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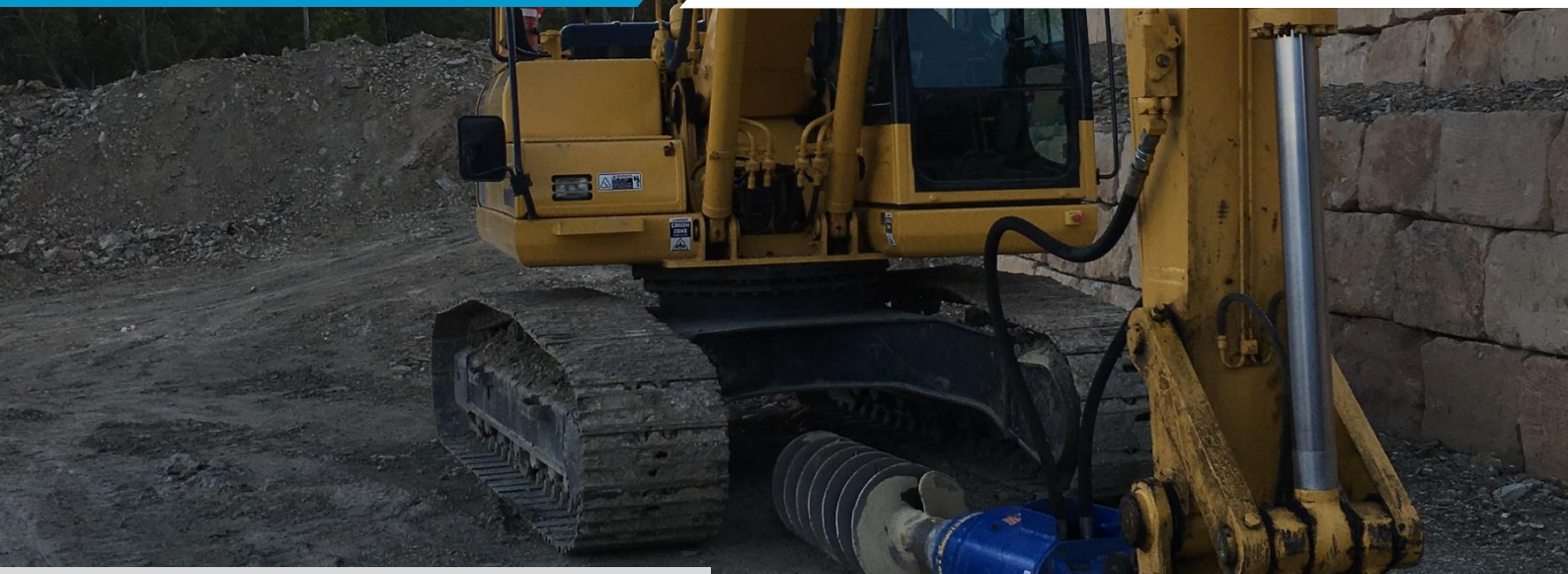

60 - 64 Clarks Road, Loganholme

ENGINEERING REPORT

Client: Cohese Property

Project No: P26-039

REPORT CONTROL SHEET

W.S.A. Ref:	P26-039
Project Name:	60 - 64 Clarks Road, Loganholme
Report Title:	Engineering Report
Report Author:	Kym Wilkinson

Revision / Checking			
Rev No	**Date**	**Written By**	**Reviewed By**
1.0	21.08.25	KW	SW

Authorised by: Digitally signed by Steven Wilkinson Date: 2026.08.21 14:46:58+10'00'

RPEQ No: 7549

This document has been approved by the following appropriately qualified and experienced professional civil engineer:

Steven Wilkinson
Registered Professional Engineer of Queensland No. 7549

Disclaimer

This report has been prepared on behalf of and for the exclusive use of Cohese Property and is subject to and issued in accordance with Cohese Property's instruction to Wilkinson Shaw Associates (WSA). The content of this report was based on previous information, survey and/or studies supplied as listed below:

- Site layout is based on 13189 P 09 Rev D "Residential Subdivision Plan" dated 21/07/2026 provided by Saunders Havill Group.

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1.0 Introduction

1.1 General

Wilkinson Shaw & Associates has prepared this report to support the Development Application for a reconfiguration of 4 lots into 31 lots, 2 balance lots and a drainage reserve on the parcels of land described below.

Table 1: Property Particulars

Property Address	60 – 70 Clarks Road, Loganholme
Property Description	Lots 1 - 4 on RP208875
Registered Site Area	162,580 m^2
Council	Logan City Council

This report identifies the key civil infrastructure required to service the proposed development. The civil infrastructure identified includes stormwater drainage, sewerage reticulation and water reticulation. Appendix C of this report provides a response to the following Codes:

- Filling and Excavation Code
- Infrastructure Code
- Servicing, Access and Parking Code
- Flood Hazard Overlay Code

1.2 Site Location

The proposed development is located on 4 existing allotments described as Lots 1 - 4 on RP208875. The area of the site is approximately 162,580 m^2 and is located within the boundaries of Logan City Council.

The site is bounded by rural and rural residential lots to the north and east, the Logan River to the south and Low-density residential to the west.

1.3 Constraints

The key constraints for the proposed development include the following:

- The proposed development will be serviced with reticulated water, sewer, power and telecommunications.
- The proposed development is not to produce adverse hydraulic impacts on adjacent properties;
- Stormwater quality discharging from the site is to be acceptable discharge levels;

- The existing topography, flood planning levels and constructed road limits the flexibility of earthworks outcomes.



Figure 1: Current Land Use (NearMap 10.08.26)

2.0 As Constructed Information

A review of Before You Dig, Logan City Council GIS, detailed survey and imagery shows that all services are available in the vicinity of the site to make the appropriate connections.

3.0 Roadworks

Tamborine Street will be extended to form a T-junction with a new road that generally runs the width of the development. Turning facilities will be provided at each end of this new road to allow the Refuse Collection Vehicle to safety manoeuvre in a three-point turn.

The new road will incorporate a 15.5m road reserve with a 7.5m pavement. A footpath is to be provided on one side of the street to allow for pedestrian movements. The general road cross section and longitudinal sections are incorporated in Appendix A for review.

No upgrades or modifications are proposed to be undertaken at Clarks Road as the existing driveway access will be maintained.

4.0 Earthworks

Works undertaken under OW/12/2020 created a development footprint at or above the Defined Flood Level (DFE). Additional earthworks will be undertaken to ensure that all newly created lots have a building envelope with 500mm freeboard above the DFE. The lots will generally be graded to fall towards the newly created road reserve to minimise the requirements for inter-allotment drainage and associated easements.

No further earthworks are proposed to be undertaken to 70 Clarks Road outside of the works undertaken under OW/12/2020.

5.0 Local Stormwater Management Philosophy

A Site Based Stormwater Management Plan dated 19 August 2026 has been prepared by Wilkinson Shaw & Associates to address the stormwater quantity and quality objectives. This Site Based Stormwater Management Plan is in attached under separate cover. The following subsections include an overview of the report.

5.1 Stormwater Quantity

Contours show that the subject property generally falls towards the waterway corridor that runs through the northern part of the site or directly towards the Logan River. The existing site was previously developed with numerous buildings and ancillary structures. There was no formalised stormwater drainage, and all impervious surfaces discharged directly to the ground.

Stormwater infrastructure within the development needs to be designed for the 10% and 1% AEP storm events for the minor and major events respectively. Stormwater discharge is expected to increase by less than 7% when the existing lots only are considered. As this stormwater is to discharge directly

into the floodplain of the Logan River, no attenuation is proposed, as the runoff from the site is insignificant to the flows that are experienced from the river itself.

The existing stormwater runoff regime will be maintained for 70 Clarks Road. The new lawful point of discharge will be proposed lot 1000 as this will be drainage reserve and is within the Logan River Floodplain.

5.2 Stormwater Quality

It is proposed that a combined bioretention system be incorporated to manage stormwater quality. A filter area of 200m^2 will be constructed within the base of the basin. Stormwater will exit the basin directly into the floodplain.

6.0 Flooding

A search of Logan City Council's overlays shows that the site is subjected to flooding. A copy of the Flood Report is included in Appendix B. This report indicates a "flood level" of 8.2m, and it is noted that no earthworks are proposed below this level. The minimum lot level will be set at the 1% AEP flood level and all lots will be provided a development footprint with a minimum pad level of 8.7m to ensure future dwellings have a finished floor level with 500mm freeboard above the Defined Flood Event.

7.0 Utilities Services

7.1 Sewer and Water Servicing

7.1.1 Sewer Servicing

The site is not currently connected to the sewer reticulation and the existing dwelling on 70 Clarks Road will remain on the current septic system servicing the dwelling.

An application will be made during the subsequent operational works application to connect the new residential development. Due to the existing sewer levels, it will be necessary to connect the development to the existing sewer near the intersection of Tamborine Street and Tibrogargan Close.

The proposed sewer layout can be seen in the concept services layout in Appendix A.

7.1.2 Water Servicing

Based on findings during the earthworks associated with OPW/152/2020 the current allotments are serviced for water from the Clarks Road frontage. These connections for existing Lots 2 to 4 will be removed and sealed at the main and the water reticulation network extended as shown in the Concept

Services Layout in Appendix A. 70 Clarks Road (existing Lot 1) will remain connected to the water reticulation via the existing connection on Clarks Road.

7.2 Electrical and Telecommunications

The existing allotments appear to be serviced via overhead power from a pole P18267-A. Any active services on this pole will be extinguished and underground power will be supplied from Tamborine Street. Appropriate room has been dedicated centrally within the development for a transformer to ensure that the development can be serviced without restriction from voltage drops.

Private communications lines have been shown within the Before You Dig Records indicating that the three allotments are serviced from Clarks Road. These services will be extinguished and a new application to NBN will be made. It is anticipated that the communication network will be extended from Tamborine Street.

8.0 Conclusion

The review of the requirements for the provision of stormwater drainage, stormwater quality and earthworks for the proposed 31 lots, 2 balanced lots plus drainage reserve at 60 - 70 Clarks Road, Loganholme confirms that there should be no constraints on the ability to produce a satisfactory engineering design for this development.

The proposed development will be designed and constructed in accordance with the requirements of the current Planning Scheme and associated development guidelines.

Qualifications

1. In preparing this document, including all relevant calculations, modelling and drawings, Wilkinson Shaw & Associates (WSA) has exercised the degree of skill, care and diligence normally exercised by members of the engineering profession and has acted in accordance with accepted practices of engineering principles.

2. WSA has used reasonable endeavours to inform itself of the parameters and requirements of the project and has taken reasonable steps to ensure that the works and documents are as accurate and comprehensive as possible given the information upon which it has been based including information that may have been provided or obtained by any third party or external sources which has not been independently verified.

3. WSA reserves the right to review and amend any aspect of the works performed including any opinions and recommendations from the works included or referred to in the works if:
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   (ii) WSA considers it prudent to revise any aspect of the works in light of any information which becomes known to it after the date of submission.

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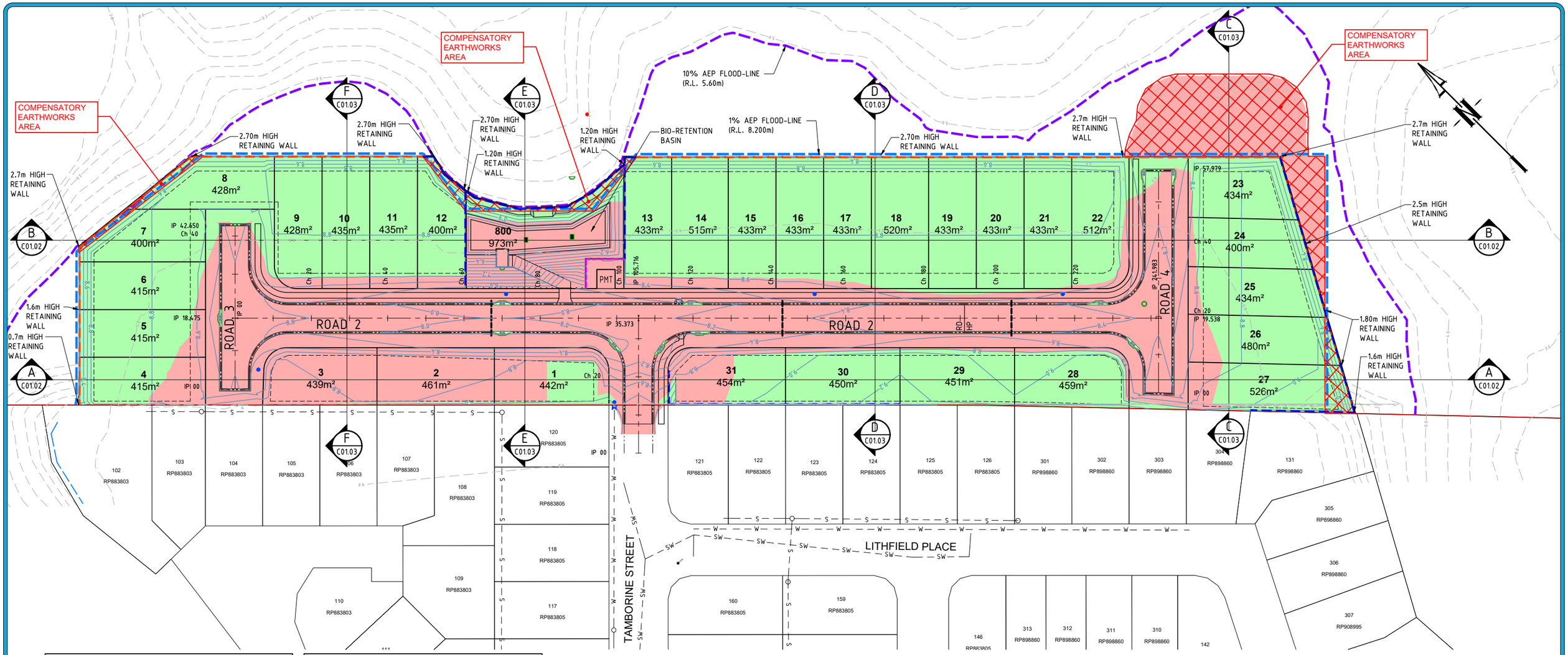
5. This document is for the use of the party to whom it is addressed and for no other persons. No responsibility is accepted to any third party for the whole or part of the contents of this report, calculations and drawings.

6. If any claim or demand is made by any person against WSA based on detriment sustained or alleged to have been sustained as a result of reliance upon the report, drawings, calculations or information therein, WSA will rely upon this provision as a defence to any such claim or demand.

7. This report does not provide legal advice.

Appendix A ~ Preliminary Civil Engineering Drawings



LEGEND:

- NATURAL SURFACE CONTOUR
- FINISHED SURFACE CONTOUR
- EXISTING CONC. SLEEPER RETAINING WALL
- CONCRETE SLEEPER RETAINING WALL
- BLOCKWORK RETAINING WALL
- AREA OF CUT
- AREA OF FILL

BULK EARTHWORKS QTYS:

SITE:

TOTAL CUT*	5,206 m3
TOTAL FILL*	4,750 m3
NET*	+ 456 m3
AREA OF STRIP CUT	9,550 m2
AREA OF STRIP FILL	11,514 m2

*QUANTITIES DIRECT FROM DTM MODEL FINISHED SURFACE/EXISTING NO ALLOWANCE HAS BEEN MADE FOR BULKING FACTORS, STRIPPING RETAINING WALL DETAILED EXCAVATION OR BOXING.

COMPENSATORY EARTHWORKS

FLOOD LEVELS:

1% AEP = R.L.7.466m
5% AEP = R.L.6.00m
10% AEP = R.L. 5.20m

BULK EARTHWORKS VOLUMES TOTAL

CUT = 1,380 m3
FILL = 624 m3
NET = +757 m3

COMPENSATORY BETWEEN FINISHED DESIGN SURFACE (APPROVED SURFACE - OW-152-2020) AND PROPOSED RESIDENTIAL SUBDIVISION FINISHED SURFACE (CURRENT JOB)

SAFETY FENCE NOTE:

STAR PICKET AND SAFETY BARRIER TO BE ERECTED ON TOP OF ALL RETAINING WALLS GREATER THAN 1.0m

NOTE:

THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. POT HOLING HAS NOT BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY ALL EXISTING SERVICE LOCATIONS AND DEPTHS.
THE CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF CONSTRUCTION, NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES OF SERVICE LOCATIONS AND DEPTHS.

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

0 5 15 25m
SCALE 1:500 AT ORIGINAL A1 SIZE

ISSUED FOR APPROVAL

REV	BY	CKD	DATE	DESCRIPTION
A	PBK	KLW	21.08.26	ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

WILKINSON SHAW & ASSOCIATES consulting engineers
WILKINSON SHAW & ASSOCIATES PTY LTD
ABN: 29 104 860 497
OFFICE: 182 PINE ROAD (WEST), RICHLANDS QLD 4077
MAIL: PO BOX 583 INALA QLD 4077
PHONE: (07) 3555 9888
EMAIL: office@wilkinsonshaw.com.au
WEB: www.wilkinsonshaw.com.au

40+ YEARS SINCE 1984

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION 60 – 70 CLARKS ROAD LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE: CONCEPTUAL EARTHWORKS PLAN

CLIENT: COHESE PROPERTY PTY. LTD.

SURVEYOR: Saunders Havill

LOT DESCRIPTION: Lot 1–4 RP208875

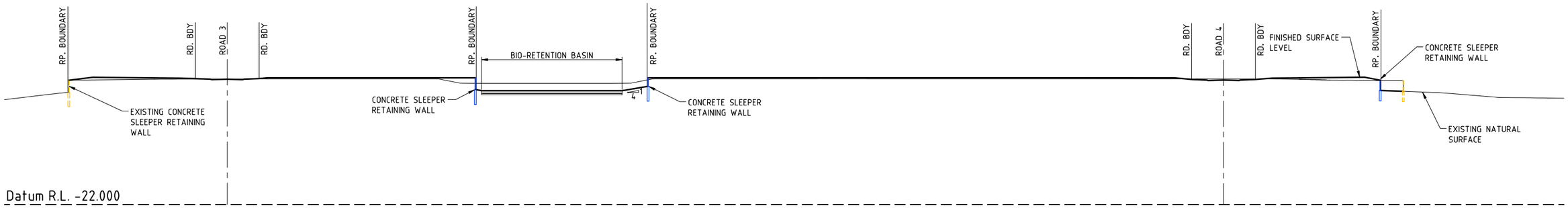
COUNCIL REF: ____

DRAWING NO.: P26–039–DA–C01.01

SCALE: H1:500

DATUM: A.H.D.

REVISION: A



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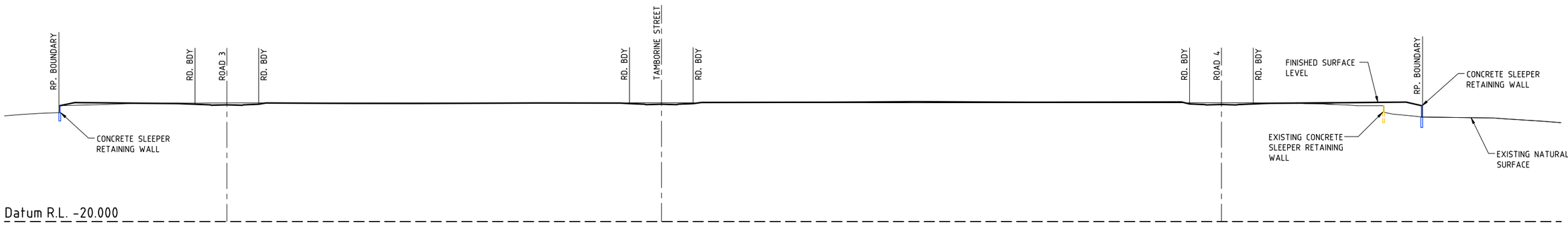

SECTION A
SCALE 1:500 C01.01

SAFETY FENCE NOTE:

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0 5 15 25m
SCALE 1:500 AT ORIGINAL A1 SIZE

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NOT FOR CONSTRUCTION

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consulting engineers
WILKINSON SHAW & ASSOCIATES PTY LTD
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PHONE: (07) 3555 9888
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WEB: www.wilkinsonshaw.com.au

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PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE: CONCEPTUAL EARTHWORKS SECTIONS
SHEET 1 OF 2

CLIENT: COHESE PROPERTY PTY. LTD.
SURVEYOR: Saunders Havill
LOT DESCRIPTION: Lot 1–4 RP208875
COUNCIL REF: ____

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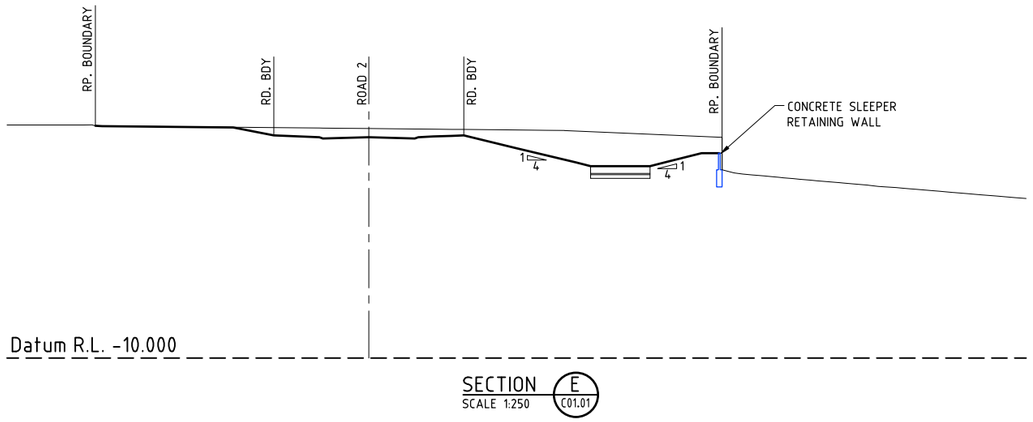
DATUM: A.H.D.
REVISION: A



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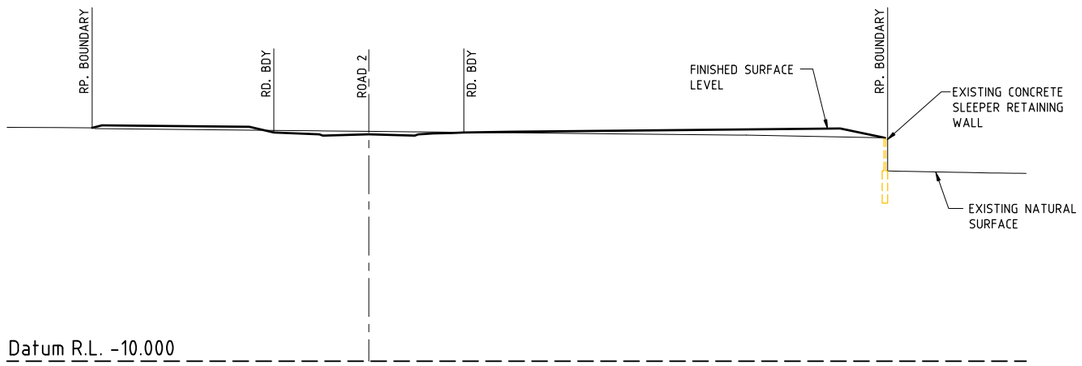

