Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Seller disclosure statement

Queensland Government

Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	Justin James Hewitson, Lyndel June Hewitson, Richard Eugene Andon & Rebecca Jayne Andon
Property address (referred to as the "property" in this statement)	5 Carnegie Court Glen Eden Qld 4680
Lot on plan description	Lot 51 on SP221488

Community titles scheme or BUGTA scheme:

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

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

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

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

Title details	**The seller gives or has given the buyer the following—**	
	A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.	☑ **Yes**
	A copy of the plan of survey registered for the property.	☑ **Yes**

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Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☑ **No**

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☑ **Yes** ☐ **No**

*If **Yes**, the details of any statutory encumbrances are as follows:*

See attached Infrastructure Plans

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☑ **Yes** ☐ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* July 2025

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

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Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Low Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☑ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☑ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☑ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☑ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☑ **No**
Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the order or application must be given by the seller.*		
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☑ **No**
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☑ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☐ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **No**
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☑ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☑ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

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Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $4,166.44 Date Range: 01/07/26 to 30/06/27 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $693.88 Date Range: 29/0126 to 01/07/26 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: Date Range:

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

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Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

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

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Signatures – SELLER

Signed by: Justin Hewitson 47715834677647B...

Signed by: Lyndel Hewitson 514018663DCC45A...

Signature of seller

JUSTIN JAMES HEWITSON | LYNDEL JUNE HEWITSON

Name of seller

11-11-2026 | 11-11-2026

Date

DocuSigned by: RICHARD ANDON C6FCC5551CA640A...

Signed by: Rebecca Andon C6FCC5551CA640A...

Signature of seller

RICHARD EUGENE ANDON | REBECCA JAYNE ANDON

Name of seller

11-11-2026 | 11-11-2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Titles QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50757250**	**Search Date:**	11/11/2026 09:32
Date Title Created:	10/02/2009	**Request No:**	58265063
Previous Title:	50631220		

ESTATE AND LAND

Estate in Fee Simple

LOT 51 SURVEY PLAN 221488
Local Government: GLADSTONE

REGISTERED OWNER — INTEREST

Dealing No: 713782181 29/03/2011

JUSTIN JAMES HEWITSON LYNDEL JUNE HEWITSON	JOINT TENANTS INTER SE	1/2
RICHARD EUGENE ANDON REBECCA JAYNE ANDON	JOINT TENANTS INTER SE AS TENANTS IN COMMON	1/2

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10458127 (POR 157)

2. EASEMENT IN GROSS No 712209560 09/02/2009 at 14:09
BURDENING THE LAND
GLADSTONE REGIONAL COUNCIL OVER
EASEMENT C ON SP221488

3. MORTGAGE No 713782182 29/03/2011 at 15:07
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

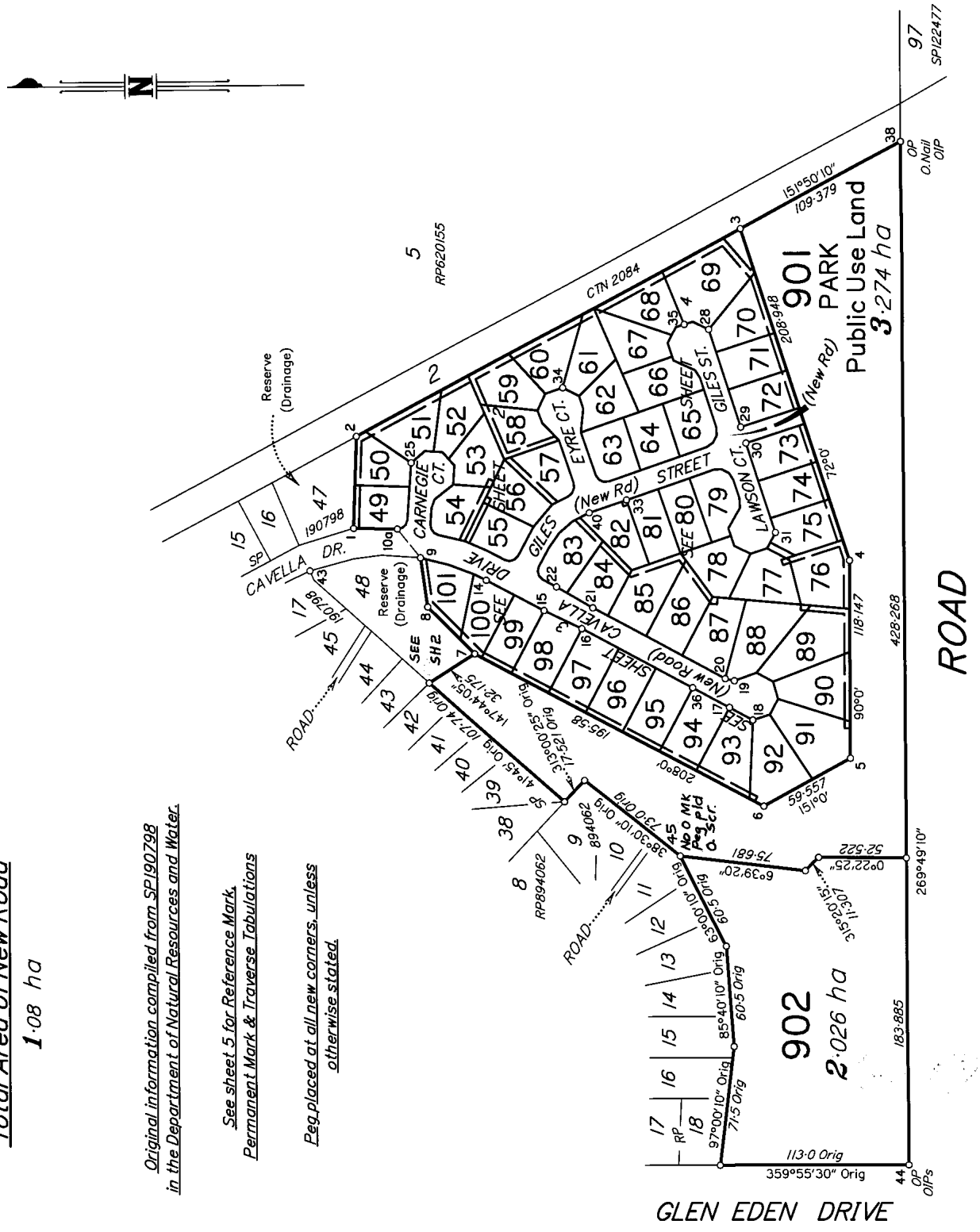
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ CITEC CONFIRM

SP221488 V0 REGISTERED Recorded Date 09/02/2009 13:49 Page 1 of 6 Not To Scale
Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 5



Total Area of New Road
1·08 ha

Original information compiled from SP190798 in the Department of Natural Resources and Water.

See sheet 5 for Reference Mark, Permanent Mark & Traverse Tabulations

Peg placed at all new corners, unless otherwise stated.

JONES FLINT & PIKE PTY. LTD. (ACN 050 414 045) hereby certify that the land comprised in this plan was surveyed by the corporation, by William John Charles BURVILL, Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 8/12/2008.

JONES FLINT & PIKE PTY. LTD. A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 9/12/2008

0 125 250 375 metres

State copyright reserved.

Plan of Lots 49–101, 901, 902, Emts A–M in Lots 49–61, Emts N–X in Lots 67–77, Emts Y–Z in Lots 83–84 and Emts AA–AQ in Lots 85–101 respectively

Cancelling Lot 901 on SP190798

PARISH: *TONDOON* COUNTY: *Clinton*

Meridian: *SP190798* F/N's: *No*

Scale: *1:2500*

Format: STANDARD

SP221488

Plan Status:

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

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712209314

$4950.00
09/02/2009 13:49

MY 400 NT

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

Registered

5. Lodged by
Mt Kay: Solicitors
34 Wood Street
MACKAY QLD 4740
Ph- 49630888
759
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We JADEWELL PTY. LTD. A.C.N. 010 781 736
TRUSTEE UNDER INSTRUMENT No 703380304

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Common Seal
JADEWELL PTY LTD
ACN 010 781 736

Sole Director

Signature of *Registered Owners ~~*Lessees~~

* Rule out whichever is inapplicable

6.

Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
50631220	Lot 901 on SP190798	49–101, 901 & 902	New Rd	A–Z, AA–AQ	——	——

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
709153785	49–101, 901 & 902	

2. Local Government Approval.

* GLADSTONE REGIONAL COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

Dated this 4th day of February 2009

CHIEF EXECUTIVE OFFICER

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
# Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

49–101, 901 & 902	POR 157
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9150–23442

9. Locality :
GLEN EDEN

10. Local Government :
GLADSTONE R.C.

11. Passed & Endorsed :
ACN 050 414 045
By : Jones Flint & Pike Pty Ltd
Date : 10/12/08
Signed :
Designation : Cadastral Surveyor L.O.

