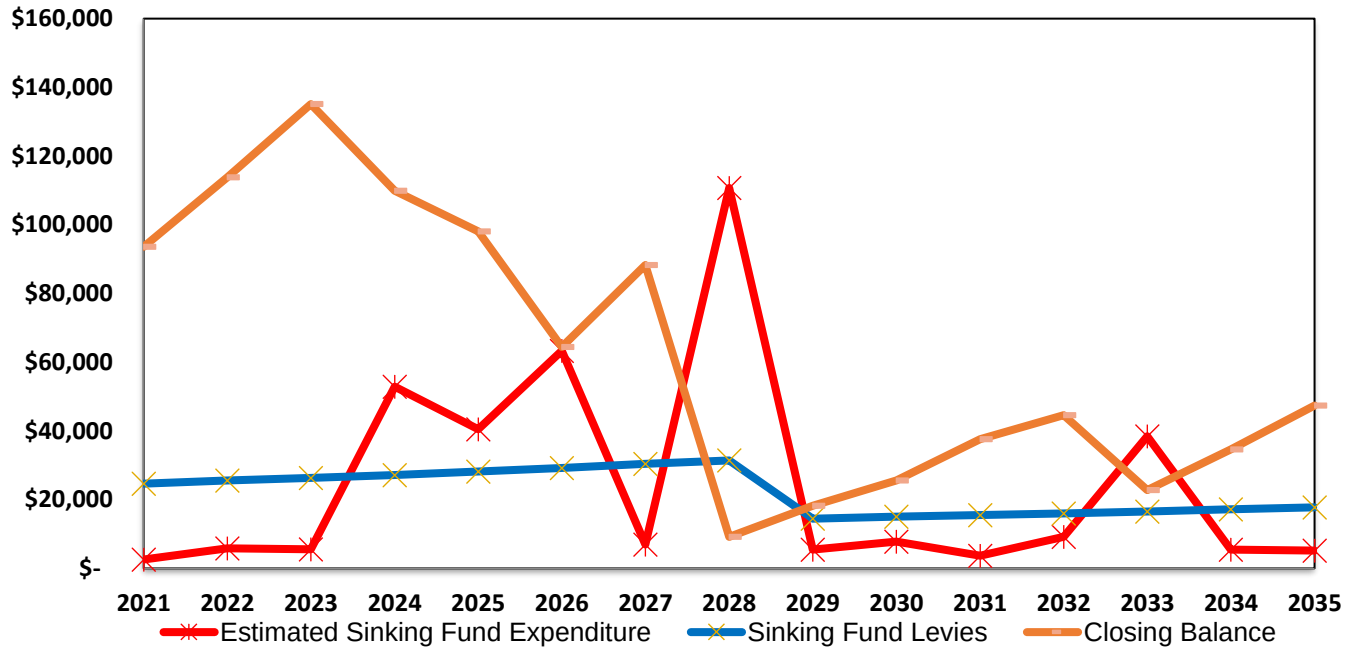
The table below reflects the breakdown of how the proposed levies were calculated and forecast over the reporting period.

| No.                     | Location   | Work Type         | Description                                    | 2021<br>-<br>2021 | 2022<br>-<br>2022 | 2023<br>-<br>2023 | 2024<br>-<br>2024 | 2025<br>-<br>2025 | 2026<br>-<br>2026 | 2027<br>-<br>2027 | 2028<br>-<br>2028 | 2029<br>-<br>2029 | 2030<br>-<br>2030 | 2031<br>-<br>2031 | 2032<br>-<br>2032 | 2033<br>-<br>2033 | 2034<br>-<br>2034 | 2035<br>-<br>2035 |
|-------------------------|------------|-------------------|------------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1                       | Roof       | Maintain / repair | Gutters and downpipes (shared)                 | 11,867            | 12,283            | 12,713            | 13,158            | 13,618            | 14,095            | 14,588            | 15,099            |                   |                   |                   |                   |                   |                   |                   |
| 2                       | Electrical | Replace / repair  | Bollard lights (progressive)                   | 214               | 222               | 229               | 237               | 246               | 254               | 263               | 272               | 282               | 292               | 302               | 313               | 323               | 335               | 347               |
| 3                       | Electrical | Replace / repair  | MATV system (shared)                           |                   |                   |                   |                   |                   | 134               | 139               | 144               | 149               | 154               | 159               | 165               | 171               | 177               | 183               |
| 4                       | Electrical | Replace / repair  | Street lighting (shared)                       | 177               | 183               | 190               | 196               | 203               |                   |                   |                   |                   |                   | 98                | 101               | 105               | 109               | 112               |
| 5                       | Plumbing   | Replace           | Water meters                                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 6                       | Siteworks  | Repair            | Bitumen roadways - patch and repair (28.89%)   | 314               | 325               | 336               | 160               | 165               | 171               | 177               | 183               | 190               | 196               | 203               | 210               | 218               | 225               | 233               |
| 7                       | Siteworks  | Repair            | Bitumen roadways - patch and repair (43.92%)   | 375               | 388               | 401               | 190               | 197               | 204               | 211               | 218               | 226               | 234               | 242               | 251               | 259               | 269               | 278               |
| 8                       | Siteworks  | Replace / repair  | Bitumen roadways - reprofile / seal (28.89%)   | 854               | 884               | 915               | 947               | 980               | 1,014             | 1,050             | 1,087             | 1,125             | 1,164             | 1,205             | 1,247             | 1,291             |                   |                   |
| 9                       | Siteworks  | Replace / repair  | Bitumen roadways - reprofile / seal (43.92%)   | 1,020             | 1,056             | 1,093             | 1,131             | 1,170             | 1,211             | 1,254             | 1,298             | 1,343             | 1,390             | 1,439             | 1,489             | 1,541             |                   |                   |
| 10                      | Siteworks  | Replace / repair  | Common shed                                    | 97                | 100               | 104               | 108               | 111               | 115               | 119               | 123               | 128               | 132               | 137               | 142               | 147               |                   |                   |
| 11                      | Siteworks  | Repair            | Driveway repairs (Stage 2 pavements)           | 1,563             | 1,618             | 705               | 729               | 755               | 781               | 809               | 837               | 866               | 897               | 928               | 961               | 994               | 1,029             | 1,065             |
| 12                      | Siteworks  | Replace / repair  | Fence (East - Carnation Crt)                   | 164               | 170               | 176               | 182               | 188               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 13                      | Siteworks  | Replace / repair  | Fence (East - U142)                            | 319               | 330               | 342               | 354               | 366               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 14                      | Siteworks  | Replace / repair  | Fence (North Boundary - Shared with Scheme 3)  | 1,364             | 1,412             | 1,461             | 1,513             | 1,566             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 15                      | Siteworks  | Replace / repair  | Fence (South Boundary - Shared with Scheme 1)  | 1,323             | 1,369             | 1,417             | 1,467             | 1,518             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 16                      | Siteworks  | Replace / repair  | Fence (West boundary - U93 to U94)             | 934               | 967               | 1,000             | 1,035             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   | 482               |
| 17                      | Siteworks  | Repaint           | Linemarking (shared)                           | 245               | 254               | 262               | 272               | 229               | 237               | 245               | 254               | 263               | 272               | 281               | 291               | 301               | 312               | 323               |
| 18                      | Siteworks  | Replace           | Mailboxes                                      |                   |                   |                   | 573               | 593               | 614               | 635               | 657               | 680               | 704               | 729               | 754               | 781               | 808               | 836               |
| 19                      | Siteworks  | Replace / repair  | Retaining wall (West - Lillypilly Crt)         |                   |                   |                   |                   |                   |                   |                   |                   | 857               | 887               | 919               | 951               | 984               | 1,018             | 1,054             |
| 20                      | Siteworks  | Replace / repair  | Retaining wall (West - U93)                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 21                      | Siteworks  | Replace / repair  | Retaining wall (West - U94)                    |                   |                   |                   |                   | 1,420             | 1,469             | 1,521             | 1,574             | 1,629             | 1,686             | 1,745             | 1,806             | 1,870             | 1,935             | 2,003             |
| 22                      | Siteworks  | Replace / repair  | Retaining wall and fence (East - Jasmine Crt)  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 23                      | Siteworks  | Replace / repair  | Retaining wall and fence (East - U108)         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 24                      | Siteworks  | Replace / repair  | Retaining wall and fence (East - U109)         | 1,869             | 1,934             | 2,002             | 2,072             | 2,145             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| 25                      | Siteworks  | Replace / repair  | Retaining wall and fence (Shared - Easement A) | 9,080             | 9,398             | 9,727             | 10,067            | 10,420            | 10,784            |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| CONTINUE OVER PAGE..... |            |                   |                                                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |

|                                                         |                    |                  |                                                 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------------------------------------------|--------------------|------------------|-------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 26                                                      | Siteworks          | Replace / repair | Retaining wall and fence (West - Magnolia Crt)  | 2,471  | 2,557  | 2,647  | 2,739  |        |        |        |        |        |        |        |        |        | 1,275  |
| 27                                                      | Siteworks          | Replace / repair | Retaining wall and fence (West - U124)          | 4,223  | 4,370  | 4,523  | 4,682  |        |        |        |        |        |        |        |        |        | 2,180  |
| 28                                                      | Siteworks          | Replace / repair | Retaining wall and fence (West - U125)          | 3,998  | 4,138  | 4,283  | 4,433  |        |        |        |        |        |        |        |        |        | 2,064  |
| 29                                                      | Siteworks          | Replace / repair | Retaining wall and fence (West - U78 50% share) | 1,785  | 1,848  | 1,912  | 1,979  | 2,048  |        |        |        |        |        |        |        |        |        |
| 30                                                      | Siteworks          | Replace / repair | Retaining wall at SEQEB substation (RL2 share)  |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 31                                                      | Siteworks          | Replace / repair | Stormwater drainage grates                      | 175    | 181    | 187    | 194    | 200    | 208    | 215    | 222    | 230    | 238    | 246    | 255    | 264    |        |
| 32                                                      | General Allowances | Repair           | Underground services allowance                  | 2,588  | 2,679  | 2,772  | 2,869  | 2,969  | 3,073  | 3,181  | 3,292  | 3,407  | 3,526  | 3,649  | 3,778  | 3,910  | 4,047  |
| 33                                                      | Miscellaneous      | Replace          | Signage                                         | 72     | 75     | 77     | 80     | 83     | 86     | 89     | 92     | 95     | 98     |        |        |        |        |
| 34                                                      | Miscellaneous      | Replace          | Signage (shared)                                | 60     | 62     | 64     | 67     | 69     | 71     | 74     | 76     | 79     | 82     |        |        |        |        |
| <b>Calculated Levies</b>                                |                    |                  |                                                 | 47,151 | 48,803 | 49,538 | 51,434 | 41,259 | 34,521 | 24,570 | 25,428 | 11,549 | 11,952 | 12,282 | 12,714 | 13,159 | 10,264 |
| <b>Averaged Levies</b>                                  |                    |                  |                                                 | 25,040 | 25,917 | 26,824 | 27,763 | 28,734 | 29,740 | 30,781 | 31,858 | 14,575 | 15,085 | 15,613 | 16,159 | 16,725 | 17,310 |
| <b>LESS: Nett Interest Earned on Deposits after Tax</b> |                    |                  |                                                 | (412)  | (378)  | (471)  | (612)  | (546)  | (496)  | (315)  | (448)  | (120)  | (65)   | (96)   | (149)  | (215)  | (121)  |
| <b>Total Sinking Fund Levies (to Cash Flow)</b>         |                    |                  |                                                 | 24,628 | 25,538 | 26,352 | 27,150 | 28,189 | 29,244 | 30,466 | 31,410 | 14,455 | 15,020 | 15,517 | 16,010 | 16,509 | 17,189 |

### 3.5 Cashflow Graphical Representation

The image below is a graphical representation of the forecasted cashflow for the fund.



## **4 REPORT USE LIMITATIONS**

This report has a maximum usage period of five [5] years and is recommended to be reviewed annually due to changes to the subject site, actual works undertaken, and the like. Escalation has been allowed for in this report and it is a prediction based on historical analysis of construction cost data and the changes in these costs over time. As we are only able to forecast likely cost movements, it is necessary to update this sinking fund regularly as recommended.

This report excludes the following items:

- a) Structural, or potential structural defects.
- b) Refurbishment or general upgrade of common areas.
- c) Impacts / costs associated with future changes to legislation.
- d) Maintenance contracts [ie pool, lifts, and gardening].
- e) Abnormal usage of premises.
- f) Costs associated due to insufficient normal maintenance.
- g) No provision is made for work associated with contaminated land or materials.
- h) No soil analysis or geological studies were ordered or made in conjunction with this report.
- i) Part only replacement and minor items, which would occur infrequently [whereby the sum of such a replacement does not exceed [\$500.00] have not been included in this sinking fund.
- j) The sinking fund forecast assumes the Body Corporate will maintain the Administration Fund adequately to account for future costs associated with Item i).
- k) Foundation and utility infrastructure works, or replacements have not been included in this sinking fund analysis.
- l) Any cost implication as a direct result of Covid-19 affecting the supply of materials and labour.
- m) Landscaping, gardens and grounds allowances (Administration Fund).
- n) Goods and Services Tax [GST].