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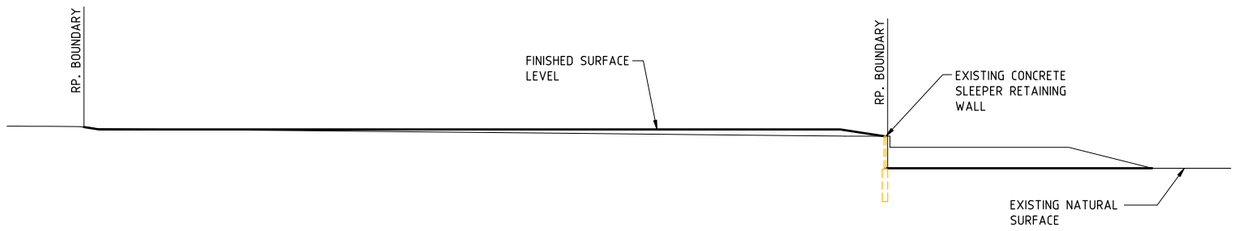

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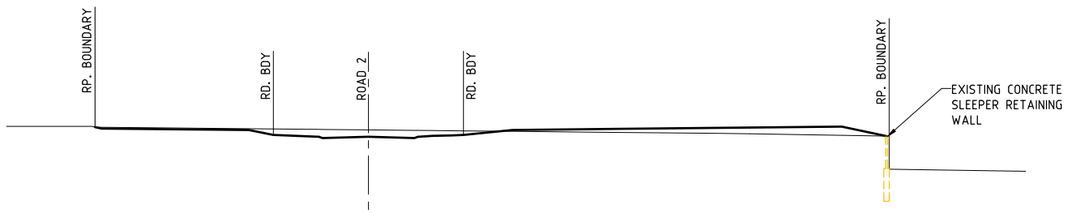

SECTION F
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SAFETY FENCE NOTE:

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0 2.50 7.50 12.5m
SCALE 1:250 AT ORIGINAL A1 SIZE

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A	PBK	KLW	21.08.26	ISSUED FOR APPROVAL

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ISO 9001 QUALITY

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WSA
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ABN: 29 104 860 497
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40+ YEARS SINCE 1984

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE: CONCEPTUAL EARTHWORKS SECTIONS
SHEET 2 OF 2

CLIENT: COHESE PROPERTY PTY. LTD.
SURVEYOR: Saunders Havill
LOT DESCRIPTION: Lot 1–4 RP208875
COUNCIL REF: ____

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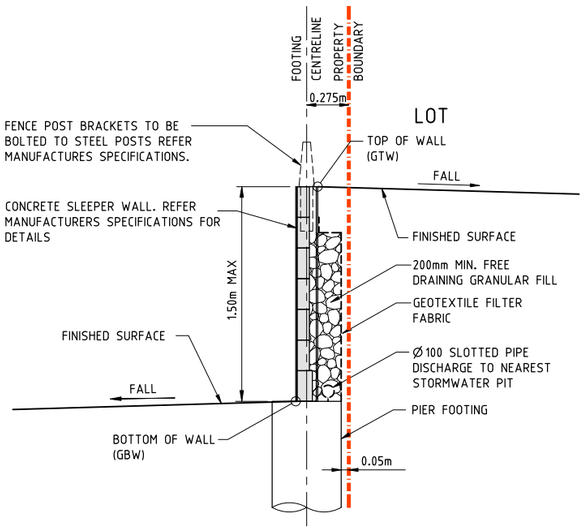
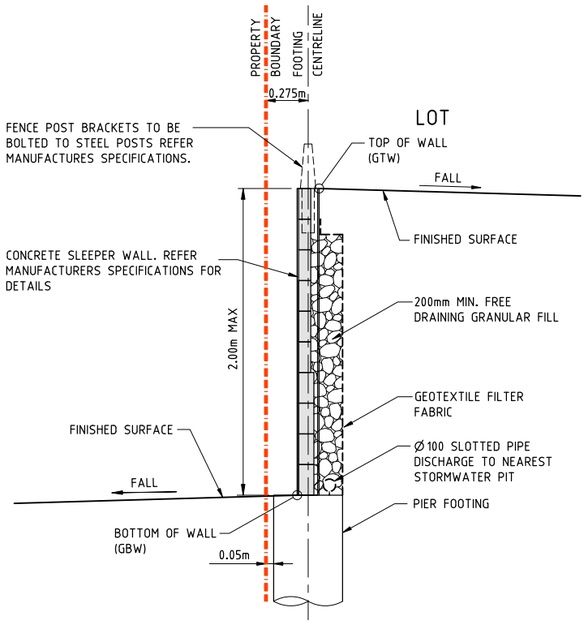
DATUM A.H.D.



TYPICAL RETAINING WALL SECTION

HEIGHT = 0 TO 1.50m
SCALE 1:20



TYPICAL RETAINING WALL SECTION

HEIGHT = 1.50-2.0m
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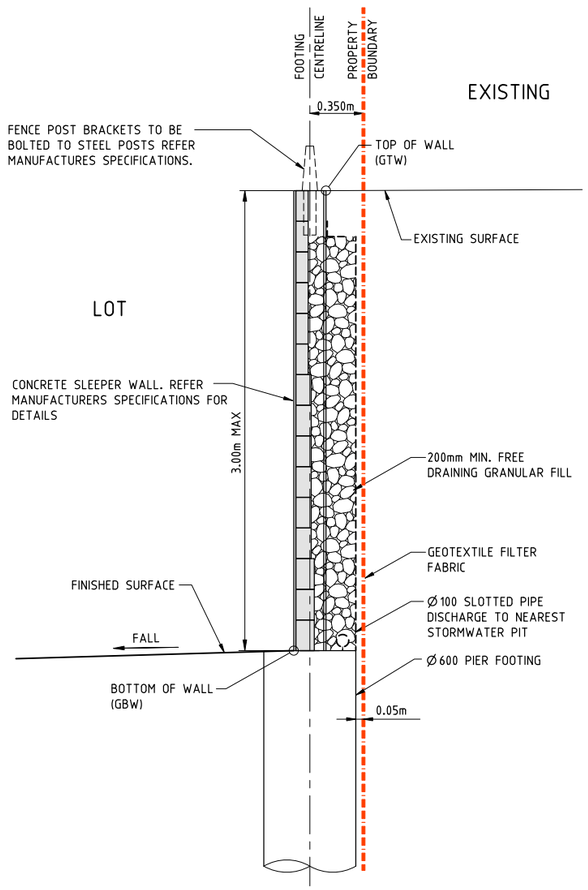

TYPICAL RETAINING WALL SECTION

HEIGHT = 2.0-3.0m
SCALE 1:20

TO FULFILL MP1.4 THE PIERS OF RETAINING WALL ADJACENT TO EXISTING SERVICES TO EXTEND 600mm UNDER EXISTING INVERT OBTAIN CONSTRUCT OVER ASSET APPROVAL AS NECESSARY.

RETAINING WALL NOTE:

1. CIVIL CONTRACTOR TO OBTAIN DESIGN AND CONSTRUCTION RPEQ CERTIFICATION FOR ALL RETAINING WALLS
2. WALL DESIGN AND CERTIFICATION (FORM 15) TO BE PROVIDED TO SUPERVISING ENGINEER PRIOR TO CONSTRUCTION.
3. CONSTRUCTION CERTIFICATION (FORM 12) TO BE PROVIDED TO SUPERVISING ENGINEER PRIOR TO 'ON MAINTENANCE' INSPECTION.
4. ALL WALLS ARE TYPICAL IN GEOMETRY
5. ALL RETAINING WALLS, FOOTINGS AND BACKFILL TO BE WHOLLY CONTAINED IN ONE LOT

READ IN CONJUNCTION WITH DRAWING C01.01 FOR RETAINING WALL LAYOUT.

SAFETY FENCE NOTE:

STAR PICKET AND SAFETY BARRIER TO BE ERECTED ON TOP OF ALL RETAINING WALLS GREATER THAN 1.0m

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0 0.2 0.6 1.00m
SCALE 1:20 AT ORIGINAL A1 SIZE

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WEB: www.wilkinsonshaw.com.au

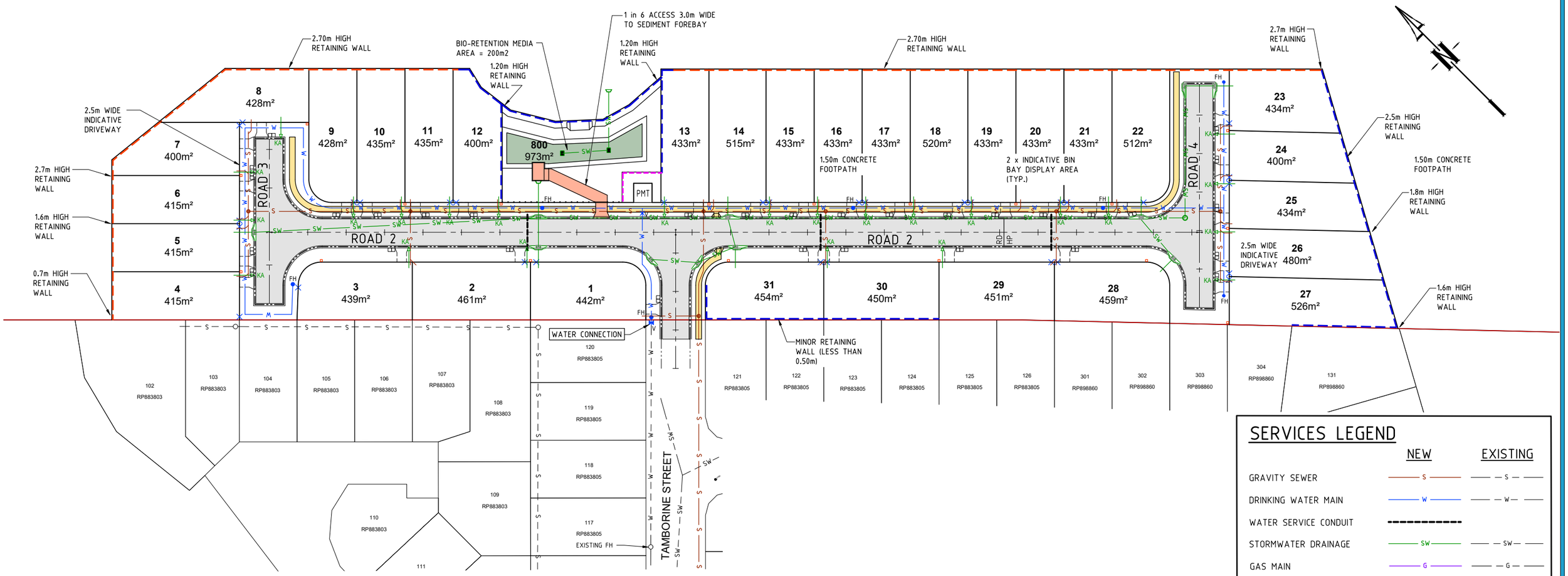
40+ YEARS SINCE 1984

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE: CONCEPTUAL TYPICAL CONCRETE SLEEPER RETAINING WALLS DETAILS.

CLIENT: COHESE PROPERTY PTY. LTD.
SURVEYOR: Saunders Havill
LOT DESCRIPTION: Lot 1-4 RP208875
COUNCIL REF: ____

DRAWING NO.: P26-039-DA-C01.04
SCALE: 1:20
REVISION: A
DATUM: A.H.D.



SERVICES LEGEND

	NEW	EXISTING
GRAVITY SEWER	S	S
DRINKING WATER MAIN	W	W
WATER SERVICE CONDUIT		
STORMWATER DRAINAGE	SW	SW
GAS MAIN	G	G
ELECTRICAL U/G	E	E
ELECTRICAL O/H	OH	OH
TELECOMMUNICATION	T	T
RETAINING WALL CONCRETE SLEEPER		
RETAINING WALL CONCRETE BLOCKWORK		
KERB ADAPTOR 175x75 RHS GALV. REFER TO BSD-8114	KA	
ELECTRICAL PILLAR		
STREET LIGHTING LOCATION		
WATER METER LOCATION	XX	
INDICATIVE DRIVEWAY		

BIN PRESENTATION EASEMENTS ARE TO BE GRANTED WHERE LOT FRONTAGES ARE PROPOSED TO ACCOMMODATE BINS FROM SEPARATE LOT. BIN AREAS SHOWN ON THIS PLAN INDICATE THE PRESENTATION AREA OF THE BINS ON COLLECTION DAYS. CONCRETE BIN PADS ARE NOT TO BE INSTALLED.

NOTE:
ALL DRIVEWAYS HAVE THE MINIMUM CLEARANCES
- 600mm CLEARANCE TO S/W GULLIES
- 1.0m CLEARANCE TO LIGHT POLES
- 2.0m CLEARANCE TO STREET TREES
- CLEAR OF BIN PRESENTATION AREAS

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0 5 15 25m
SCALE 1:500 AT ORIGINAL A1 SIZE

ISSUED FOR APPROVAL

REV	BY	CKD	DATE	DESCRIPTION
A	PBK	KLW	21.08.26	ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

WILKINSON SHAW & ASSOCIATES PTY LTD
ABN: 29 104 860 497
OFFICE: 182 PINE ROAD (WEST), RICHLANDS QLD 4077
MAIL: PO BOX 583 INALA QLD 4077
PHONE: (07) 3555 9888
EMAIL: office@wilkinsonshaw.com.au
WEB: www.wilkinsonshaw.com.au

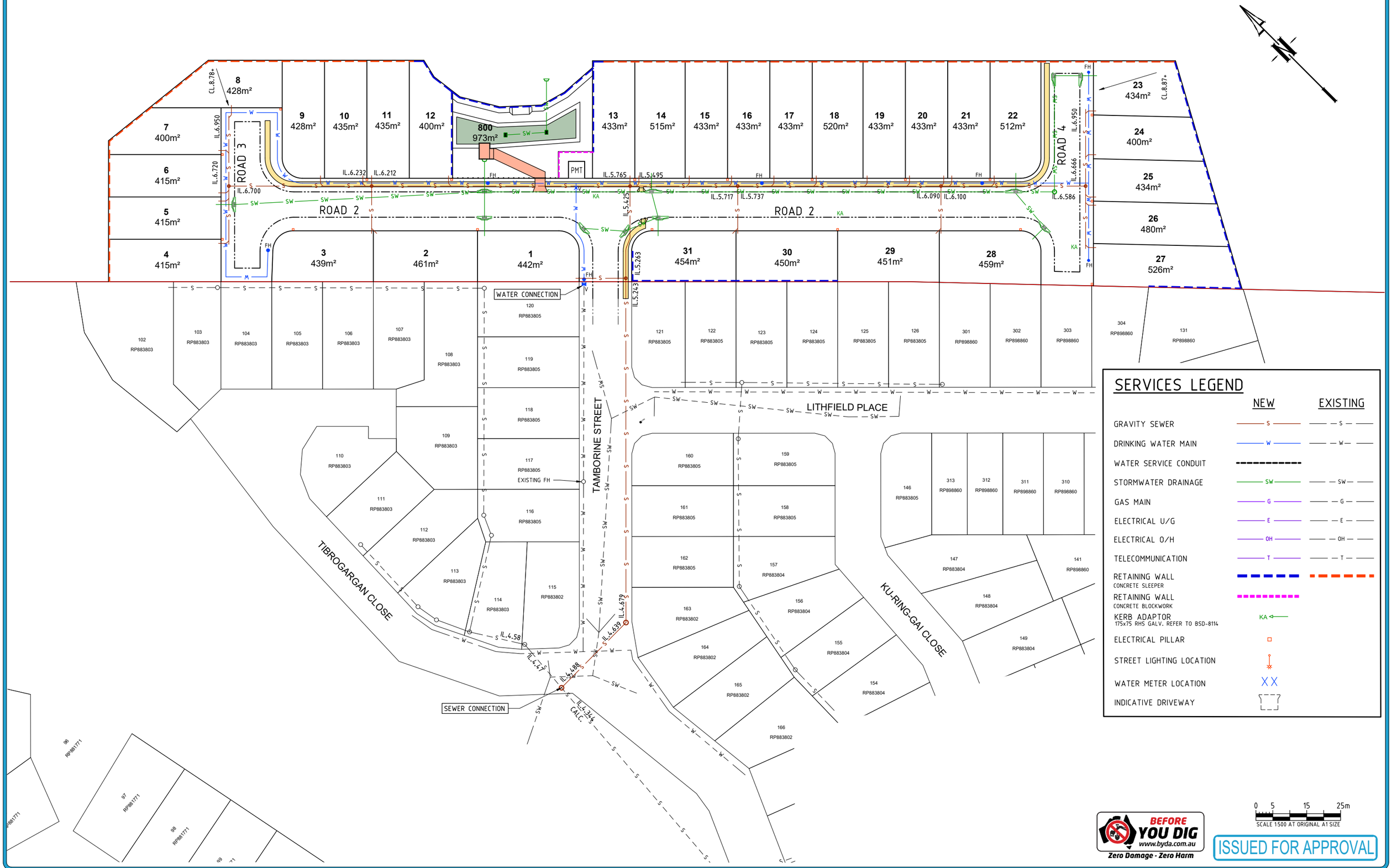
40+ YEARS SINCE 1984

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE: CONCEPTUAL COMBINED SERVICES PLAN

CLIENT: COHESE PROPERTY PTY. LTD.
SURVEYOR: Saunders Havill
LOT DESCRIPTION: Lot 1–4 RP208875
COUNCIL REF: ____

DRAWING NO. P26–039–DA–C02.01
SCALE 1:500
REVISION A
DATUM A.H.D.



SERVICES LEGEND

	NEW	EXISTING
GRAVITY SEWER	S	S
DRINKING WATER MAIN	W	W
WATER SERVICE CONDUIT		
STORMWATER DRAINAGE	SW	SW
GAS MAIN	G	G
ELECTRICAL U/G	E	E
ELECTRICAL O/H	OH	OH
TELECOMMUNICATION	T	T
RETAINING WALL CONCRETE SLEEPER		
RETAINING WALL CONCRETE BLOCKWORK		
KERB ADAPTOR 175x75 RHS GALV. REFER TO BSD-8114	KA	
ELECTRICAL PILLAR		
STREET LIGHTING LOCATION		
WATER METER LOCATION	XX	
INDICATIVE DRIVEWAY		

0 5 15 25m
SCALE 1:500 AT ORIGINAL A1 SIZE

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Zero Damage - Zero Harm

ISSUED FOR APPROVAL

REV	BY	CKD	DATE	DESCRIPTION
A	PBK	KLW	21.08.26	ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

ISO 9001

WILKINSON SHAW & ASSOCIATES
consulting engineers
WILKINSON SHAW & ASSOCIATES PTY LTD
ABN: 29 104 860 497
OFFICE: 182 PINE ROAD (WEST), RICHLANDS QLD 4077
MAIL: PO BOX 583 INALA QLD 4077
PHONE: (07) 3555 9888
EMAIL: office@wilkinsonshaw.com.au
WEB: www.wilkinsonshaw.com.au

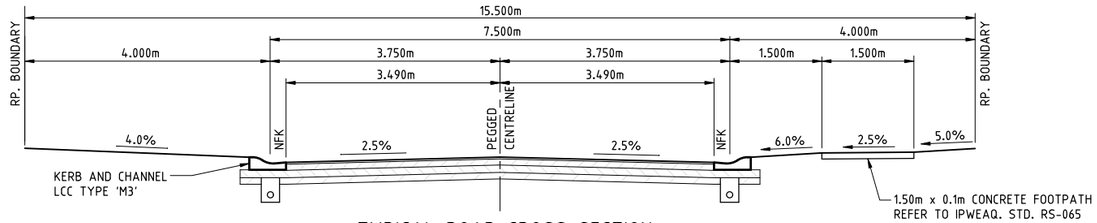
40+ YEARS SINCE 1984

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE: CONCEPTUAL EXTERNAL SERVICING PLAN

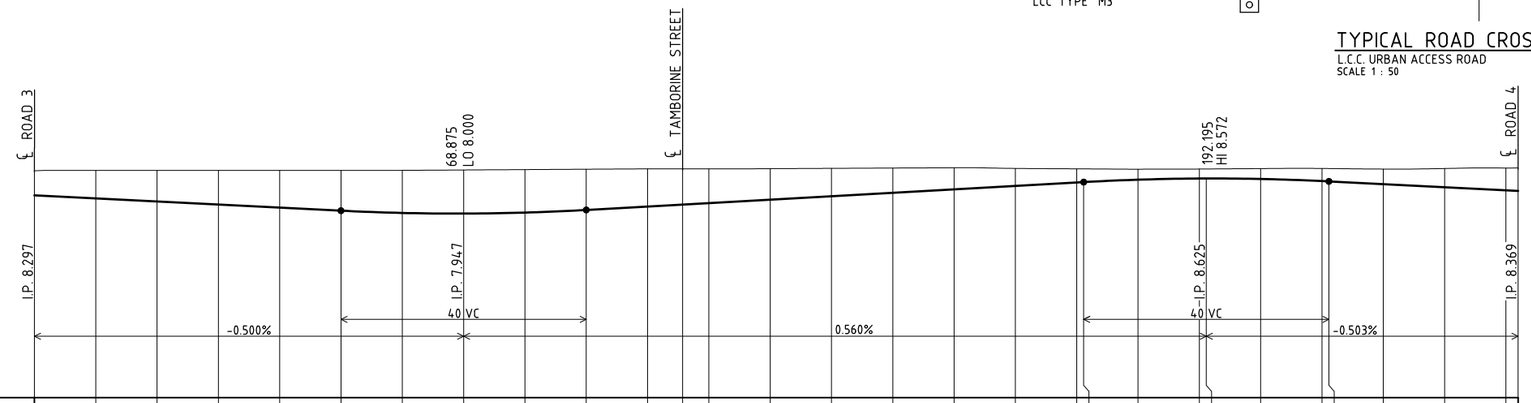
CLIENT: COHESE PROPERTY PTY. LTD.
SURVEYOR: Saunders Havill
LOT DESCRIPTION: Lot 1–4 RP208875
COUNCIL REF: ____