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number SP221488

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : G2410–21

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

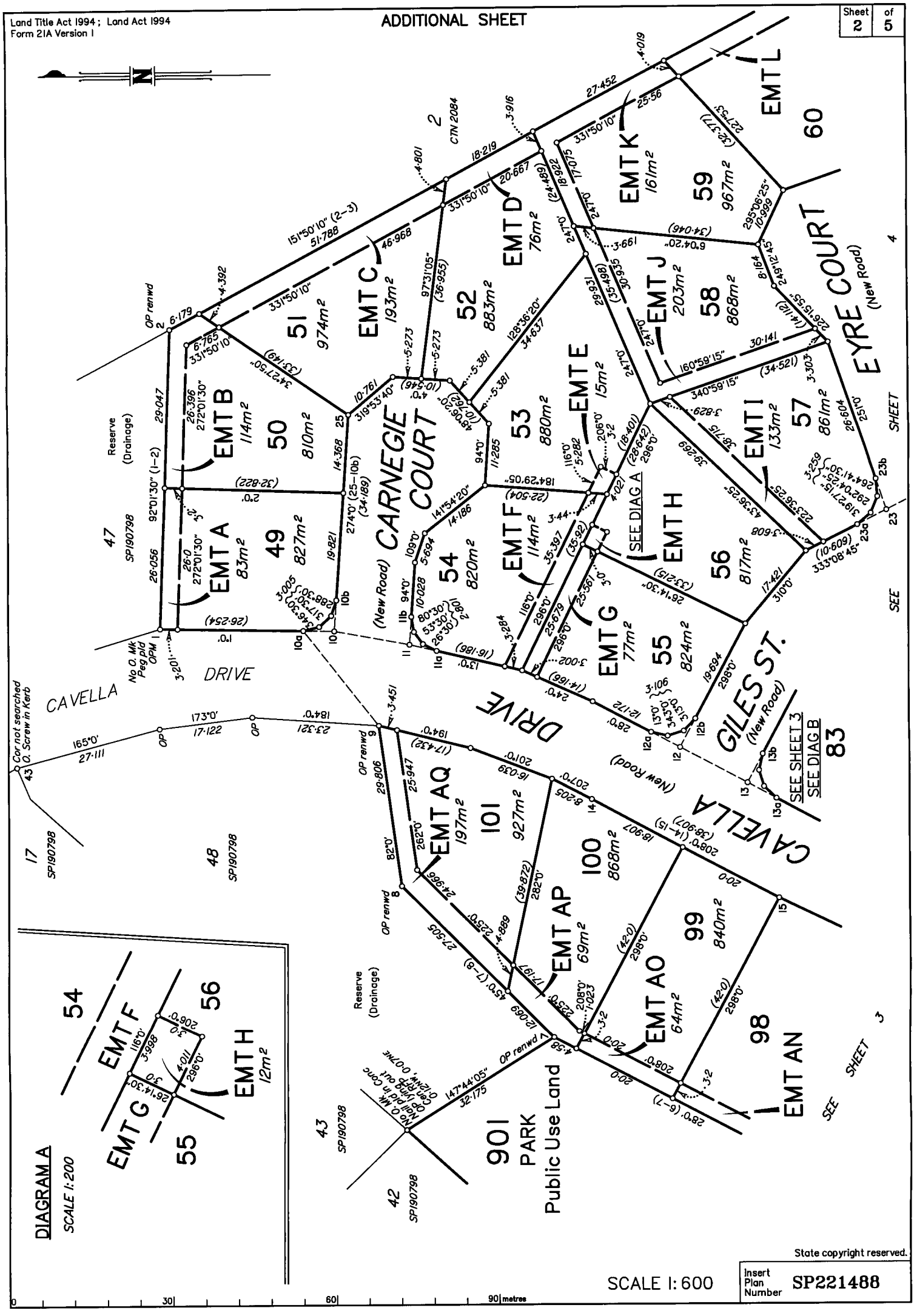


DIAGRAM A
SCALE 1:200

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SCALE 1:600

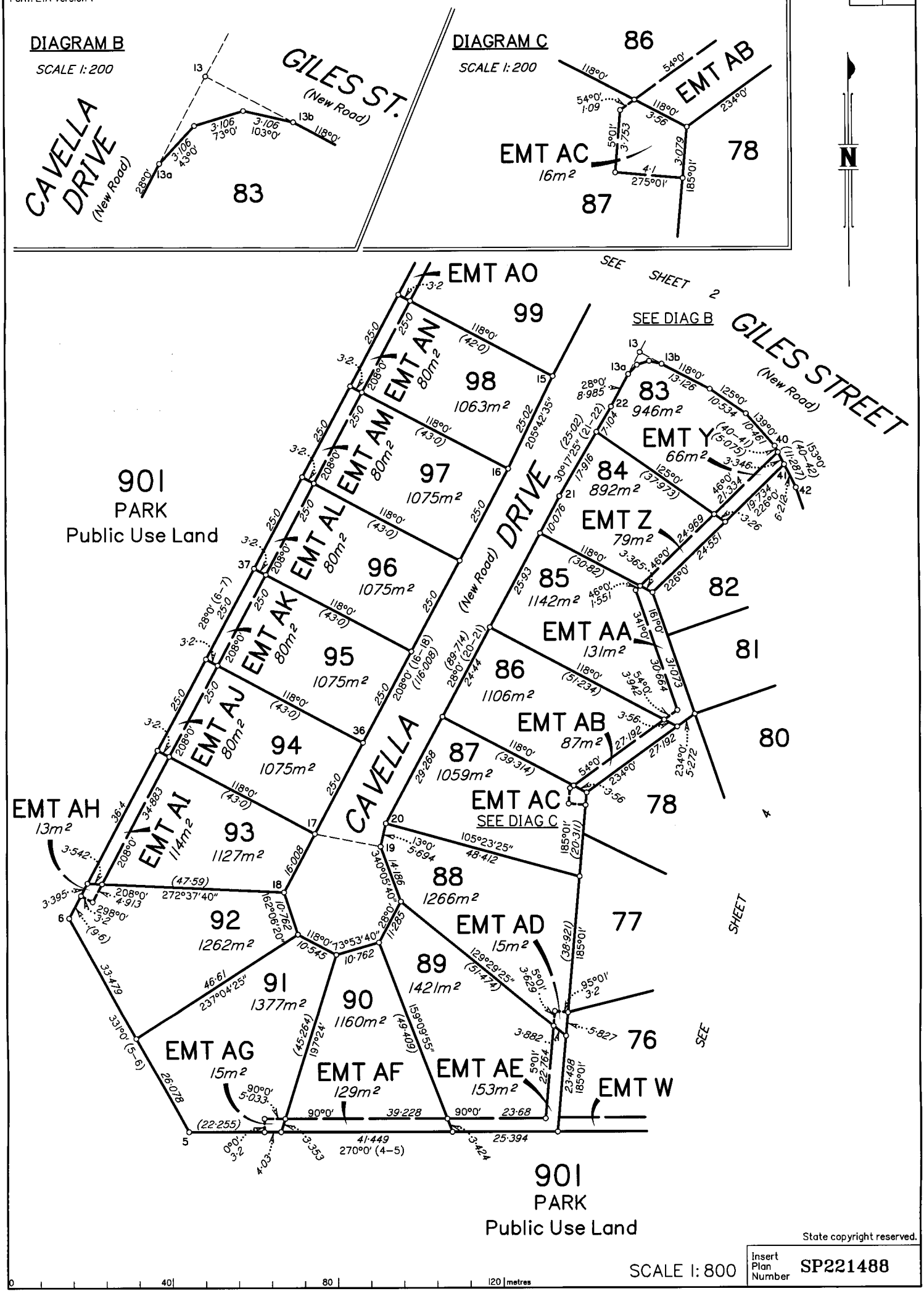
0 30 60 90 metres

Insert Plan Number SP221488

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



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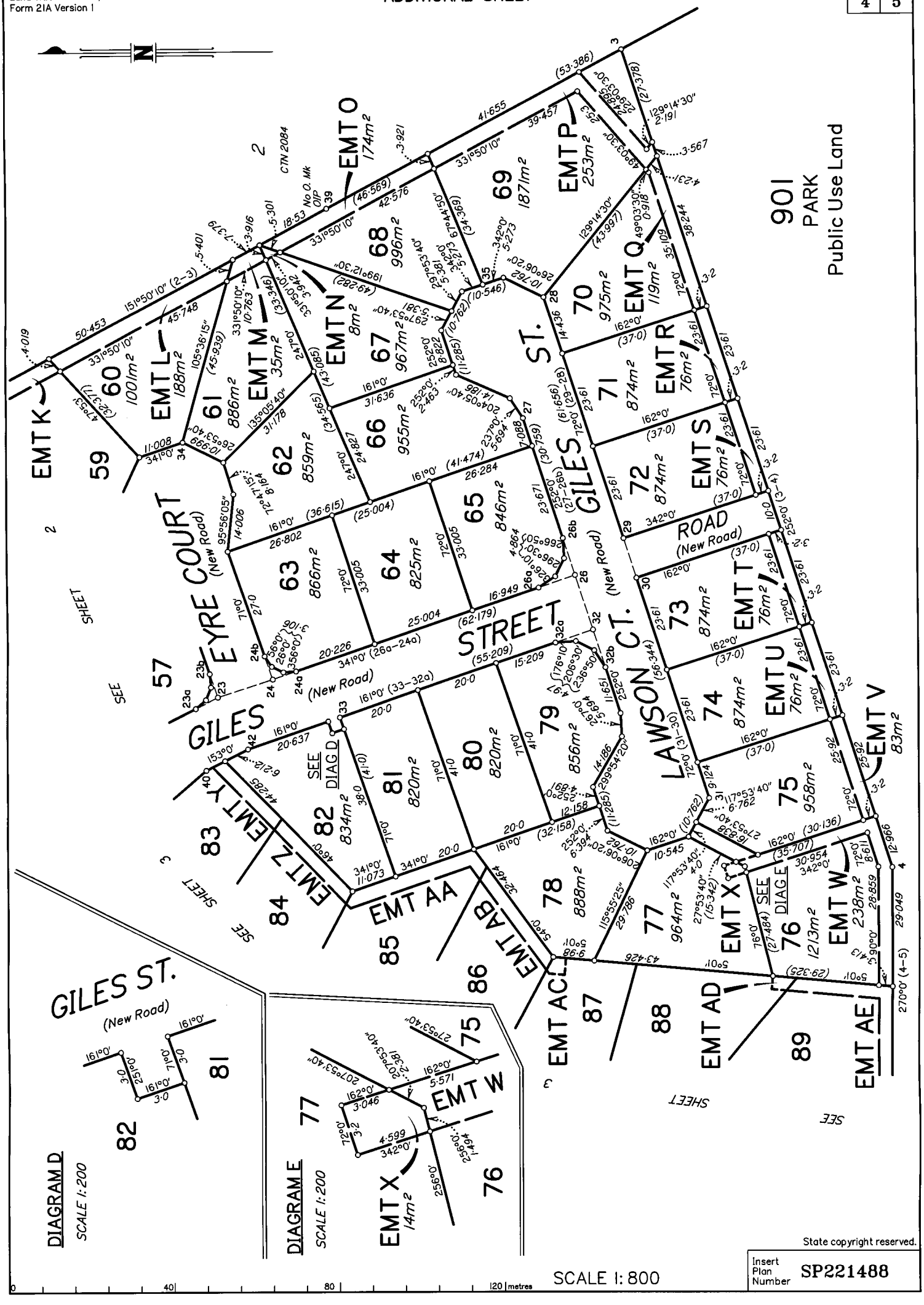
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Insert Plan Number SP221488

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Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



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Insert Plan Number SP221488

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Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	MARK TYPE
1–OPM	9/SP190798	329°13'	17·095	158258	Stainless Steel Spike and Washer
20–PM		287°58'15"	3·846	158300	Stainless Steel Spike and Washer
30–PM		350°59'10"	9·427	164085	Stainless Steel Spike and Washer

TRAVERSES ETC

LINE	BEARING	DISTANCE
9–10a	51°41'20"	22·307
10–10a	1°0'	5·694
10–10b	94°0'	5·694
10–11	190°22'40"	14·087
11–11a	193°0'	5·124
11–11b	94°0'	5·124
12–12a	28°0'	6·0
12–12b	118°0'	6·0
12–13	208°0'	14·0
13–13a	208°0'	6·0
13–13b	118°0'	6·0
17–19	100°48'40"	16·197
23–23a	333°08'45"	6·0
23–23b	71°0'	6·0
23–24	162°08'40"	14·003
24–24a	161°0'	6·0
24–24b	71°0'	6·0
26–26a	341°0'	9·335
26–26b	72°0'	9·335
26–32	252°0'	14·002
29–30	252°0'	10·0
32–32a	341°0'	9·666
32–32b	252°0'	9·666

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
4	Pin		179°41'	1·843
6	Pin		325°06'	1·451
10a	Screw in Kerb		176°33'25"	9·339
11a	Screw in Kerb		26°39'55"	9·635
12a	Screw in Kerb		234°09'25"	5·325
13a	Screw in Kerb		22°50'10"	6·691
23a	Screw in Kerb		157°00'30"	9·037
24a	Screw in Kerb		348°49'35"	9·488
31	Screw in Kerb		12°05'10"	5·0
32a	Screw in Kerb		71°34'	3·746
34	Screw in Kerb		287°28'	5·126
35	Screw in Kerb		219°23'50"	4·988
36	Screw in Kerb		126°16'	3·788
37	Pin		342°51'	4·12
38	OIP not searched	13/IS111452	354°20'	2·235
38	O. Nail in Plinth	13/IS111452	353°14'50"	4·082
39	OIP	13/SP190798	274°48'	3·02
43	O. Screw in Kerb	16/SP190798	146°03'50"	14·708
44	OIP	3/RP609048	359°49'	1·006
44	OIP	15/IS111452	4°22'	3·713
45	O. Screw in M/Hole	14/RP894062	306°06'	1·674

State copyright reserved.

Insert Plan Number **SP221488**

0 50 mm 100 mm 150 mm

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 1061034 Date: 11-Nov-2026 09:54:43 AM
Search Request Reference: 150817759

Applicant Details:

Applicant: Lyndel Hewitson
convey@helylegal.com.au
Buyer: SELLER DISCLOSURE

Search Response:

Your request for a property search on Lot **51** on Plan **SP221488** at **5 CARNEGIE COURT GLEN EDEN 4680** has been processed.

At this point in time, the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impact to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport and Infrastructure interests under the SARA layers to identify what interests TMR has in your locality.
   https://sppims-dams.dsdilgp.qld.gov.au/dams/
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor, then Mandatory Part 4.4 of the Queensland Development Code will apply.
   https://sppims-dams.dsdilgp.qld.gov.au/spp/

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 51235038 EMR Site Id: 11 November 2026
This response relates to a search request received for the site:
Lot: 51 Plan: SP221488

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

LOTSEARCH
Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS168773_DC

REPORT DATE
11 Nov 2026 11:20:05

CLIENT ID
HEWITSON & ANDO

COUNCIL
Gladstone Regional

Seller Disclosure - Contamination Notices

This report provides a search of the public register to support the requirement under the ***Property Law Regulation 2024***, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement.** This report contains records not included in the DETSI contaminted land search (EMR/CLR).

1. Notices Under Section 408(2)

No Records Identified

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

Show Cause Notices, ***Notices of Decision under Section 394***, *and* ***Orders under Section 458*** *are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with* ***Contaminated Land*** *or* ***Site Management Plans under Section 401.***

2. Notices Under Section 369C(2)

No Records Identified

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders**, **Direction Notices**, and **Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

3. Notices Under Section 347(2)

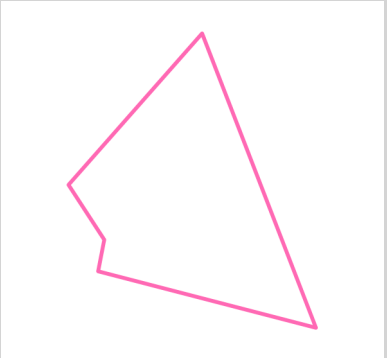
No Records Identified

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 51, SP221488



THINGS TO KNOW

- **Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.
It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- **Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au

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LOTSEARCH
Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	05/11/2026	05/11/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd www.lotsearch.com.au support@lotsearch.com.au	**Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland** https://www.detsi.qld.gov.au/ 13 QGOV (13 74 68)	**Gladstone Regional** http://www.gladstone.qld.gov.au/ info@gladstone.qld.gov.au (07) 4970 0700

Click for 'Use of Report - Applicable Terms'

Disclaimer:
The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosrue Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advise about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

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GLADSTONE REGIONAL COUNCIL

ABN 27 330 979 106

048-5600 (16586)

Mr J J Hewitson and Mrs L J Hewitson and
Mr R E Andon and Mrs R J Andon
1 Kelly St
WHYALLA SA 5600

RATES NOTICE

Scan the QR code for more information on rates and charges

MY RATES DETAILS

Assessment No:	35011-6
Property Location:	5 Carnegie Court, GLEN EDEN QLD 4680
Property Description:	Lot 51 SP 221488
Averaged Valuation:	$76,000

HOW MUCH DO I OWE?

Issue Date:	18 September 2026
Balance Brought Forward:	$0.00
New Rates and Charges:	$4,857.32
Gross Amount:	$4,857.32
Discount*:	-$383.20
Total Due:	$4,474.12
Due Date:	17 November 2026

IMPORTANT INFORMATION

This information was prepared on 20/08/2026 for the period 1 July 2026 to 30 June 2027

This notice includes interest on arrears (if any) to 20/08/2026 and payments received by 20/08/2026

*Discount will be allowed if paid by the due date 17/11/2026

HOW TO PAY YOUR RATES

PAY ONLINE
Scan the QR code or visit
www.gladstone.qld.gov.au/OnlineServices
Reference number: 350116

PAY BY PHONE
Phone (07) 4970 0700

PAY BY BPAY
Biller Code: 72868
Reference Number: 350116

PAY IN PERSON
Pay at any of Council's Customer Service Centres Monday to Friday.

Post Billpay
Billpay Code: 2440
Reference Number: 350116

*2440 350116

PAY BY MAIL
Send your payment to:
Gladstone Regional Council
PO Box 29, GLADSTONE QLD 4680

Payment assistance
If you are unable to pay the balance shown by the due date, please contact us as soon as possible to discuss a payment plan or visit **gladstone.qld.gov.au/rates/payment options**

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MY RATES SUMMARY

Account Balance

Balance brought forward	$0.00

New Charges

Rates and charges detail	Rateable Value/Unit	Rate in the Dollar/ Unit charge	Charge
Council Charges			
Category 1RESCNPPRA:RES <=$157K Non-Owner Occupied (Minimum Rate)	76,000	0.01763	$1,423.00
Sewerage Availability Charge	1	1,040.00	$1,040.00
Water Availability Charge - 20mm Service	1	713.00	$713.00
Waste Management Facility Charge	1	84.00	$84.00
Waste Bin Service 240L Gen / 240L Rec / 240L GO	1	572.00	$572.00
Water consumption as attached			$693.88
Total Council rates and charges			**$4,525.88**
State Government Charges			
State Emergency Management Levy - Class A Group 2	1	260.00	$260.00
Gladstone Area Water Board Water Security Charge as attached			$71.44
Total State Government charges			**$331.44**
Total new charges			**$4,857.32**

Total Gross Rates and Charges *(Balance brought forward + Total new charges)*	$4,857.32
Discount	-$383.20
Total Due if paid by 17/11/2026	$4,474.12

MANAGE YOUR RATES AND DETAILS

I/We wish to select the payment of rates by instalment option as per conditions.
I/We agree to increase any existing direct debit payment accordingly.

Rate Instalment Option (conditions apply)

Assessment Number:
Commencement Date: / /
Instalment Amount: $
Frequency: ☐ Weekly ☐ Fortnightly ☐ Monthly
Phone Number:
Email Address:
Signature: Date: / /

Change of Details (if applicable)

Name:
New Address:
Phone Number:
Email Address:
☐ Apply the change of details to my registered animals
Signature: Date: / /

Assessment Number: 35011-6 Owner: Mr J J Hewitson and Mrs L J Hewitson Gross Amount: $4,857.32
Location Address: 5 Carnegie Court, GLEN EDEN QLD 4680

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

GLADSTONE AREA WATER BOARD WATER SECURITY CHARGE

Council purchases treated water from Gladstone Area Water Board (GAWB) to supply customers connected to the Lake Awoonga Water Scheme. To fund the ongoing operation, maintenance and renewal of the Fitzroy to Gladstone Pipeline, GAWB has applied a Water Security Charge based on the volume of water reserved by GAWB customers each year.

Assessment No: 35011-6

Property Location: 5 Carnegie Court, GLEN EDEN QLD 4680

Charge Detail	Unit/s	Charge	Amount
Gladstone Area Water Board Water Security Charge: 20mm	1	427.44	$427.44
State Government Water Subsidy			-356.00
Total Gladstone Area Water Board Water Security Charge			**$71.44**

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

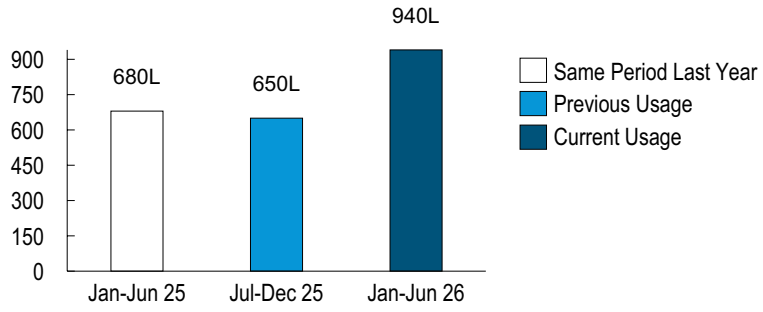
WATER USAGE CHARGES

Assessment No: 35011-6

Property Location: 5 Carnegie Court, GLEN EDEN QLD 4680

	Previous		Current			
Meter No.	Date	Reading	Date	Reading	Usage Details 01/01/2026 - 30/06/2026	Total Usage Charge
19W049850	20-Nov-25	1,590	29-Jan-26	1,653	63 Kilolitres consumed @ $3.32	$209.16
25W045158	29-Jan-26	0	1-Jul-26	146	146 Kilolitres consumed @ $3.32	$484.72
Total Water Usage Charges						$693.88

Compare Your Water Usage



AVERAGE DAILY USAGE IN LITRES

1 Kilolitre = 1,000 Litres

Same time last year	This account
680L	940L

Average For Your Area
967L

Stay water wise!