If an inspection was undertaken, the inspection was a visual inspection limited only to areas of common property fully accessible. The inspection was non-invasive with no attempt to remove, modify, dismantle any fixture or fitting nor to assess or test every part of the building and associated plant. The extent of this assessment is based on the assumption that the premises were designed, approved, constructed, and certified in accordance with the relevant authority requirements of the day, and every effort has been made to maintain the premises in accordance with those requirements. The report was compiled without prejudice and in the belief that no pertinent information has been withheld, Gleeson Quantity Surveyors reserves the right to review the report in the light of such information.

This report is confidential to the Body Corporate, Gleeson Quantity Surveyors Pty Ltd guarantees to the customer that it will not release any information obtained as a result of the inspection to any unrelated parties, and requests that the customer reciprocate likewise.

Gleeson Quantity Surveyors shall be indemnified against any loss, damage, expense, whether consequential or otherwise, arising from matters resulting from this inspection or raised in this report. No liability is accepted in contract, tort, or any other form of liability as a result of any other person acting upon or using this estimate.



The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

If you are undertaking development or building certification, it is recommended that Council **property searches** are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.

**New Sunshine Coast Planning Scheme Project:** In partnership with our community, council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. Up-to-date information on the status of the New Planning Scheme Project is available on [Council's website](#), where you can also register to receive project updates and be notified of future community engagement activities.

## Site Information

|                  |                                                                                                                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Address | 87/19 Arwen St MAROOCHYDORE QLD 4558                                                                                                                                                                                                                                                                                                 |
| Lot Plan         | 23GTP101428                                                                                                                                                                                                                                                                                                                          |
| Land Area        | 262 SQ METRES                                                                                                                                                                                                                                                                                                                        |
| More Information | <a href="#">View in MyMaps.</a><br><a href="#">View in Development.i.</a><br><a href="#">View in State Assessment Referral Agency (SARA) DA mapping (External Site).</a><br><a href="#">View in State Planning Policy Interactive Mapping System (External Site).</a><br><a href="#">View in Google Street View (External Site).</a> |

## Location Map

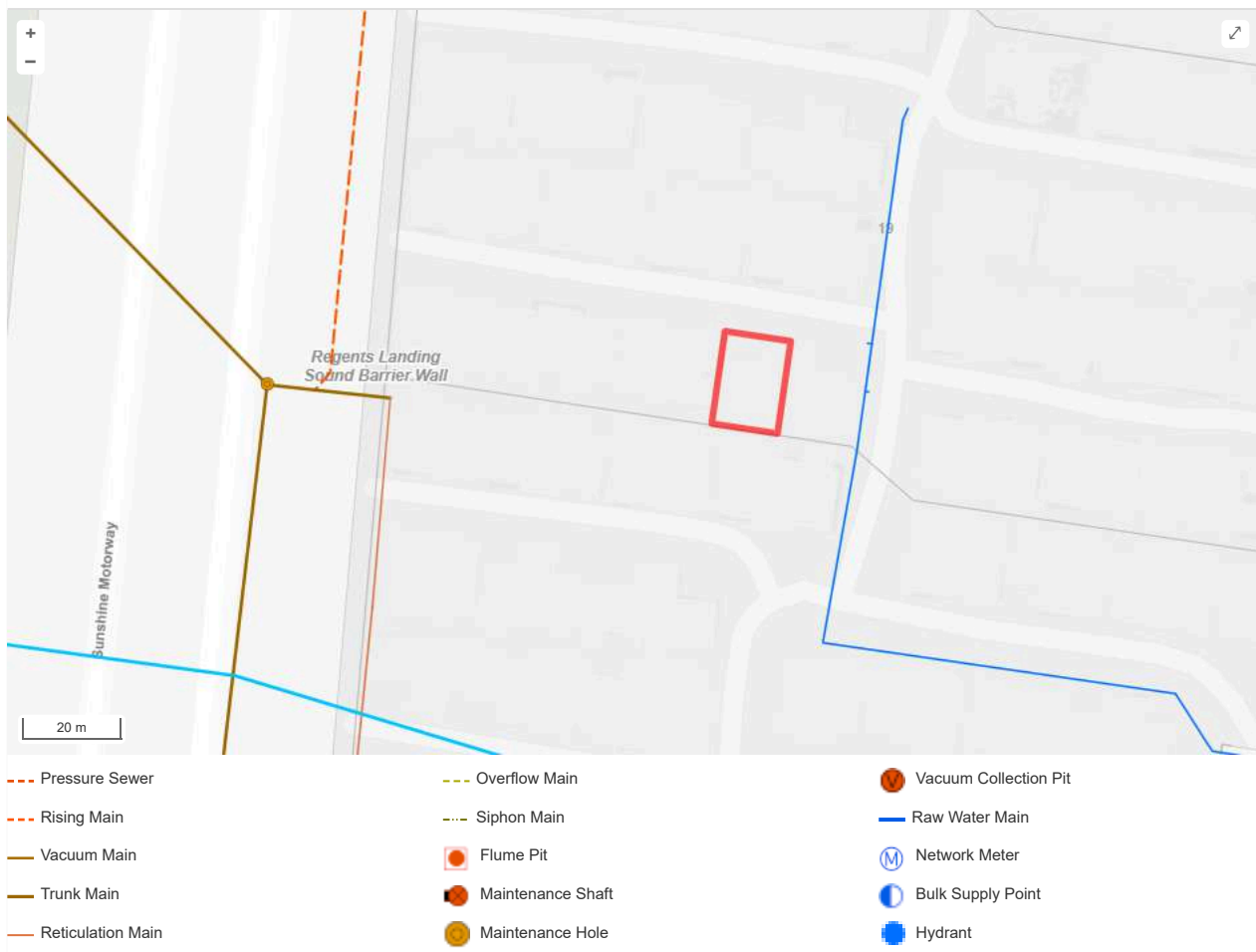


## Contour Map

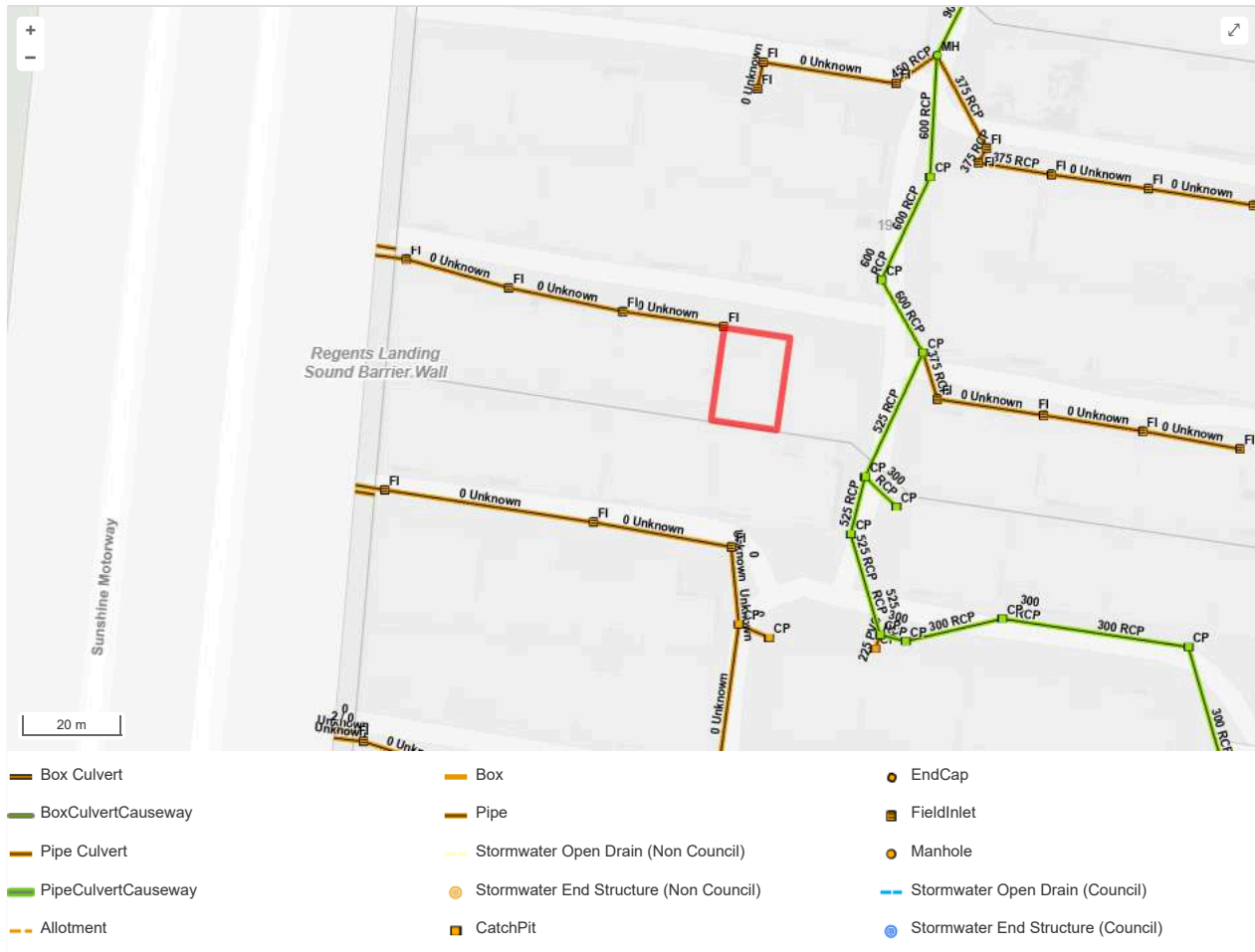


## Water & Sewer Infrastructure Map

The following information has been provided and maintained by [Unitywater](#). Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 [terms and conditions](#).



## Stormwater Network



## Easements and Covenants Map



### Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

### Other Approval Information

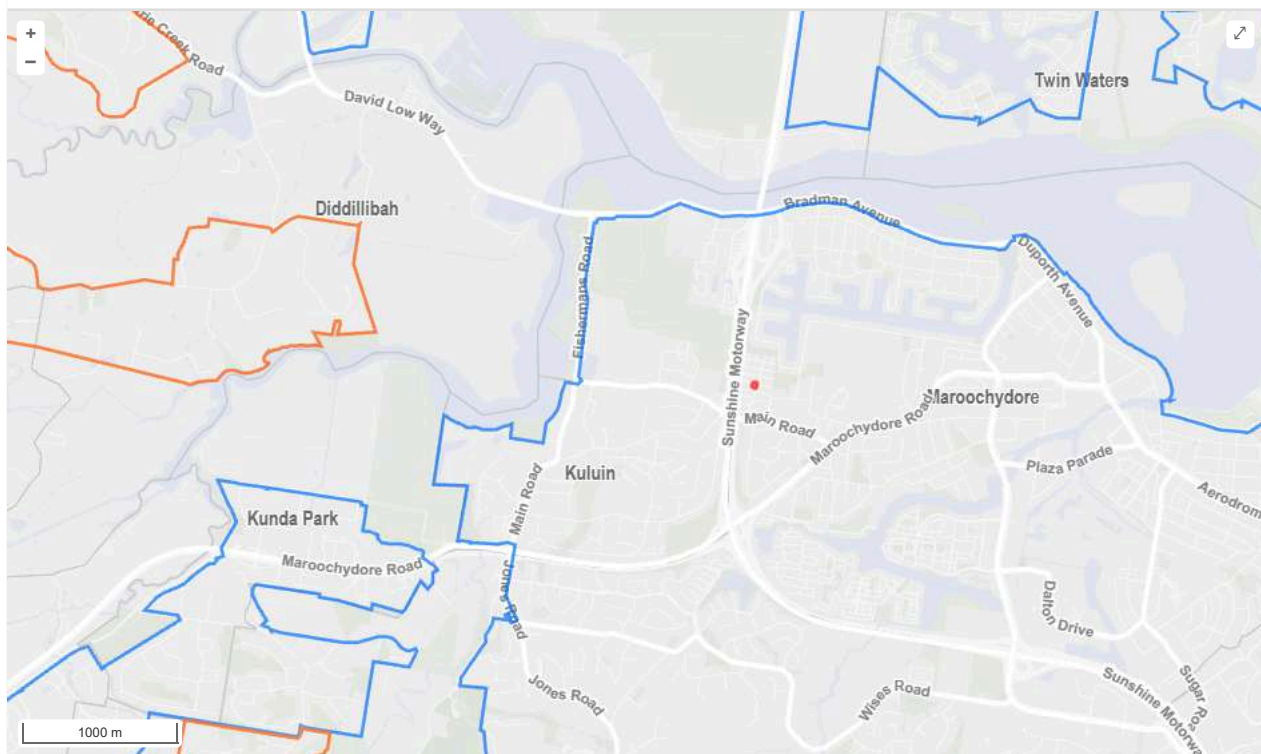
- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters



## Sunshine Coast Planning Scheme 2014

|                                                                                                                                                                            |                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Growth Management Area                                                                                                                                                     | Land within the Urban Growth Management Boundary                                 |
| Zones<br><a href="#">View Tables of Assessment</a><br><a href="#">View Zone Codes</a>                                                                                      | Medium Density Residential Zone                                                  |
| Local Plan Area<br><a href="#">View Tables of Assessment</a><br><a href="#">View Local Plan Codes</a>                                                                      | Maroochydore/Kuluin Local Plan Area                                              |
| Land Subject to Acid Sulfate Soils Overlay<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>                                               | Area 2 : land above 5m AHD and below 20m AHD<br>Area 1 : land at or below 5m AHD |
| Land Subject to Airport Environs Overlay<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>                                                 | Runway Separation Distances<br>Obstacle Limitation Surface (OLS)                 |
| Height of Buildings and Structures Overlay<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>                                               | 8.5 metres                                                                       |
| Land Subject to Regional Infrastructure Overlay<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>                                          | Dedicated Transit Corridor and Buffer<br>Major Road Corridor and Buffer          |
| Local Government Infrastructure Plan<br><a href="#">View Local Government Infrastructure Plan</a><br><a href="#">View Local Government Infrastructure Plan (LGIP) Maps</a> | Priority Infrastructure Area                                                     |
| Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades                                                                                                    |                                                                                  |

### Growth Management Area



Urban Growth Management Boundary

Rural Residential Growth Management Boundary

## Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

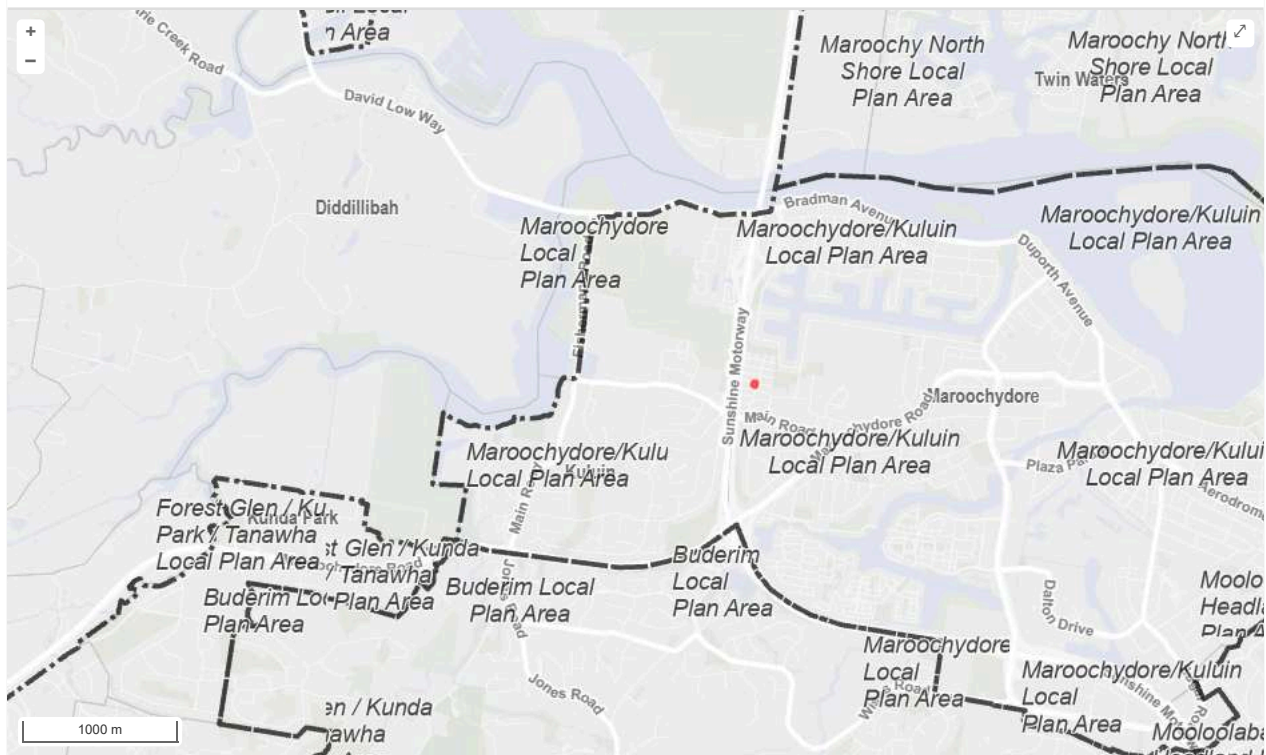


|                                                                                                                     |                                                                                                                                    |                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|  Low Density Residential Zone      |  Sport and Recreation Zone                        |  Community Facilities Zone                          |
|  Medium Density Residential Zone |  Open Space Zone                                |  Emerging Community Zone                          |
|  High Density Residential Zone   |  Environmental Management and Conservation Zone |  Limited Development (Landscape Residential) Zone |
|  Tourist Accommodation Zone      |  Low Impact Industry Zone                       |  Rural Zone                                       |
|  Principal Centre Zone           |  Medium Impact Industry Zone                    |  Rural Residential Zone                           |
|  Major Centre Zone               |  High Impact Industry Zone                      |  Specialised Centre Zone                          |
|  District Centre Zone            |  Waterfront and Marine Industry Zone            |  Tourism Zone                                     |
|  Local Centre Zone               |                                                                                                                                    |                                                                                                                                       |

## Local Plan Area

[View Tables of Assessment](#)

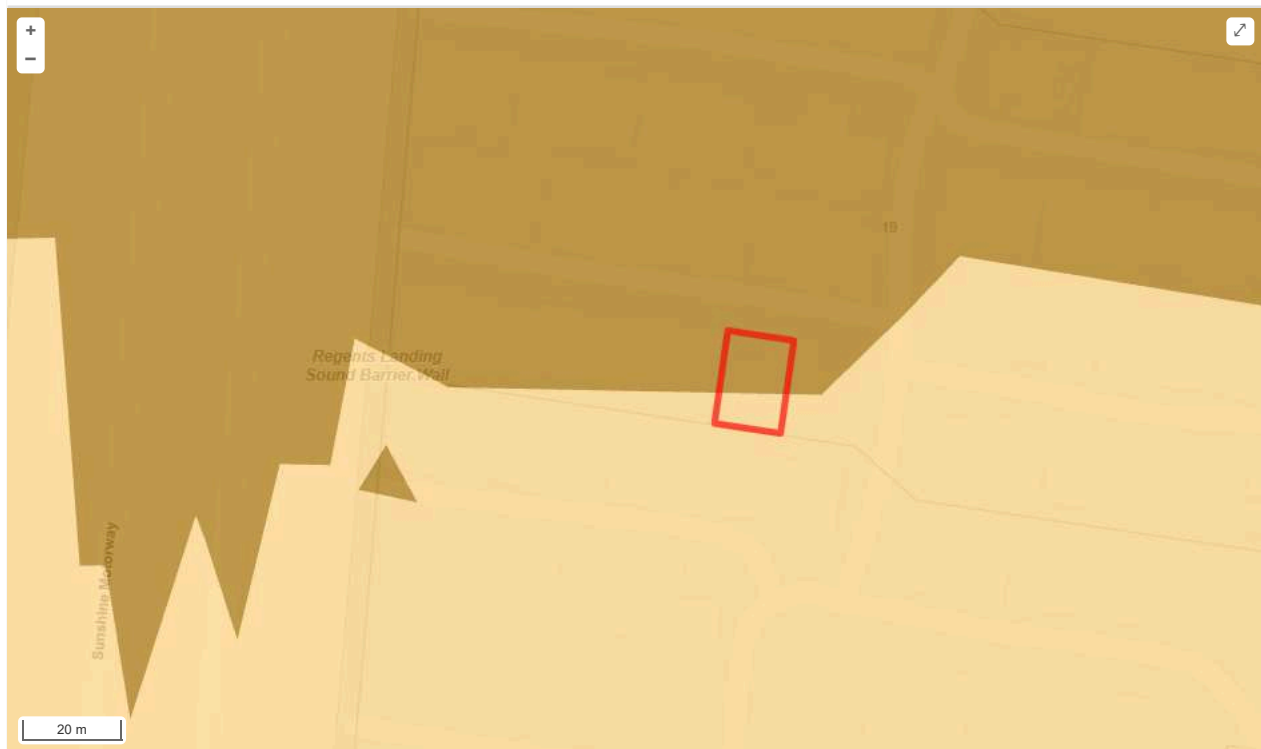
[View Local Plan Codes](#)



## Land Subject to Acid Sulfate Soils Overlay

[View Tables of Assessment](#)

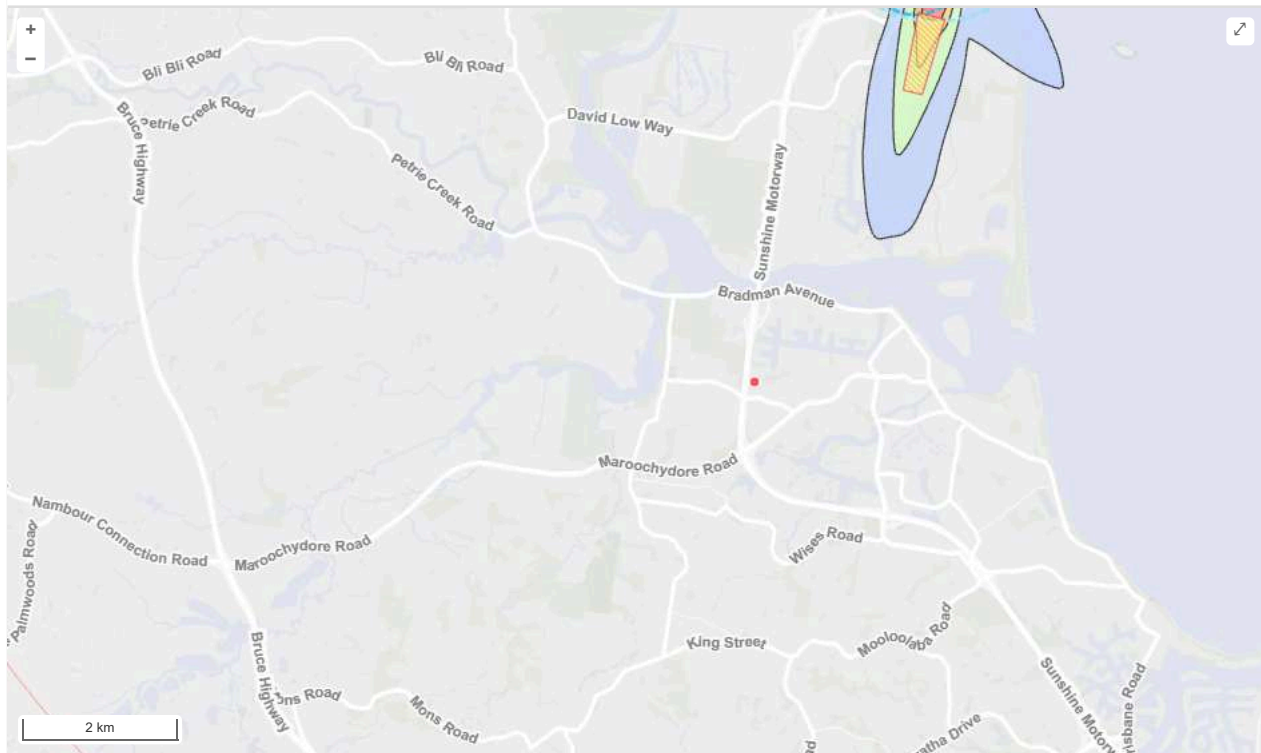
[View Overlay Code](#)



## Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



### Public Safety Area

 Public Safety Area

### Runway Separation Distances

Runway Separation Distances

### On Airport Aviation Facilities

 Distance Measuring Equipment (DME) & CVOR

 Non-directional Beacon (NDB)

 Very High Frequency (VHF)

### Aviation Facility Sensitive Area

 NDB 500m Radius Buffer

 CVOR 1000m Radius Buffer

 DME 1500m Radius Buffer

 VHF 600m Radius Buffer

### Obstacle Limitation Surface (OLS)

 Obstacle Limitation Surface (OLS)