DRAWING NO. P26–039–DA–C02.02
SCALE 1:500
DATUM A.H.D.
REVISION A



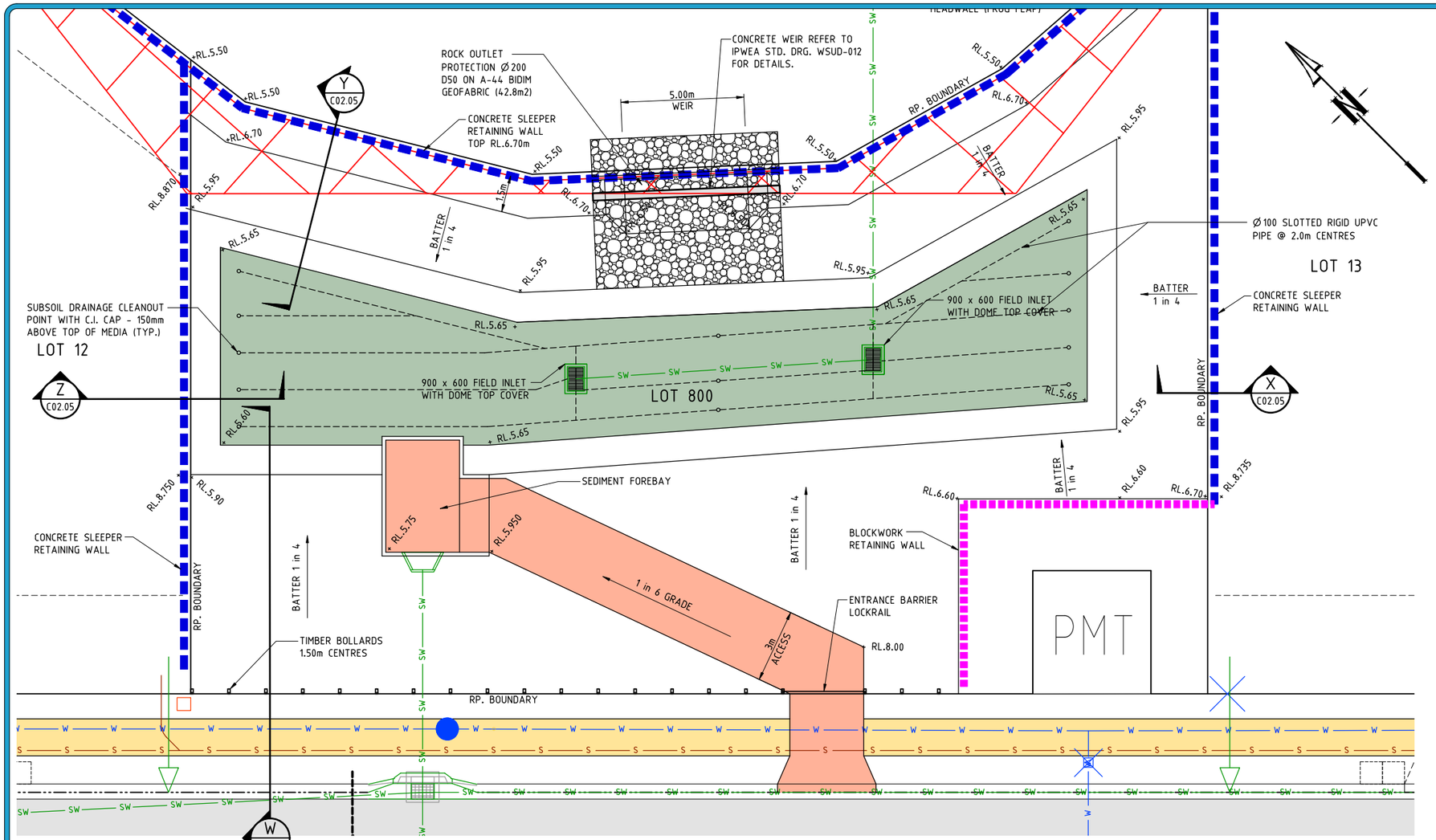
TYPICAL ROAD CROSS SECTION

L.C.C. URBAN ACCESS ROAD
SCALE 1 : 50

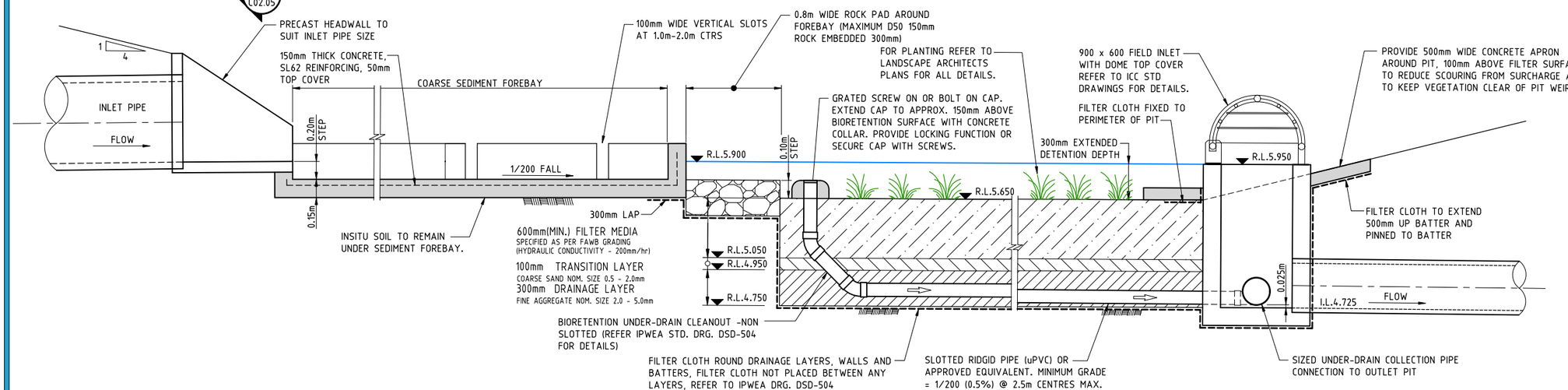


Datum R.L. 5.000

| | | |



BIO-RETENTION SYSTEM PARAMETERS	
F.S.L. OF FILTER MEDIA	5.650m
EXTENDED DETENTION DEPTH	0.300m
FILTER MEDIA DEPTH	0.600m
TRANSITION LAYER DEPTH	0.100m
DRAINAGE LAYER DEPTH	0.300m
WEIR LEVEL	6.500m
TOP OF WALL LEVEL	6.700m
SURFACE AREA OF FILTER MEDIA	200m2
WEIR LENGTH	5.000m
SUBSOIL DRAINAGE OUTLET INVERT	4.700m



NOTE WELL: BASIN LANDSCAPING CANNOT BE COMPLETED TO AFTER 90% OF LOTS ARE ESTABLISHED (INCLUDING ALL UPSTREAM STAGES) IN THE INTERIM CONTRACTOR TO LAY A PROTECTIVE COVERING (FILTER CLOTH + 25mm TOPSOIL + TURF)

TYPICAL BIO-RETENTION PROFILE TYPE 3 CONVENTIONAL
SCALE = 1:20

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Zero Damage - Zero Harm

0 0.2 0.6 1.00m
SCALE 1:20 AT ORIGINAL A1 SIZE

0 1 3 5m
SCALE 1:100 AT ORIGINAL A1 SIZE

ISSUED FOR APPROVAL

REV	BY	CKD	DATE	DESCRIPTION
A	PBK	KLW	21.08.26	ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

WILKINSON SHAW & ASSOCIATES consulting engineers
WILKINSON SHAW & ASSOCIATES PTY LTD
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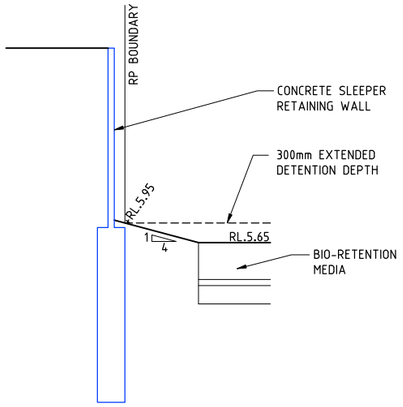
40+ YEARS SINCE 1984

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

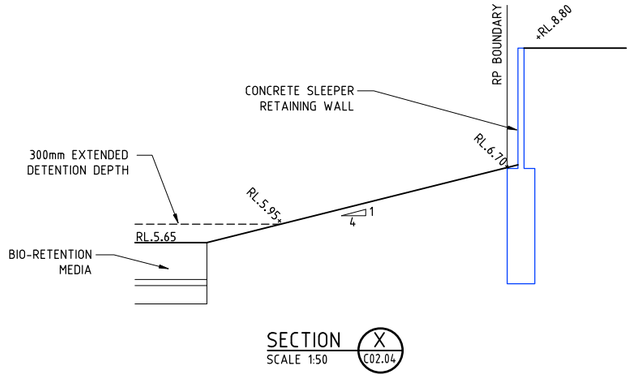
DRAWING SHEET TITLE: BIO-RETENTION BASIN DETAILS

CLIENT: COHESE PROPERTY PTY. LTD.
SURVEYOR: Saunders Havill
LOT DESCRIPTION: Lot 1-4 RP208875
COUNCIL REF: ____

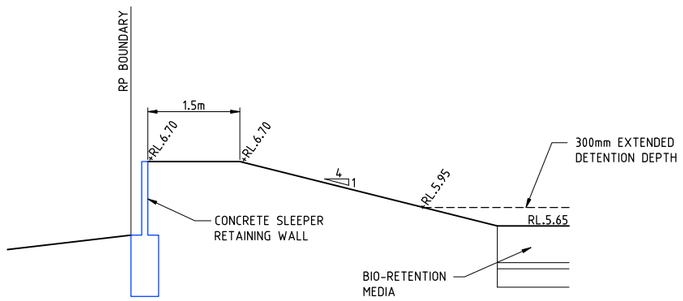
DRAWING NO. P26-039-DA-C02.04
SCALE 1:100, 1:20
DATUM A.H.D.
REVISION A



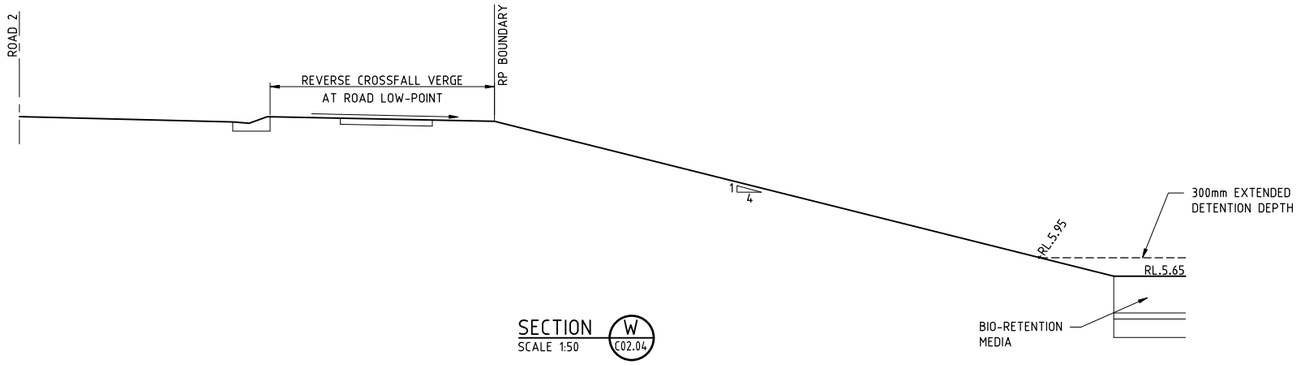
SECTION Y
SCALE 1:50 C02.04



SECTION X
SCALE 1:50 C02.04



SECTION Z
SCALE 1:50 C02.04



SECTION W
SCALE 1:50 C02.04

BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

0 0.50 1.50 2.50m
SCALE 1:50 AT ORIGINAL A1 SIZE

ISSUED FOR APPROVAL

REV	BY	CKD	DATE	DESCRIPTION
A	PBK	KLW	21.08.26	ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

ISO 9001

WILKINSON SHAW & ASSOCIATES
consulting engineers
WSA

WILKINSON SHAW & ASSOCIATES PTY LTD
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40+ YEARS SINCE 1984

PROJECT
PROPOSED RESIDENTIAL SUBDIVISION
60 – 70 CLARKS ROAD
LOGANHOLME, QUEENSLAND 4127

DRAWING SHEET TITLE
BIO–RETENTION BASIN TYPICAL SECTIONS

CLIENT
COHESE PROPERTY PTY. LTD.

SURVEYOR
Saunders Havill

LOT DESCRIPTION:
Lot 1–4 RP208875

COUNCIL REF:

DRAWING NO.
P26–039–DA–C02.05

SCALE 1:50

REVISION A

DATUM A.H.D.

Appendix B ~ Flood Report

CITY OF LOGAN

PROPERTY FLOOD REPORT

Property Details

Address: 60 Clarks Road LOGANHOLME QLD 4129

Lot/Plan: Lot 4 RP 208875

Size/Area: 46,864 m^2

Property Key: 202720

Catchment(s): Logan River, Omaru Creek, Unnamed_41

View Logan's catchments and waterways map (PDF)

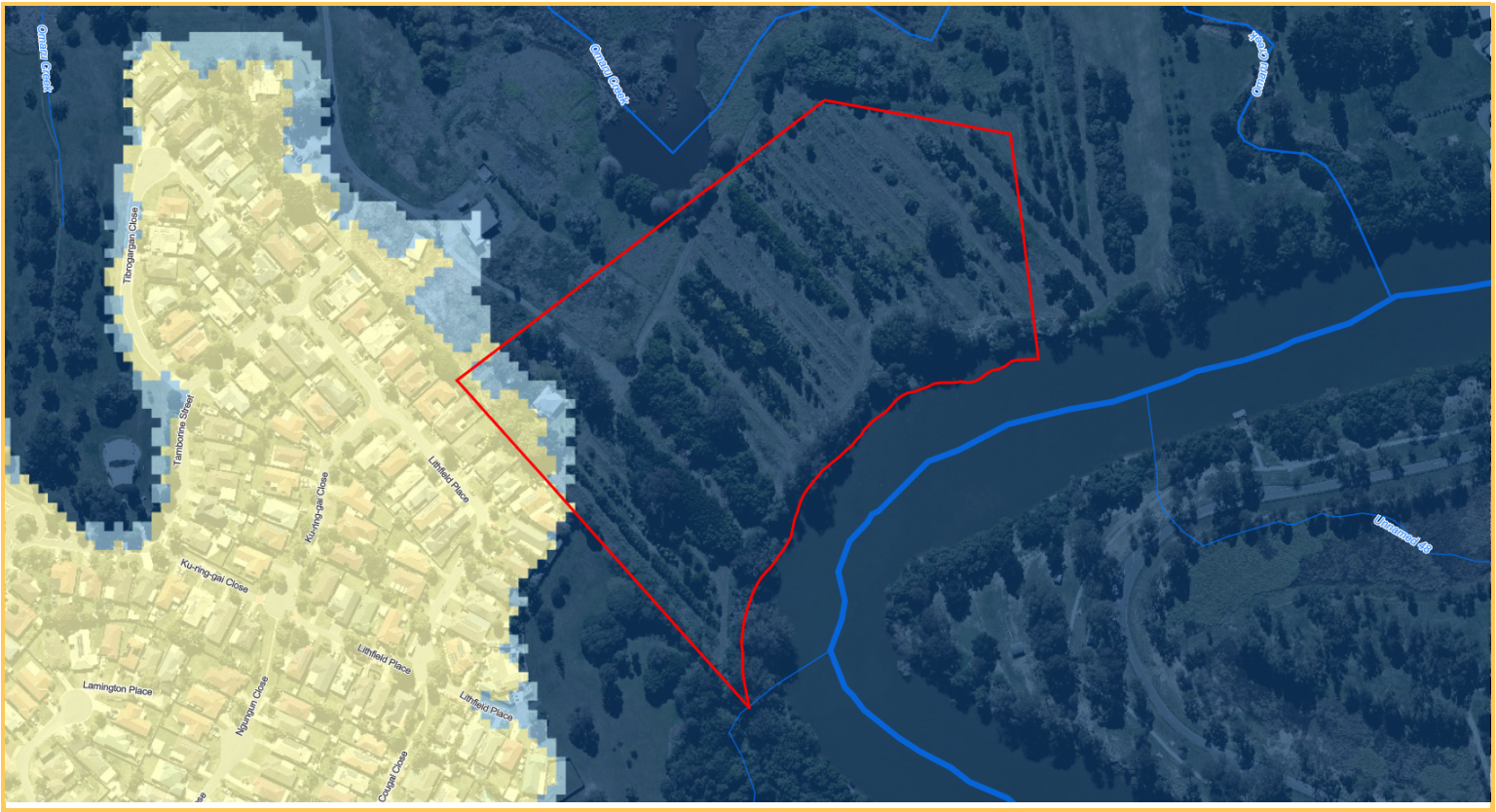
Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	High, Moderate, Low
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	20% chance of a flood this size or larger happening in any given year
Creek flooding	May apply - subject to further study
Overland flow	Applies. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice. Overland flow is water (stormwater run-off) that travels over land during heavy rainfall events. It generally occurs quickly and for short durations.

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND

High

Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.

Moderate

Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.

Low

Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

Flood Levels

The table below displays flood levels from the most recently accepted flood studies affecting this property. To view the flood study documents please see the Flood page on Council's website.

The levels are measured in Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The level displayed in the table below is the maximum flood level on the property for that event (likelihood). For some properties, particularly large properties or those on a significant slope, flood levels can vary significantly.

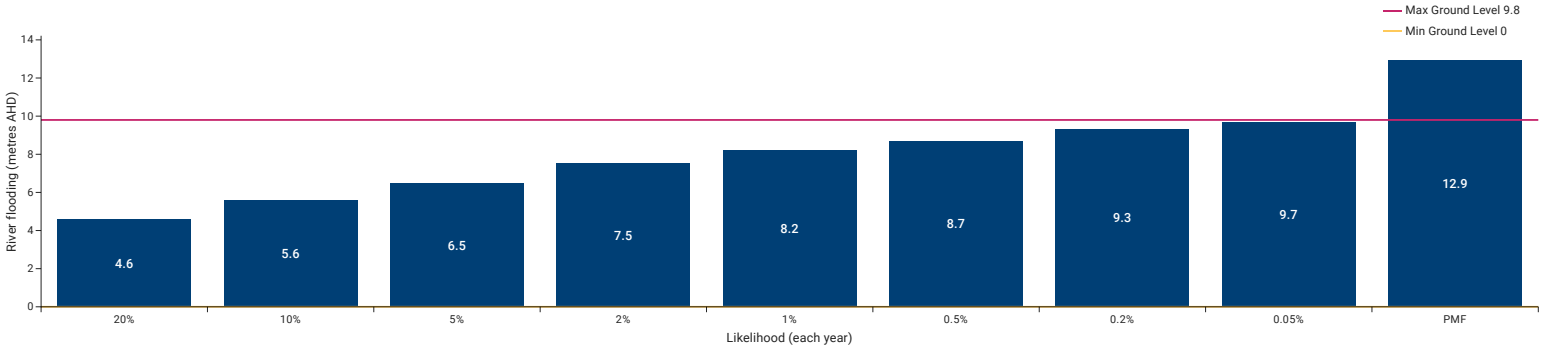
The most likely flood scenarios is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

Some properties may be impacted by only river flooding or only creek flooding, and some may be impacted by both. There may also be other sources of inundation that may impact the property and affect flood levels, based on overland flow or local creeks where studies have not yet been completed.

Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	River flooding
20% chance	4.6 metres AHD
10% chance	5.6 metres AHD
5% chance	6.5 metres AHD
2% chance	7.5 metres AHD
1% chance	8.2 metres AHD
0.5% chance	8.7 metres AHD
0.2% chance	9.3 metres AHD
0.05% chance	9.7 metres AHD
PMF	12.9 metres AHD

Flood and Ground Levels in metres AHD



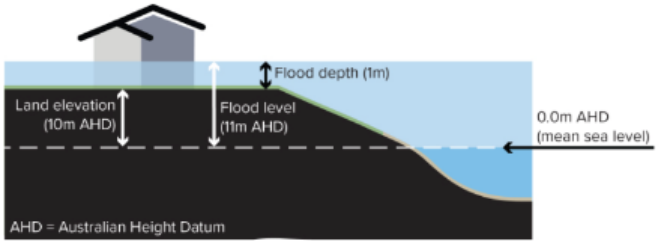
Ground Levels

Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	0.0 metres AHD
Maximum ground level	9.8 metres AHD

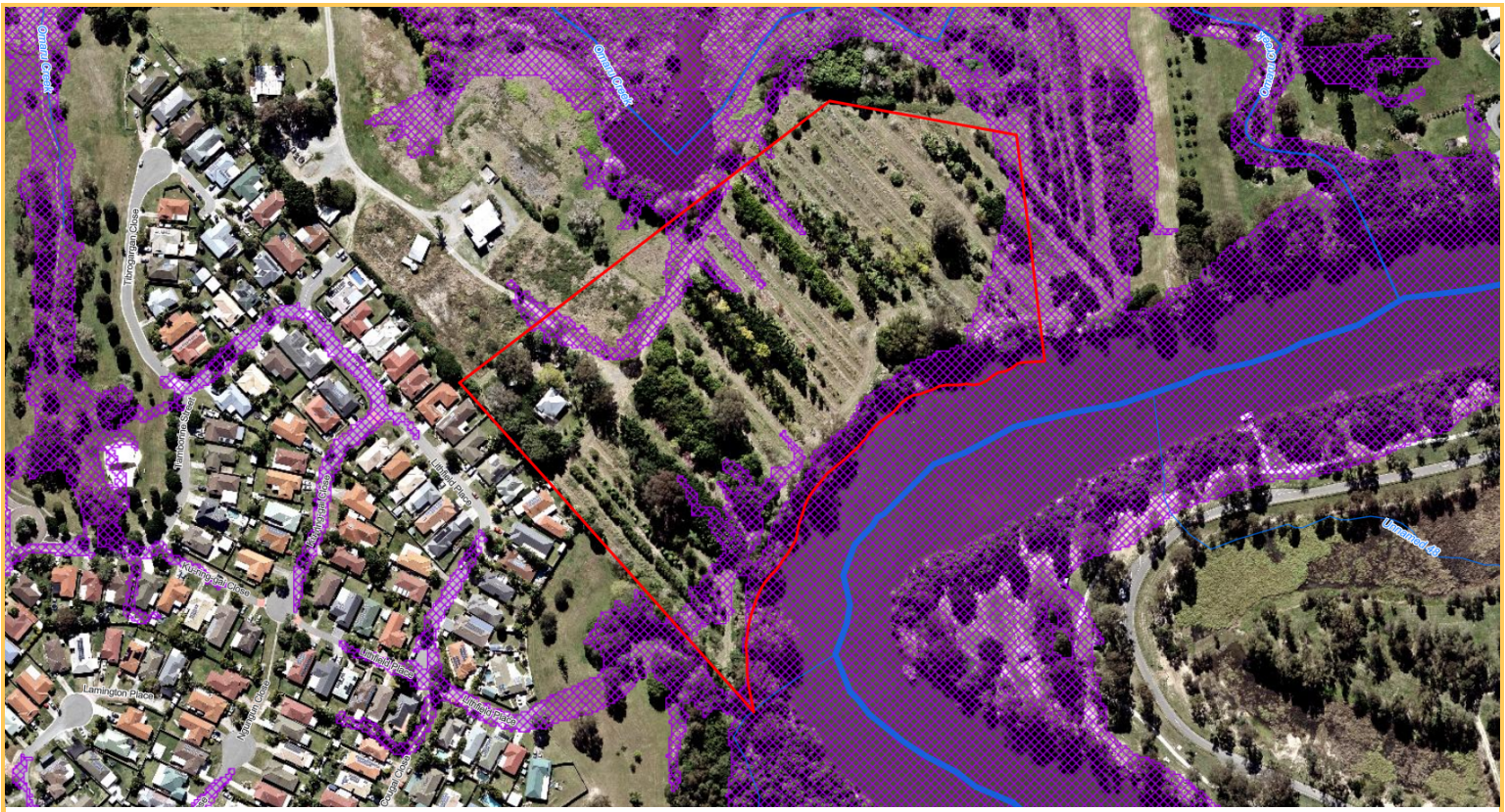
Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).



Overland Flow

Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels over land towards waterways. It generally occurs quickly and for shorter periods of time. The impact of overland flow is dependent on local conditions, so the mapping is a guide only. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice.