Sign up now to MyWater

- Track your water use in near real time
- Receive monthly water reports by email
- Detect leaks with alerts
- Save water and reduce costs



Download on the App Store

GET IT ON Google Play

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PAYMENT BY INSTALMENT – CONDITIONS

Ratepayers may choose to pay their rate account by instalments subject to the following conditions:

1. The instalment amount is determined by taking the gross amount outstanding and dividing by the number of payments required to finalise the arrangement by 30 June each year.
2. The ratepayer must select the instalments payment option by signing the instalment form and returning to Council as soon as possible. Alternatively written application via email is acceptable.
3. Should an instalment application be received after the due date listed on the notice, interest charges will apply until the date the instalment plan is approved.
4. No reminder notices for instalments will be issued
5. Instalment payments are due on the 21st day of each month. Payment on an alternate date or by weekly or fortnightly instalments can be approved upon application.
6. Ratepayers will be advised in writing when their application is approved and provided with an instalment schedule. If confirmation is not received before the nominated commencement date please contact Council to confirm approval.
7. Payment via Direct Debit (where the ratepayer authorises Council to debit their nominated account) is only an option for monthly instalments on the 21st of the month. Weekly or fortnightly instalments cannot be paid by direct debit and must be paid by an alternate method as per the agreed schedule.
8. The February water consumption amount must be paid separately to the regular instalments by the due date on the Water Notice. Failure to pay the February Water Notice by its due date, will result in interest charges applying to the total debt;
9. If payment of the February Water Notice by its due date is not possible, ratepayers may apply in writing within 30 days of the date of issue of the Water Notice to add the amount to their existing payment plan. If approved, instalments will be recalculated and advised accordingly.
10. Instalment plans for the current rates and charges are approved as interest free. Payments must be maintained as approved to retain an interest free arrangement.
11. Should an instalment not be received by the due date, the total amount outstanding will become due and payable and the ratepayer will forfeit the right to participate in the scheme. Interest charges will apply from the day after the due date of the unpaid instalment. Interest is charged at 12.19% per annum, compounded on daily balances.

PLEASE NOTE

The discount does not apply to:

- Gladstone Area Water Board Water Security charges
- Water usage charges
- Transfer of ownership fees
- State Emergency Management Levy charges.

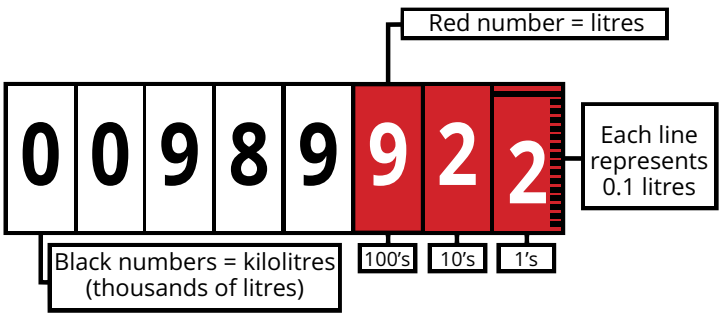
To receive the discount shown on this notice, Council must receive your payment by the due date.
Current rates and charges must be paid by the due date shown on this notice.

Any overdue rates, charges and interest are payable immediately. Interest will be charged on overdue amounts from the day after the due date at a rate of 12.19% per year, calculated daily on the outstanding balance.
Council has issued and levied the rates and charges shown on this notice in accordance with the *Local Government Act 2009, Local Government Regulation 2012, Fire Services Act 1990 and Fire Services Regulation 2011.*

HOW TO READ YOUR WATER METER

The following images show you how to read your water meter and keep track of how much water your household is using. Most meters are metric and read in kilolitres.

Mechanical water meter and/or mechanical water meter with advanced water meter sensor added.



Advanced water meter



Top Display line shows billable units in cubic meters or kilolitres (KL).
Reading Left = 2 m³ or 2 KL.

Bottom Display line shows units in litres. Note: Last 2 digits are decimals, e.g. 0.01 litre.
Reading Left = 582.33 litres.

Therefore the water meter reading is **2.58233 KL** or **2,582.33 L**.

Make the switch **PAPERLESS. SIMPLE. SECURE. SUSTAINABLE.**

Get your rates, water and animal registration notices delivered straight to your inbox with EzyBill.

ezyBILL

Scan the QR code or go to https://gladstone.ezybill.com.au

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RATING CATEGORY STATEMENT 2026/2027 - Statement as required by section 88 of the *Local Government Regulation 2012*

Objection to Rate Category
In accordance with section 90 of the *Local Government Regulation 2012*, a ratepayer may object to the rating category for the land that is stated in a rate notice for the land on the sole grounds that the owner considers the land should belong in a different rating category.

Council will accept an objection to rating category where the objection:

- is made on the Notice of Objection to Rating Categorisation Form:
  - stating the rating category the owner claims the land should belong to; and
  - stating the facts and circumstances on which the owner makes that claim; and
  - is signed by the owner/s; and
- is received by Council within 60 days of the date of issue of the rate notice.

In accordance with section 89(2) of the *Local Government Regulation 2012*, the making of an objection does not stop the levying and recovery of rates on the land. A ratepayer is liable to pay the full amount of the rates and charges stated in a rate notice even if an objection is lodged. A discount will be permitted only if payment of all rates and charges is made in full within the discount period stated in a rate notice. If the objection is allowed and the rating category is changed, the rates will be adjusted, from the start of the period of the rate notice.

Sale of Land
Under the Queensland *Local Government Regulation 2012* Council is permitted to sell land if rates have remained unpaid for three or more years or after one year in the case of vacant or commercial properties where default judgement has been granted. If required rates arrears auctions are conducted on an annual basis.

Averaged Value of Land
General rates are calculated based on land value and the applicable rating category. For the 2026/27 financial year, Council will determine the value of a property by averaging its land value over the current and the past two years. This averaged value is then used to calculate the general rates charge.

Applying a three-year averaging method helps reduce the impact of significant fluctuations in land values from one year to the next. Rather than applying the full increase in a single year, any change in value is spread more evenly over a three-year period.

How the Averaged Value of Land is Calculated
The three-year averaged value of the Land will be the value equals:

a. If the Land had a value for the previous two financial years:
   i. the sum of the value of the Land for each of the past two financial years;
   ii. plus the value of the Land for the budget financial year.
   iii. divided by 3; or
b. If the Land did not have a value for the two previous financial years, the value of the Land for the current financial year, multiplied by the 3-year averaging number.

The three-year averaging number for a financial year, is the number calculated to two decimal places by applying the formula: T/3V

Where: T is the total of the values of all rateable Land in Council's area for the current and previous 2 financial years; and V is the value of all rateable land in Council's local government area for the current budget financial year.

Example	Financial Year	Property Value
3 years of land value	2024/25	$280,000
	2025/26	$280,000
	2026/27	$340,000
	Total: $900,000 ÷ 3 = $300,000 average value*	

Example	
Less than 3 years of land value	The value of the Land for the current financial year will be multiplied by the 3-year averaging number.
	$340,000 × 0.86 = $292,400 average value*

*Where the average value is calculated to be greater than the value given to the property for 2026/27, the land value will be used to determine the general rates charge.

Rate Cap
A rate cap is designed to buffer increases in rates that may arise due to large land value movements. This means that irrespective of any large change to your value, general rates will only increase by either 10% or 15% on the previous year, depending on the rate category. The rate cap will not apply when a subdivision, re-survey or amalgamation of the property/plan has occurred and on transfer of ownership.

Interest
Overdue rates and charges will accrue interest at the rate of 12.19% per annum from the due date. Interest does not apply to approved instalment plans that are maintained.

Legal Action
Legal action may be taken on unpaid rates once the due date for payment has passed, including outstanding balances resulting from rate instalment plans that are not maintained.

SUPPORT SERVICES

For hearing and speech difficulties,
contact Council through the National Relay Service:

Speak and Listen: 1300 555 727

Type and Listen: 133 677

NRS Chat: www.nrschat.nrscall.gov.au/nrs/internetrelay

Translating and Interpreting Service:
www.tisnational.gov.au

Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people. We pay respect to their Elders past, present and emerging. Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.



Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Job ID 54727946

HEWITSON & ANDON

Review responses online



Received 6 of 6 responses

All responses received

5 Carnegie Ct, Glen Eden QLD 4680

Job dates
11/11/2026 → 31/01/2027

These plans expire on
8 Dec 2026

Lodged by
Lyndel Hewitson

Authority	Status	Page
BYDA Confirmation		2
Look up and Live		4
Ergon QLD	Received	6
Gladstone Area Water Board	Received	49
Gladstone Regional City	Received	65
NBN Co Qld	Received	74
Reef Networks	Received	85
Telstra QLD Regional	Received	89

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Job No 54727946

BEFORE YOU DIG byda.com.au | Look up and Live

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Lyndel Hewitson	0402 568 036	Hely Legal	3342793

Email
convey@helylegal.com.au

Address
Suite 3, 80 Davenport Street
Southport QLD 4215

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
11/11/2026	11/11/2026	31/01/2027	Private	Design	Private	Conveyancing



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

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

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

User Reference	Address	Notes/description
HEWITSON & ANDON	5 Carnegie Ct Glen Eden QLD 4680	-

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
282345059	Ergon QLD	13 10 46	NOTIFIED
282345058	Gladstone Area Water Board	(07) 4976 3000	NOTIFIED
282345057	Gladstone Regional City	(07) 4970 0700	NOTIFIED
282345061	NBN Co Qld	1800 687 626	NOTIFIED
282345062	Reef Networks	1800 336 886	NOTIFIED
282345060	Telstra QLD Regional	1800 653 935	NOTIFIED

END OF UTILITIES LIST

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

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.

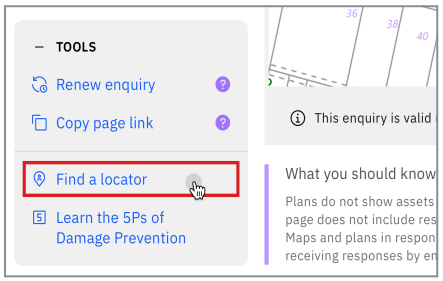
Protect

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

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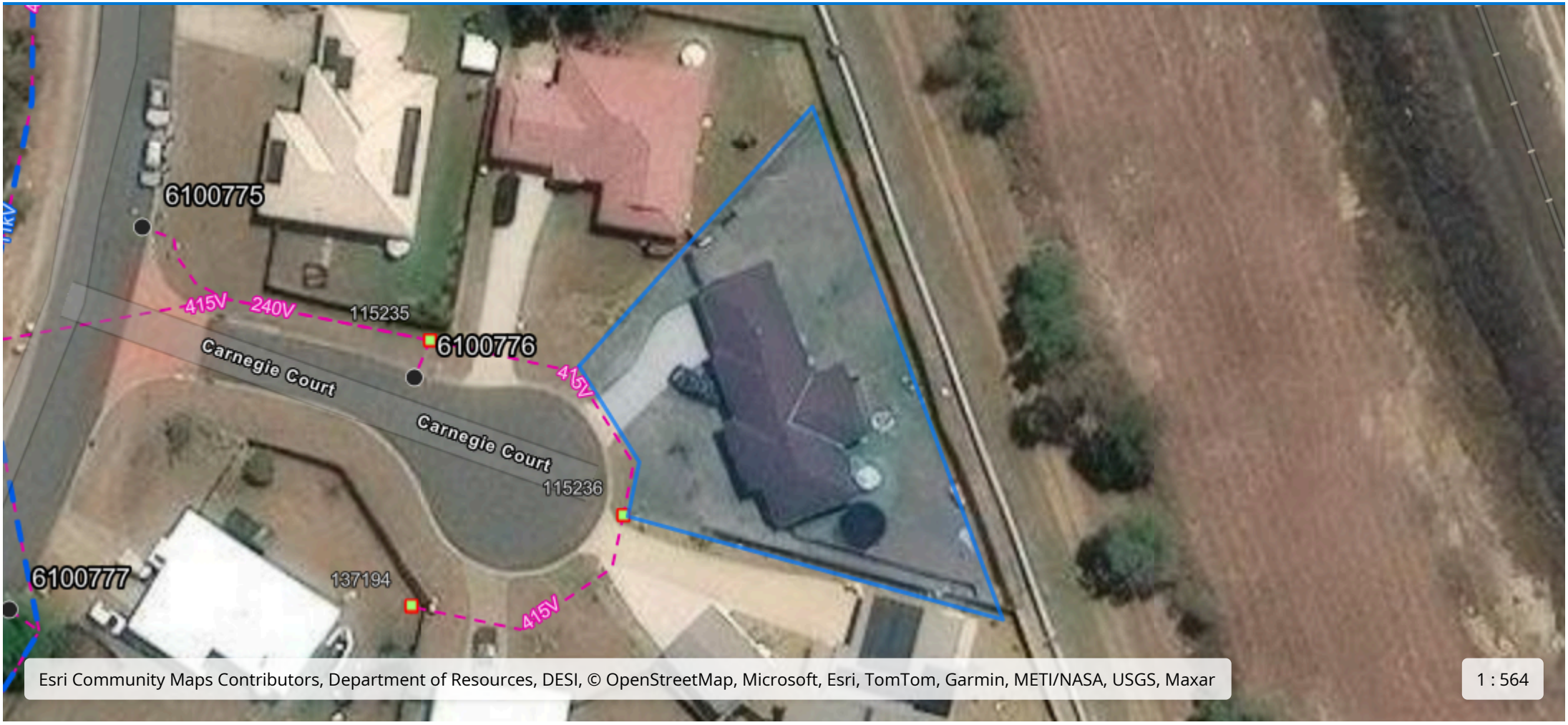
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Look up and Live - 54727946



Poles
- Pole
- Tower

Devices
- Pillar
- Substation

Network TR
- Overhead
- Underground
- Submarine

Newtwork SWER
- Overhead
- Underground

Network HV
- Overhead
- Underground
- Submarine

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Network LV

Overhead

Underground

Network Other

Network Other

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Referral
282345059

Member Phone
13 10 46

Responses from this member

Response received Wed 11 Nov 2026 9.45am

File name	Page
Response Body	7
282345059 - Ergon Energy Plan.pdf	10
Ergon Energy BYDA Terms and Conditions.pdf	13
Working Near Overhead and Underground Electric Lines.pdf	18

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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 ERGON ENERGY NETWORK Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

You:	**BYDA Enquiry No:**
Lyndel Hewitson	282345059
Company:	**Date of Response:**
Hely Legal	11 Nov 2026
Search Location:	**Period of Plan Validity:**
5 Carnegie Ct Glen Eden, QLD 4680	4 Weeks

External Comments (if any):

WARNING: When working in the vicinity of ERGON ENERGY NETWORK'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 ERGON ENERGY NETWORK on **13 16 70**.
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 ERGON ENERGY NETWORK 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 ERGON ENERGY NETWORK do not encompass ERGON ENERGY NETWORK's overhead Assets.
6. ERGON ENERGY NETWORK, 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 ERGON ENERGY NETWORK against any claim or demand for any such loss or damage to You, Your servants or Your agents.

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7. You are responsible for any damage to 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 ERGON ENERGY NETWORK 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 ERGON ENERGY NETWORK 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 ERGON ENERGY NETWORK.
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 must be obtained.
12. The ERGON ENERGY NETWORK 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 ERGON ENERGY NETWORK BYDA team on the details listed below.
13. ERGON ENERGY NETWORK 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 ERGON ENERGY NETWORK Underground cables please access the ERGON ENERGY NETWORK BYDA Website for more information.

General enquiries (7:00am - 5:30pm Mon to Fri)	**13 74 66**
Life threatening emergencies only triple zero (000) or	**13 16 70**

E: **byda@energyq.com.au**

ABN: 40 078 849 055

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

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Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither ERGON ENERGY NETWORK 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.