### Australian Noise Exposure Forecast (ANEF) Level

 35+

 30-35

 25-30

 20-25

 0-20



## Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



## Land Subject to Regional Infrastructure Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



## Land Subject to Regional Infrastructure Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



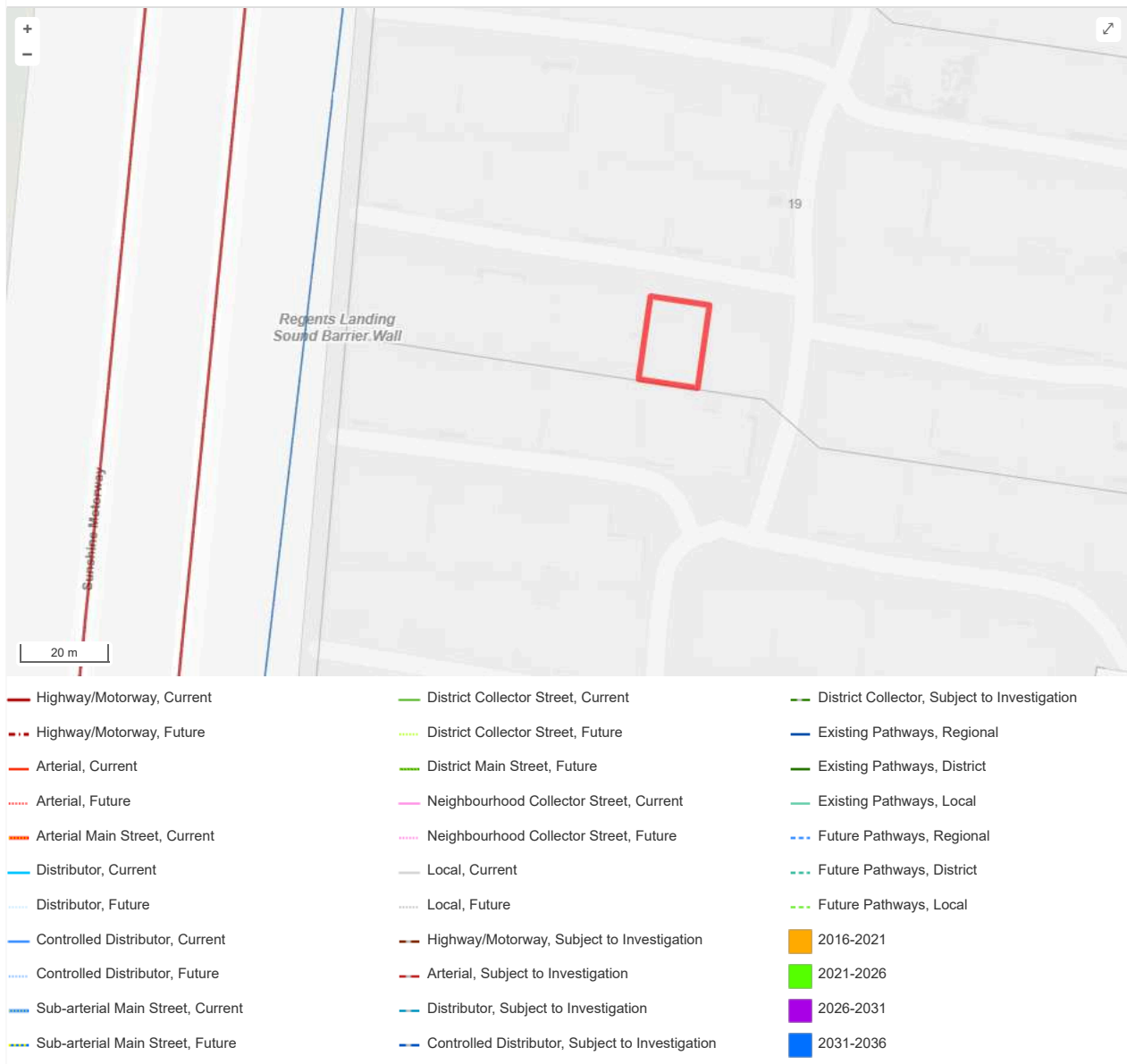
## Local Government Infrastructure Plan

[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)



## Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



## Additional Site Information

Electoral Division DIVISION 8 Taylor Bunnag

State Assessment Referral Agency (SARA) DA Mapping This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to [SARA DA Mapping](#).  
**Note:** Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit [Koala Maps](#) for more information.

## State Assessment Referral Agency (SARA) DA Mapping



## Flood Hazard Area for Building Regulation Purposes

This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

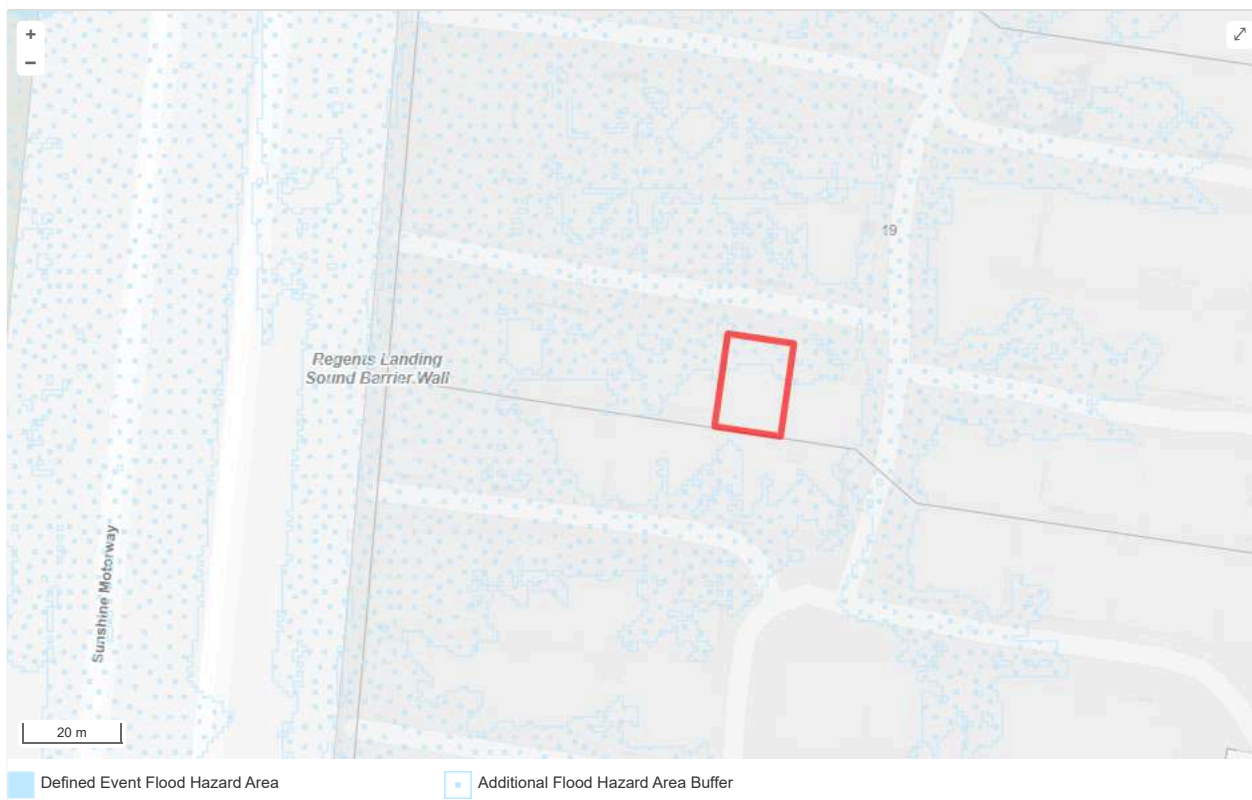
The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

The minimum floor level considers multiple mechanisms, including flooding, overland flow, street drainage and storm tide. It is possible that one mechanism, such as street drainage, generates the Defined Flood Level, while another mechanism, such as flooding generates the minimum floor level, due to the greater freeboard associated for flooding.

For complex situations where the flood search is unable to be automated, application for a customised [Flood Information Search \(self-assessable\)](#) will need to be requested from council.

For more information please refer to Council's Website: [Flood information relevant to building works \(sunshinecoast.qld.gov.au\)](#)



## Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

This lot is within the Flood Hazard Area, however determination of a floor level is not yet able to be automated. To receive a minimum floor level, please apply for a Flood Information Search.

## Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

### Risk rating definitions

**High risk** - these areas present a high and unacceptable flood risk to life and property.

**Moderate risk** - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

**Low risk** - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.

**Recent development area** - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

**Other areas of the floodplain** - these areas present a very low risk to life and property.

How Flood Risk is calculated: [Sunshine Coast Council Flood Risk Assessment Methodology](#)



[Review responses online](#) ↗



Received 5 of 5 responses  
**All responses received**

Unit 87 19 Arwen St, Maroochydore QLD 4558

Job dates  
05/03/2026 → 05/05/2026

These plans expire on  
2 Apr 2026

Lodged by  
Ashleigh Kohler

| Authority                                                                                                          | Status   | Page |
|--------------------------------------------------------------------------------------------------------------------|----------|------|
|  BYDA Confirmation                 |          | 2    |
|  Energex QLD                       | Received | 4    |
|  NBN Co Qld                       | Received | 49   |
|  Sunshine Coast Regional Council | Received | 60   |
|  Telstra QLD South East          | Received | 65   |
|  Unitywater North                | Received | 74   |

**Zero damage - Zero harm - Zero disruption**

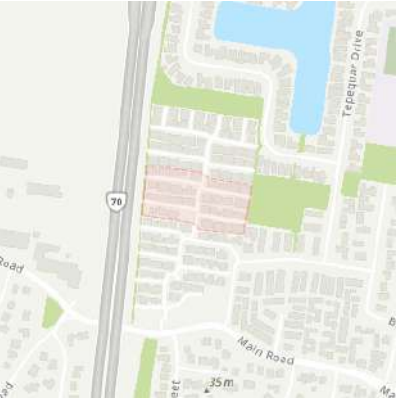
Contact Details

|                                                                                        |                                         |                                                                                           |                               |
|----------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------|
| <b>Contact</b><br>Ashleigh Kohler<br><b>Email</b><br>ashleigh@greenhalghpickard.com.au | <b>Contact number</b><br>(07) 5444 1022 | <b>Company</b><br>Greenhalgh Pickard<br><b>Address</b><br>Nicklin Way<br>Buddina Qld 4575 | <b>Enquirer ID</b><br>3825606 |
|----------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------|

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.

|                                   |                                 |                               |                                |                              |                                                       |                                          |
|-----------------------------------|---------------------------------|-------------------------------|--------------------------------|------------------------------|-------------------------------------------------------|------------------------------------------|
| <b>Enquiry date</b><br>05/03/2026 | <b>Start date</b><br>05/03/2026 | <b>End date</b><br>05/05/2026 | <b>On behalf of</b><br>Private | <b>Job purpose</b><br>Design | <b>Locations</b><br>Both Footpath, Nature Strip, Road | <b>Onsite activities</b><br>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.

|                                              |                                                                |                               |
|----------------------------------------------|----------------------------------------------------------------|-------------------------------|
| <b>User Reference</b><br>Unit 87 19 Arwen St | <b>Address</b><br>Unit 87 19 Arwen St<br>Maroochydore QLD 4558 | <b>Notes/description</b><br>- |
|----------------------------------------------|----------------------------------------------------------------|-------------------------------|

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   |
|-----------------------|---------------------------------|----------------|----------|
| 269289824             | Energex QLD                     | 13 12 53       | NOTIFIED |
| 269289821             | NBN Co Qld                      | 1800 687 626   | NOTIFIED |
| 269289820             | Sunshine Coast Regional Council | (07) 5475 8719 | NOTIFIED |
| 269289823             | Telstra QLD South East          | 1800 653 935   | NOTIFIED |
| 269289822             | Unitywater North                | 1300 086 489   | 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.



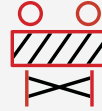
### Prepare

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

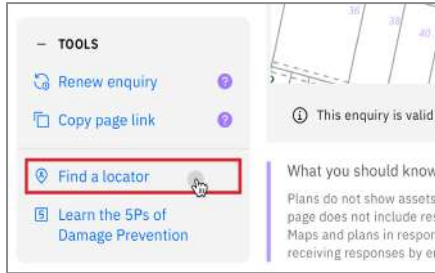
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



### 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 isseekplant'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 isseekplant to find trusted contractors near you today, visit:  
[blog.isseekplant.com.au/byda-isp-get-quotes](http://blog.isseekplant.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

Referral  
269289824

Member Phone  
13 12 53

Responses from this member

Response received Thu 5 Mar 2026 3.21pm

| File name                                                | Page |
|----------------------------------------------------------|------|
| Response Body                                            | 5    |
| 269289824 - Energex Plan.pdf                             | 8    |
| Energex BYDA Terms and Conditions.pdf                    | 13   |
| Working Near Overhead and Underground Electric Lines.pdf | 18   |

# 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.

|                                                  |                                 |
|--------------------------------------------------|---------------------------------|
| <b>You:</b>                                      | <b>BYDA Enquiry No:</b>         |
| Ashleigh Kohler                                  | 269289824                       |
| <b>Company:</b>                                  | <b>Date of Response:</b>        |
| Greenhalgh Pickard                               | 05 Mar 2026                     |
| <b>Search Location:</b>                          | <b>Period of Plan Validity:</b> |
| Unit 87 19 Arwen St<br>Maroochydore,<br>QLD 4558 | 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. Independent underground cable locators can be found by using the "Find a locator" option available within the BYDA enquiry response with LV Cable (up to 1kV), HV Cable (1kV-<33kV) & HV cable (33kV and over) displayed.
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 any 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 [Energen before you dig Website](#) for more information.