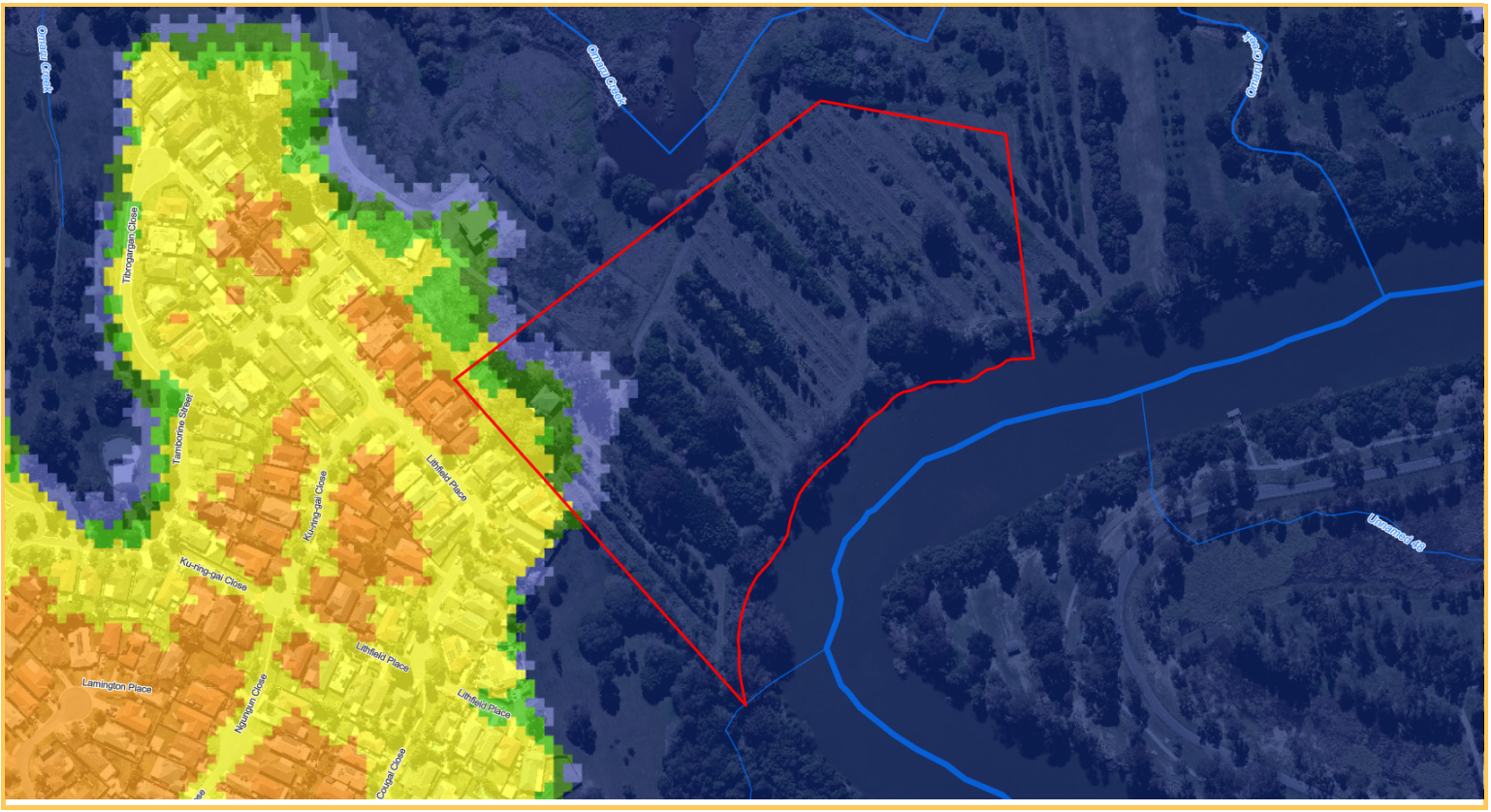


LEGEND

Overland flow extent (areas possibly impacted)

Future Climate Scenarios

This extract comes from the map showing the projected extent of flooding (affected areas) for multiple flood scenarios for all relevant flood studies, **including the projected impacts of climate change**. This map corresponds with the flood levels provided in the table above for the 5%, 2%, 1%, 0.5%, 0.05% and Probable Maximum Flood (PMF) scenarios.



LEGEND

5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.

PMF

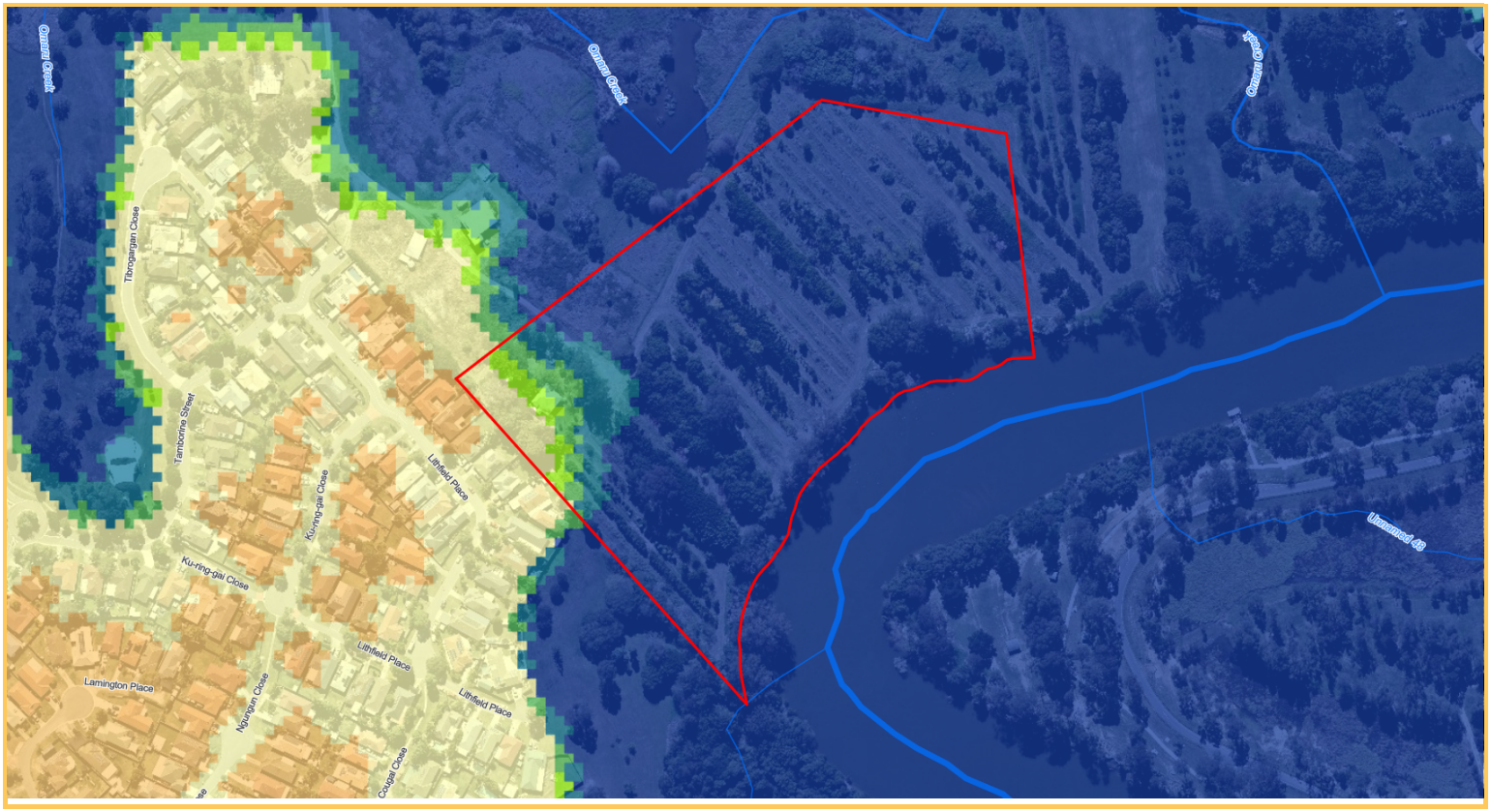
The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change.

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Current Climate Scenarios

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



CITY OF LOGAN

LEGEND

5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.

PMF

The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

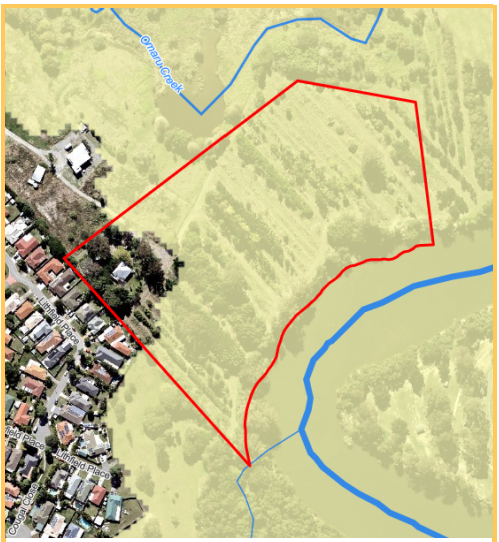
Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

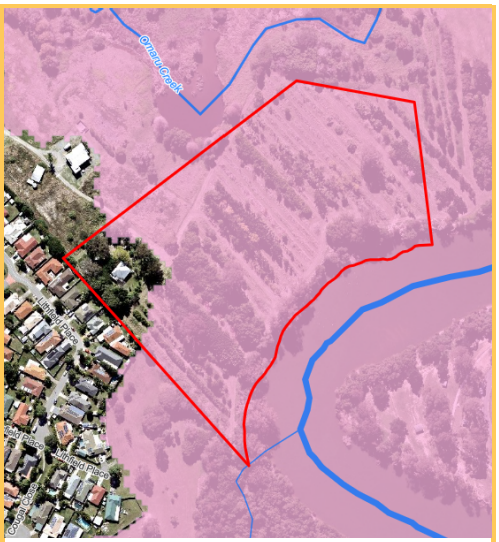
Flood event	Property impacted
1974	Yes
2017 (after ex Tropical Cyclone Debbie)	Yes
2022 (late February / early March)	Yes



1974



2017



2022

Planning Scheme Maps

The selected property is shown below on an extract of the Flood Overlay Maps from the Logan Planning Scheme 2015 V9.2 with TLPI No. 1/2024. Various provisions of the planning scheme which refer to properties affected by the Flood Overlay Maps will apply to the flood affected areas for the purposes of planning and development. This may include, for example, raised building floor levels and achieving safe vehicle access to the road network.

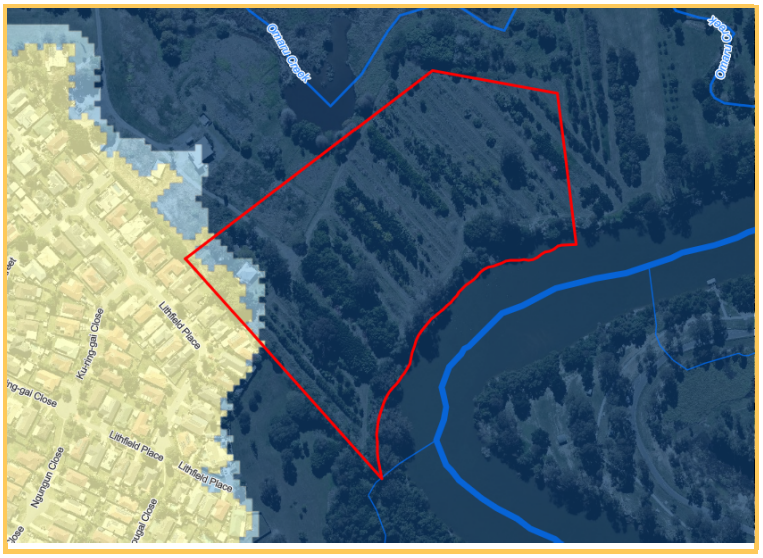
OM-05.01 Isolated islands



OM-05.02 High flow area



OM-05.04 Flood risk areas



MAP LEGEND

High

Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.

Moderate

Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.

Low

Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

MAP LEGEND

High flow area

High hazard areas of flooding where significant (deeper, faster) flow of water occurs and in which a building is vulnerable to structural damage or failure from floodwater. Classified as H5 or H6 in the Australian Institute of Disaster Resilience (AIDR) Guideline 7-3 'Flood Hazard'.

High flood island

Areas which are isolated from flood-free land (surrounded by floodwater) but retain a portion of the area as flood free in a probable maximum flood (PMF).

Low flood island

Areas which are surrounded by floodwater and at first isolated from flood-free land, then completely inundated by floodwater (submerged) as the flood continues to rise.

Meadowbrook flood assessment area

Area where the function of important community infrastructure needs to be maintained. Flood mitigation measures and comprehensive emergency management planning is required to adequately manage the risk for flood events.

If more recent flood studies have been completed and accepted by Council, the Latest Flood Risk Map shown at the top of this report may be different from the planning scheme map. The latest flood information should be used to inform development decisions and will be incorporated into the planning scheme in a future amendment.

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

Where to go for further information depends on the type of information you need. Please refer to the Flood Risk Fact Sheet or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au. Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au. Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au. You can also contact a private building certifier.
Properties in Priority Development Areas	Contact Economic Development Queensland. Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeq.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeq.qld.gov.au)

Appendix C ~ Development Codes

Filling and Excavation Code

Performance Criteria and Acceptable Solutions

Performance Outcomes	Acceptable Outcomes	Solution	Response
For accepted development (subject to requirements) and assessable development			
Protection of natural processes and ecosystems			
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	**AO1** The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as all practicable measure will be taken to ensure the discharge of sediments is minimised.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	**AO2** Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as topsoil and spoil will be stockpiled in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	**AO3** Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as filling will undertaken in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure
Protection of existing and planned infrastructure			
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	**AO4** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as filling and excavation will be in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure
Protection and enhancement of personal health and safety and premises			
PO5 Filling or excavation works do not adversely affect personal health and safety.	**AO5** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as filling and excavation will be in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure and relevant workplace health and safety procedures.

Performance Outcomes	Acceptable Outcomes	Solution	Response
Surface water flow			
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or diversion or concentration of flow from or onto adjoining premises or infrastructure.	**AO6** Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as the site will remain free draining and not create an actionable nuisance.
Batters			
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; is landscaped to enhance visual amenity.	**AO7** A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as filling and excavation will be in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.
Retaining walls			
PO8 A retaining wall: a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.	**AO8** A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	A	Complies with the performance solution, as the newly proposed retaining walls will be designed and certified by an RPEQ, constructed of concrete sleepers (apart from the walls near the transformer, which will be blockwork), will not adversely impact adjoining properties or ecosystems, and will be low maintenance.

Performance Outcomes	Acceptable Outcomes	Solution	Response
Filling of a dam			
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	**AO9** The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	N/A	The item is not applicable as there are no dams on the subject site.

Solution Legend

A = Acceptable Solution
P = Performance Solution
N/A = Not applicable to this application

Infrastructure Code

Performance Criteria and Acceptable Solutions

Performance Outcomes	Acceptable Outcomes	Solution	Response
For accepted development (subject to requirements) and assessable development			
Provision, design, construction and location of infrastructure			
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	**AO1** Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as all services are currently available to the site. Please refer to the conceptual services plan for details.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	**AO2** Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure;	A	Complies with the acceptable solution as all services are currently available to the site. Please refer to the conceptual services plan for details.

Performance Outcomes	Acceptable Outcomes	Solution	Response
	i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.		
Location of development			
PO3 Development is located to protect trunk infrastructure networks.	**AO3** Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	A	Complies with the acceptable solution as there is no nearby identified trunk infrastructure
Fire fighting			
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	**AO4** Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 *Fire hydrant installations*; b. QFES: *Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots*.	A	Complies with the acceptable solution as the required infrastructure will be provided prior to plan sealing.
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	**AO5** Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or	N/A	Not applicable as the site is located within the water service area and will be provided with connection to the reticulated system.

Performance Outcomes	Acceptable Outcomes	Solution	Response
	b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: a. a separate tank; or b. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.		
Waste management			
PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO6.1** Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.	A	Complies with the acceptable solution, as refuse and recycling will occur at the kerb side in accordance with the Planning scheme policy 9—Waste management.
	AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	A	Complies with the acceptable solution, as refuse and recycling will occur at the kerb side and storage will occur within each lot.
Disposal of trade waste			
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	**AO7** The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	N/A	This item is not applicable as the development does not dispose of trade waste

Performance Outcomes	Acceptable Outcomes	Solution	Response
Roof water drainage and surface water drainage			
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	**AO8** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as the development will be able to manage stormwater to not cause any actionable nuisance. Roofwater water will be drained to the stormwater system with major flows travelling overland. All flows will then discharge directly to the flood plain.
Natural flow of surface water			
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as the design will be undertaken in accordance with part 3.6 of Planning scheme policy 5 – Infrastructure, Please refer to Wilkinson Shaw & Associates' Site Based Stormwater Management Report.
Water sensitive urban design			
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	**AO10** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as the design will be undertaken in accordance with part 3.6 of Planning scheme policy 5 – Infrastructure, Please refer to Wilkinson Shaw & Associates' Site Based Stormwater Management Report.

Performance Outcomes	Acceptable Outcomes	Solution	Response
Movement network			
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	**AO11** Development does not cause or contribute to projected traffic levels: **a.** exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or **b.** exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as the increase in trips will not substantially alter the traffic levels in the area.
Integrated movement concept report			
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	**AO12** Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as the development is expected to generate less than 310 vehicle movements per day
For assessable development only			
Land use and transport integration			
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m^2 or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.	**AO13** No acceptable outcome provided.	-	Comment by others

Solution Legend

A = Acceptable Solution
P = Performance Solution
N/A = Not applicable to this application

Servicing, Access and Parking Code

Performance Criteria and Acceptable Solutions

Performance Outcomes	Acceptable Outcomes	Solution	Response
For accepted development (subject to requirements) and assessable development			
Provision of parking spaces for vehicles			
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	**AO1** Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.	A	Complies with the acceptable solution as there adequate room is available one site for the expected demand of the number of vehicles likely to be generated.
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	**AO2** Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.	N/A	This item is not applicable as no security gate is proposed
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	**AO3** A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking;	N/A	This item is not applicable as the development is for residential use.

Performance Outcomes	Acceptable Outcomes	Solution	Response
	b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.		
Provision of motorcycle parking			
PO4 Motorcycle parking is provided that is safe and functional.	**AO4** Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	N/A	This item is not applicable as the development is for residential use.
Provision of bicycle parking			
PO5 Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	**AO5** Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.	A	Complies with the acceptable solution as no minimum is stipulated for a reconfiguration of a lot.
Provision of vehicle manoeuvring area			
PO6 Development provides a safe and functional vehicle manoeuvring area.	**AO6** Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: a. is non-residential development; or b. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 – Infrastructure.	A	Complies with the acceptable solution as there is adequate room is available for manoeuvring of a car and refuse collection will occur at the kerb and channel
Vehicle washing bay			
PO7 A vehicle washing bay does not cause environmental harm.	**AO7** A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	N/A	This item is not applicable as there are no washing bays are proposed.

Performance Outcomes	Acceptable Outcomes	Solution	Response
Car park access			
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	**AO8** Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	N/A	This item is not applicable as car parking is not to be provided as this is for a residential subdivision.
Access and driveways			
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	**AO9** A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	A	Complies with the acceptable solution as driveway crossovers will be designed to comply with the appropriate standard at the time of operational works.
Design and construction of a car parking area			
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway;	**AO10** A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	N/A	This item is not applicable as car parking is not to be provided as this is for a residential subdivision.

Performance Outcomes	Acceptable Outcomes	Solution	Response
k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.			
Waste management			
PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area	**AO11.1** Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; **c.** to be located away from street frontages and screened from adjoining premises	A	Complies with the acceptable solution as refuse collection will occur on the kerb side, and turning templates have been provided showing proposed movements.
	AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure	A	Complies with the acceptable solution as refuse collection will occur on the kerb side, and turning templates have been provided showing proposed movements.
For assessable development			
Vehicle queuing			
PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.	**AO12** No acceptable outcome provided.	N/A	This item is not applicable as drive-through facilities are not proposed.

Solution Legend

A = Acceptable Solution
P = Performance Solution
N/A = Not applicable to this application

Flood Hazard Overlay Code

Performance Criteria and Acceptable Solutions

Performance Outcomes	Acceptable Outcomes	Solution	Response
For accepted development (subject to requirements) and assessable development			
Part A Risk compatibility (other than a Home-based business)Provision of parking spaces for vehicles			
Material Change of Use			
PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area. Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	**AO1** Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.	N/A	Not applicable as application is not for an MCU
PO2 Vulnerable use activities: d. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; e. are located outside of the floodplain unless located in: a. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital	**AO2** No acceptable outcome provided.	N/A	Not applicable as application is not for an MCU
PO3 Essential community infrastructure activities are not located in the floodplain unless: a. there is an overriding planning need for the use; b. there is no alternative site located outside of the floodplain that would address the identified need;	**AO3** No acceptable outcome provided	N/A	Not applicable as application is not for an MCU

Performance Outcomes	Acceptable Outcomes	Solution	Response
c. development maintains functionality during and after all flood events, including the probable maximum flood; d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.			
PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it: a. is demonstrated to be compatible with the level of flood risk; b. delivers the relevant outcomes for the flood risk area, including a: a. High flood risk area; b. Moderate flood risk area; c. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	**AO4** No acceptable outcome provided.	N/A	Not applicable as application is not for an MCU
Reconfiguration of a lot			
PO5 Development provides a development envelope area that is: a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	**AO5** Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	A	Complies with the acceptable solution as all residential allotments are at or above the flood level during the defined flood event. Land below the defined flood event will be drainage reserve.
PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood	**AO6** No acceptable outcome provided.	P	Complies with the performance outcome as all residential allotments will be outside of the high flood risk area and no additional

Performance Outcomes	Acceptable Outcomes	Solution	Response
hazard overlay map OM-05.04, except where limited to: a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or b. creating an additional lot for the purpose of a drainage or environmental reserve.			lots are being created within the high risk flood area.
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: a. High flood risk area; b. Moderate flood risk area; c. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).	**AO7** Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	A	Complies with the acceptable outcome as the residential development footprint is located outside of the Flood investigation area.
Part B – Resilient building location, design and operations (other than a Home-based business)			
PO8 Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	**AO8.1** New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	A	Complies with the acceptable outcome as no new structures are anticipated within the high flow area.
	AO8.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	A	Complies with the acceptable outcome as no new structures are anticipated within the high flow area.
PO9	**AO9** No acceptable outcome provided.	N/A	Not applicable as the application is not for a hospital.

Performance Outcomes	Acceptable Outcomes	Solution	Response
A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: a. mitigates the risk of flooding to buildings and structures; b. minimises risk of injury to life and damage to property and infrastructure; c. maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.			
PO10 Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	**AO10** No acceptable outcome prescribed.	N/A	Not applicable as no buildings are proposed and all residential lots will be above the minimum flood planning levels.
PO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to: a. pedestrian and vehicular safety; b. a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO11** Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.	A	Complies with the acceptable solution as the road infrastructure will be at or above the defined flood event.
PO12 Basement access and openings are designed and located to: a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement.	**AO12** All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels	N/A	Not applicable as no buildings are proposed and all residential lots will be above the minimum flood planning levels.

Performance Outcomes	Acceptable Outcomes	Solution	Response
Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.			
PO13 Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the: a. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or b. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO13** The function of essential building services and infrastructure is maintained during a flood event by: a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: **i.** the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; **ii.** the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.	N/A	Not applicable as no buildings are proposed and all residential lots will be above the minimum flood planning levels.
PO14 Screening the understorey of a building: a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO14** No acceptable outcome provided.	N/A	Not applicable as no buildings are proposed and all residential lots will be above the minimum flood planning levels.
Storage, manufacturing or handling of hazardous Materials			
PO15	**AO15.1** Development involving the manufacturing or storage of hazardous materials, or involving	N/A	Not applicable as the development does not involve manufacturing or hazardous material.