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Al nted
on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



ERGON ENERGY NETWORK

BYDA

Sequence: 282345059
Date: 11/11/2026

Scale: 1:1025
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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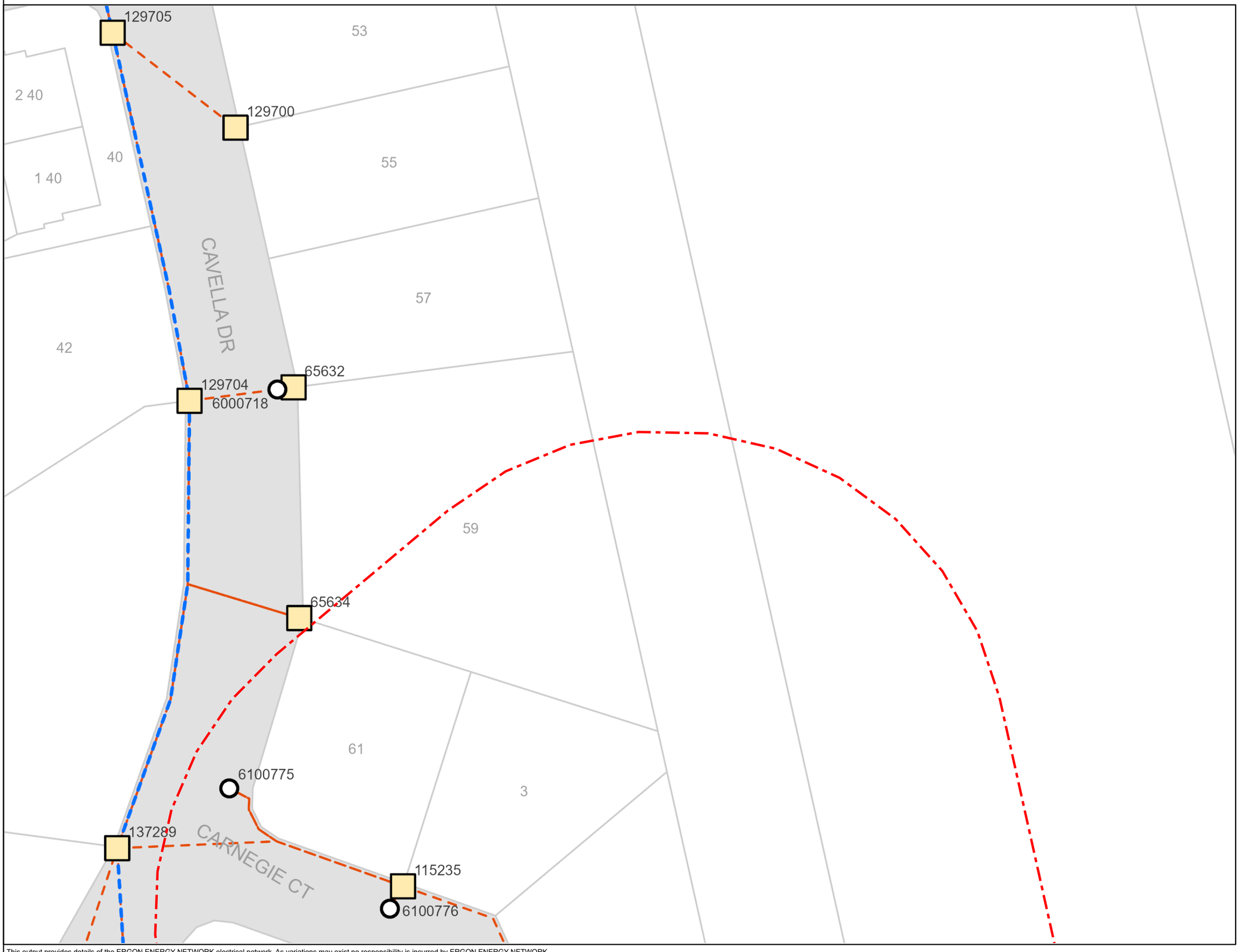
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This output provides details of the ERGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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Al nted
on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



ERGON ENERGY NETWORK

BYDA

Sequence: 282345059
Date: 11/11/2026

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

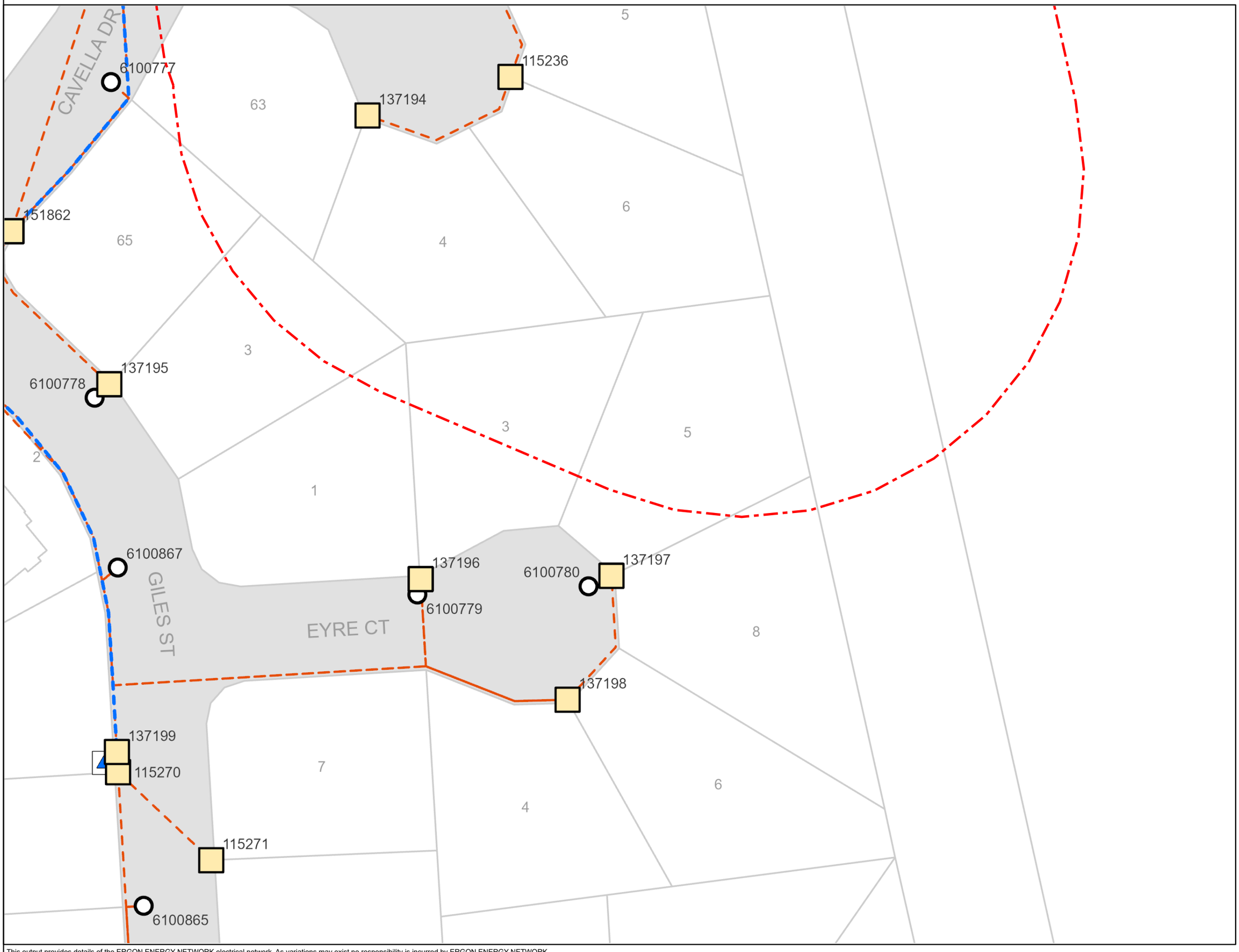
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Al Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87 nted
on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



ERGON ENERGY NETWORK

BYDA

Sequence: 282345059
Date: 11/11/2026

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

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Responsibilities – (When Working in the Vicinity of Ergon Energy Network Asset)

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

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 is 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 Ergon Energy Network to ensure compliance with the Electrical Safety Act 2002

General enquiries (7:00am - 5:30pm Mon to Fri) 13 74 66
Life threatening emergencies 000 or 13 16 70

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The following matters must be considered when working near Ergon Energy Network Asset:

1. 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).
2. 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 Ergon Energy Network Assets.
3. It is the constructor's responsibility to:
   a) Anticipate and request plans of Ergon Energy Network Assets for a location at a reasonable time before construction begins.
   b) Visually locate Ergon Energy Network Assets by hand or vacuum excavation where construction activities may damage or interfere with Ergon Energy Network Assets.
   c) To notify Ergon Energy Network if the information provided is found to be not accurate or Assets are found on site that are not recorded on the Ergon Energy Network 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

4. 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 Ergon Energy Network 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 Ergon Energy Network Assets under the roadways. In no case should the constructor rely on statements of third parties in relation to the position of Ergon Energy Network Assets. It is the applicant's responsibility to accurately locate all services as part of the design and/or prior to excavation.
- Ergon Energy Network does not provide information on private underground installations, including consumers' mains that may run from Ergon Energy Network mains onto private property. Assets located on private property are the responsibility of the owner for identification and location.
- Ergon Energy Network 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:
  - 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 manage and control asbestos Code of Practice 2021 (WHSQ)
- Plans provided by Ergon Energy Network are not guaranteed to show the presence of above ground Assets.
- In addition to underground cables marked on attached plan, there could be underground earth conductors, underground substation 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 ERGON ENERGY NETWORK 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 [s 304] 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 and 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
- Ergon Energy Network plans are designed to be printed in colour and as an A3 Landscape orientation

General enquiries (7:00am - 5:30pm Mon to Fri) 13 74 66
Life threatening emergencies 000 or 13 16 70

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Conditions – (When Working in the Vicinity of Ergon Energy Network Asset)

Records:
The first step before any excavation commences is to obtain records of Ergon Energy Network Assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by Ergon Energy Network 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 Ergon Energy Network 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.

Ergon Energy Network retains copyright of all plans and details provided in connection with Your request.

Ergon Energy Network 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 Ergon Energy Network'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 Ergon Energy Network on the General Enquiries number listed below for further advice.

Ergon Energy Network, 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 Ergon Energy Network against any claim or demand for any such loss or damage.

The constructor is responsible for all Asset damages when works commence prior to obtaining Ergon Energy Network 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 Ergon Energy Network.

Ergon Energy Network reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its cable network, or other property.

NOTE: Where Your proposed work location contains ERGON ENERGY NETWORK Underground cables please access the ERGON ENERGY NETWORK 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 Asset 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 Ergon Energy Network 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 Ergon Energy Network on the General Enquires number listed below for further advice.

If the constructor is unable to locate Ergon Energy Network underground Assets within 5 metres of nominal plan locations, they must contact the Ergon Energy Network 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 cables as if alive, post a person to keep all others clear of the excavation until Ergon Energy Network 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 Ergon Energy Network officer.

General enquiries (7:00am - 5:30pm Mon to Fri) 13 74 66
Life threatening emergencies 000 or 13 16 70

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

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Asset Installation Methods:
Ergon Energy Network 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 2.5m of nominal location, the constructor is required to hand or vacuum excavate (pothole) and expose the Asset, hence proving its exact location before work can commence.

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

Excavating Parallel to Assets:
If construction work is parallel to Ergon Energy Network Assets, then hand or vacuum excavation (potholing) at least every 4m is required to establish the location of all Assets, hence confirming nominal locations before work can commence. *Generally, there is no restriction to excavations parallel to Ergon Energy Network Assets to a depth not exceeding that of the Asset.* ***Note: Asset 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 Ergon Energy Network 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 Ergon Energy Network/council to obtain specific separation distances							

Table 2. Minimum Separation Requirements for Underground Services Crossing Ergon Energy Network 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 cables will be exposed or unsupported, then Ergon Energy Network shall be contacted to determine whether the cables 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 Ergon Energy Network authorised representative. Protective cover strips when removed must be replaced under Ergon Energy Network supervision. Under no circumstances shall they be omitted to allow separation between Ergon Energy Network Assets and other services.

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

Directional Boring Near Cables:
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 Assets before using boring machinery. Where it is required to bore across the line of Assets, the actual location of the Assets 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 Assets 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 Ergon Energy Network's Planning Engineer for use of explosives in the vicinity of Ergon Energy Network Assets.

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 cables as if alive, post a person to keep all others clear of the excavation until Ergon Energy Network 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 Ergon Energy Network officer.

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

If Ergon Energy Network relocation or protection works are part of the agreed solution, then payment to Ergon Energy Network for the cost of this work shall be the responsibility of the PCBU, principal developer or constructor. Ergon Energy Network 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 Ergon Energy Network with a written Safe Work Method Statement for all works in the vicinity of or involving Ergon Energy Network Asset. 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 (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 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 ERGON ENERGY NETWORK when working close to Ergon Asset's. For Safety Advice please contact SafetyAdvice@energyq.com.au

Further information on Working Safely around Ergon Energy Network Assets: Working near powerlines | Ergon Energy

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

General enquiries (7:00am - 5:30pm Mon to Fri) 13 74 66
Life threatening emergencies 000 or 13 16 70

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

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Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

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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.

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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.

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4. ABOUT THIS GUIDE

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

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

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

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

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

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

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

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

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

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

4.2.1 Work near overhead electric lines

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

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

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

4.2.2 Exclusion Zones

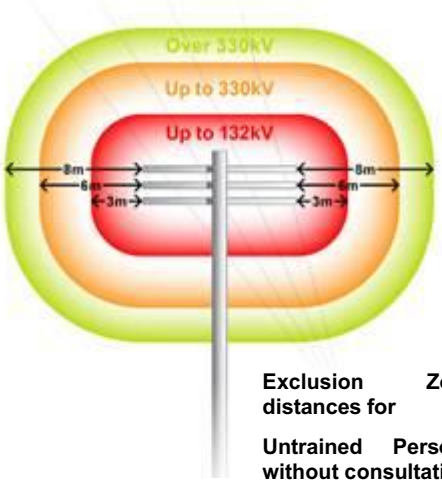
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

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

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

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

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



Exclusion Zone distances for Untrained Persons without consultation

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)

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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

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

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

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

4.4. Authorised Person and how to become one?

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

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

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

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

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

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

c. replace a blown low voltage (**LV**) fuse after loss of supply to a customer’s connection;

d. reinstate an LV service fuse that has been removed by Ergon Energy Network or Energex;

e. alter, remove or relocate an Ergon Energy Network or Energex overhead LV service line or LV pillar connection;

f. perform LV isolation within locked Ergon Energy Network or Energex assets;

g. perform unauthorised work within locked Ergon Energy Network or Energex assets; or

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

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

i. work on or near the point of attachment of Ergon Energy’s or Energex’s termination;

j. remove and replace LV service fuses when required to isolate a service line to eliminate the exclusion zone around the LV service line, or to work on the Customer’s consumer mains or switchboard;

k. isolate a Customer's LV service line at an underground pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with electricity industry practices; or

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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.**

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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.

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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**.

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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.