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

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

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







BYDA

Sequence: 269289824  
Date: 05/03/2026

Scale: 1:1025  
Tile No: **OVERVIEW**

**CAUTION - HIGH  
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations  
Please Call 13 19 62



BYDA

Sequence: 269289824  
Date: 05/03/2026  
Scale: 1:500  
Tile No: **Tile No: 1**

**CAUTION - HIGH VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 269289824  
Date: 05/03/2026  
Scale: 1:500  
Tile No: **Tile No: 2**

**CAUTION - HIGH VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations  
Please Call 13 19 62



BYDA

Sequence: 269289824  
Date: 05/03/2026

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

**CAUTION - HIGH VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 269289824  
Date: 05/03/2026  
Scale: 1:500  
Tile No: **Tile No: 4**

**CAUTION - HIGH VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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

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

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

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

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

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

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

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

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

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

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

#### IMPORTANT NOTES:

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

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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.

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

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**Asset Installation Methods:**

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

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

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

**Excavating Near Assets:**

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

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

**Excavating Parallel to Assets:**

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

**Separation from Assets:**

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

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

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

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

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

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

**Excavating Across Assets:**

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

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**Heavy Machinery Operation Over Assets:**

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

**Directional Boring Near Assets:**

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

**Explosives:**

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

**Damage Reporting:**

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

If any Damaged Asset is found:

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

**Solutions and Assistance:**

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

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

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

**Vacuum Excavations (Hydro Vac)**

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

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

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

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

**Safety Notices (Underground Work)**

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

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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>             | <p>Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below.</p> <p><b><u>Energex:</u></b></p> <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> <p><b><u>Ergon Energy:</u></b></p> <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

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## 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

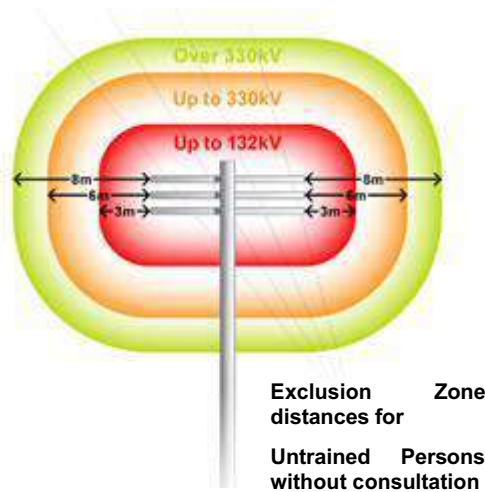
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

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                         | 6000            | 2100               |
| >132 kV up to 220 kV                                         | 4500                         |                 | 2900               |
| >220 kV up to 275 kV                                         | 5000                         |                 |                    |
| >275 kV up to 330 kV                                         | 6000                         |                 | 3400               |

(information extracted from Electrical Safety Regulation 2013 Schedule 2)



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

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

| Nominal phase to phase<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

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# 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   |
|------------------|------------------|----------------------------------------------------------------|-----------------------|
| Safety Advice    | Base information | Provide Safety Advice<br>(Can only be performed by the Entity) | Nil cost to customer. |

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

| Category of work                         |                                                                                                                            | Description                                                                                                                                                                                                                                                                                                                                                 | Costing arrangement                                                                                                                                                                                 |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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                                                                              | 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><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)                               | Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.                                                                                                                                                                                                                                                                                                                             | <b>Cost to customer.</b>                                                                                                                                                                                   |
| <b>Switching</b>      | Customer requested switching                                                                                   | Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).                                                                                                                                                                                                                                                                                                          | <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).

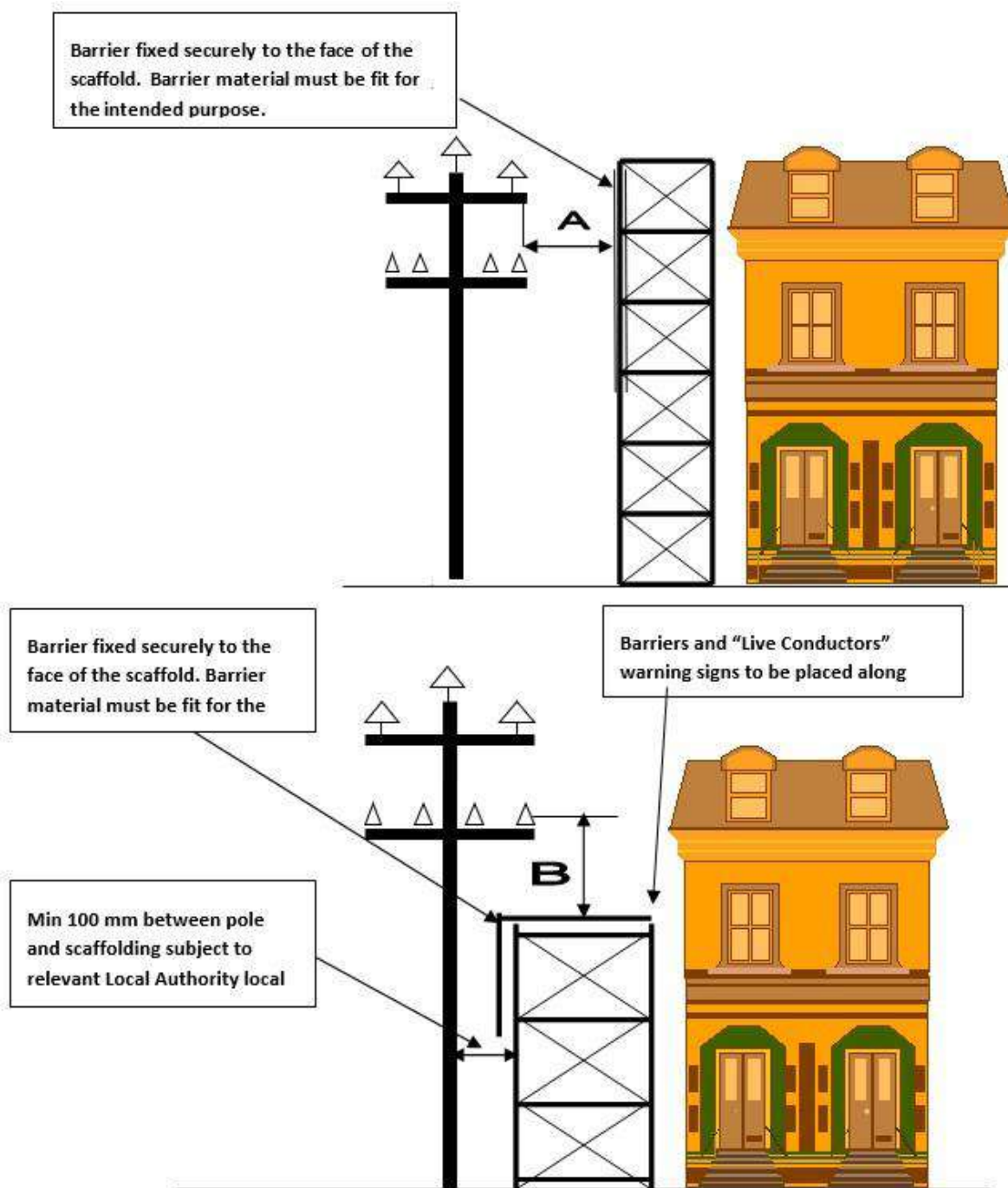
Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed.

| 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 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



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

## 6.2. Conditions of Supply of Information

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



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

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

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

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

### 6.3.1 Records

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

### 6.3.2 Location of underground electrical assets

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

If during excavation, cables or conduits are damaged:

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

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

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

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

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

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

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

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

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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 or TV | Water   |        | Sanitary drainage |         | Storm Water |
|                                                                                                                        |               |                     | ≤DN 200 | >DN200 | ≤DN 200           | >DN 200 |             |
| LV                                                                                                                     | 300 (Ergon)   | 100                 | 500     | *1000  | 500               | 1000    | 500         |
| HV                                                                                                                     | 250 (Energex) | 300                 |         |        |                   |         |             |
| *Contact your local utility/council to obtain specific separation distances                                            |               |                     |         |        |                   |         |             |

| Underground Services Crossing Electricity Entity Electrical Assets<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.



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- 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.

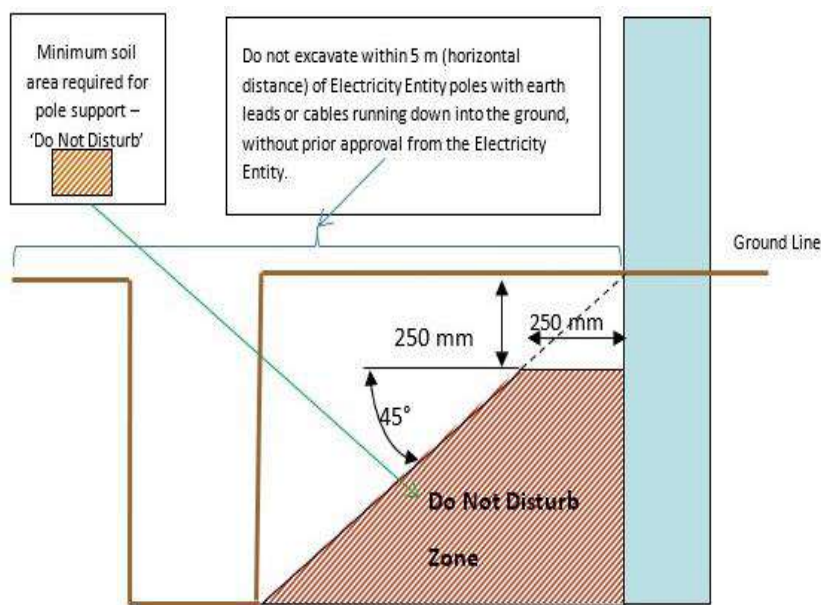


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

| 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 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

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## 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.

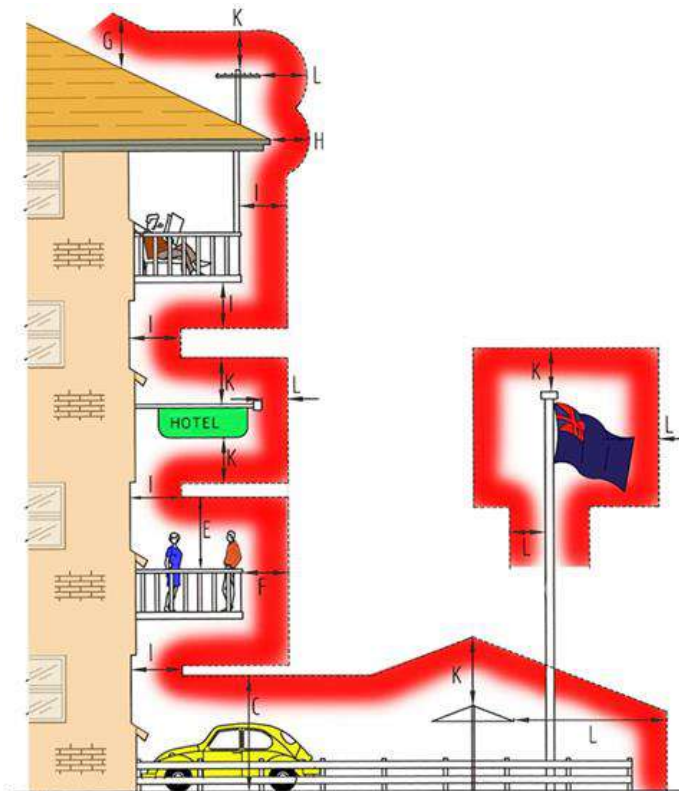
**NOTE:** Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

## 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 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 <b>PERMITTED</b> around Electricity Entity overhead or underground electric lines</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b><i>What is <b>NOT PERMITTED</b> 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

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## 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)

Referral  
269289821

Member Phone  
1800 687 626

Responses from this member

Response received Thu 5 Mar 2026 3.23pm

| File name                                        | Page |
|--------------------------------------------------|------|
| Response Body                                    | 50   |
| 269289821_20260305_052305810058_1.pdf            | 51   |
| 4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf | 54   |
| Disclaimer_269289821_20260305_052305810058.pdf   | 56   |

Hi Ashleigh Kohler,

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)

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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:** Ashleigh Kohler  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** ashleigh@greenhalghpickard.com.au

|                                   |                                                 |                                                                                     |
|-----------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Dial before you dig Job #:</b> | 52549613                                        |  |
| <b>Sequence #</b>                 | 269289821                                       |                                                                                     |
| <b>Issue Date:</b>                | 05/03/2026                                      |                                                                                     |
| <b>Location:</b>                  | Unit 87 19 Arwen St , Maroochydore , QLD , 4558 |                                                                                     |