Performance Outcomes	Acceptable Outcomes	Solution	Response
Development protects public safety and the environment from release of hazardous materials into floodwaters by: a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.	hazardous chemicals at a hazardous chemical facility is located outside of a: a. High flood risk area identified on Flood hazard overlay map OM-05.04; b. High flow area identified on Flood hazard overlay map OM-05.02.		
	AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04: **a.** does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or **b.** ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.	N/A	Not applicable as the development does not involve manufacturing or hazardous material.
Part C – Access and evacuation (other than a Home-based business)			
PO16 Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO16** No acceptable outcome provided.	N/A	Not applicable as the development does not involve vulnerable uses.
PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO17** During the defined flood event, development for an accommodation land use has a: **a.** flood-free vehicle access to a road above the flood level; **b.** flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	A	Complies with the acceptable solution as flood free access by road is available to the proposed lots.
PO18 Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.	**AO18** During the defined flood event, development involving a new dwelling or an increase in	A	Complies with the acceptable solution as flood free access by road is available to the proposed lots.

Performance Outcomes	Acceptable Outcomes	Solution	Response
	bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.		
PO19 Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO19** Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	A	Complies with the acceptable solution as flood free access by road is available to the proposed lots.
PO20 Development, other than where PO16-PO19 is applicable: a. ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or b. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: a. above the defined flood event; b. not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO20** Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.	A	Complies with the acceptable solution as flood free access by road is available to the proposed lots.

Performance Outcomes	Acceptable Outcomes	Solution	Response
PO21 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.	**AO21** No acceptable outcome provided.	N/A	Not applicable as the development footprint is outside the high flood risk area.
Part D – Preservation of floodplin function and overland flow paths (other than a Home-based business)			
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO22** Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: **a.** a total volume of $20m^3$; **b.** a total area of $2,000m^2$.	A	Complies with the acceptable solution as no filling or excavation is anticipated in the high flood risk area.
PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO23** The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	A	Complies with the acceptable solution as no filling or excavation is anticipated in the high flood risk area.
PO24 Development does not involve works that would either directly, indirectly or cumulatively:	**AO24** No acceptable outcome provided.	P	Complies with the permissible solution as all earthworks will be above the current defined flood limit.

Performance Outcomes	Acceptable Outcomes	Solution	Response
a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event; d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.			
PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO25** No acceptable outcome provided.	P	Complies with the performance solution as all earthworks will be above the current defined flood limit and the increase in impervious area will not alter the flood peak of the regional flood event.
PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO26** No acceptable outcome provided.	P	Complies with the performance solution as all proposed lots are above the defined flood event level and therefore will not cause a rapid or unexpected increase in safety risks or flood damage.
PO27 A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure	**AO27** A stormwater quality improvement high flow outlet device is located:	A	Complies with the acceptable solution as the outlet from the proposed stormwater

Performance Outcomes	Acceptable Outcomes	Solution	Response
functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**a.** above the 5% AEP flood event caused by local flooding; **b.** above the 5% AEP flood event caused by regional flooding.		quality device is at or above the 5% AEP flood event.
PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome	**AO28** A stormwater quantity management outlet device is located above the 2% AEP flood event.	N/A	Not applicable as no detention is proposed on this site due to the location
PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	**AO29** Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	A	Complies with the acceptable solution as no filling or excavation is anticipated below the defined flood event.
Part E – A Home based business			
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO30.1** In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: **a.** non-resident staff or visitors to the premises; **b.** new buildings or structures associated with the home-based business.	N/A	Not applicable as the application is not for a home based business
	AO30.2 Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	N/A	Not applicable as the application is not for a home based business
PO31 A Home-based business being a bed and breakfast or farm stay has: a. low flood hazard vehicle manoeuvring areas; b. low flood hazard vehicle access to a low flood hazard road.	**AO31** A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: **a.** flood-free vehicle manoeuvring areas during a defined flood event;	N/A	Not applicable as the application is not for a home based business

Performance Outcomes	Acceptable Outcomes	Solution	Response
	b. flood-free vehicle access to a road above the flood level during a defined flood event.		

Solution Legend

A = Acceptable Solution
P = Performance Solution
N/A = Not applicable to this application

Appendix D ~ Before You Dig

Job ID 53921071

60-62 Clarks Road

Review responses online



Received 4 of 4 responses

All responses received

60-62 Clarks Road, Loganholme QLD 4129

Job dates
11/08/2026 → 21/08/2026

These plans expire on
7 Sep 2026

Lodged by
Kym Wilkinson

Authority	Status	Page
BYDA Confirmation		2
Energex QLD	Received	4
Logan City Council	Received	50
NBN Co Qld	Received	59
Telstra QLD South East	Received	75

Job No 53921071

byda.com.au

Zero damage - Zero harm - Zero disruption

Contact Details

Contact	Contact number	Company	Enquirer ID
Kym Wilkinson	0413 031 217	Wilkinson Shaw & Associates	3039794

Email
kym@wilkinsonshaw.com.au

Address
PO Box 583 inala
inala QLD 4077

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
10/08/2026	11/08/2026	21/08/2026	Private	Design	Both Road	Subdivision



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

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

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

User Reference	Address	Notes/description
60-62 Clarks Road	60-62 Clarks Road Loganholme QLD 4129	-

Your Responsibility and Duty of Care

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

Asset Owner Details

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

Referral ID (Seq. no)	Authority Name	Phone	Status
277504593	Energex QLD	13 12 53	NOTIFIED
277504594	Logan City Council	(07) 3412 3412	NOTIFIED
277504592	NBN Co Qld	1800 687 626	NOTIFIED
277504595	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST

The 5Ps of Safe Excavation

Plan

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

Prepare

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

Pothole

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

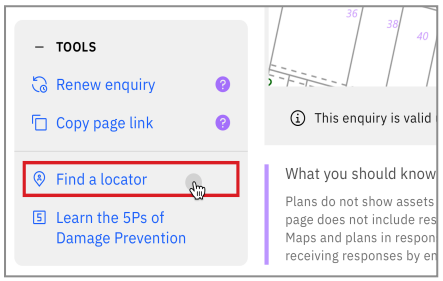
Protect

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

Proceed

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

Engage a skilled Locator



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

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

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

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

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

GET QUOTE

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

Book a FREE BYDA Session

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

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

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au

Energex QLD

Referral
277504593

Member Phone
13 12 53

Responses from this member

Response received Mon 10 Aug 2026 1.26pm

File name	Page
Response Body	5
277504593 - Energex Plan.pdf	8
Energex BYDA Terms and Conditions.pdf	14
Working Near Overhead and Underground Electric Lines.pdf	19

Assets found

Before You Dig Australia (BYDA) Request

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

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

Ensure You read and understand the important notes outlined below.

You:	**BYDA Enquiry No:**
Kym Wilkinson	277504593
Company:	**Date of Response:**
Wilkinson Shaw & Associates	10 Aug 2026
Search Location:	**Period of Plan Validity:**
60-62 Clarks Road Loganholme, QLD 4129	4 Weeks

External Comments (if any):

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

It is important that You note:

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

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

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

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

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

E: **custserve@energex.com.au**

E: **byda@energyq.com.au** ABN: 40 078 849 055

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

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

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



energex

BYDA

Sequence: 277504593
Date: 10/08/2026

Scale: 1:2408
Tile No: **OVERVIEW**

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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This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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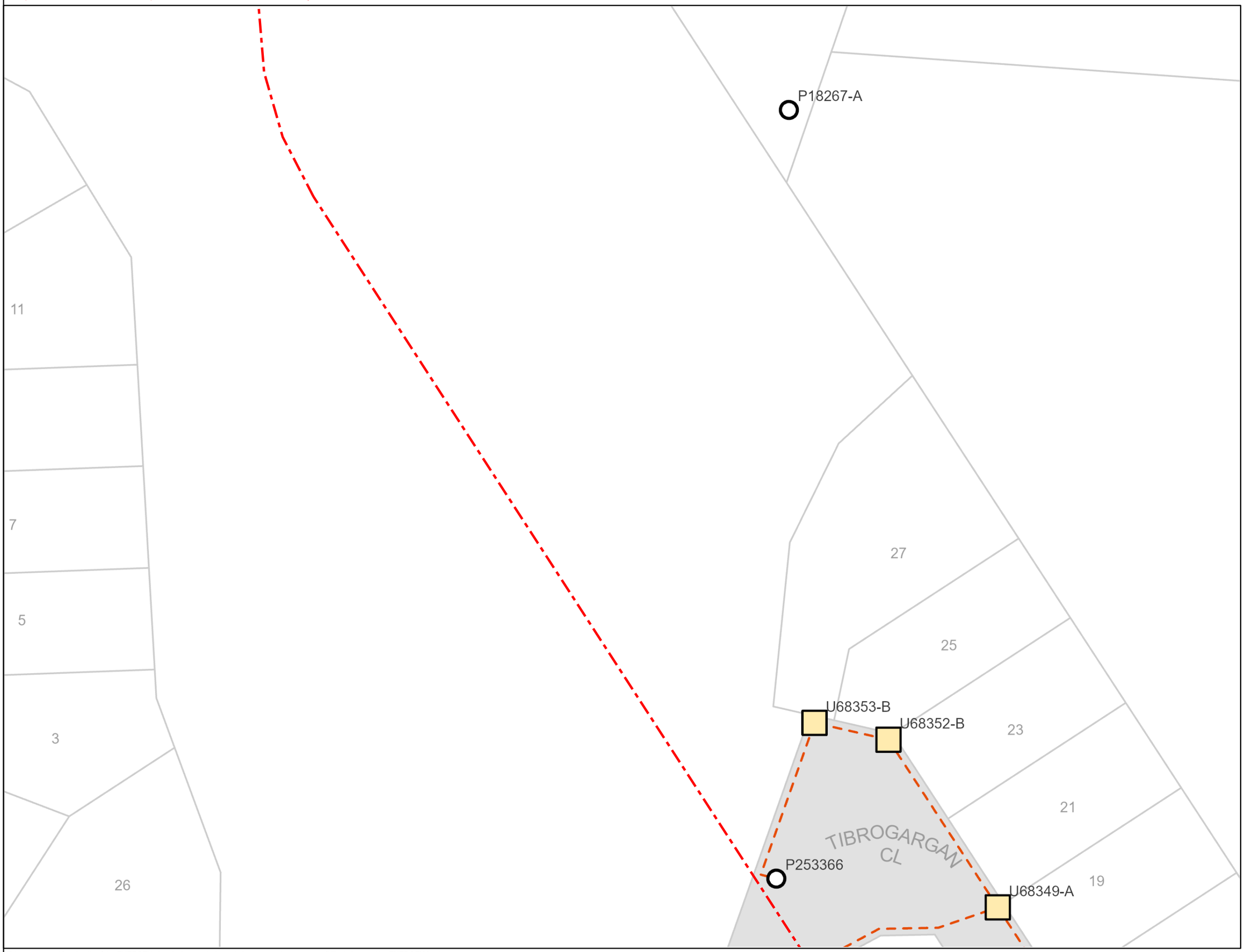
For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 277504593
Date: 10/08/2026

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

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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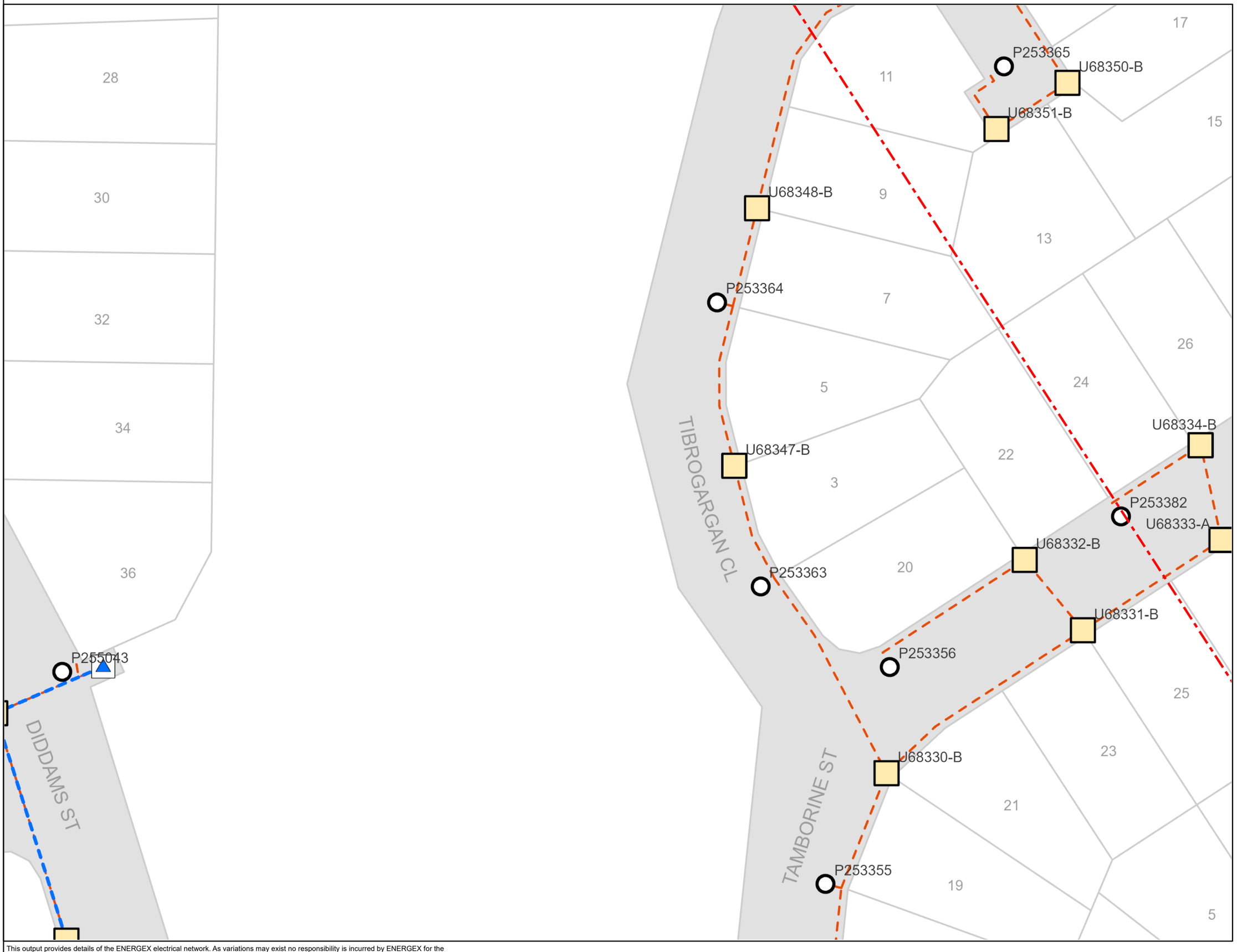
For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 277504593
Date: 10/08/2026

Scale: 1:500
Tile No: **2**

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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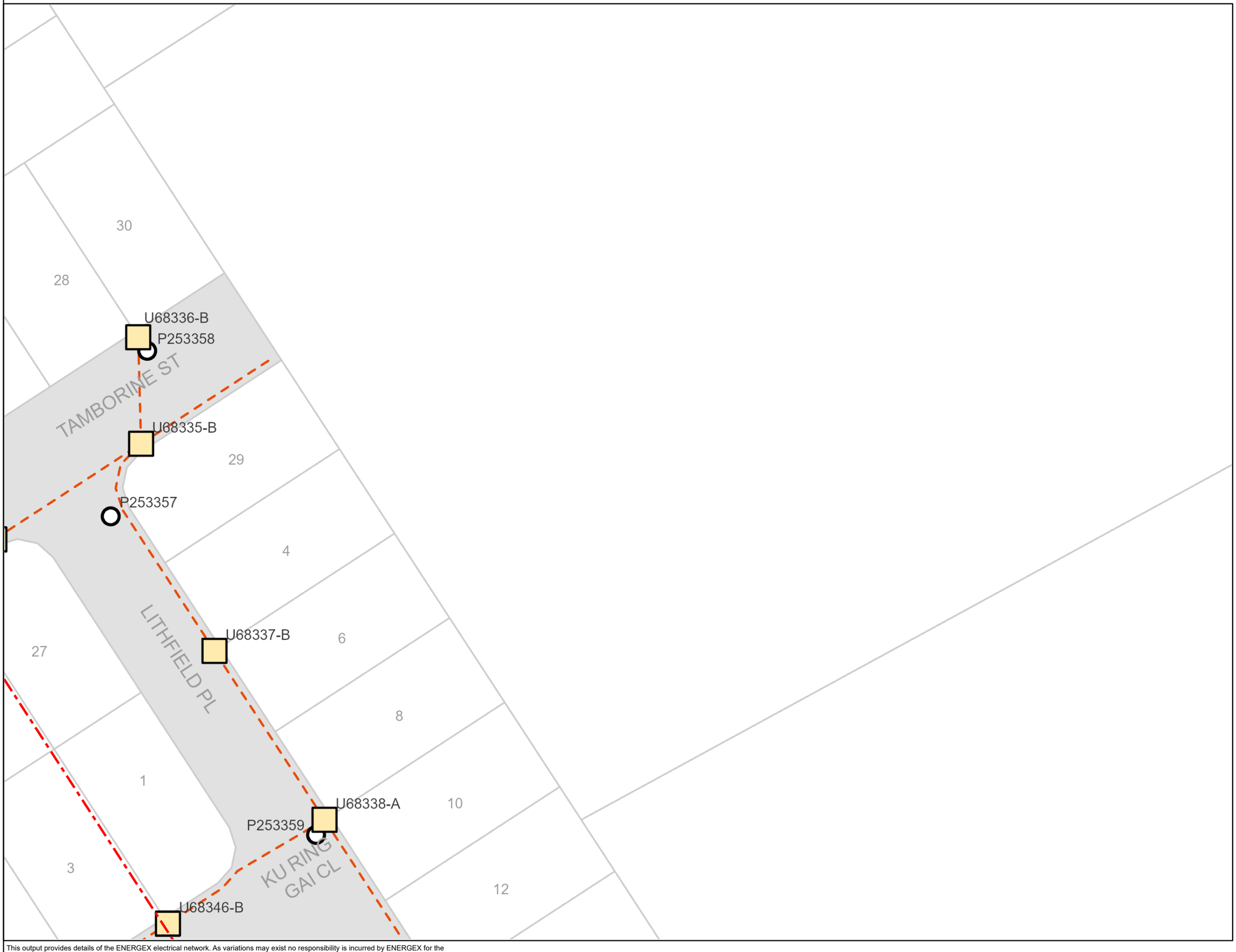
For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 277504593
Date: 10/08/2026

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

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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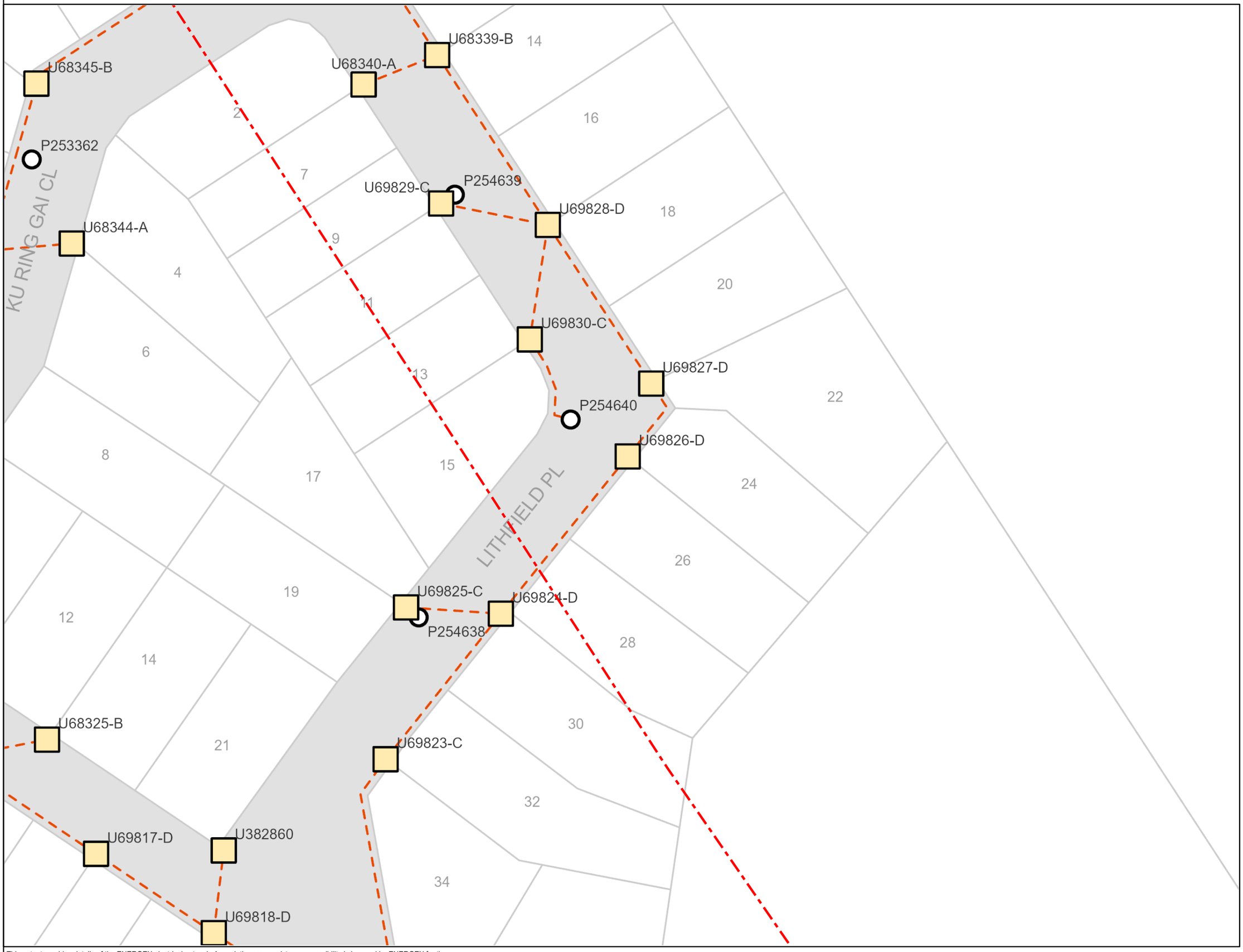
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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



energex

BYDA

Sequence: 277504593
Date: 10/08/2026

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

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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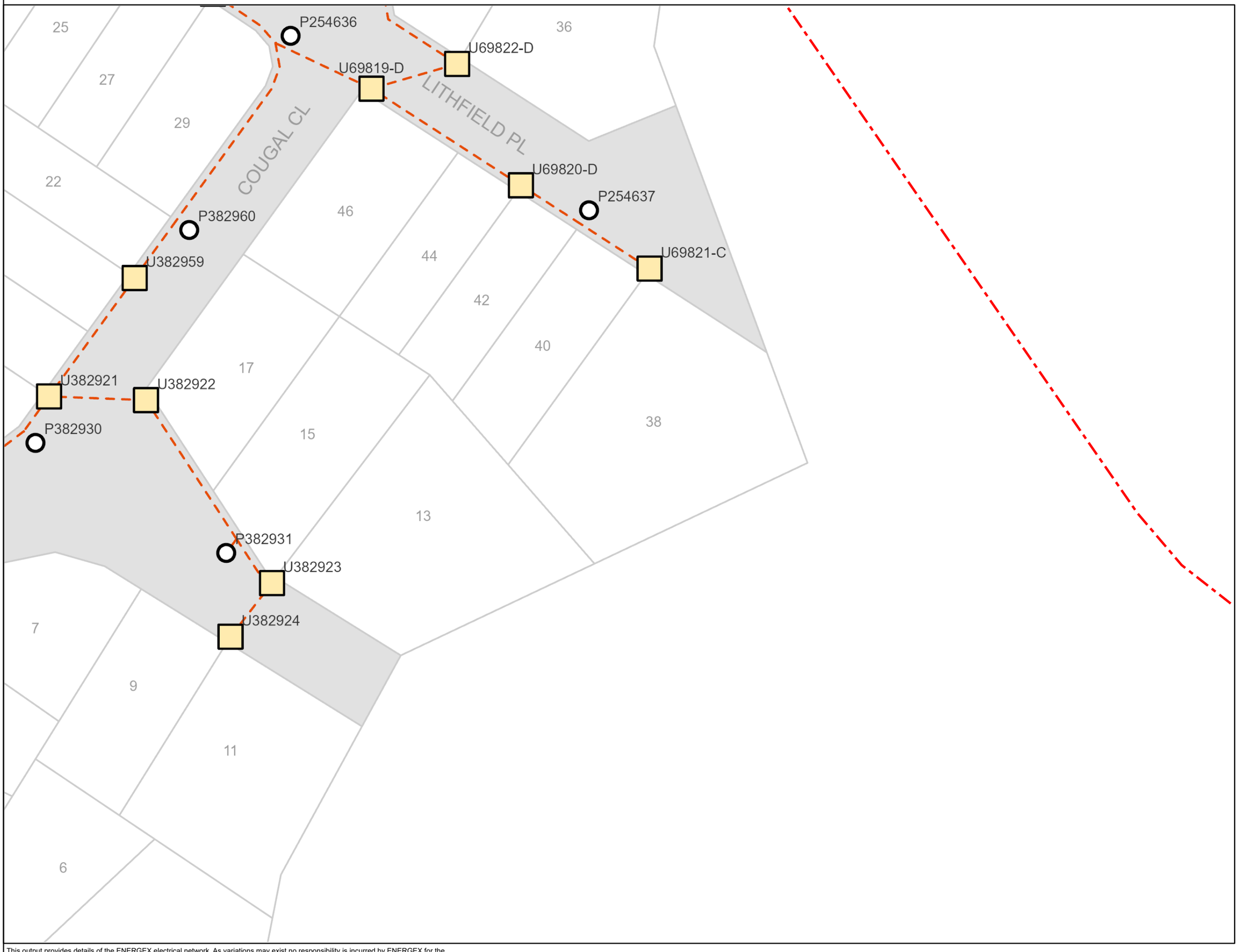
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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



energex

BYDA

Sequence: 277504593
Date: 10/08/2026

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

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

N
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This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.