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

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

5.3. Scaffolding Requirements

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

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

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

The scaffolding can be either:

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

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

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

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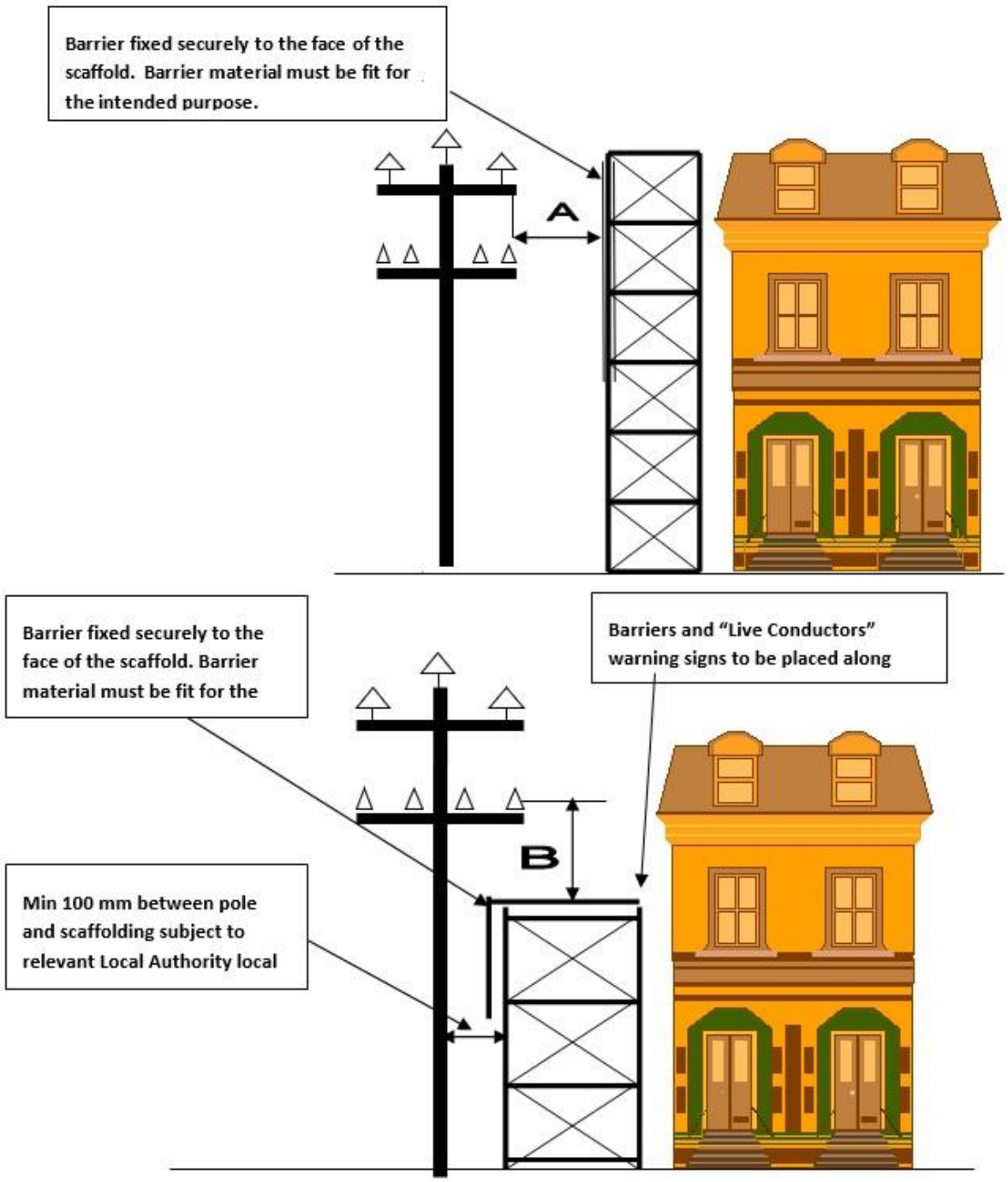
- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical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

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Energex: Vehicles with high loads | Energex

Ergon Energy: Vehicles with high loads | Ergon Energy

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

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

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

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

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

Energex: Working near powerlines | Energex

Ergon Energy: Working near powerlines | Ergon Energy

6. UNDERGROUND ELECTRICAL ASSETS

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

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

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

    A constructor may include but not limited to designer, project manager, installer, contractor, civil contractor.
3. The alignments and boundaries contained within BYDA plans and maps will sometimes differ from present alignments and boundaries “on the ground”. Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the roadways by non-mechanical excavation (potholing using hydrovac or

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

6.2. Conditions of Supply of Information

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

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

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

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

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

6.3.1 Records

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

6.3.2 Location of underground electrical assets

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

If during excavation, cables or conduits are damaged:

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

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

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

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

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

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

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

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

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

6.3.4 Electrical Cables

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

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

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

6.3.5 Separation from Electricity Entity underground electrical assets

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

The developer or constructor shall ensure that minimum separation distance from Electricity 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.

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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

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7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

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

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

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

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

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

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

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

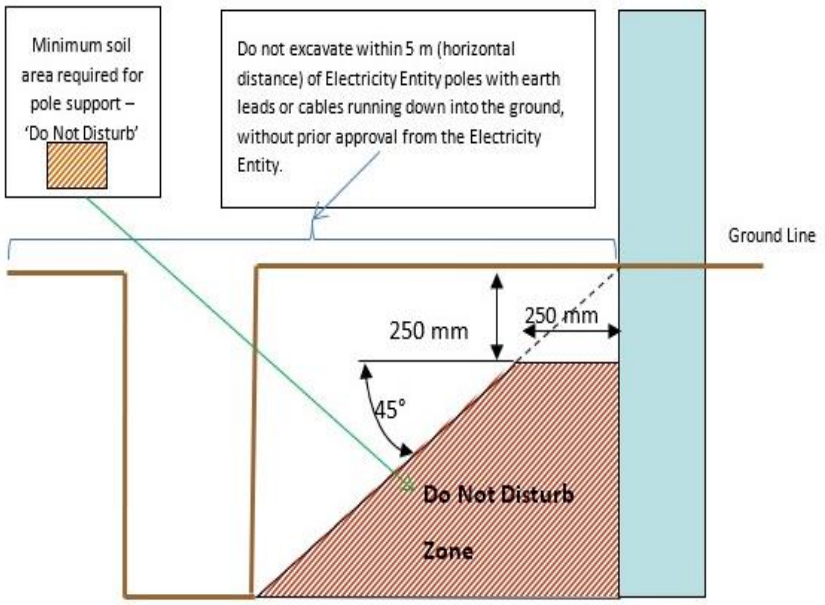


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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

7.1.1 Certified Engineering Assessment

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

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

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

7.2. Excavating Near Underground Electrical Assets

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

7.2.1 Excavating Parallel to Underground Electrical Assets

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

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

7.2.2 Excavating Across Underground Electrical Assets

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

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

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

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7.2.4 Directional Boring Near Underground Electrical Assets

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

7.2.5 Hydro Vac Operation

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

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

7.3. Blasting

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

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

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

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

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

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

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9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

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

9.1.1 What is an Electricity Easement?

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

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

9.1.2 Why are easements necessary?

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

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

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

9.1.4 Who owns the land the easement is on?

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

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

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

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

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9.1.6 Who is responsible for maintenance of easement area?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

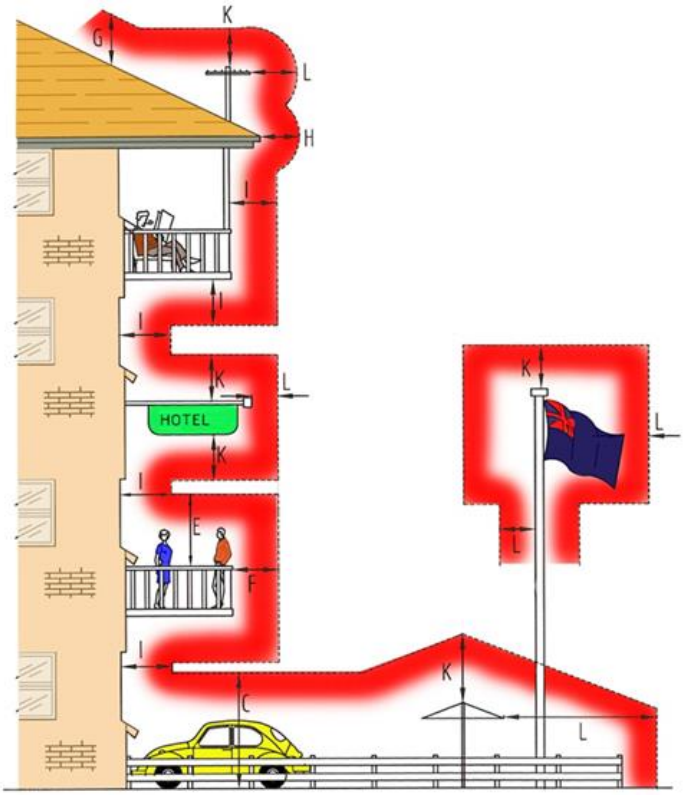
NOTE: **Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.**

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

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

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

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



CODE	LOCATION	DIRECTION	INSULATED CABLE (ABC) (Note 1)	BARE	MORE THAN 1000 VOLTS BUT NOT MORE THAN 33kV
MINIMUM CLEARANCE FROM ROADS, GROUND, OR BOUNDARIES					
A	Crossing the carriageway, roadway	VERTICALLY	5.5m	5.5m	6.7m
A1	Designated "Over Dimension Routes"	VERTICALLY	7.0m	7.0m	7.5m
B	At other positions, footpath	VERTICALLY	5.5m	5.5m	5.5m
C	Other than roads but trafficable	VERTICALLY	5.5m	5.5m	5.5m
C1	Areas totally inaccessible to traffic or mobile machinery	VERTICALLY	4.5m	4.5m	4.5m
D	Cuttings, embankments, easement boundaries	HORIZONTALLY	1.5m	1.5m	2.1m
X	Real Property Boundaries	HORIZONTALLY	0.0m	0.0m	0.0m
MINIMUM CLEARANCE FROM STRUCTURES AND BUILDINGS					
E 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.

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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.

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9.4. What about Electric and Magnetic Fields?

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

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

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

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

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

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Gladstone Area Water Board

Referral
282345058

Member Phone
(07) 4976 3000

Responses from this member

Response received Wed 11 Nov 2026 9.43am

File name	Page
Response Body	50
282345058.pdf	52
Guidance for Planning and Working near GAWB Pipelines.pdf	56

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GAWB

Before-You-Dig-Australia Response

Request: 282345058

Enquirer ID: 3342793

Contact: Lyndel Hewitson

Email: convey@helylegal.com.au

Phone: +61402568036 Fax:

Mobile:

Address: Hely Legal

Suite 3, 80 Davenport Street

Southport QLD 4215

Site Address: 5 Carnegie Ct

Glen Eden QLD 4680

Activity: Conveyancing

Job Number: 54727946

WARNING Failure to notify GAWB of works at prior phases of the project may result in delays.

We plan, provide and manage an essential water services network.

The inquiry received has returned a response indicating you may be considering construction activities that may affect GAWB.

To help expedite the assessment process in a timely manner please read the attached Authority to Work procedure, complete and submit the required application form and attach any supporting documentation to DBYD@gawb.qld.gov.au

You need written agreement from GAWB to do any of the following within 2m of GAWB infrastructure:

- Non Destructive Digging or Pot Holing (is the technique of exposing underground cables and lines to determine their exact location)
- Building of any structure, pit, well, bore, dam, paved roadway, pipeline, fence or cable
- Planting trees with deep roots
- Transporting vehicles and machinery across or along the easement
- Blasting or seismic surveys (please advise GAWB if within one kilometer of the easement)

While GAWB will provide plans, information and assistance where appropriate, the responsibility for ensuring that the work does not interfere with water infrastructure and is conducted in a safe manner remains

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with the party conducting the work.

Any damage caused, including potentially any consequential damages, is the responsibility of the party who caused the damage.

Safety is our main concern to ensure the safety of all personnel and to avoid damage to company or landowner infrastructure.

You must obtain GAWB approval before any construction can take place, think safely before you work.

GAWB has procedures to be followed by anyone proposing to construct infrastructure that would cross or approach any GAWB infrastructure.

Report any damage or faults to GAWB on (07) 4979 2125 (24 hours).

This is an automated response please do not respond to this e-mail.

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Gladstone Area Water Board

To Lyndel Hewitson

11/11/2026

A search has been performed to identify GAWB owned assets within the vicinity as per your BYDA request, refer to the BYDA Pipeline location information sheet, attached map/s and note the following information.

Service/s located: YES

NOTE:

The area of proposed works has identified you are within the proximity of GAWB owned assets**.**

Please refer to **"Guidance for planning & working in vicinity of/ crossing GAWB infrastructure"** and note the **"Enquirer Responsibilities"** as outlined in the pipeline location information sheet.

Important:

To prevent unnecessary damage to GAWB owned assets GAWB *must be notified between 5 and 15 working day* before any ground disturbing work is planned to commence.

You must phone GAWB to arrange a damage risk assessment meeting on site.

Contact;

During Business hours Monday to Friday 8:30am to 5:00pm (07) 4976 3000 **Please Report any asset damage immediately on (07) 4976 3081 (24 hours)** Should you have any further queries please do not hesitate to contact this office.

Kind Regards

Gladstone Area Water Board

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Gladstone Area Water Board

Before You Dig Australia (BYDA) Pipeline Location Information

Gladstone Area Water Board
PO Box 466
Gladstone QLD 4680

To: ('Enquirer')
Hely Legal - Lyndel Hewitson
Suite 3, 80 Davenport Street
Southport QLD 4215

Enquiry Details

Utility ID	90046
Sequence Number	282345058
Enquiry Date	11/11/2026 09:43
Response	**AFFECTED**
Address	5 Carnegie Ct Glen Eden
Location in Road	
Activity	Conveyancing

Enquirer Details

Customer ID	3342793
Contact	Lyndel Hewitson
Company	Hely Legal
Email	convey@helylegal.com.au
Phone	+61402568036

Enquirer Responsibilities

This notification is valid for 28 days from the issue date. GAWB assets are critical infrastructure and great care must be taken to avoid asset damage and risk to public safety.
The information supplied in the BYDA Response is intended to be indicative only. External parties should make their own enquiries to ensure the accuracy of the information, including but not limited to:

- Check that the location of the dig site indicated is correct, if not you must submit a new enquiry.
- Should your scope of works change or the plan validity dates expire, you must submit a new enquiry.
- If you do not understand the plans provided please contact GAWB prior to works commencing.
- Always perform an onsite inspection to establish the presence of assets.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.

Report any asset damage immediately on **07 4979 2125**. Note: GAWB reserves the right to recover compensation for damages.

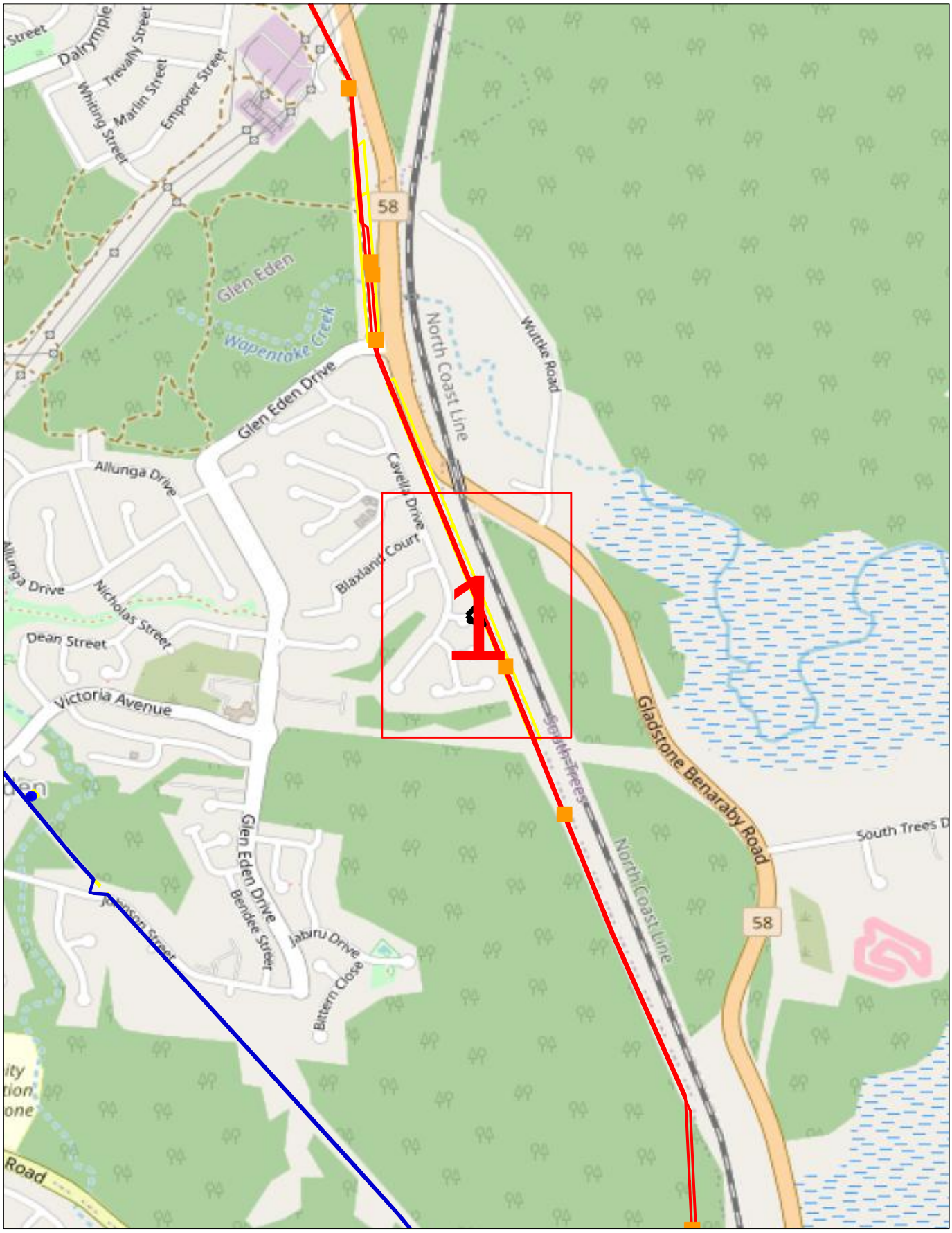
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Gladstone Area Water Board

Overview

Sequence No: 282345058

5 Carnegie Ct Glen Eden



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0 0.1km

Imagery sourced from Open StreetMaps

LEGEND: BYDA Work Area

- Treated Water
- Raw Water
- Property Boundary
- Pump Station
- Reservoir
- Redundant
- Reservoir
- Planned/Works
- Treatment Plant
- Underground Conduits

Date: 11/11/2026

Gladstone Area Water Board

Map 1

Sequence No: 282345058

5 Carnegie Ct Glen Eden



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Imagery sourced from Open StreetMaps

LEGEND:

- BYDA Work Area
- Pump Station
- Raw Water
- Property Boundary
- Treated Water
- Reservoir
- Redundant
- Reservoir
- Planned/Works
- Treatment Plant
- Underground Conduits

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Gladstone Area Water Board

Guidance for Planning & Working in Vicinity of GAWB Infrastructure

MPR-INT-0094

Controlled Document

AUTHORISED BY:	General Manager – Capital
DATE OF ISSUE:	May 2024
MAINTAINED BY:	Engineering Manager
CURRENT VERSION:	Version 8 - Issue 2
REVIEW DATE:	24 months from 'Date of Issue'
DOCUMENT TYPE	Management Plan

Gladstone Area Water Board
Phone: (07) 4976 3000
Fax: (07) 4972 5632

136 Goondoon Street
Gladstone Q 4680
www.gawb.qld.gov.au

Gladstone Area Water Board
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Gladstone Area Water Board

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1. INTRODUCTION

Gladstone Area Water Board (GAWB) is a Category 1 Water Authority and a registered Service Provider under the *Water Supply (Safety & Reliability) Act 2008 (Qld)* (WSSRA) and operates as a commercialised Statutory authority with the function of carrying out water supply activities.