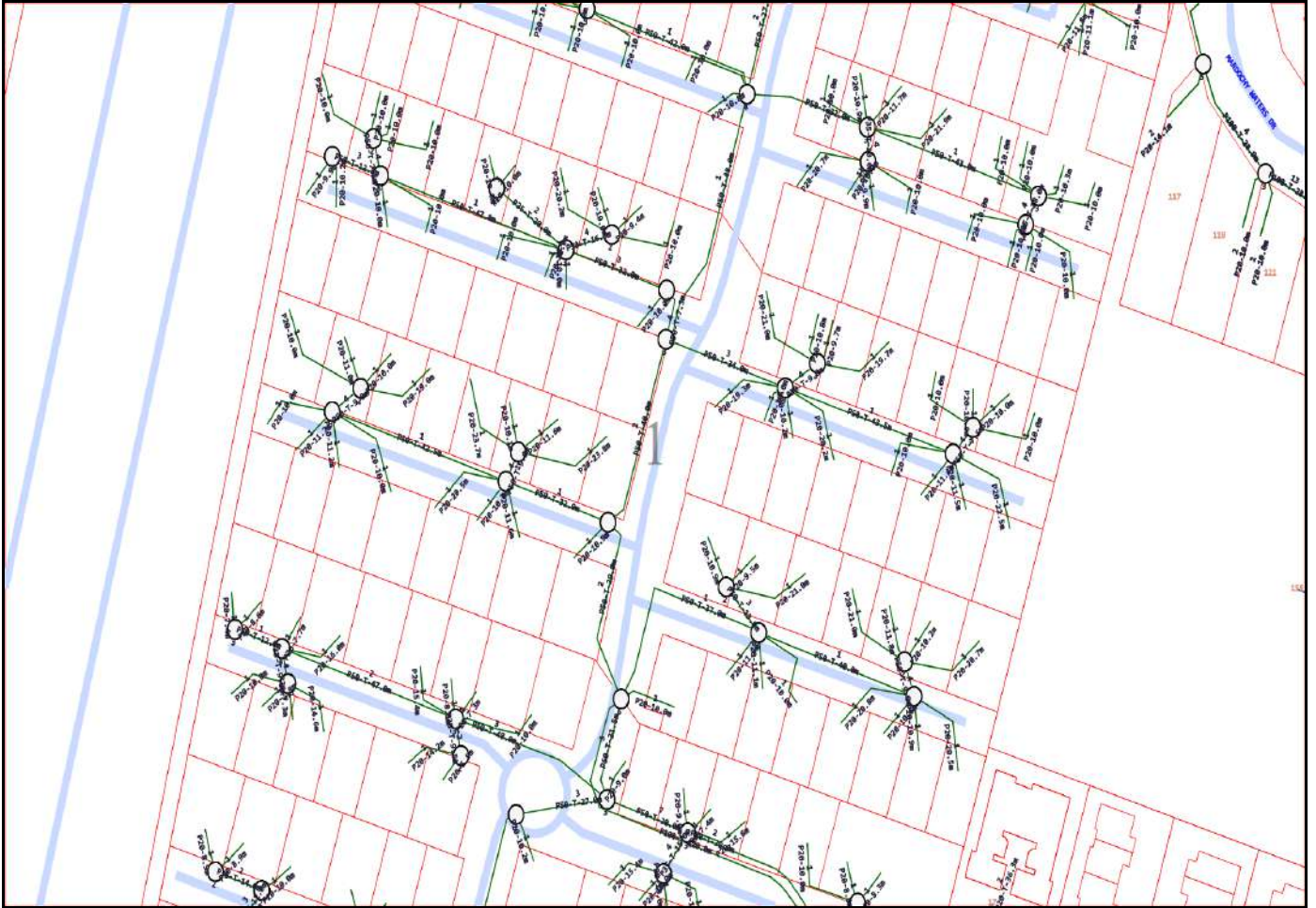
**Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans**



## LEGEND



|       |                                                                                                                                                                                                                                              |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | Parcel and the location                                                                                                                                                                                                                      |
|       | Pit with size "5"                                                                                                                                                                                                                            |
|       | Power Pit with size "2E".<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"                                                                                                                                                                                                       |
| Scale | 0 20 40 60 Meters<br>1:2000<br>1 cm equals 20 m                                                                                                                                                                                              |



## Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.





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

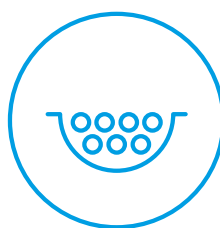
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact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



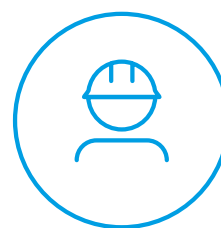
**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



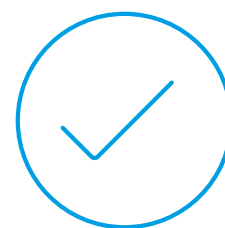
**Prepare:** Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



**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.

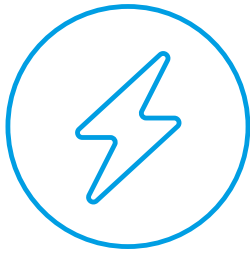


**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities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

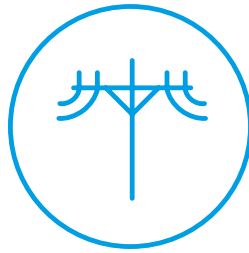


**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

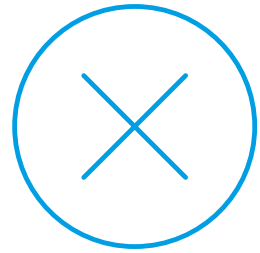
# Working near **nbn**<sup>™</sup> cables



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>™</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:** Ashleigh Kohler  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** ashleigh@greenhalghpickard.com.au

|                                        |                                                 |                                                                                     |
|----------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Before You Dig Australia Job #:</b> | 52549613                                        |  |
| <b>Sequence #</b>                      | 269289821                                       |                                                                                     |
| <b>Issue Date:</b>                     | 05/03/2026                                      |                                                                                     |
| <b>Location:</b>                       | Unit 87 19 Arwen St , Maroochydore , QLD , 4558 |                                                                                     |

## 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: 05/03/2026

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Referral  
269289820

Member Phone  
(07) 5475 8719

Responses from this member

Response received Thu 5 Mar 2026 3.20pm

| File name                   | Page |
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| Response Body               | 61   |
| ASSET 269289820.pdf         | 62   |
| DBYD Response 269289820.pdf | 64   |

Dear Ashleigh Kohler

Sequence Number 269289820

Date 5 March 2026

Please find attached As Constructed Stormwater, Electrical and Communication Infrastructure as requested.

This plan expires 30 days from Sunshine Coast Regional Councils plan print date.

If you require drainage plans that may show the drains/pipes within the building/property and where they connect to

the mains, please contact Sunshine Coast Council Customer Service on 5475 7272 or

[mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au)

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The applicant should rely on field investigation in order to validate information shown on this plan.

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Plans generated by SmarterWX™  
Automate

**05/03/26 (valid for 30 days)**

**In an emergency contact Sunshine  
Coast Council on (07) 5475 7272**

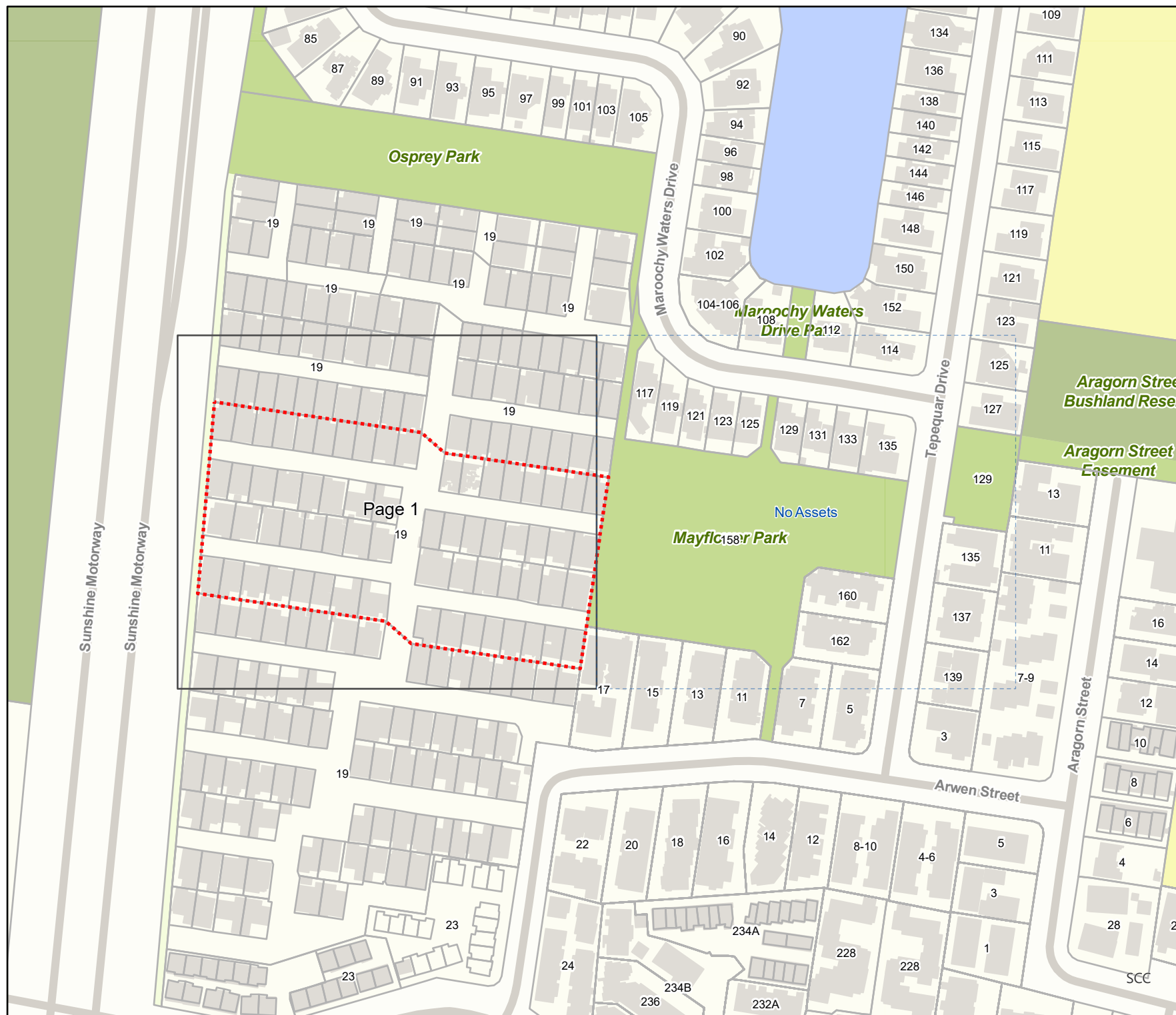


**Job # 52549613**

**Seq # 269289820**

### Legend

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



Scale 1:2,500

### Disclaimer

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Plans generated by SmarterWX™  
Automate

05/03/26 (valid for 30 days)

In an emergency contact Sunshine  
Coast Council on (07) 5475 7272



Job # 52549613

Seq # 269289820

### Legend

#### Stormwater Pit

CatchPit

FieldInlet

Manhole

#### Stormwater Culvert

Pipe Culvert

Stormwater Open Drain

#### Stormwater Pipe

Pipe

Scale 1:1,000

#### Disclaimer

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Provided by Sunshine Coast Council



Ashleigh Kohler  
Greenhalgh Pickard  
Nicklin Way  
Buddina Qld 4575

5 March 2026

Dear Ashleigh Kohler

**RESPONSE TO RECENT BYDA ENQUIRY**  
**Unit 87 19 Arwen St Maroochydore QLD 4558**  
**SEQ: 269289820**

Please find attached mapping information for Sunshine Coast Council Stormwater, Electrical and Communication Infrastructure as requested. This mapping information expires 30 days from Sunshine Coast Councils map print date.

**When working in the vicinity of Sunshine Coast Council assets you have a Duty of Care and the following must be observed.**

- All Sunshine Coast Council assets, including underground network, must be validated (physically sighted and identified), prior to commencing any excavation in the vicinity.
- It is recommended that a Certified Locator be engaged for the locating of assets.
- All Sunshine Coast Council assets once validated, must be protected from damage.
- Sunshine Coast Council infrastructure is not to be altered by any third party without prior approval.
- All trench and pothole reinstatements are to occur no later than 5 days after work occurring.
- If your project is dependent on the position of the Sunshine Coast Council assets, then it is recommended that you validate the position of the network prior to finalising your design.
- Maps are valid for 30 days after issue and a new enquiry must be lodged if maps expire.
- Incorrect Maps - please advise if there are any errors or incorrect locations shown on the maps by contacting Sunshine Coast Council via email to [dbyd@sunshinecoast.qld.gov.au](mailto:dbyd@sunshinecoast.qld.gov.au)
- **Any damage to Sunshine Coast Council owned infrastructure or property must be reported immediately** by calling Sunshine Coast Council Customer Service on (07) 5475 7272.