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

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

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

a) ensuring that all Assets used in the conduct of the person's business or undertaking are electrically safe;

b) if the person's business or undertaking includes the performance of electrical work, ensuring the electrical safety of all persons and property likely to be affected by the electrical work; and

c) if the person's business or undertaking includes the performance of work, whether or not electrical work, involving contact with, or being near to, exposed parts, ensuring persons performing the work are electrically safe.

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

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

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

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

E: custserve@energex.com.au
E: byda@energyq.com.au ABN: 40 078 849 055

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

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

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

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

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

IMPORTANT NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

Location of Assets:
Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to them. The exact location of Assets likely to be affected shall be confirmed by use of an electronic cable and pipe locater 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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Life threatening emergencies only triple zero (000) or 13 19 62

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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 Assett, 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.

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

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

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

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

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

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

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

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

Vacuum Excavations (Hydro Vac)

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

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

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

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

Safety Notices (Underground Work)

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

Further information on Working Safely around Energex Assets: Working near powerlines | Energex

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

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

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Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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1. PURPOSE AND SCOPE

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

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

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

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

3. REFERENCES

Electrical Safety Regulation 2013: Part 5 - Overhead and Underground Electric Lines

Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines

Work Health and Safety Act 2011

Work Health and Safety Regulation 2011

Energex: Safety Advice Request Form

Ergon Energy: Safety Advice Request Form

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

Disclaimer

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

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

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

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.

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.

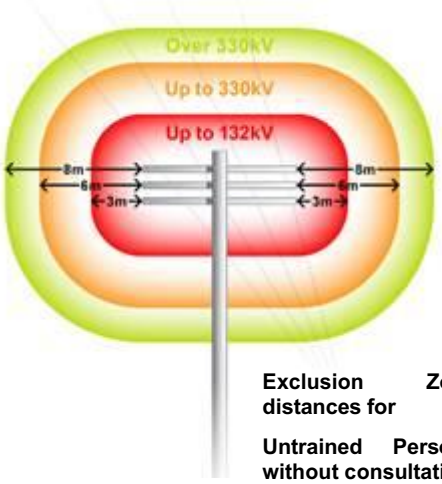
4.2.2 Exclusion Zones

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



Exclusion Zone - Untrained Person (distances in mm)

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

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

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

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

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

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

4.3. Obtaining Safety Advice

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

Energex: Safety Advice Request Form

Ergon Energy: Safety Advice Request Form

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

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

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

a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;

b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved; or

c. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

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

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

Websites

Energex: Authorised person | Energex

Ergon Energy: Authorised person | Ergon Energy

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

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

Energex:

- General Enquiries - ph 13 12 53

Ergon Energy:

- General Enquiries - ph 13 74 66

By email

Authorised Persons: AuthorisedPerson@energyq.com.au

Safety Advice: SafetyAdvice@energyq.com.au

Websites

Energex: Safety advice | Energex

Ergon Energy: Safety advice | Ergon Energy

5. OVERHEAD ELECTRIC LINES

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

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

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

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

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.

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.

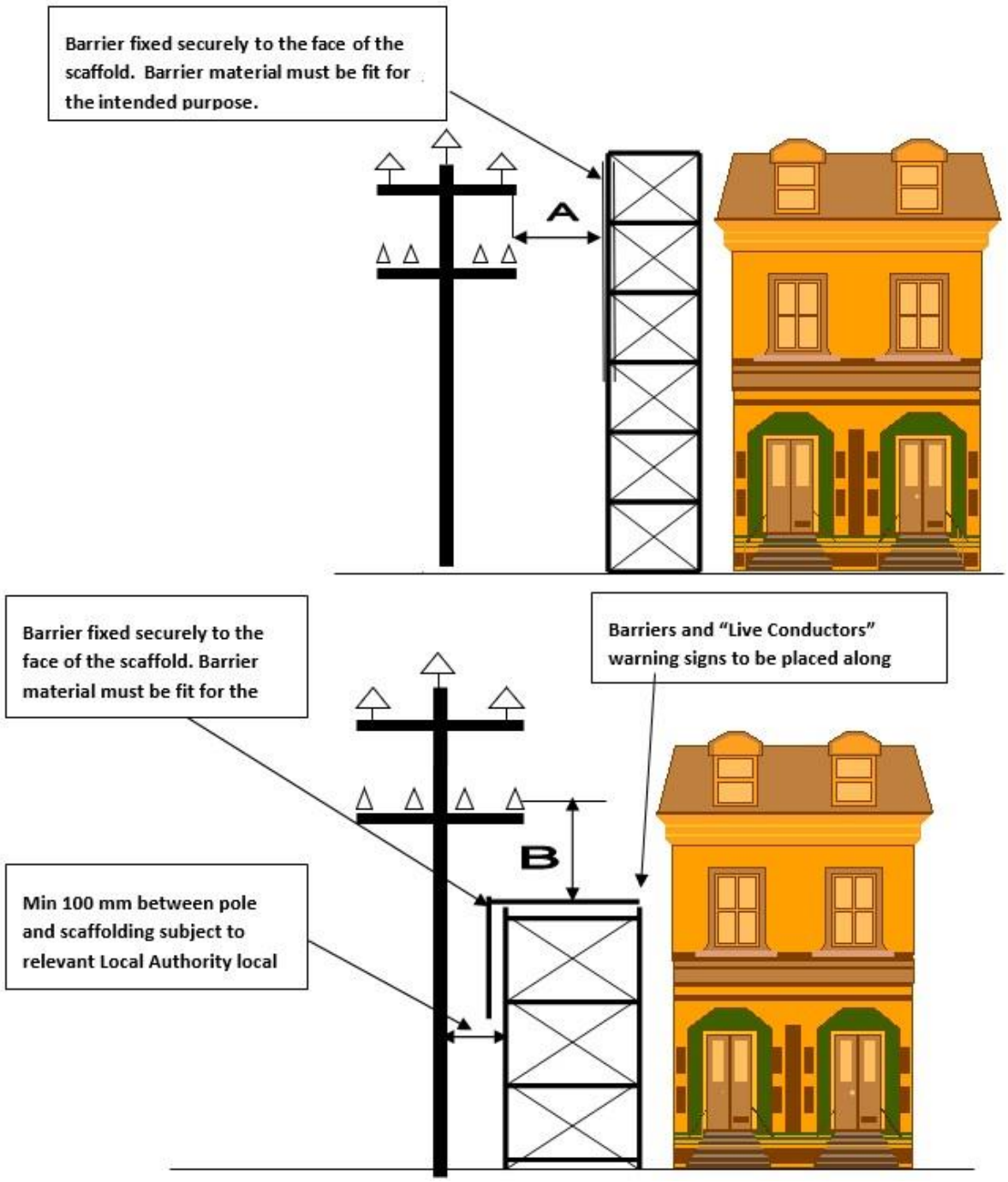
- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical 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.**



5.4. High Load transport under Overhead Electric Lines

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

Email: highloads@energyq.com.au

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

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

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.

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

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 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.

Minimum Separation Requirements

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

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

Notes:

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

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

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

Energex: Working near powerlines | Energex

Ergon Energy: Working near powerlines | Ergon Energy

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.

- 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.

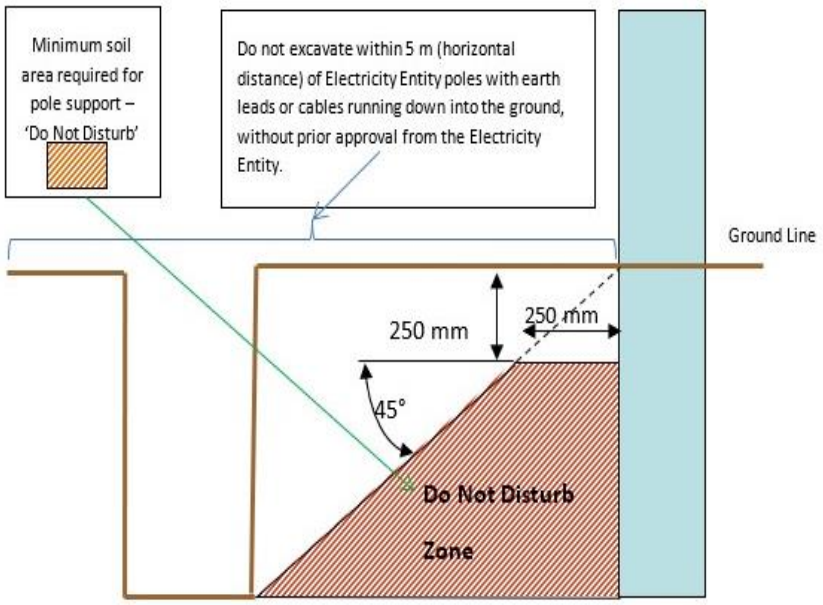


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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)

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

7.2. Excavating Near Underground Electrical Assets

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

7.2.1 Excavating Parallel to Underground Electrical Assets

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

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

7.2.2 Excavating Across Underground Electrical Assets

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

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

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

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).

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.

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.

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.

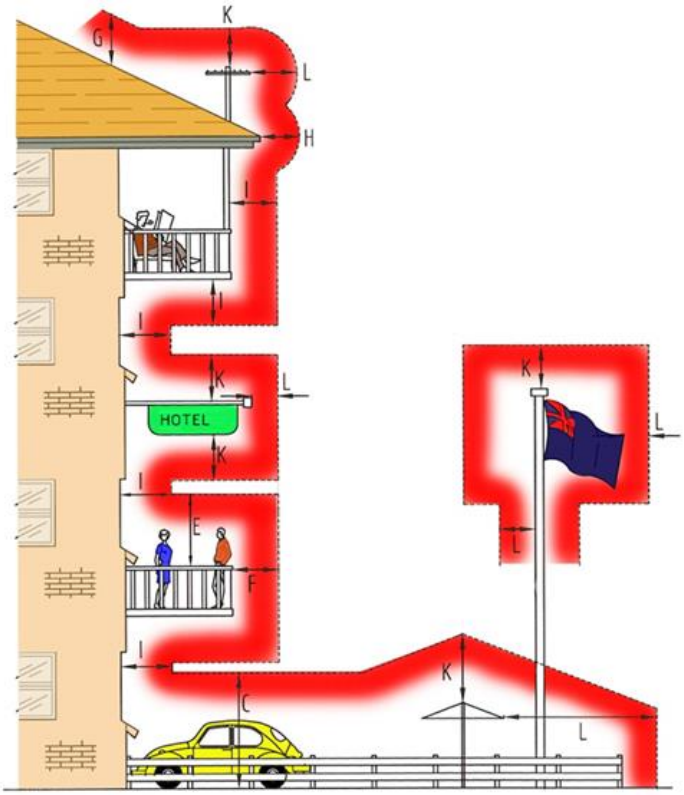
Although it is preferred that the area around Electricity Entity electrical assets (including within an Easement area) is free of development, the following examples provide property owners and occupiers with an indication of what type of development is acceptable and what is not.

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.



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

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

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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

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

9.4. What about Electric and Magnetic Fields?

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

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

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

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

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

Logan City Council

Referral
277504594

Member Phone
(07) 3412 3412

Responses from this member

Response received Mon 10 Aug 2026 1.24pm

File name	Page
Response Body	51
277504594.pdf	52

Request: 277504594 Enquirer: Wilkinson Shaw & Associates - 3039794 Contact: Kym Wilkinson Email: kym@wilkinsonshaw.com.au Phone: +61413031217 Address: PO Box 583 inala inala QLD 4077 Site Address: 60-62 Clarks Road Loganholme QLD 4129 Activity: Subdivision Job Number: 53921071

Before You Dig Australia (BYDA)

Asset Location Response

PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
p (07) 3412 3412 • **e** council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435



Wilkinson Shaw & Associates - Kym Wilkinson
PO Box 583 inala
inala QLD 4077
kym@wilkinsonshaw.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	277504594
Enquiry Date	10/08/2026 13:24
Response	**AFFECTED**
Address	60-62 Clarks Road Loganholme
Location in Road	Road
Activity	Subdivision

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the *Logan City As-Constructed Plans* link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater *(Inside Properties)***
  Contact *Development Assessment, Building & Plumbing*
  p: (07) 3412 5269
  Alternatively visit our Website Link to the relevant PS1 or PS2 forms:
  Logan City As-Constructed Plans

- For **As Constructed Private Sewer/Water/Stormwater *(Outside Properties)***
  Contact *Road Infrastructure Planning*
  p: (07) 3412 5282
  Alternatively visit our Website Link for PS3 forms:
  Logan City As-Constructed Plans

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

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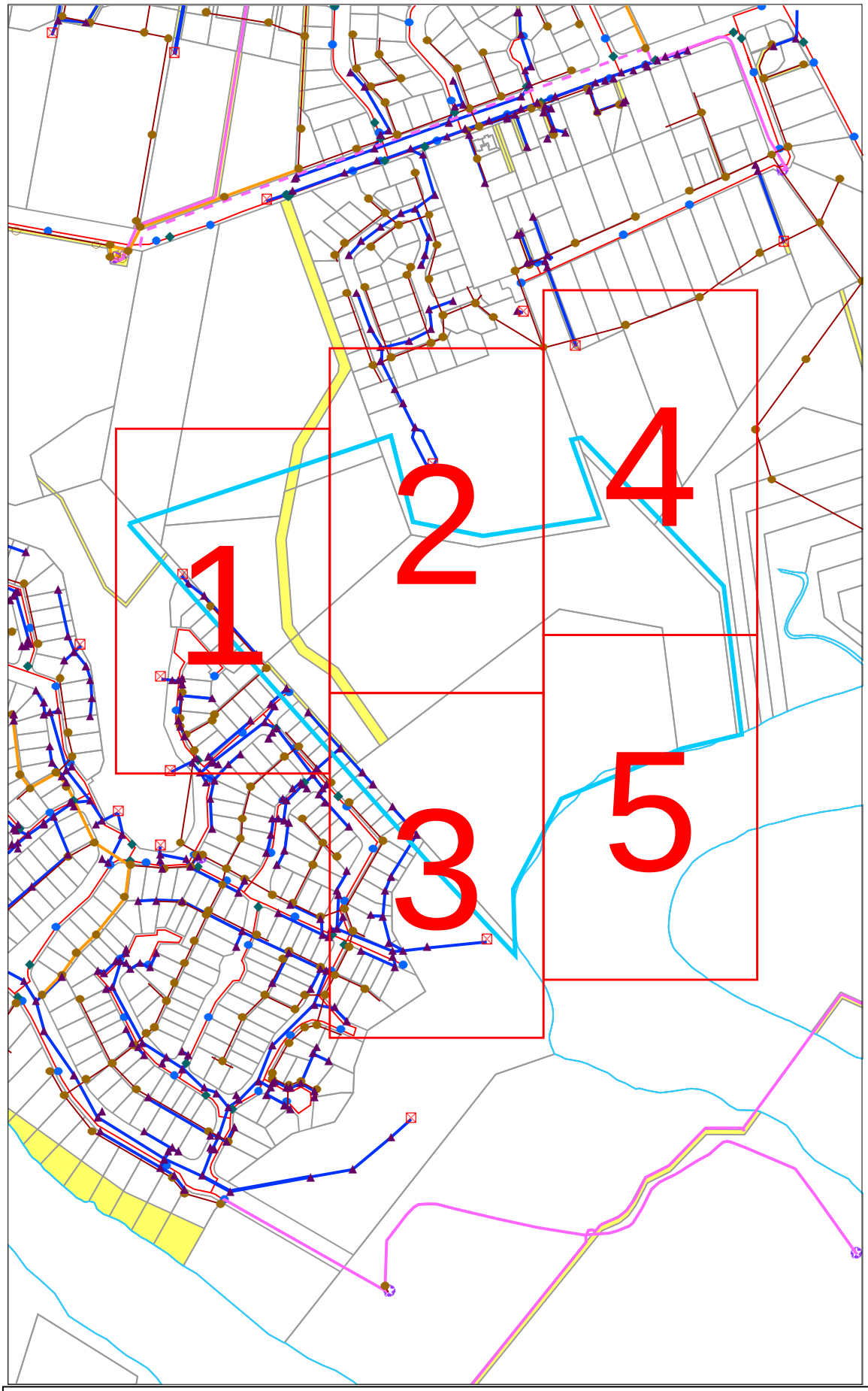
Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Overview Map

Sequence No: 277504594

60-62 Clarks Road Loganholme



LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

- Sewerage Pump Station – Existing
- Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
- Sewerage Pipe - Existing
- Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Electrical Assets

- Lights
- Pits
- Switchboards
- Electrical Conduits

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:4000

0 0.05km

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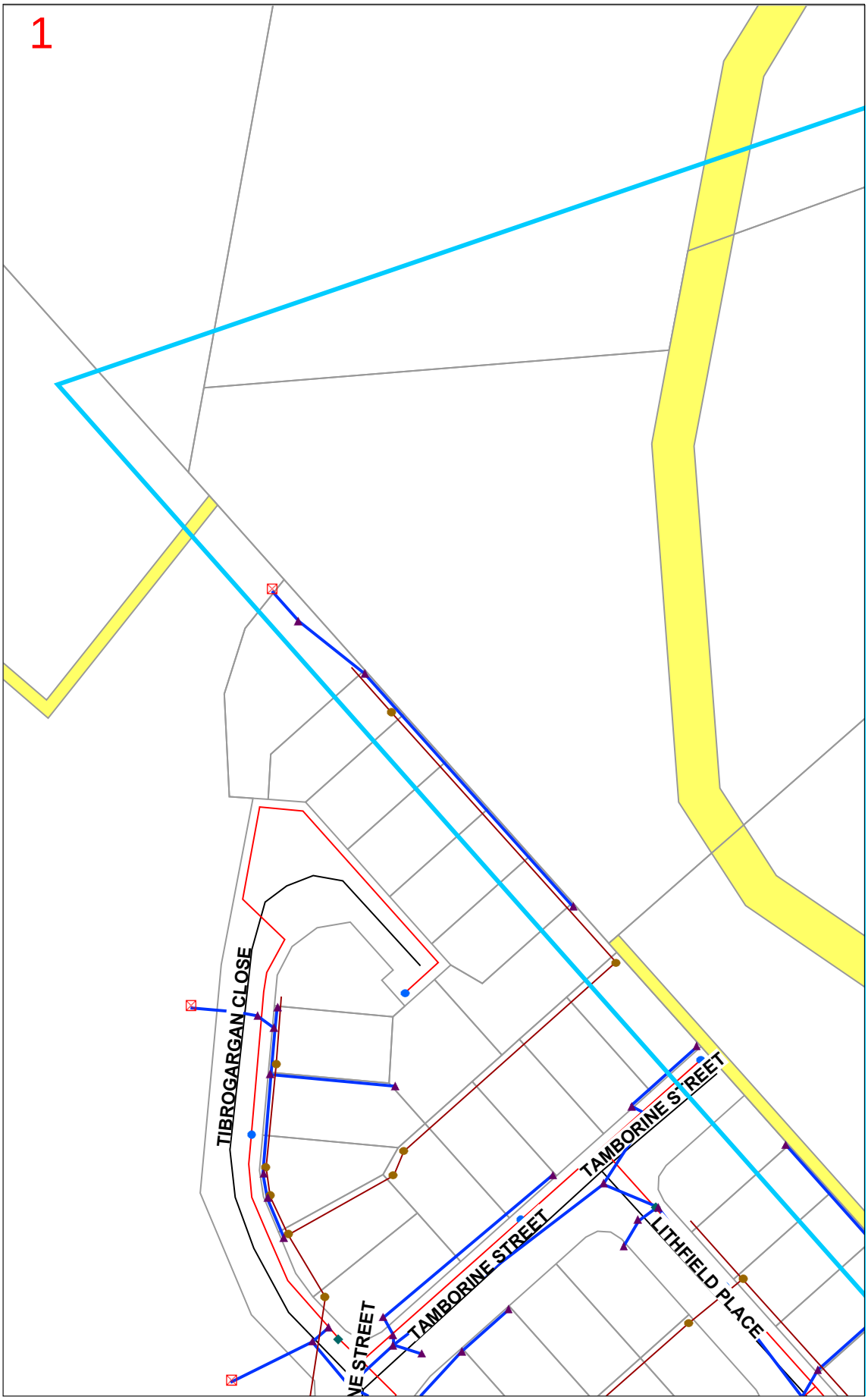
Map 1