As a commercialised entity, GAWB has a key objective of ensuring its operations are as efficient as possible by providing uninterrupted water supply to its customers. Damage or other interference to water infrastructure can have significant impacts on individuals, businesses and the community.

2. VERSION HISTORY

Version	Issue	Revision Description	Revision Date
7	1	Update- No changes to content	12/07/2023
8	1	Updated to new template, information added for new format	14/12/2023
8	2	Update. Minor changes	16/12/2024

3. DOCUMENT HISTORY

ECM Numbers	Year	Former Document Information
265839	2013	Guidance for Planning & Working In vicinity of/crossing GAWB Infrastructure
376003	2016	

4. REVISION STATUS

This Management Plan is Version Number 8, Issue Number 2.

5. SUMMARY

This guideline is for businesses and individuals planning works on / near GAWB infrastructure, GAWB owned land or easements. The aim of this document is to assist with the planning and coordination of site works, so they do not interfere with water delivery services, now and into the future. The information provides a framework for Utility Damage Prevention to help prevent harm to people, property, and utility facilities.

All information provided only relates to GAWB assets. Owners of other buried assets will have their own requirements which should be determined well prior to commencing site work.

"Utility Damage Prevention - Think safely before you work"

Communicate and Approval



Be Prepared and Locate Service



Hand dig/Pot hole



Avoid Excessive Load



Do Not Obstruct



Careful Use of Plant



Ensure the safety of all personnel and avoid essential services damage.
Before performing any construction works on or near
GAWB assets you must obtain written GAWB approval.
GAWB has procedures to be followed by anyone planning site works.
Significant penalties apply should an offence under the Water supply ACT 2008 be determined.

6. LEGISLATION REQUIREMENTS

The Water Supply Act regulates the provision of water services in Queensland, including by prescribing the functions and powers of service providers.

Relevantly, the Water Supply Act 2008:

- Gives a service provider specific power to enable the service provider to protect its infrastructure.
- Makes it an offence for a person to interfere with a service provider's infrastructure without approval.
- Prescribes significant penalties for offences under the Act.

Section 192(1) of the Water Supply Act makes it an offence for a person to interfere with a service provider's infrastructure, without the service provider's written consent.

Maximum penalty—1000 penalty units.

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Section 192(2) of the Water Supply Act makes it an offence for a person to build over, interfere with access to, increase or reduce the cover over, or change the surface of land in a way causing ponding of water over an access chamber for, a service provider's infrastructure, without the service provider's written consent.

Maximum penalty—500 penalty units.

Section 117 of the Water Supply Act makes it a mandatory that a Water Service Provider prepare and comply with customer service standards.

6.1 Who Does This Apply To

This document applies to anyone planning construction activities or ground disturbing works near GAWB infrastructure or on GAWB owned land or easements.

These guidelines will enable planners, contractors, supervisors, excavators, etc. to better plan their works and ensure that appropriate measures are taken throughout their project to protect essential services.

The parties working on site are responsible for the equipment and methods used in their work. In providing this information, GAWB is not specifying systems of work or equipment to be used. It is instead identifying the various aspects of your work which may have an undesirable impact on GAWB's water supply services.

It is the responsibility of the party conducting the work to determine how to best conduct the work in consideration of this information and applicable legal and regulatory requirements.

6.2 What Type Of Work Does This Apply To

This guideline applies to all types of above ground and below ground activities such as utility type works, construction works, assembly of structures, fences, roads & ground disturbing work. It includes any activities which cause vibration, shock or application of excessive loads.

Typical work types include:

- Road works
- Boring
- Siting and construction access roads
- Siting of lay down areas and materials stockpiles
- Open excavations
- Vac excavation
- Ground compaction
- Land filling
- Pile driving
- Placement of permanent or temporary structures
- Soil Sampling
- Blasting
- Trenching
- Vertical or horizontal drilling
- Driving of heavy machineries over or adjacent to GAWB infrastructure
- Electrical installation impacting GAWB's cathodic protection systems

This guideline applies to any party responsible for advising on, planning or conducting construction or utility type works near GAWB infrastructure.

Typical stakeholders and roles include:

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Typical Organizations	Typical Roles
Construction company	Architects
Engineering consultancies	Consulting Engineer
Excavation contractors	Designers
Farmers	Developers
Geotechnical surveyors	Planners
Head contractors	Plumbers
Land Developers	Project Manager
Local government	Site Excavator
Owners of chemical or fuel pipelines	Site Supervisor
Rail authorities	Surveyor
Power Telecommunication Distribution Companies	Utilities service provider
Road authorities	Utilities locator
Urban and rural landowners	Utilities service provider

7. RESPONSIBILITIES

The persons conducting the activities are the responsible persons, including the responsibility to ensure the persons have authorized access to the site. Before entering private property, the companies & individuals must comply with land access laws and follow GAWB set procedures if using GAWB easements which will require GAWB approval. It is the responsibility of the relevant parties to ensure operational functionality and safe access to GAWB's infrastructure while undertaking works.

7.1 Duty of Care

Parties working near GAWB water services have a duty of care to ensure that water services in the area of interest are not damaged, or interfered with, and their work does not contaminate water services, present a hazard to workers, the public or GAWB. This duty of care is exercised through careful planning of the works and compliance with relevant Queensland Work Health & Safety and Environmental Protection legislation and GAWB policy and procedures.

While GAWB will provide guidance where appropriate, the responsibility for ensuring that the work does not interfere with GAWB infrastructure and is conducted in a safe manner remains with the party conducting the work. Any damage caused, including potentially any consequential damages, is the responsibility of the party who caused the damage.

7.2 Protecting pipe assets from construction plant loadings

Construction near buried pipeline assets can subject the pipes to construction plant loading. The pipe relies on the cover of soil above the crown to protect it from damage. Parties must locate and mark out by stakes, pegs or other significant visual aids, the position and alignment of GAWB buried pipeline assets on-site before starting any works. Exercise extreme care during construction. If you have any doubt of the service or physical condition of GAWB pipeline assets within your project area, contact GAWB as soon as possible.

8. SAFETY

8.1 Site Safety

Parties working on site must refer to *Queensland Workplace Health & Safety Regulation 2011* and have appropriate and effective safe working methods in place identifying hazards associated with working near GAWB infrastructure.

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8.2 Hazards Associated with Working Near Water Services

While GAWB water services may appear to be less hazardous when compared with electricity or gas services, hazards still exist and must not be underestimated. Damage to high pressure water pipes may result in damage to underground services, fatalities, severe injury as well as significant disruption and environmental damage.

Potential hazards are:

- Large forces associated with the release of water under high pressure, it may also contain stones or other hard objects ejected from the pipe
- Leaks of water from underground pipes can affect adjacent services and reduce support for other structures
- Traffic hazards associated with the release of large volumes of water
- Exposure to asbestos
- Fall hazards associated with accessing pits or high structures
- Electrical Hazards

9. PLANNING

9.1 What should I do

Damage can be avoided by carefully planning and conducting your work. Planned work in the vicinity of GAWB infrastructure which are in road reserves, public open space, in easements and private property will require additional approvals by third parties such as Gladstone Regional Council, land owners and the Department of Transport and Main Roads Queensland.

GAWB does not own the land contained within the easement but has acquired rights for its use by agreement with the original landowner. Ownership of that land remains with the landowner, who has restricted use of the area contained within the easement. To ensure the safety of landowners and the community, GAWB has statutory authority to restrict the activities that can be carried out on easements.

Before you start any work:

- Utilise the **Before You Dig Australia (BYDA)** service on your iPhone or Android mobile phone app or at www.byda.com.au.
- **Positively identify** GAWB services.
- Review the planned works and plan to **avoid disturbing** GAWB services.
- Determine if your planned works are **notifiable works** to GAWB (refer section 10.2).
- Ensure **work methods** adequately address hazards associated with GAWB services.
- Allow GAWB time to provide sufficient resources to **participate in risk assessments.**
- Provide **detailed plans & copies of the SWMS/JSEA** or risk assessment matrix.
- Obtain **approval** where applicable and follow all requirements prescribed by GAWB.
- **Do not perform works** without appropriate written GAWB approvals.
- **Notify the proposed timing of the work to GAWB.**
- **Meet GAWB staff on site prior to commencing the work.**
- **Notify any existing damage to GAWB's infrastructure.**

After you start any work:

- **Ensure GAWB's representative is present during key stages of the work being performed.**
- **Formally notify that work was performed in compliance with GAWB's approval condition.**
- **Immediately notify any damage to GAWB's infrastructure during the work.**
- **Submit as constructed information to GAWB if applicable under the approval condition.**
- Meet GAWB's representative at the completion of the work and confirm the compliance with GAWB's approval condition.

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Note: For some services there may be more than one owner/operator, you must consult all owners/operators before commencing works.

10. NOTIFICATION OF WORKS

10.1 What does GAWB Require

Where works are in the vicinity of GAWB infrastructure you are required to notify GAWB of your planned works. Where the works meet the notifiable criteria you will need to consult with GAWB and obtain written permission from GAWB before commencing works.

Timely enquiries and applications to GAWB for project assessment will reduce the chance of delays to your project.

All enquiries / applications, especially those that include notifiable works, must be submitted to GAWB with up to date, readable plans, which show the works to be carried out, recorded alignments and depth (where known) of any proposed pipeline alignment, pipe crossing, road widening, piling penetration vibration, and excavation works or where any works has the potential to impact on GAWB's infrastructure.

10.2 What are notifiable works

Notifiable works is construction work activity that has been identified as having the potential to impact with GAWB infrastructure.

Notifiable works are typically but not limited to:

- Excavation works above GAWB pipeline or infrastructure services
- Excavation works within 5m of GAWB pipeline infrastructure
- Excavation works under GAWB pipeline or infrastructure services
- Vibration or compaction above, under or within 5m of GAWB pipeline or infrastructure services
- Piling within 5m of GAWB pipeline or infrastructure services
- Blasting within 500m of GAWB pipeline or infrastructure services
- Changes to existing surface levels permanent or temporary near GAWB infrastructure
- Construction works above or below GAWB pipeline or infrastructure services
- Landscaping near GAWB pipeline or infrastructure services
- Design of works for road or government infrastructure near GAWB pipeline or infrastructure services
- Design of urban development near GAWB pipeline or infrastructure services

Note: If for any reason your proposed works do not fit the above criteria, but your BYDA enquiry has triggered GAWB assets are nearby, you must contact GAWB to confirm any requirements that may be needed to be complied with.

10.3 Failure to Notify GAWB

Failure to notify GAWB may result in interference with GAWB's infrastructure, injuries, and costly repairs. This is considered as a serious violation of the provisions with the *Water Supply and Reliability Act 2008*. In such situation followings actions may be required:

- GAWB demand that the new work be removed and reconstruct to comply with required standards.
- GAWB will perform the required work to ensure its infrastructure is adequately protected and pass the cost to the responsible party.
- GAWB take legal action under the provision of the *Water Supply and Reliability Act 2008*.

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10.4 Time Frame for Submission of Application

Application Type	Anticipated timeframe	Desired Outcome
Planning & Concept	> 12 Months	GAWB provide agreement of potential Conflicts that require further investigation and resolution during detailed design phases
Preliminary Design	6 – 12 Months	GAWB provides agreement to Applicant developed design for conflict resolutions
Construction	< 1Month	GAWB Inspectors attend site as required

WARNING: Failure to notify GAWB of works at prior phases of the project may result in delays to written approval.

10.5 How to Notify GAWB

You must contact GAWB by Email BYDA@gawb.qld.gov.au and provide BYDA Sequence Number

Ph: (07) 4976 3000 or in case of emergency only (07) 4976 2125

11. RISK REVIEW

11.1 What will GAWB do

GAWB through the BYDA process will respond by email sending a confirmation sheet with the details of your project, including the start and expected completion date, type of work and a map view of the location of your project and GAWB's affected services. An application to undertake works can be found at the end of this document. All applications and request for information or additional plans can be submitted via the BYDA email address BYDA@gawb.qld.gov.au.

You will be contacted by a GAWB representative and if necessary be required to attend an onsite meeting at the location of the proposed works. The GAWB advisor will then communicate to you any requirements, recommendations and GAWB approvals that may be required for works to proceed. The person attending this meeting shall be the applicant's representative with direct responsibility for the site works.

Consent may be in the form of either a Permit to Work, a crossing deed or by means of a formal written agreement with GAWB. Without written consent from GAWB you are not authorised to proceed.

Note: It is an offence for a person to interfere with a service providers infrastructure, without the service providers written consent.

12. ASSOCIATED DOCUMENTS

- MPR-INT-0135 | Permit to Work Procedure (GAWB Internal reference only)

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Gladstone Regional City

Referral
282345057

Member Phone
(07) 4970 0700

Responses from this member

Response received Wed 11 Nov 2026 9.44am

File name	Page
Response Body	66
Application 282345057.pdf	67
ASSET 282345057.pdf	71
GRC Cover Letter BYDA 282345057.pdf	72

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Attention: **Lyndel Hewitson**

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: **54727946**

Sequence Number: **282345057**

Dig Site Location: **5 Carnegie Ct Glen Eden QLD 4680**

According to our records, your enquiry with the following details **impacts our infrastructure**. Please ensure that you read the attached documents, it contains important information including essential steps that must be undertaken prior to commencing construction activities.

This enquiry is valid for **30 days** from the enquiry date.

If you require further information or assistance with interpretation of plans, please contact **Customer Solutions** on **(07) 4970 0700** info@gladstone.qld.gov.au

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

You may also view the response with an interactive web map below:

View web map

Download spatial data

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

GLADSTONE REGIONAL COUNCIL

PO Box 29, Gladstone Qld 4680
Phone (07) 4970 0700 Fax (07) 4975 8500
Email info@gladstone.qld.gov.au
Website www.gladstone.qld.gov.au

APPLICATION TO CARRY OUT WORKS ON A COUNCIL ROAD OR INTERFERE WITH A ROAD OR ITS OPERATION (EXCLUDING DRIVEWAYS)

Office: .....
Date: ...../...../.....
Time: .....
Name: .....