If you require stormwater internal drainage plans that may show the drains/pipes within the building/property and where they connect to the mains, please contact Sunshine Coast Council Customer Service on (07) 5475 7272 or [mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au).

**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.

**DISCLAIMER**

While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland make any representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Referral  
269289823

Member Phone  
1800 653 935

Responses from this member

Response received Thu 5 Mar 2026 3.27pm

| File name                               | Page |
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| Response Body                           | 66   |
| 269289823.pdf                           | 68   |
| AccreditedPlantLocators 2025-12-17b.pdf | 70   |
| Telstra Duty of Care v33.0a.pdf         | 71   |
| Telstra Map Legend v4_0c.pdf            | 73   |

**Attention:** Ashleigh Kohler

**Site Location:** Unit 87 19 Arwen St, Maroochydore, QLD 4558

**Your Job Reference:** Unit 87 19 Arwen St

**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 request.

|                                                                                                               |                                                                                             |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  Accredited Plant Locator    | General Contact Information including applications required to view Cable Plans - DWF & PDF |
|  Telstra Duty of Care v33.0a | Your responsibility and Legal requirements working near Telstra's Assets                    |
|  Telstra Map Legend v4_0c    | Common Symbols on Cable Plans and Safe Clearance distances when working near Telstra Assets |

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.

In particular please read and familiarise yourself with 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/>, as these documents set out the essential steps that must be undertaken prior to commencing construction activities.

|                                                                                                                                                 |                                                                                                                                                                              |                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <br>Best practice guides and the five P's of safe excavation | These are the essential steps to be undertaken prior to commencing construction activities                                                                                   | Essential Steps : <a href="#">Link</a><br>5 P's: <a href="#">Link</a>             |
|                                                              | Telstra highly recommends using Certified Locators                                                                                                                           | CERTLOC : <a href="#">Link</a>                                                    |
| <br><b>1800 653 935</b><br>Telstra Plan Services             | Whenever in doubt please contact this number for Telstra BYDA map related enquiries email <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a> | Note: that Telstra plans are only valid for <b>60</b> days from the date of issue |
| <br>How to Report Damage to Telstra Equipment                | <b>If you think you have damaged Telstra Assets, please Report it ASAP.</b>                                                                                                  | Call: <b>13 22 03</b><br>Report Online: <a href="#">Link</a>                      |



|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>It is a criminal offence under the 'Criminal code act 1995' to tamper or interfere with Telecommunications infrastructure. Telstra will take action to recover compensation for the damage caused to property and assets, and for interference with the operation of Telstra's networks and customer service.</p>                                                                                                                                                                                                                  |
|  | <p>Telstra plans contain confidential information and are provided on the basis that they are used solely for identifying 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 loss or damage. You must comply with any other terms of access to the data that have been provided by you by Telstra (including conditions of use or access).</p> |

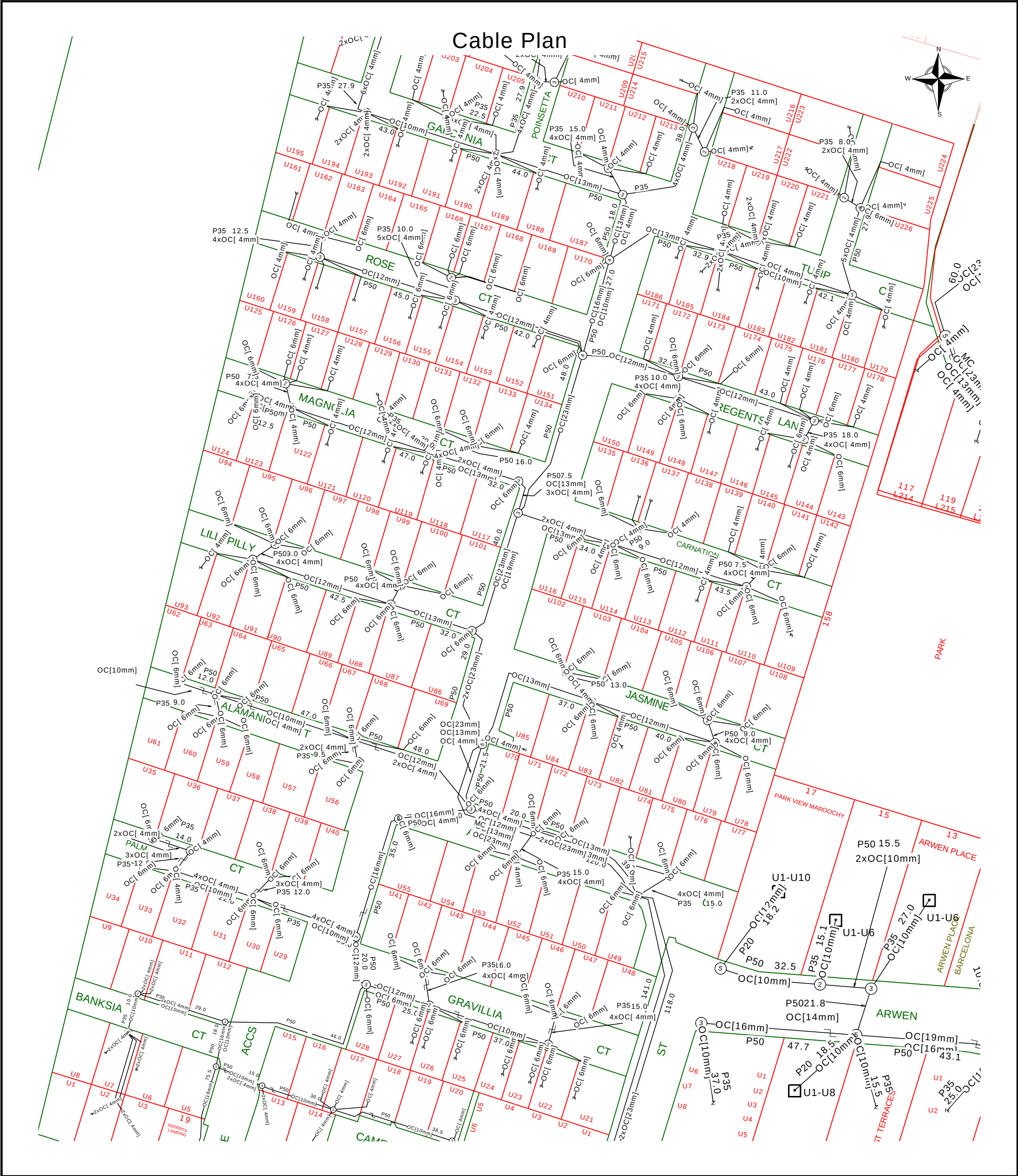
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>WARNING:</b> 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.</p> <p>See the <b>Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation</b><br/> <a href="https://www.byda.com.au/before-you-dig/best-practice-guides/">https://www.byda.com.au/before-you-dig/best-practice-guides/</a>..</p> <p>Please note that:</p> <ul style="list-style-type: none"> <li>- it is a criminal offence under the <i>Criminal Code Act 1995</i> (Cth) to tamper or interfere with telecommunications infrastructure.</li> <li>- 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.</li> </ul> <p>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).</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

(See attached file: *Telstra Duty of Care v33.0a.pdf*)

(See attached file: *Telstra Map Legend v4\_0c.pdf*)

(See attached file: *AccreditedPlantLocators 2025-12-17b.pdf*)

(See attached file: *269289823.pdf*)



|                                                                                    |                                                                                                                                                                                                                                                                                                                                            |                                                         |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|  | <p>Report Damage-<a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a><br/>Ph - 13 22 03<br/>Email - Telstra.Plans@team.telstra.com<br/>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p> | <p>Sequence Number: 269289823</p>                       |
| <p>TELSTRA LIMITED A.C.N. 086 174 781<br/>Generated On 05/03/2026 16:25:45</p>     |                                                                                                                                                                                                                                                                                                                                            | <p>Please read Duty of Care prior to any excavating</p> |

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

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

See the Steps- Telstra Duty of Care that was provided in the email response.



|                                                                                    |                                                                                                                                                                                                                                                                                                                                             |                                                         |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|  | <p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a><br/>Ph - 13 22 03<br/>Email - Telstra.Plans@team.telstra.com<br/>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p> | <p>Sequence Number: 269289823</p>                       |
| <p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 05/03/2026 16:25:46</p>  |                                                                                                                                                                                                                                                                                                                                             | <p>Please read Duty of Care prior to any excavating</p> |

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

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

See the Steps- Telstra Duty of Care that was provided in the email response.

## 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 arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra 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. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

<https://www.byda.com.au/education/resources/>

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.

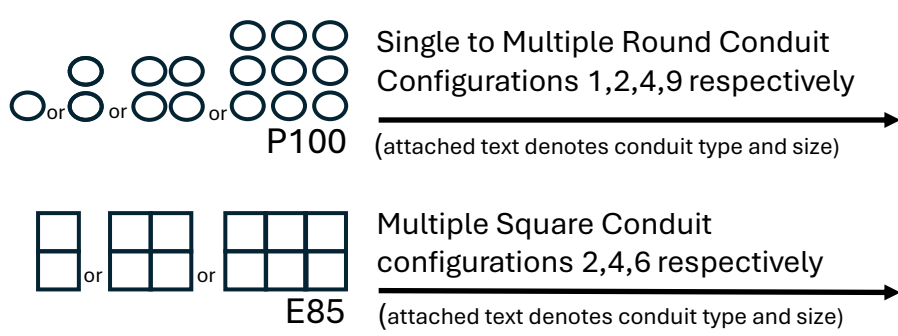
## Privacy Note

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).

LEGEND



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



**Some examples of conduit type and size:**

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

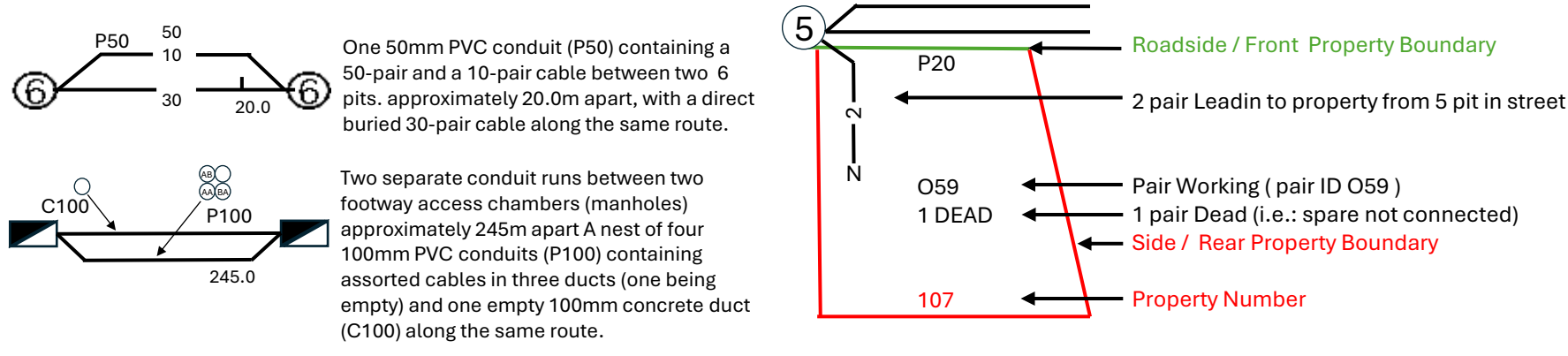
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

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

Referral

269289822

Member Phone

1300 086 489

Responses from this member

Response received Thu 5 Mar 2026 3.21pm

| File name                     | Page |
|-------------------------------|------|
| Response Body                 | 75   |
| Coversheet - Assets Found.pdf | 76   |
| DBYD Map - SEQ# 269289822.pdf | 78   |



Date of enquiry: 5/03/2026 4:20:00 PM

Notification No: 52549613 (Job No)

Sequence No: 269289822

Customers Name: Ashleigh Kohler

Customers Phone No: +61754441022

Address supplied for dig site location

Unit 87 19 Arwen St, Maroochydore, QLD

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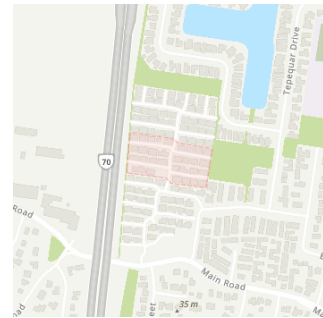
Unitywater Privileged, Private and Confidential - This email and any attachments may contain legally privileged or confidential information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The privilege or confidentiality attached to this message and any attachments is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone and destroy and delete all copies.

Unitywater carries out monitoring, scanning and blocking of emails and attachments sent from or to addresses within Unitywater for the purposes of operating, protecting, maintaining and ensuring appropriate use of its computer network.