Sequence No: 277504594

60-62 Clarks Road Loganholme



LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

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Parcel Types

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N

1:1000

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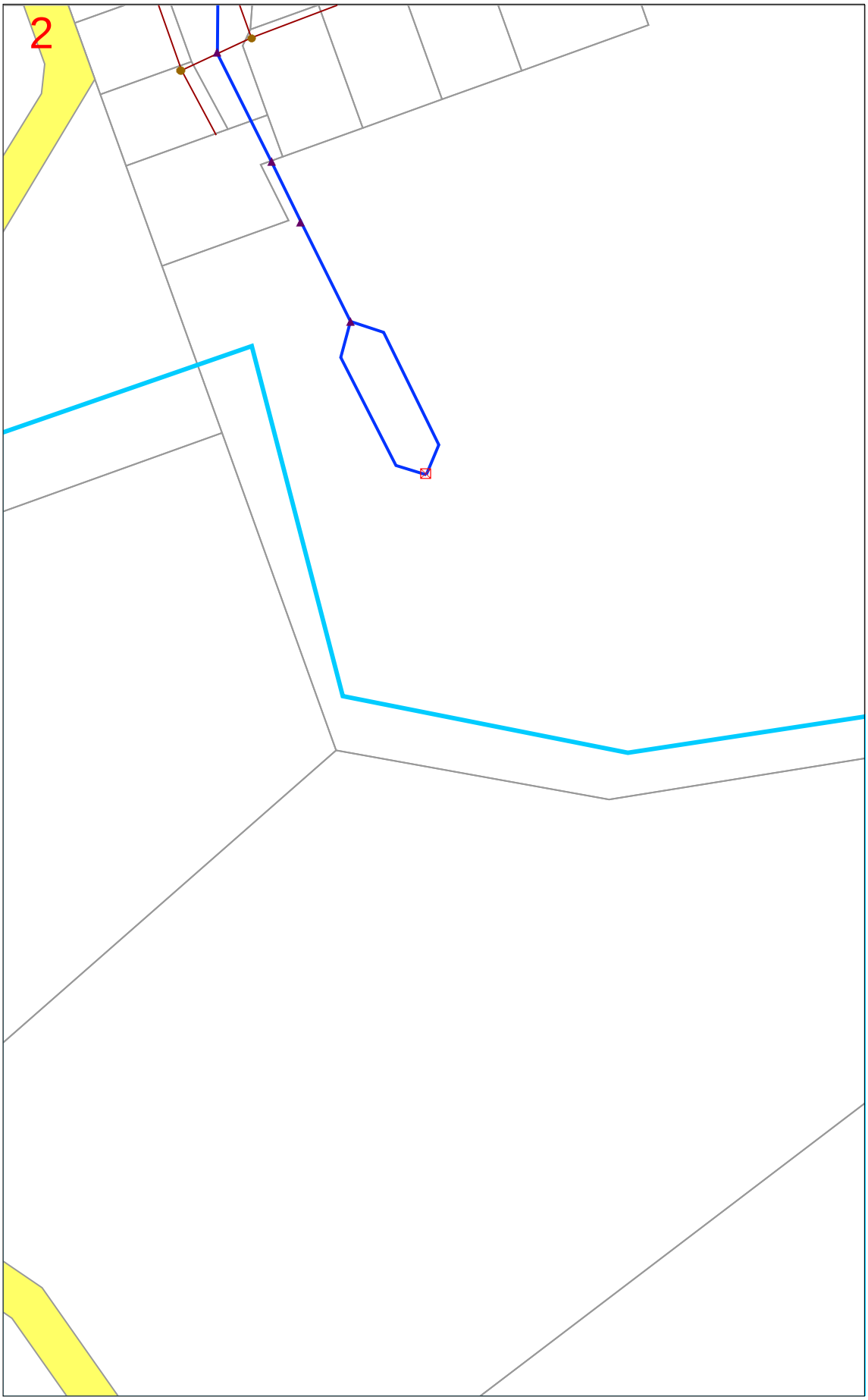
LOGAN CITY COUNCIL

Map 2

Sequence No: 277504594

60-62 Clarks Road Loganholme



LEGEND:

- Affected BYDA Work Area
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Sewer Assets

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- Water Body (Type W)

N

1:1000

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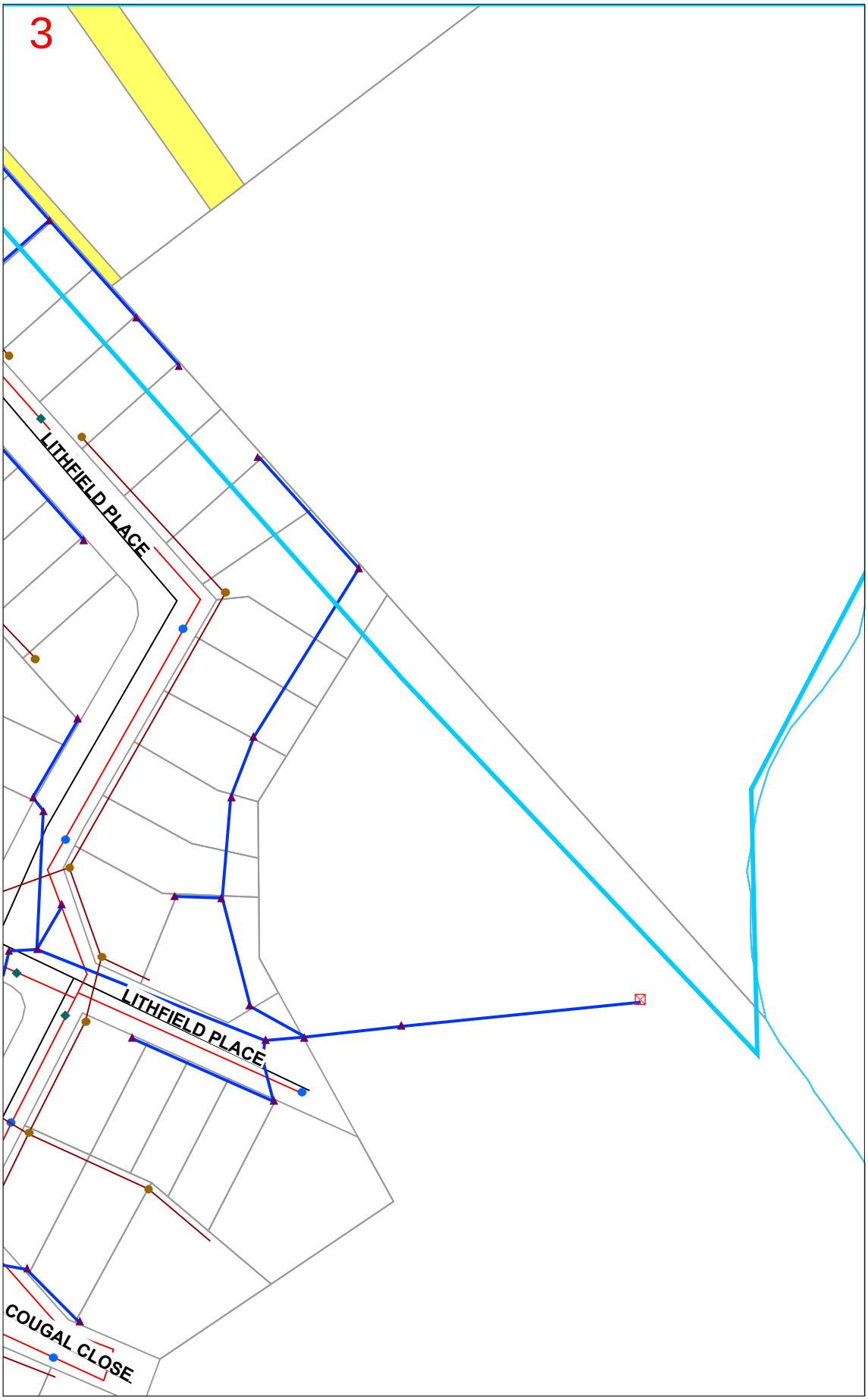
LOGAN CITY COUNCIL

Map 3

Sequence No: 277504594

60-62 Clarks Road Loganholme



LEGEND:

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Sewer Assets

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N

1:1000

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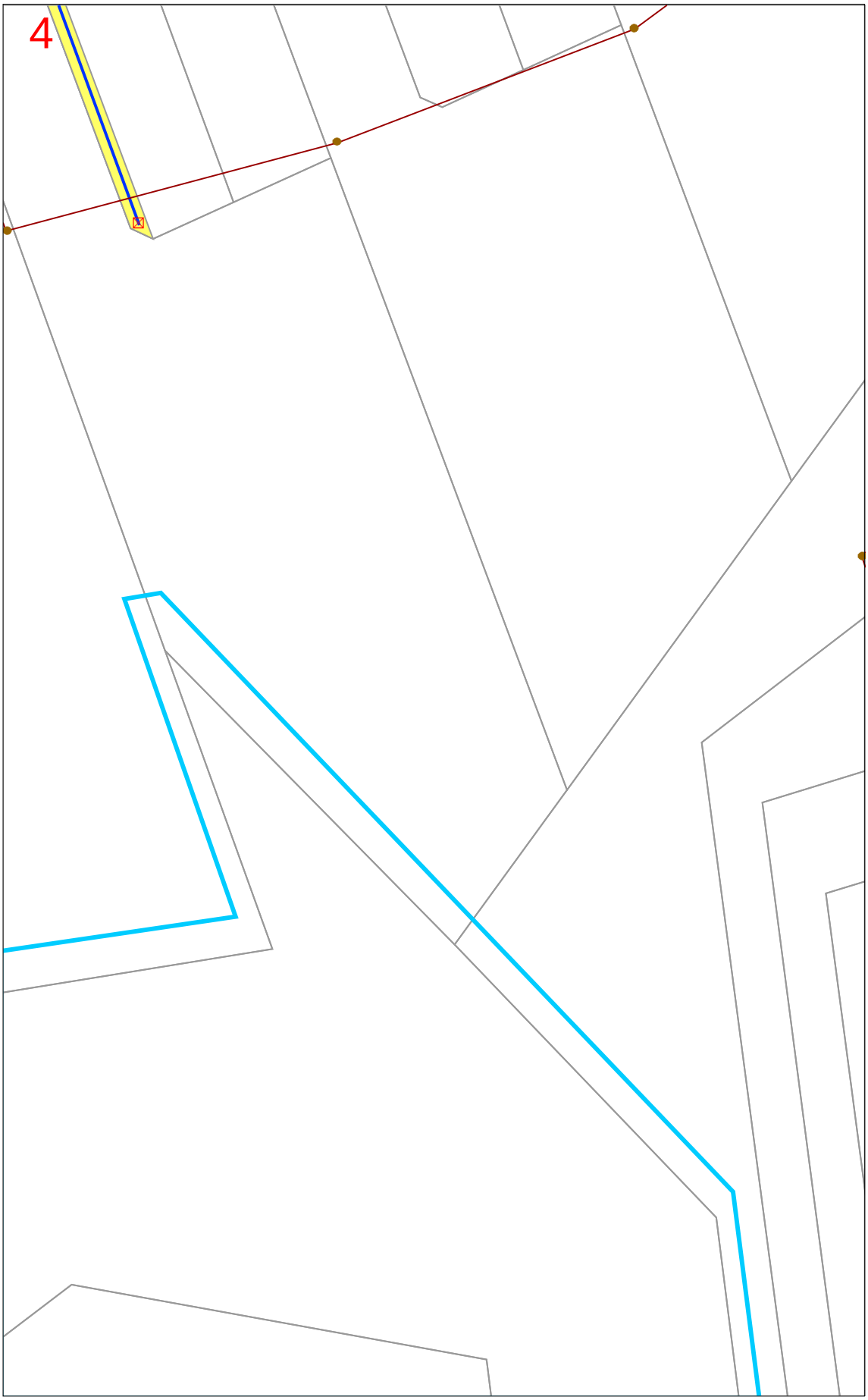
Map 4

Sequence No: 277504594

60-62 Clarks Road Loganholme



LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

- Sewerage Pump Station - Existing
- Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
- Sewerage Pipe - Existing
- Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Electrical Assets

- Lights
- Pits
- Switchboards
- Electrical Conduits

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:1000

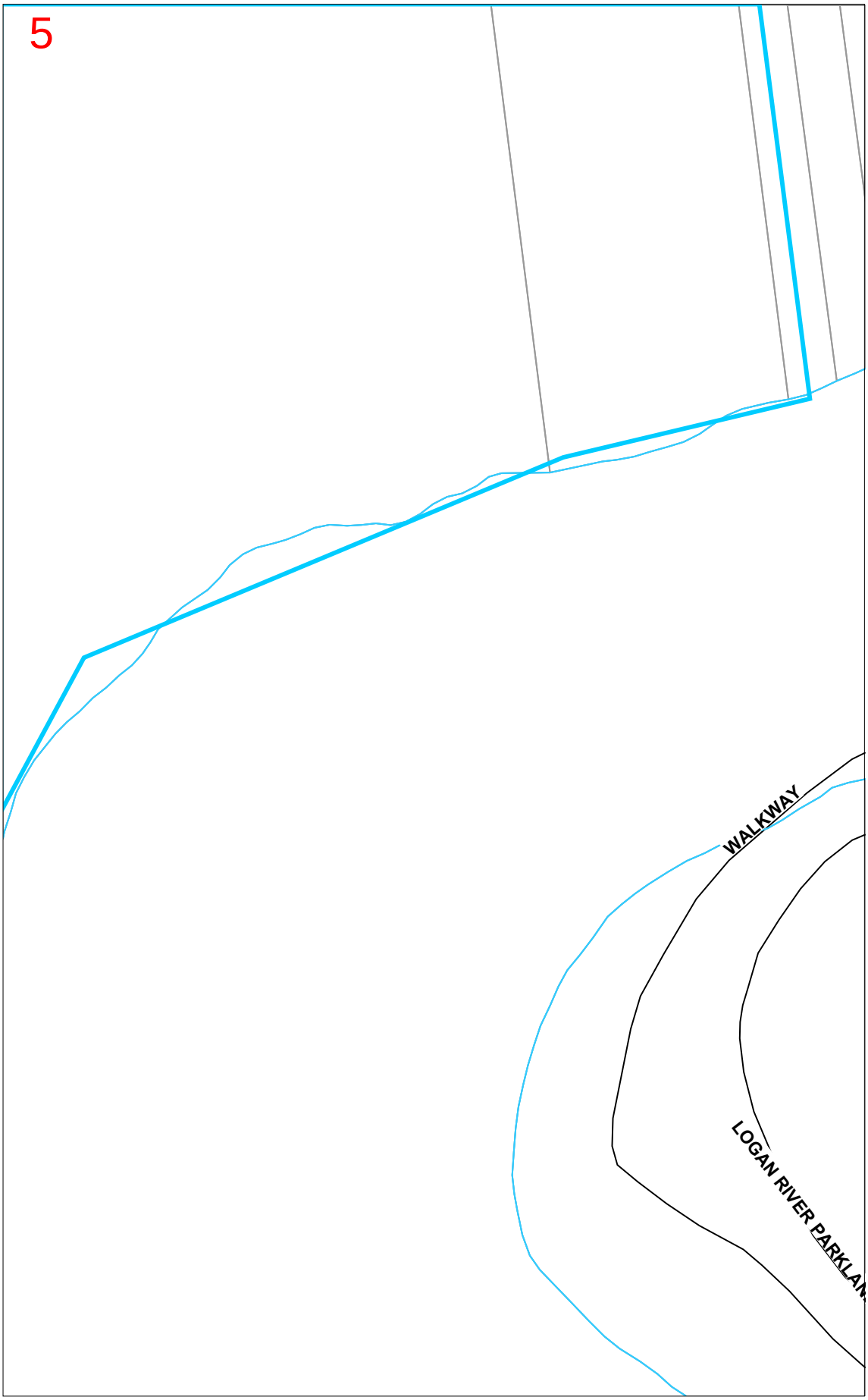
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Map 5

Sequence No: 277504594

60-62 Clarks Road Loganholme



LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

- Sewerage Pump Station - Existing
- Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
- Sewerage Pipe - Existing
- Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Electrical Assets

- Lights
- Pits
- Switchboards
- Electrical Conduits

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:1000

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Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

NBN Co Qld

Referral
277504592

Member Phone
1800 687 626

Responses from this member

Response received Mon 10 Aug 2026 1.48pm

File name	Page
Response Body	60
277504592_20260810_034732095643_1.pdf	61
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	69
Disclaimer_277504592_20260810_034732095643.pdf	71

Hi Kym Wilkinson,

Please find attached the response to your DBYD referral for the address mentioned in the subject line.
The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.
Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.
If you have any further enquiries, please do not hesitate to contact us.

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

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

Please Do Not Reply To This Mail

To:	Kym Wilkinson
Phone:	Not Supplied
Fax:	Not Supplied
Email:	kym@wilkinsonshaw.com.au

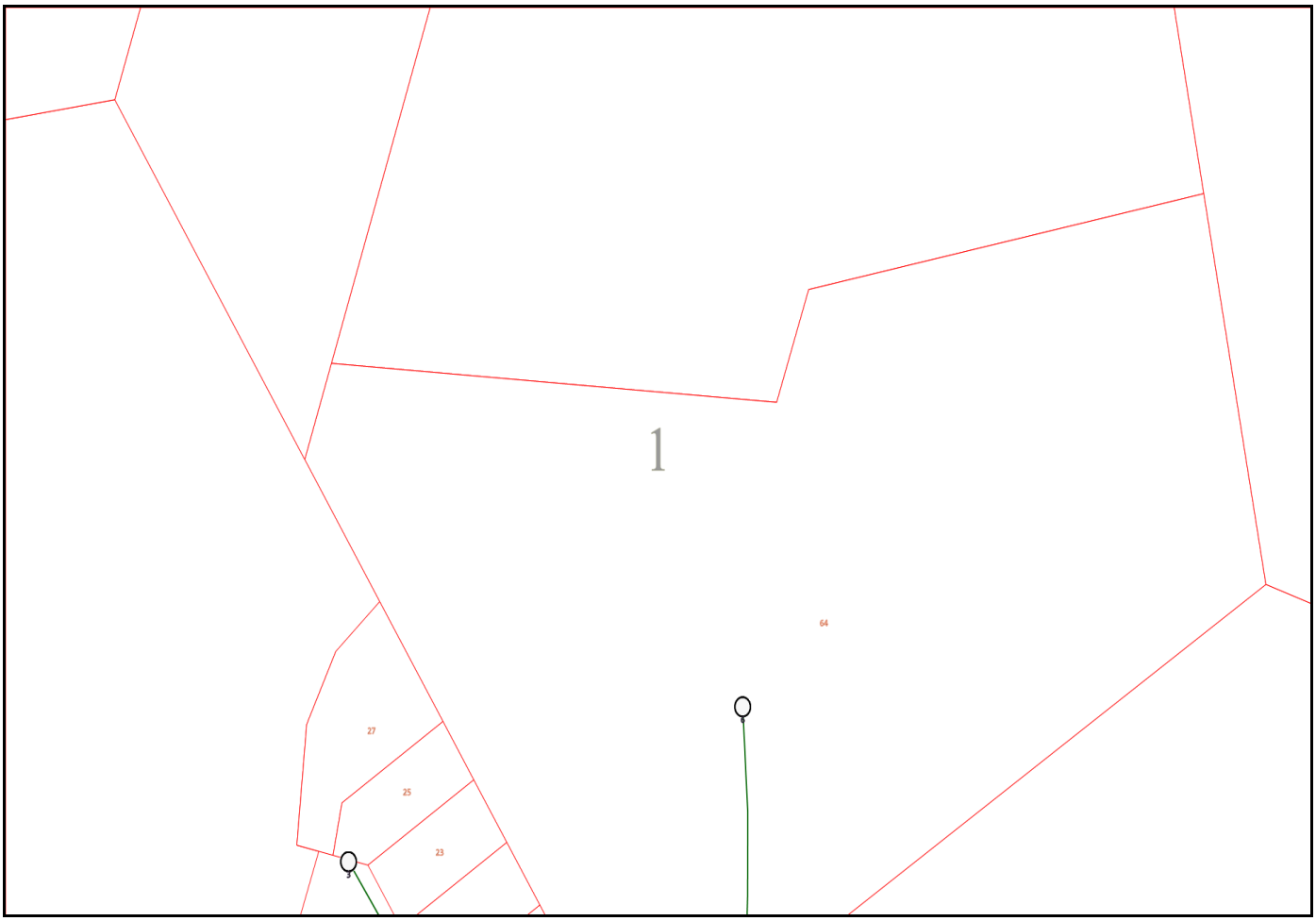
Dial before you dig Job #:	53921071	BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	277504592	
Issue Date:	10/08/2026	
Location:	60-62 Clarks Road , Loganholme , QLD , 4129	