Local Government Act 2009, Local Law No. 1 (Administration) 2011
Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011

NOTE: WORKS MUST NOT COMMENCE PRIOR TO THE ISSUE OF COUNCIL PERMIT

A non-refundable fee applies per application - refer to current version of Council fees & charges found on the Gladstone Regional Council website

Application with payment must be submitted to Council a minimum of twenty-one (21) business days prior to proposed commencement date of work.

This application is used for:

- Events/Festival/March/Parade/Procession (road closures)
- General Works (including footpath)
- Connecting to Stormwater drain
- Gates and Grids (installation works only, licence application also required)

Site Location Details:

Street/Road Number	Street/Road Name	Suburb/Locality

Applicant Details:

Surname:	Given Name/s:
Company Name:	ABN:
Phone (Mobile):	Phone (Business Hours):
Facsimile:	Email Address: **(MANDATORY)**

Application Type:

□ Works on Roads □ Works on Roads - Install Gates and Grids

Permit Details: Please select the check-boxes that are applicable to your application and complete the questions below them.

□ **Event/Festival/March/Parade/Procession (Open/occupy road and/or Disrupt traffic flow):**

Type of closure required □ Footpath Use Only □ Full Road □ Half Road □ Other (Please describe)
If selected "other" type of road closure, please describe……
If applicable, what is the approximate number of people expected?.....
What is the reason for closure and/or disruption to traffic/pedestrians? Please provide event name if applicable.
……
….
……
….
Will there be temporary fencing or barricading? □ Yes □ No
If yes, what is the distance of work site from kerb?.....
What is the length and width of road/footpath where the temporary fencing or barricading will be installed?
……
…

□ **General Works (Open/occupy road and/or Disrupt traffic flow):**

Type of closure required □ Footpath □ Full Road □ Half Road □ Other (Please describe)
If selected "other" type of road closure, please describe……
What is the reason for closure and/or disruption to traffic /

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GLADSTONE REGIONAL COUNCIL

PO Box 29, Gladstone Qld 4680
Phone (07) 4970 0700 Fax (07) 4975 8500
Email info@gladstone.qld.gov.au
Website www.gladstone.qld.gov.au

pedestrians?.....
……
……
Will there be temporary fencing, barricading and/or Plant/Material on the footpath? □ Yes □ No
If yes, what is the distance of work site from kerb?.....
What is the length and width of footpath where the temporary fencing or barricading will be installed?
……
……
If any, what is the type of material/plant to be placed on footpath?.....
……
….

□ **Connect to Council Stormwater Drain**
Will the intended works connect to a Council stormwater drain? □ Yes □ No

□ **Concrete Pathway** (Please contact Road Services on (07) 4970 0700 if applicable to a Driveway Application)
What is the concrete surface finish?
□ Broom finished concrete □ Coloured concrete □ Other (subject to approval)
If using coloured concrete, please state the colour……
If there are other features of the concrete pathway, please describe. (Please ensure additional details are included in the Site Plan)
……..
……
…..
……
…..

Site Plan/Additional Details Section:

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GLADSTONE REGIONAL COUNCIL

PO Box 29, Gladstone Qld 4680
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Are there any other Council approvals relating to this application such as development applications/operational work? ☐ No ☐ Yes

If Yes please provide details of current application:
……
….
……
….

Please provide Dates and Times of proposed works:

Work proposed to be commenced by …… (Day) the ……/……/…....
Work proposed to be completed by …… (Day) the ……/….. /……..
Proposed times of operations are ……..…am/pm until ……am/pm
☐ Daily ☐ Overnight ☐ Continuously ☐ Other - please specify……....

Site Details:

Please select the location of work □ On constructed road □ On footpath □ Other (please describe)

If location of work is "Other" please describe…….

Please describe the exact location of where the intended works will occur (e.g. North side of Goondoon Street, between Tank and Herbert Street)

……..
……
…..

Notification to Services:

If applicable, please select services that have been notified of the proposed works on roads:

□ Qld Fire & Rescue/Ambulance
□ Taxi Services
□ Buslink/Bus Operators
□ JJ Richards - Waste Contractor
□ Affected Residents/Businesses

Attachments:

The following documents are also required to be submitted in conjunction with this application:

□ Proof of Not for Profit for Council to waive application fee (Events only) e.g. Certificate of Incorporation
□ Certificate of Currency for Public Liability of no less than $20,000,000
□ Traffic Guidance Scheme (TGS) and Traffic Management Plan (TMP) prepared by a qualified Traffic Management Design person in line with the MUTCD
□ An RPEQ signed drawing or Site Plan/Additional Details Section sketch (to scale) showing the location details and dimensions of the proposed work must be submitted attached to this application
□ Police Application for Road Closure Permit - Queensland Police Service
□ Police Application for Special Event Permit – (Events only) - Queensland Police Service
□ Department of Transport & Main Roads - Road Corridor Permit (if applicable)
□ List of evidence of notification to services (if applicable)

Certification by Applicant:

I certify that:

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GLADSTONE REGIONAL COUNCIL

PO Box 29, Gladstone Qld 4680
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Email info@gladstone.qld.gov.au
Website www.gladstone.qld.gov.au

a) I am the relevant person with authority to make this application and the details provided in this application are correct;
b) I have obtained a certified Traffic Guidance Scheme and will manage any applicable Traffic Guidance Scheme (TGS) and/or Traffic Management Plan (TMP) associated with these works;
c) I will obtain a copy of the contractors Certificate of Currency for Public Liability of no less than $20,000,000;
d) I understand that no works are to commence until a Council Works on Roads Corridor Permit or Letter of No Objection has been issued for these works;
e) On commencement of works, I undertake to abide by the conditions as set out in the Council Permit/Letter of No Objection; and
f) As part of the approved Work on Roads Corridor Permit/Letter of No Objection, I will carry out the appropriate notification to emergency services and/or affected residents/businesses.

Name and Signature of Property Owner (Authorised Person where applicant is a Company)

Name: _____
(Please Print)

Signature: _____ Date: _____/_____/_____

Privacy Statement: *The Gladstone Regional Council is collecting your personal information to process this application. The information will only be used by authorised council employees for the purposes of the service or for the purpose of performing other Council functions and responsibilities. Your personal information will not be given to any other person or agency unless you have given us permission to do so or we are required to do so by law.*

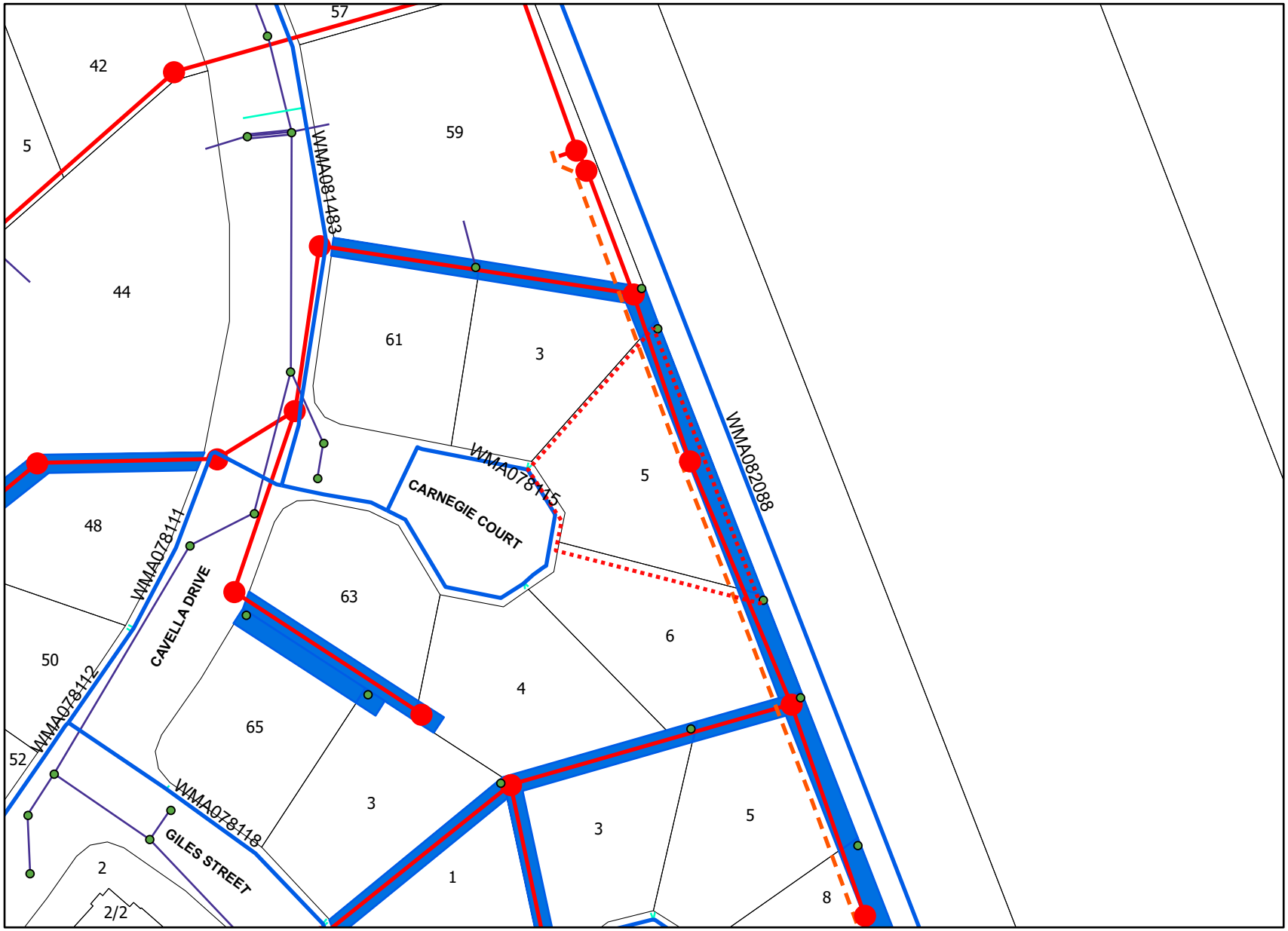
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GLADSTONE REGIONAL COUNCIL

Job # 54727946
Seq # 282345057

Provided by Gladstone Regional Council

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry

Water
- WaterService
- Reticulation Minor

Stormwater
- StormwaterPipes
- StormwaterPits

Sewer
- Gravity Main
- RisingMain
- Standard Manhole
- Easement

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gladstone Regional Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact Gladstone Regional Council on 07 49758102

11/11/26 (valid for 30 days)

0 10 20 40 m

N

Scale 1:1,000

Plans generated by SmarterWX™ Automate

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

GLADSTONE REGIONAL COUNCIL

Date: 11 November 2026

To: [to be inserted manually or automatically by vendor]

Lyndel Hewitson
Suite 3, 80 Davenport Street
Southport QLD 4215

Based on your Before You Dig enquiry, we have been requested to provide information regarding our infrastructure and instructions on working safely around it. Please review all documents provided with this response:

Sequence No:	282345057
Job No:	54727946
Location:	5 Carnegie Ct Glen Eden QLD 4680

If you require further information, please contact the Gladstone Regional Council on 49700700

Please ensure that you read all information contained in this document and please review all documents, including plans, provided with this response.

This enquiry is valid for 30 days from the enquiry date.

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

When working in the vicinity of Gladstone Regional Council assets you have a Duty of Care that must be observed.

Please note, if you are planning to conduct works on the road verge, you need to obtain approval from Gladstone Regional Council prior to commencing any works. Under Section 75 of the Local Government Act 2009 a person (other than the council or a person acting under some other statutory authority) must not without lawful excuse (including under another Act, for example), or the written approval of the local government—

(a) carry out works on a road; or

(b) interfere with a road or its operation.

A maximum penalty - 200 penalty units.

To obtain approval, please complete and return Works on Road Application located on the Council's website at https://online.gladstone.qld.gov.au/ePathway/Production/Web/Applications/ExternalRequestBroker.aspx?Module=EAPLODG&Class=WK&Type=WOR

or download a PDF at https://www.gladstone.qld.gov.au/downloads/file/1278/application-to-carry-out-works-on-a-council-road-or-interfere-with-a-road-or-its-operation-excluding-driveways-

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A copy of Council's Standard Conditions can be found at
https://www.gladstone.qld.gov.au/downloads/file/1276/standard-conditions-works-on-road-corridor-permit

Duty of Care & Important Information

Duty of Care

- All Gladstone Regional Council assets, including underground network, must be validated (physically sighted and identified), prior to commencing any excavation in the vicinity
- It is recommended that a Certified Locator be engaged for the locating of assets
- All Gladstone Regional Council assets once validated, must be protected from damage
- Gladstone Regional Council infrastructure is not to be altered by any third party without prior approval
- All trench and pothole reinstatements are to occur no later than 5 days after work occurring
- If your project is dependent on the position of the Gladstone Regional Council assets, then it is recommended that you validate the position of the network prior to finalising your design
- Plans are valid for 30 days after issue and a new enquiry must be lodged if plans expire
- Incorrect Plans - please advise if there are any errors or incorrect locations shown on the plans by contacting Gladstone Regional Council on 49700700 or info@gladstone.qld.gov.au
- **Any damage to Gladstone Regional Council owned infrastructure or property must be reported immediately to Gladstone Regional Council 49700700**

Important Information

In particular Gladstone Regional Council wishes to advise –

- The actual location of any Gladstone Regional Council assets may differ from the position shown on the attached plans
- Asset location plans are intended to be indicative only - completeness and accuracy of the information provided cannot be guaranteed
- Asset plans, as per Australian Standard AS 5488, are Quality Level D
- Gladstone Regional Council reserves the right to recover compensation for loss or damage to infrastructure or any property

Further Information

- http://www.dbydlocator.com/certified-locators/
- Before You Dig Best Practices
- PDF Map Files - free viewing software is available from the internet e.g.
  Adobe Acrobat Reader (http://get.adobe.com/reader/), or
  Foxit Reader (http://www.foxitsoftware.com/downloads/)

If you require any further assistance, please contact the Gladstone Regional Council 49700700 or email-
info@gladstone.qld.gov.au

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Referral
282345061

Member Phone
1800 687 626

Responses from this member

Response received Wed 11 Nov 2026 9.54am

File name	Page
Response Body	75
282345061_20261110_235421511868_1.pdf	76
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	79
Disclaimer_282345061_20261110_235421511868.pdf	81