It is recommended that you scan this email and any attachment before opening. Unitywater does not accept any responsibility or liability for loss or damage arising directly or indirectly from opening this email, any attachments or any communication errors.

Ashleigh Kohler  
Greenhalgh Pickard  
Nicklin Way  
Buddina Qld 4575

5/03/2026



Dear Ashleigh Kohler

**Response to your recent enquiry: More detailed information is required**

Your recent Before You Dig (BYDA) enquiry about the location of water and sewerage assets on your property of interest has been sent to Unitywater.

Unitywater has located water and/or sewerage infrastructure on the property. Attached is a map locating the infrastructure and identifying the type of infrastructure that has been identified. The map and information contained on this map is valid for 30 days from Unitywater plan print date.

Also attached to this letter is additional information about your responsibilities in relation to our infrastructure.

**Sequence No:** 269289822

**Job No:** 52549613

**Location:** Unit 87 19 Arwen St Maroochydore

If you have further questions, please call the Customer Service Centre on 1300 0 UNITY (1300 086 489).

Yours sincerely



Ivan Beirne  
Head of Asset Management, Unitywater

## Important Information

### DISCLAIMER

All Unitywater's records, data, images and information supplied via BYDA (the "Data") are indicative only. You agree that any plans supplied to you via BYDA are only provided for your convenience and will not be relied upon by you for any purpose.

You also agree that Unitywater 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).

The information provided in any plan(s) is classified as Quality Level D (QL-D) according to Australian Standard AS 5488.1. QL-D information does not include any field verification through direct measurement and, therefore, should only be considered as a broad indication of the location and type of infrastructure. Unitywater strongly recommends using the services of professional service locators before digging near the infrastructure. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Unitywater will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any plans 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 while undertaking works 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 Unitywater's written consent.

You may be liable to Unitywater 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 Unitywater's infrastructure by you or any other person for which you are legally responsible.

Any damage to Unitywater's Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies contact number on **1300 0 UNITY** (1300 086 489).

### COPYRIGHT

All Data provided by Unitywater via BYDA is the intellectual property of Unitywater and is protected by copyright. Except as permitted by the Copyright Act 1968, you may not reproduce or on-sell any of the Data provided to you without the written consent of Unitywater.

### NOTES

If you require further details on sewerage and water infrastructure, Detailed Infrastructure Plans are available for purchase. A request form is available through Unitywater's website <http://www.unitywater.com> or by contacting the Customer Service Centre on 1300 0 UNITY (1300 086 489).

If you require further details for house connection or drainage plans contact your local council for a plumbing search. Unitywater water and sewerage infrastructure is located across Moreton Bay, Sunshine Coast and Noosa local government areas. For information outside these areas, you will need to contact the relevant authority.

UNITYWATER BYDA MAP

Sequence Number: 269289822  
Job Number: 52549613  
Printed On: 5/03/2026

Emergency Situations  
Call Unitywater:  
1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

**Legend**

Extent of Unitywater Area

Water Pump Station

Water Service

Water Valve

Water Pipe (Abandoned)

Water Hydrant

Water Fitting

**Water Main**

Trunk Main

Reticulation Main

**Sewer**

Sewer Pump Station

Sewer Maintenance Hole

Sewer Valve

Sewer Fitting

**Sewer Gravity Main**

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

**Sewer Pressure Main**

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

**Recycled Water**

Recycled Water Pump Station

Recycled Water Valve

Recycled Water Hydrant

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

Recycled Water Main

Scale: 1:2051  
(If printed at 100%  
on A3 size paper)

Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510  
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness, currency or accuracy of the map details or the degree of compliance with any standards in this matter. As per the Important Information included in the response to your enquiry, you agree that these Maps are indicative only and will not be relied upon by you for any purpose. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility and liability for any loss or damage suffered as a result of placing reliance upon this information. You also acknowledge that these Maps are the intellectual property of Unitywater and may not be reproduced or sold on without the written consent of Unitywater.



UNITYWATER BYDA MAP

Sequence Number: 269289822  
Job Number: 52549613  
Printed On: 5/03/2026

Emergency Situations  
Call Unitywater:  
1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

**Legend**

Extent of Unitywater Area

**Water**

Water Pump Station

Water Service

Water Valve

Water Pipe (Abandoned)

Water Hydrant

Water Fitting

**Water Main**

Trunk Main

Reticulation Main

**Sewer**

Sewer Pump Station

Sewer Maintenance Hole

Sewer Valve

Sewer Fitting

**Sewer Gravity Main**

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

**Sewer Pressure Main**

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

**Recycled Water**

Recycled Water Pump Station

Recycled Water Valve

Recycled Water Hydrant

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

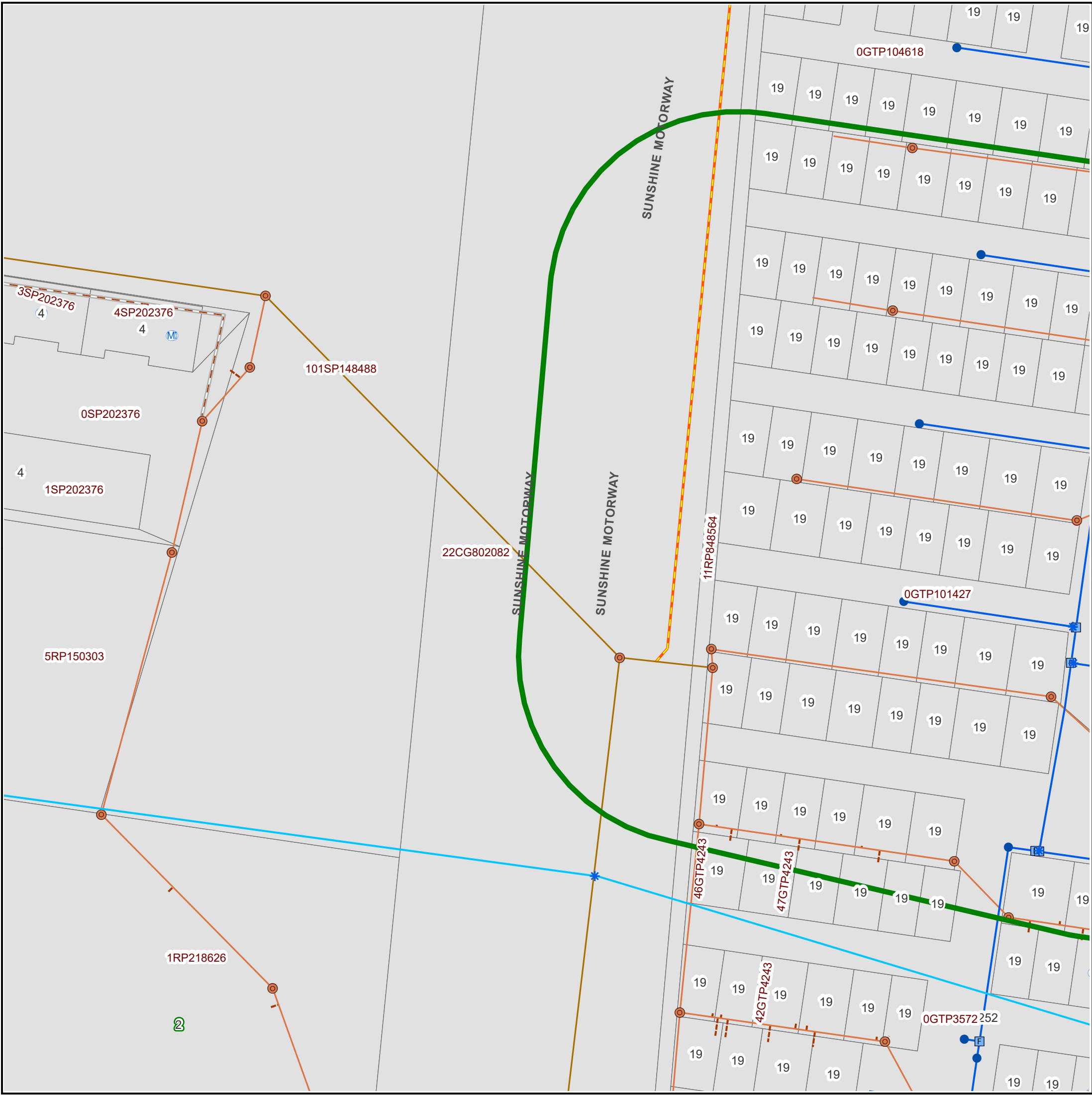
Recycled Water Main

Map Tile: 1  
Scale: 1:1000  
(If printed at 100%  
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Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510  
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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# UNITYWATER BYDA MAP

Sequence Number: 269289822

Job Number: 52549613

Printed On: 5/03/2026

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

## Legend

Extent of Unitywater Area

**Water**

PS

Water Pump Station

M

Water Service

\*

Water Valve

Water Pipe (Abandoned)

Water Hydrant

F

Water Fitting

**Water Main**

Trunk Main

Reticulation Main

**Sewer**

PS

Sewer Pump Station

Sewer Maintenance Hole

\*

Sewer Valve

F

Sewer Fitting

**Sewer Gravity Main**

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

**Sewer Pressure Main**

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

**Recycled Water**

PS

Recycled Water Pump Station

\*

Recycled Water Valve

Recycled Water Hydrant

F

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

Recycled Water Main

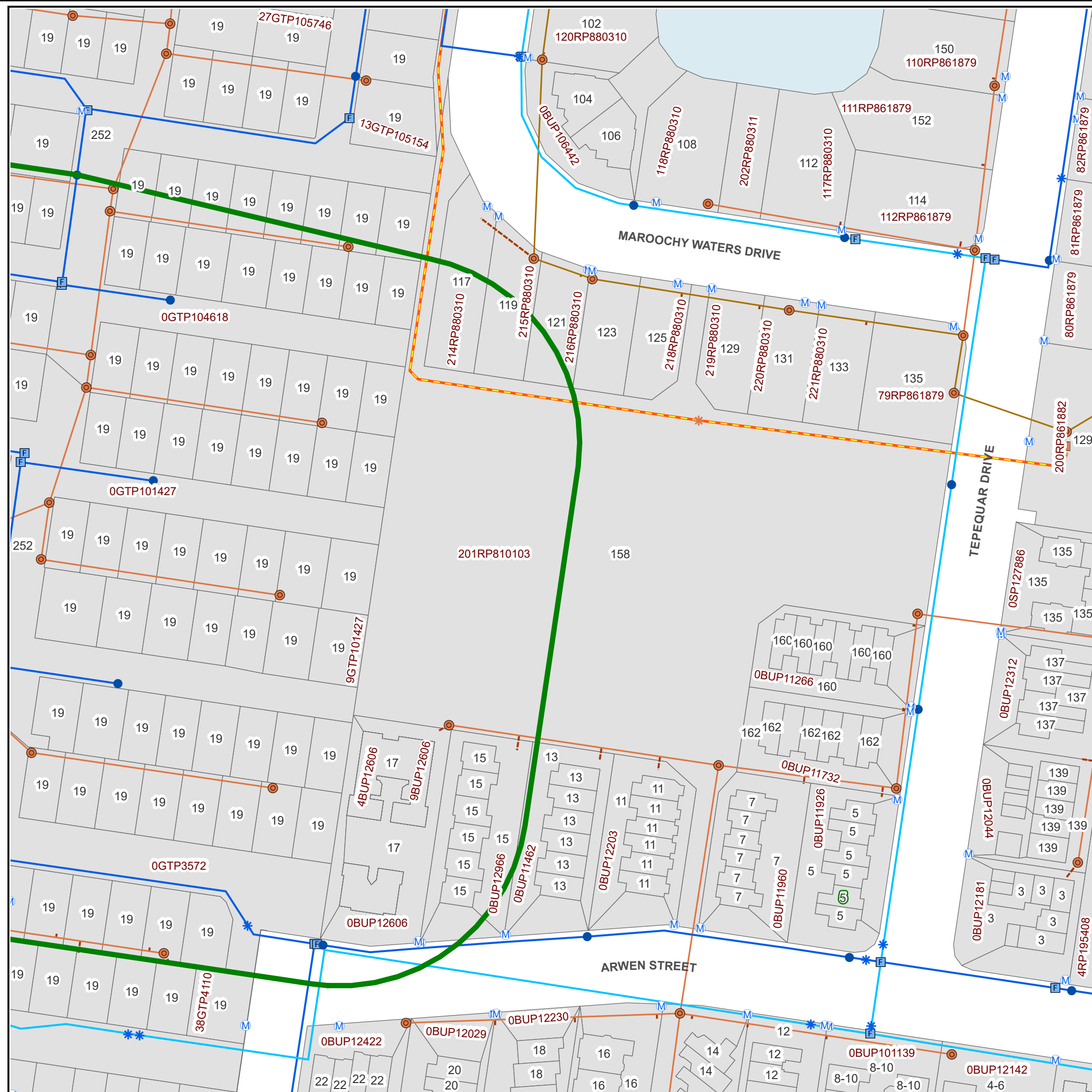
Map Tile: 2  
Scale: 1:1000  
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