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

1	4
2	5
3	6

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m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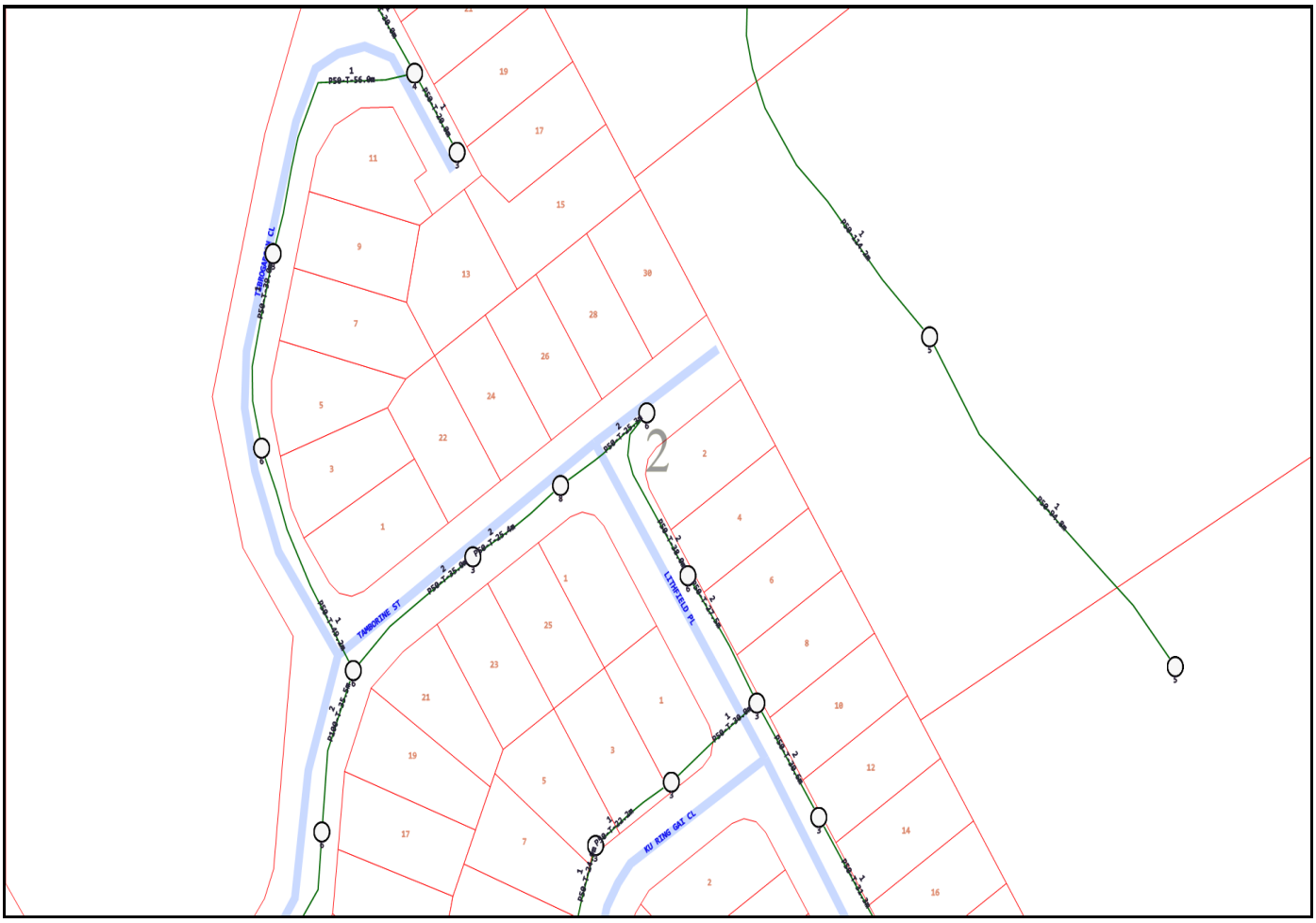
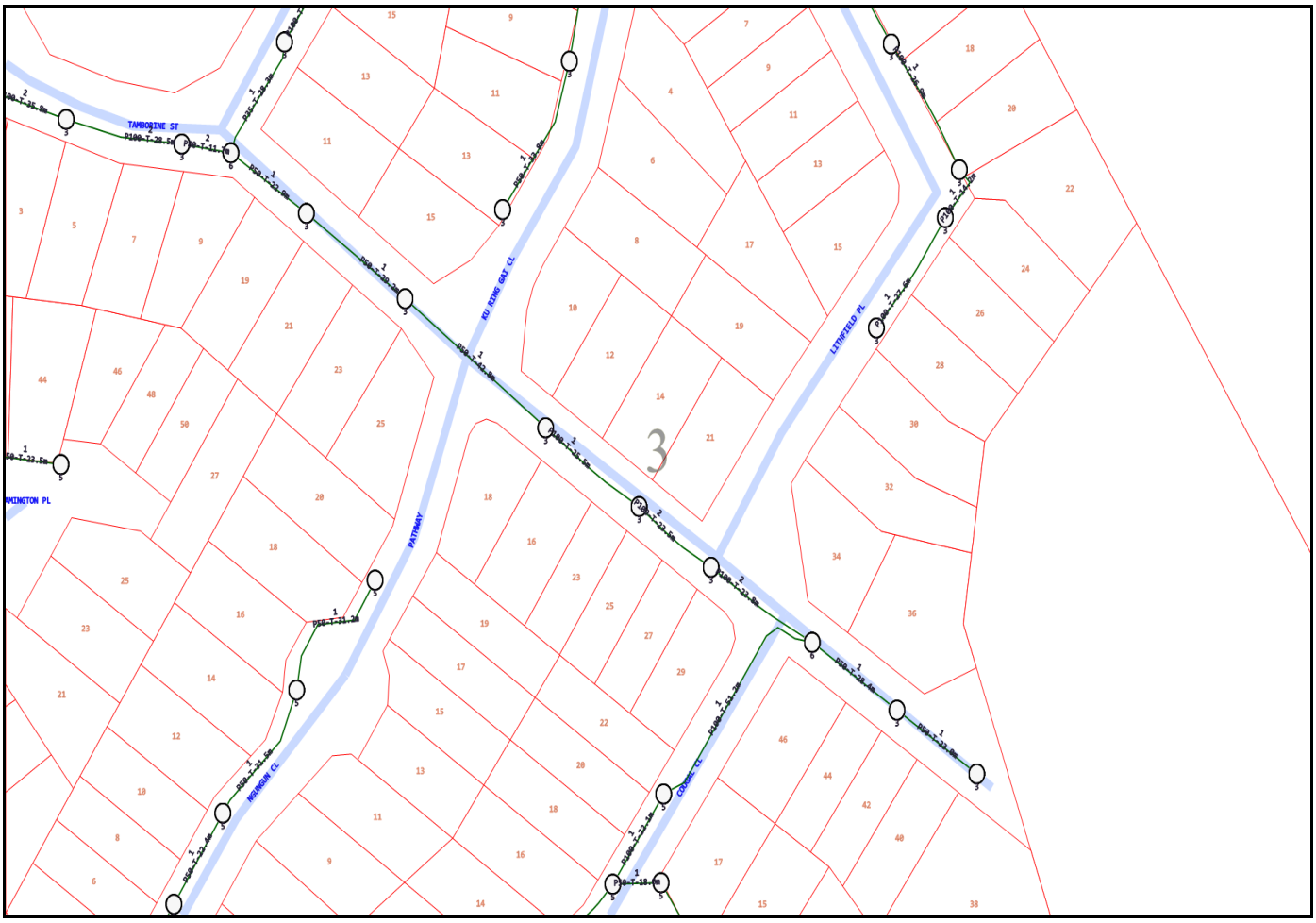
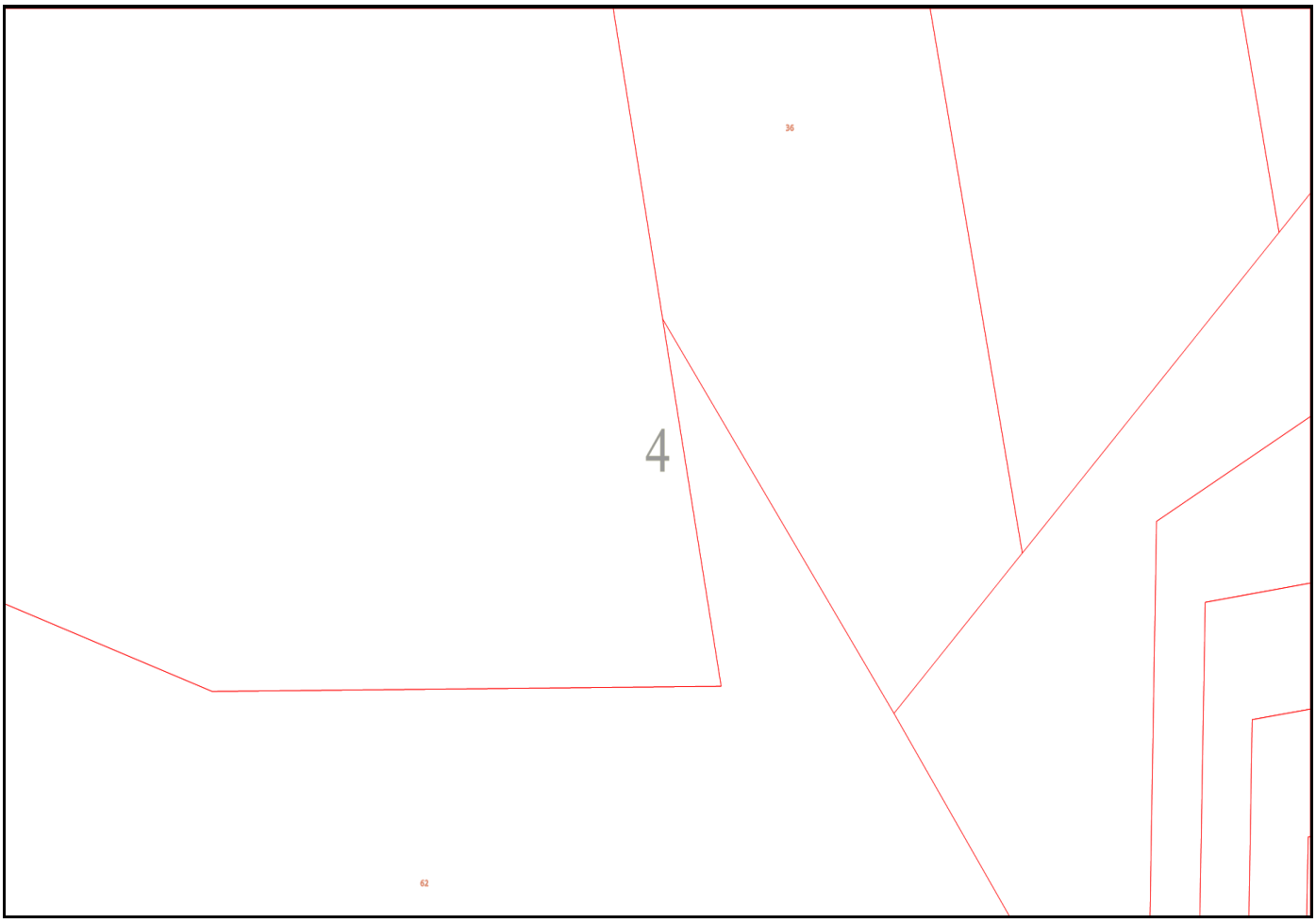
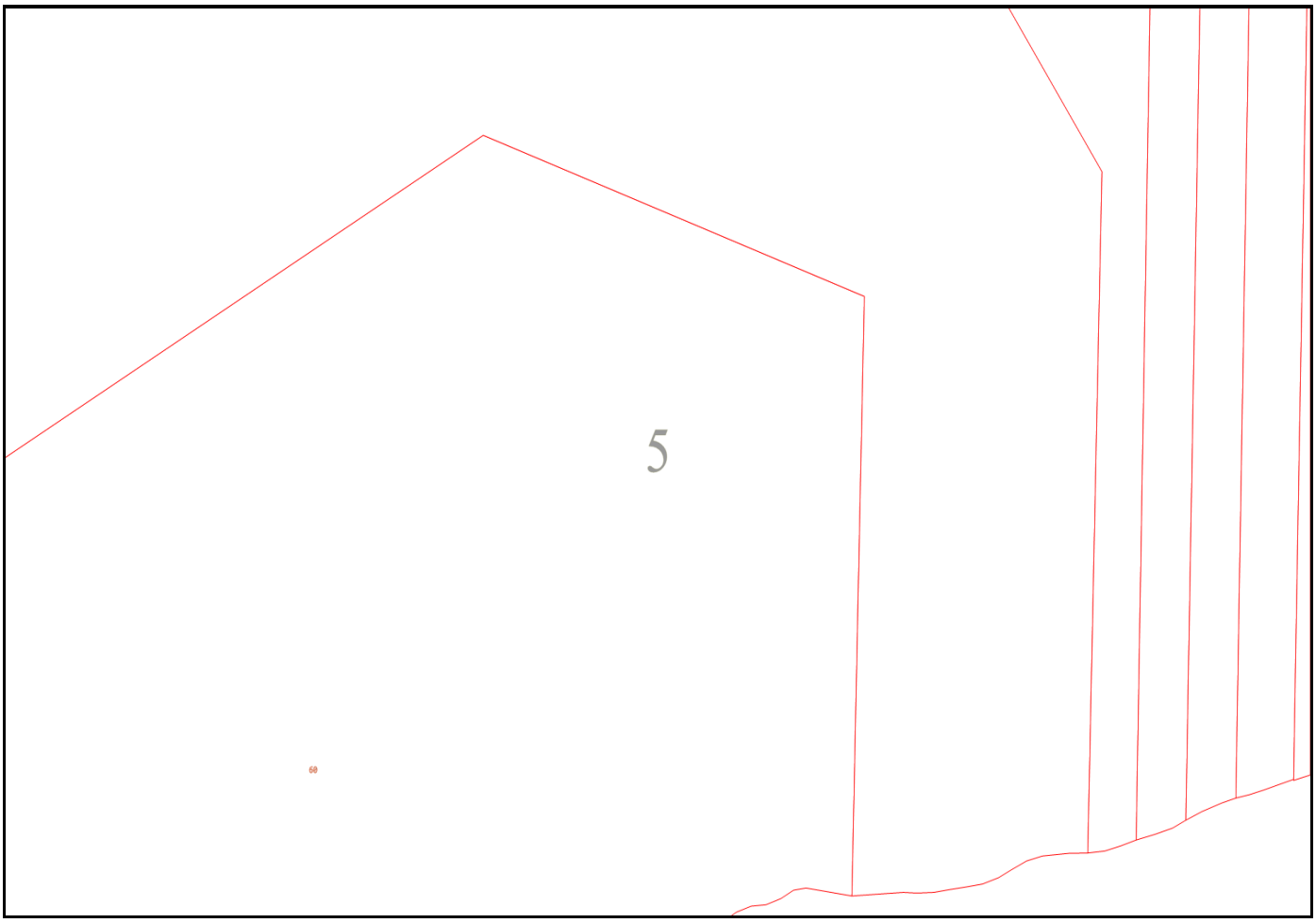
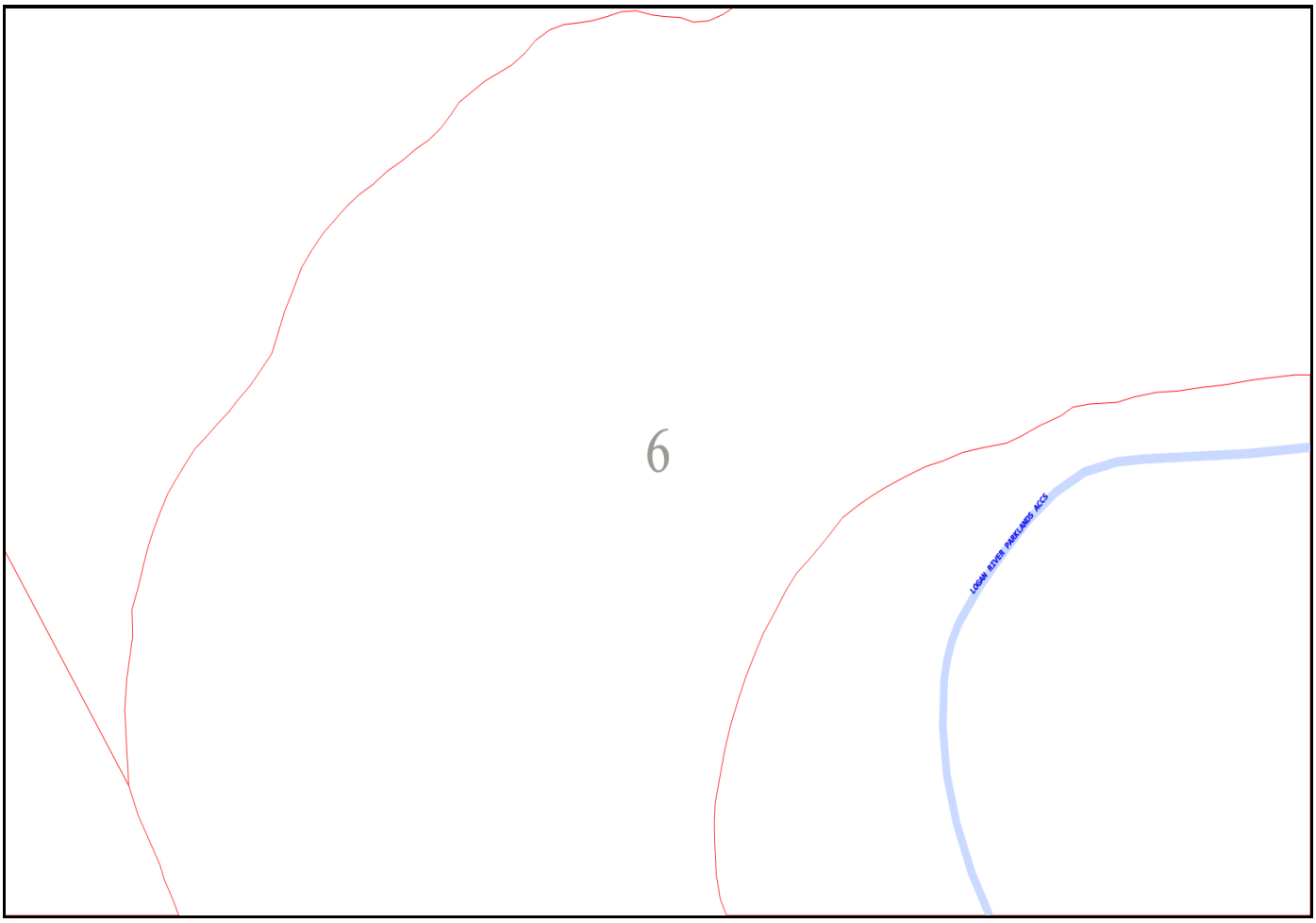
64
27
25
23


TAMBORINE ST
LITHFIELD PL
KU RING GAI CL
TAMBORINE CL
2


TAMBOURINE ST
KU RING GAI CL
LITHFIELD PL
PATHWAY
HOUNSOM CL
COLLINS CL
AVCINGTON PL
3


36
4
62


5



Emergency Contacts

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



Working near nbn™ cables

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

Practice safe work habits

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

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

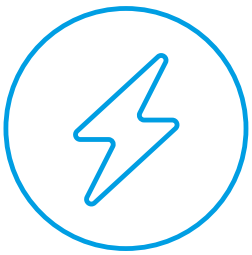
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.

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

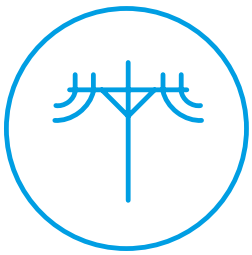
Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

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

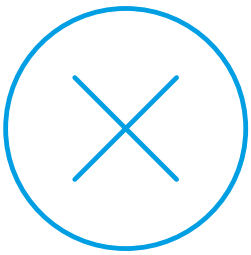
Working near nbn™ cables



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™ 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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DIAL BEFORE YOU DIG
www.1100.com.au

To:	Kym Wilkinson
Phone:	Not Supplied
Fax:	Not Supplied
Email:	kym@wilkinsonshaw.com.au

Before You Dig Australia Job #:	53921071
Sequence #	277504592
Issue Date:	10/08/2026
Location:	60-62 Clarks Road , Loganholme , QLD , 4129

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

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

Location of **nbn™** Underground Assets

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

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

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

Notes:

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

Referral Conditions

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

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

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

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

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

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

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

Thank You,

nbn BYDA

Date: 10/08/2026

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Telstra QLD South East

Referral
277504595

Member Phone
1800 653 935

Responses from this member

Response received Mon 10 Aug 2026 1.31pm

File name	Page
Response Body	76
277504595.pdf	78
AccreditedPlantLocators 2026-07-20a.pdf	80
Telstra Duty of Care v32.0c.pdf	81
Telstra Map Legend v4_0c.pdf	83

Attention: Kym Wilkinson

Site Location: 60-62 Clarks Road, Loganholme, QLD 4129

Your Job Reference: 60-62 Clarks Road

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

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

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

Please refer to all enclosed attachments for more information.
Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

Please note:
When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.
Ensure you read all documents (attached) - they contain important information.
Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/, The essential steps that must be undertaken prior to commencing construction activities.

WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.
Phone 1800 653 935 for further assistance.

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

WARNING:
Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

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

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

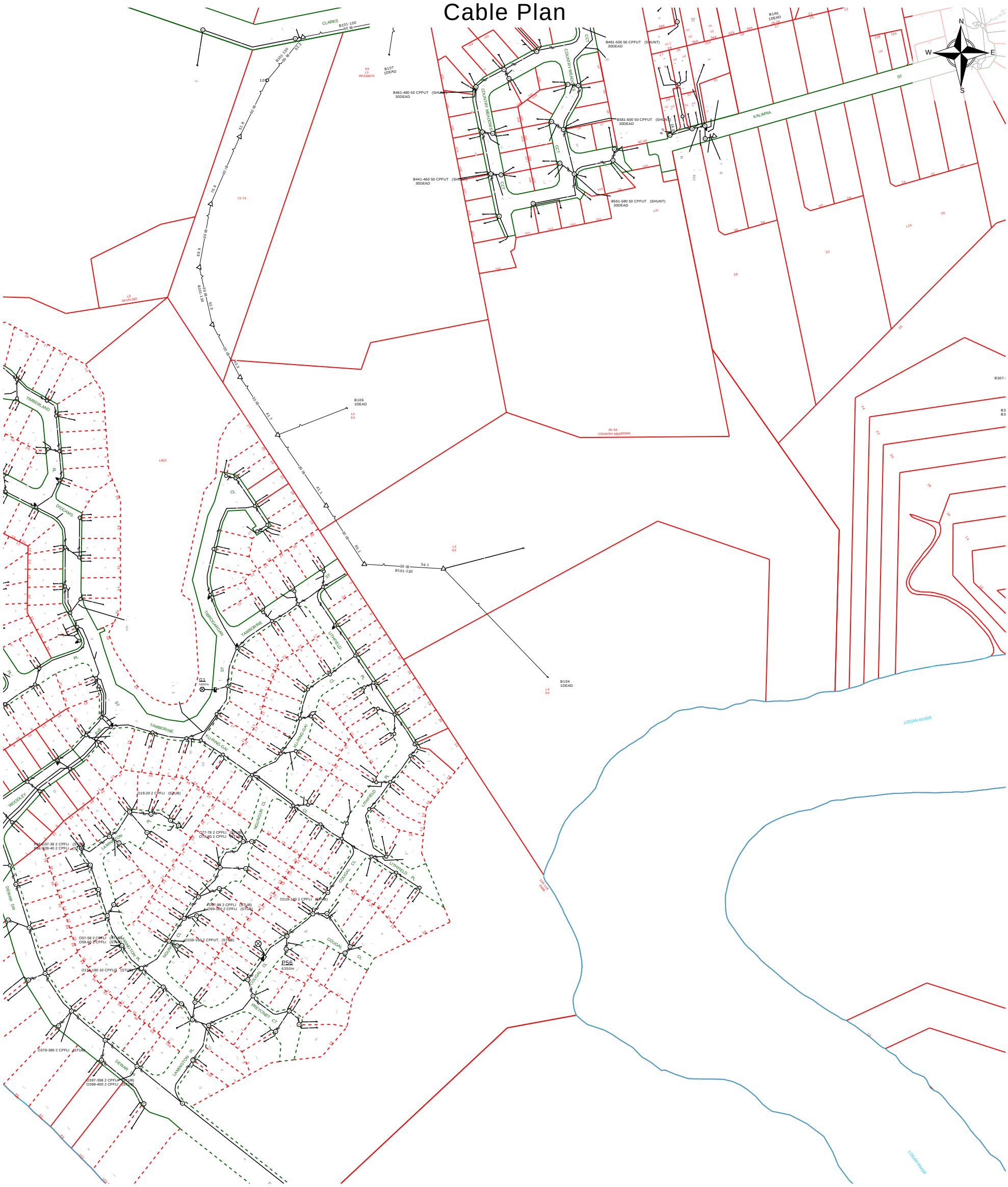
(See attached file: Telstra Duty of Care v32.0c.pdf)

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

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

(See attached file: 277504595.pdf)

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 10/08/2026 13:29:24

Sequence Number: 277504595

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 10/08/2026 13:29:25

Sequence Number: 277504595

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

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



Before You Dig Australia

Think before you dig

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

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

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

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

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

Disclaimer and legal details

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

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

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

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

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

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

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

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

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

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

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

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

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

Data Extraction Fees

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

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

Privacy Note

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

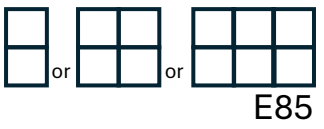
LEGEND

Leadin terminates at a Customer Address	Cable 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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



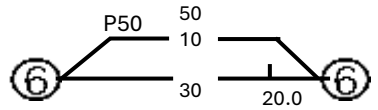
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

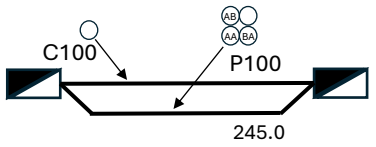
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

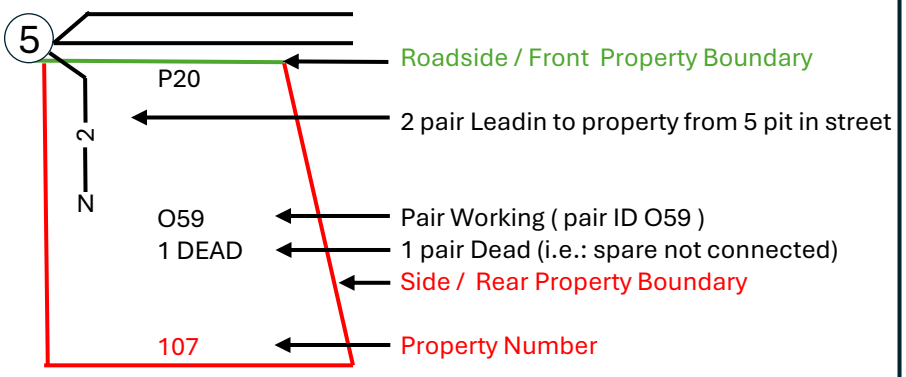
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

Protect

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

Proceed

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

End of document

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

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