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Hi Lyndel Hewitson,

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

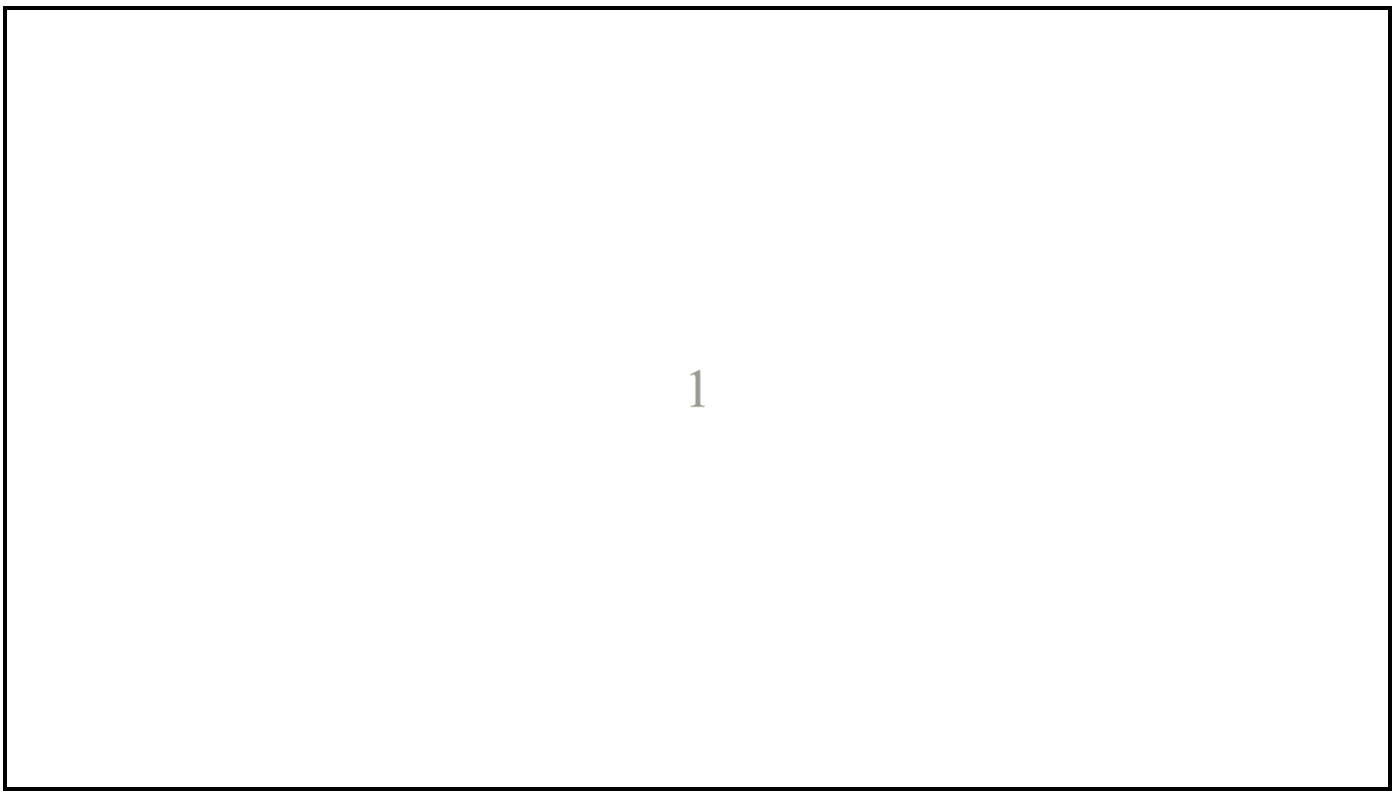
Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

To:	Lyndel Hewitson
Phone:	Not Supplied
Fax:	Not Supplied
Email:	convey@helylegal.com.au

Dial before you dig Job #:	54727946
Sequence #	282345061
Issue Date:	10/11/2026
Location:	5 Carnegie Ct , Glen Eden , QLD , 4680

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

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

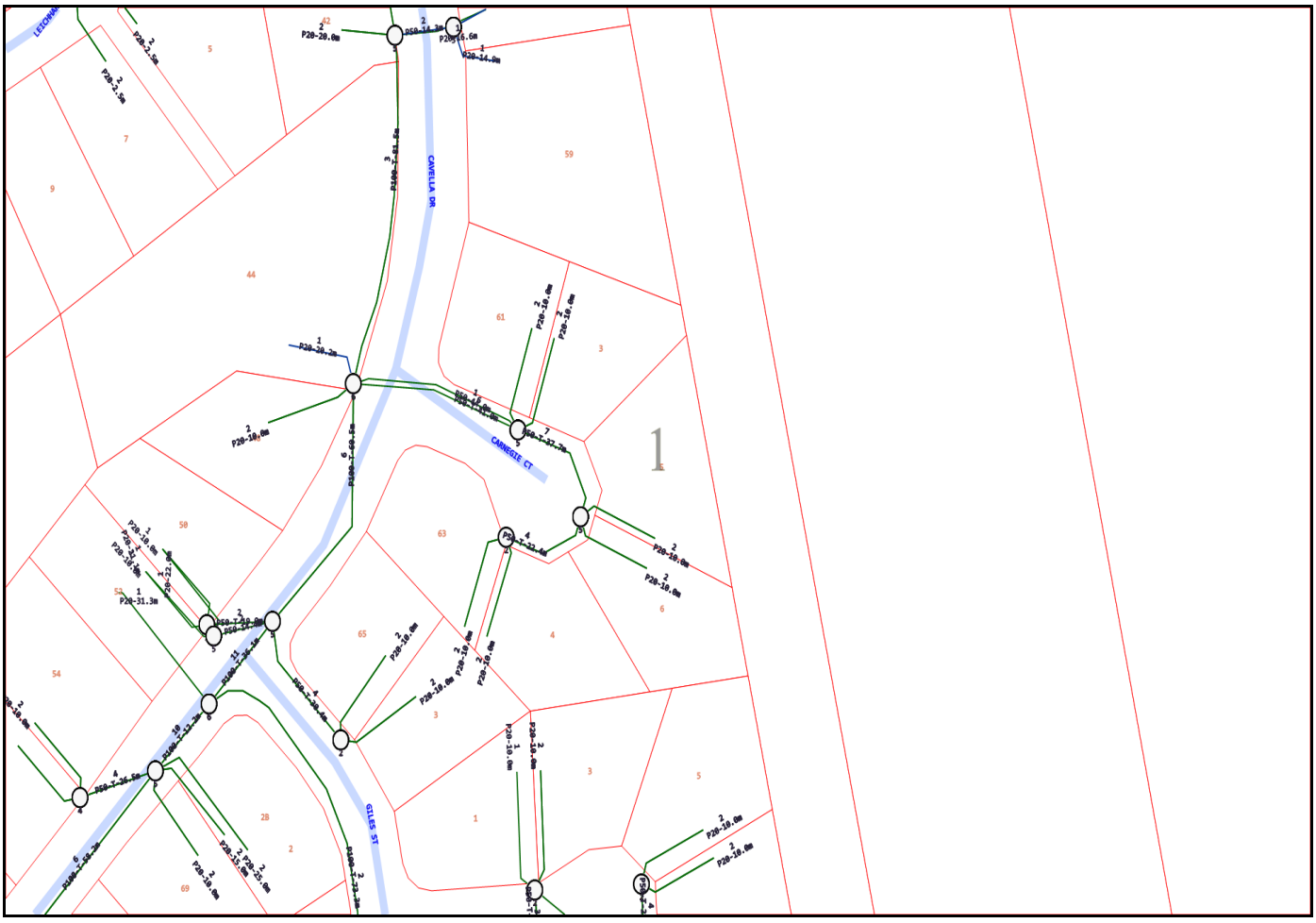


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LEGEND

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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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.

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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.

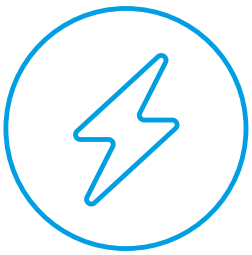
Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

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.

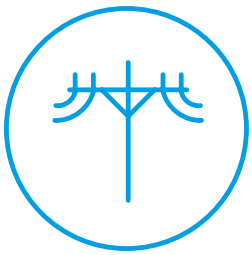
Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

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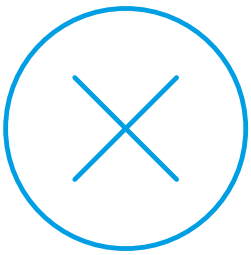
Working near nbn™ cables



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.

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

DIAL BEFORE YOU DIG
www.1100.com.au

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

To:	Lyndel Hewitson
Phone:	Not Supplied
Fax:	Not Supplied
Email:	convey@helylegal.com.au

Before You Dig Australia Job #:	54727946
Sequence #	282345061
Issue Date:	10/11/2026
Location:	5 Carnegie Ct , Glen Eden , QLD , 4680

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

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

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

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

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)

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

	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: 10/11/2026

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Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Referral
282345062

Member Phone
1800 336 886

Responses from this member

Response received Wed 11 Nov 2026 9.43am

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282345062 - Visionstream Response letter.pdf	88

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

ATTENTION: Lyndel Hewitson

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

Thank you for your BYDA enquiry.

Job No: 54727946
Sequence No: 282345062
Enquiry location:
5 Carnegie Ct
Glen Eden
QLD 4680

Attached are the files containing information relating to your recent BYDA request. Please read and understand all the attached documentation and contact VisionStream on 1800 336 886 or reefdbydadmin@ventia.com if you have any queries.

Note: If you have received this email in error, please advise us by calling 1800 336 886 and quote the Sequence Number listed above.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as:

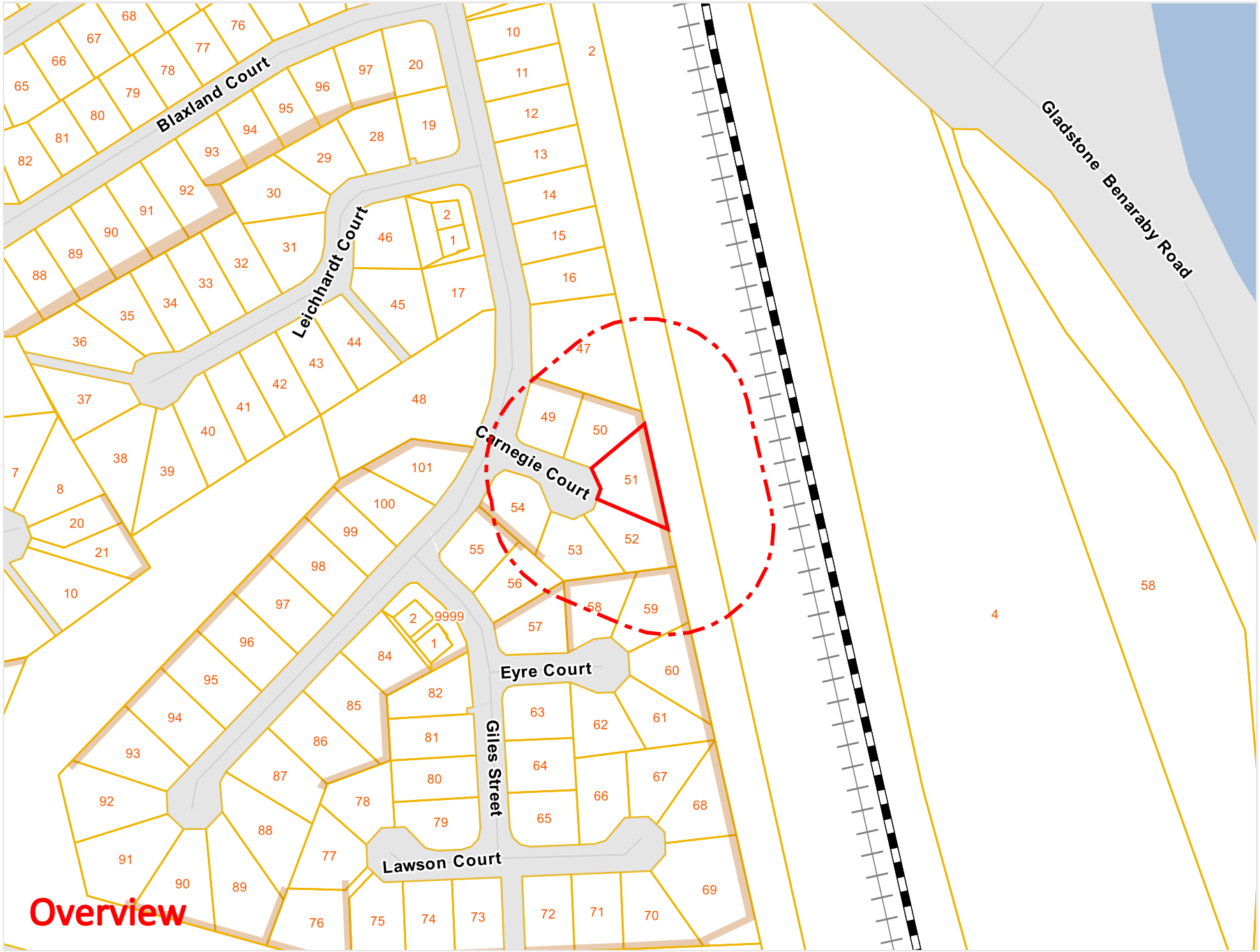
Adobe Acrobat Reader (for PDF files) - http://get.adobe.com/reader

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Reet Networks

Sequence No: 282345062
Job No: 54727946
Location: 5 Carnegie Ct, Glen Eden, QLD 4680

BEFORE YOU DIG www.byda.com.au



Legend

Cable

N

Scale: 1:2500
Expires: 09 Dec 2026

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

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Plant Location Details

11/11/2026

Lyndel Hewitson
Hely Legal
Suite 3, 80 Davenport Street
Southport, 4215
Phone: +61402568036
Mobile: No longer supplied
Email: aizpctvs5wemas.xcg6id4r7c61dv@smarterwx-mail.byda.com.au

Visionstream Pty Limited
ABN 80 062 604 193 20
Corporate Drive Heatherton,
Victoria 3202
T 1800 336 886
E reefdbydadmin@visionstream.com.au
W www.visionstream.com.au

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

Sequence No: 282345062
Location: 5 Carnegie Ct
Glen Eden, QLD, 4680
Activity Description: Conveyancing
Planning and Design: Yes
Commencement Date: 11/11/2026

As a result of your inquiry and based on the description of work provided by you, Visionstream believes that there is a low risk that the works described will damage the Reef Network. To assist you in your work, Visionstream has enclosed a copy of the relevant plans of the network. You are reminded that this does not eliminate the need for you to take every possible care when conducting work close to the Reef Network.

I should also like to point out that Visionstream would seek full restoration for any damages to the Reef Network as a result of work undertaken by you or your representatives.

Should the scope of works supplied to Visionstream change, it is expected that you will seek further information from Visionstream for any proposed variations before they are to begin construction. Visionstream will provide onsite support, where required, for nominal rates.

Once again let me thank you for your interest and please do not hesitate to contact us again if we can be of service.

Yours faithfully

Jevat Jonuzi
for Mark Aguis

VISIONSTREAM PTY. LIMITED

WARNING - The accuracy and/or completeness of the information provided cannot be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Reef Networks does not warrant or hold out that its plans are accurate and accepts no responsibility for any accuracy shown on the plans. It is your responsibility to locate Reef Networks' underground plant by careful vacuum excavation/hand potholing prior to any excavation in the vicinity and to exercise due care during that excavation. Please read and understand the information provided. If you do not understand what your obligations are in respect to Duty of Care, please call 1800 336 886. REEF NETWORKS WILL SEEK COMPENSATION FOR LOSS CAUSED TO ITS PLANT. Reef Network's plans and information provided are valid for 28 days from the date of issue. If this timeframe has elapsed please reapply for plan

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Visionstream or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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Referral
282345060

Member Phone
1800 653 935

Responses from this member

Response received Wed 11 Nov 2026 9.51am

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Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

Attention: Lyndel Hewitson

Site Location: 5 Carnegie Ct, Glen Eden, QLD 4680

Your Job Reference: HEWITSON & ANDON

This is a system-generated email, from a mailbox that is not monitored -

Please do not reply to this email.

Thank you for requesting Telstra information via Before You Dig Australia (BYDA). This response contains Telstra Information relating to your recent request.

When working in the vicinity of telecommunications you have a duty of care that must be observed, please ensure you read and understand all the documentation below:

Please refer to all enclosed attachments for more information.

Accredited Plant Locator	General Contact Information
Telstra Duty of Care V32	Your responsibility working near Telstra Assets
Telstra Map Legend 4.0	Common Symbols on Cable Plans and general Clearance information

Cable Plan Readers	.DWF	Autodesk: https://www.autodesk.com/products/design-review/overview (Microsoft Windows App) or https://viewer.autodesk.com/ (view in your Internet Browser)
	.PDF	Adobe: https://www.adobe.com/au/acrobat/pdf-reader.html

Best practice guides and the five P's of safe excavation	These are the essential steps to be undertaken prior to commencing construction activities	BYDA : https://www.byda.com.au/before-you-dig/best-practice-guides/

	We highly recommend using certified locators where possible.	CERTLOC : https://certloc.com.au/find-a-certified-locator/

1800 653 935 Location Intelligence	Whenever in doubt please contact this number or Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com	Note: that Telstra plans are only valid for **60** days from the date of issue
How to Report Damage to Telstra Equipment	If you've spotted damaged equipment including pits, pillars, cabinets, underground cables, overhead cables, elevated joints and manhole covers the preferred method of reporting is via	Snap Send Solve APP: https://me.snapsendsolve.com/snap Report Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages Call: **13 22 03**

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

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 v33.0b.pdf)

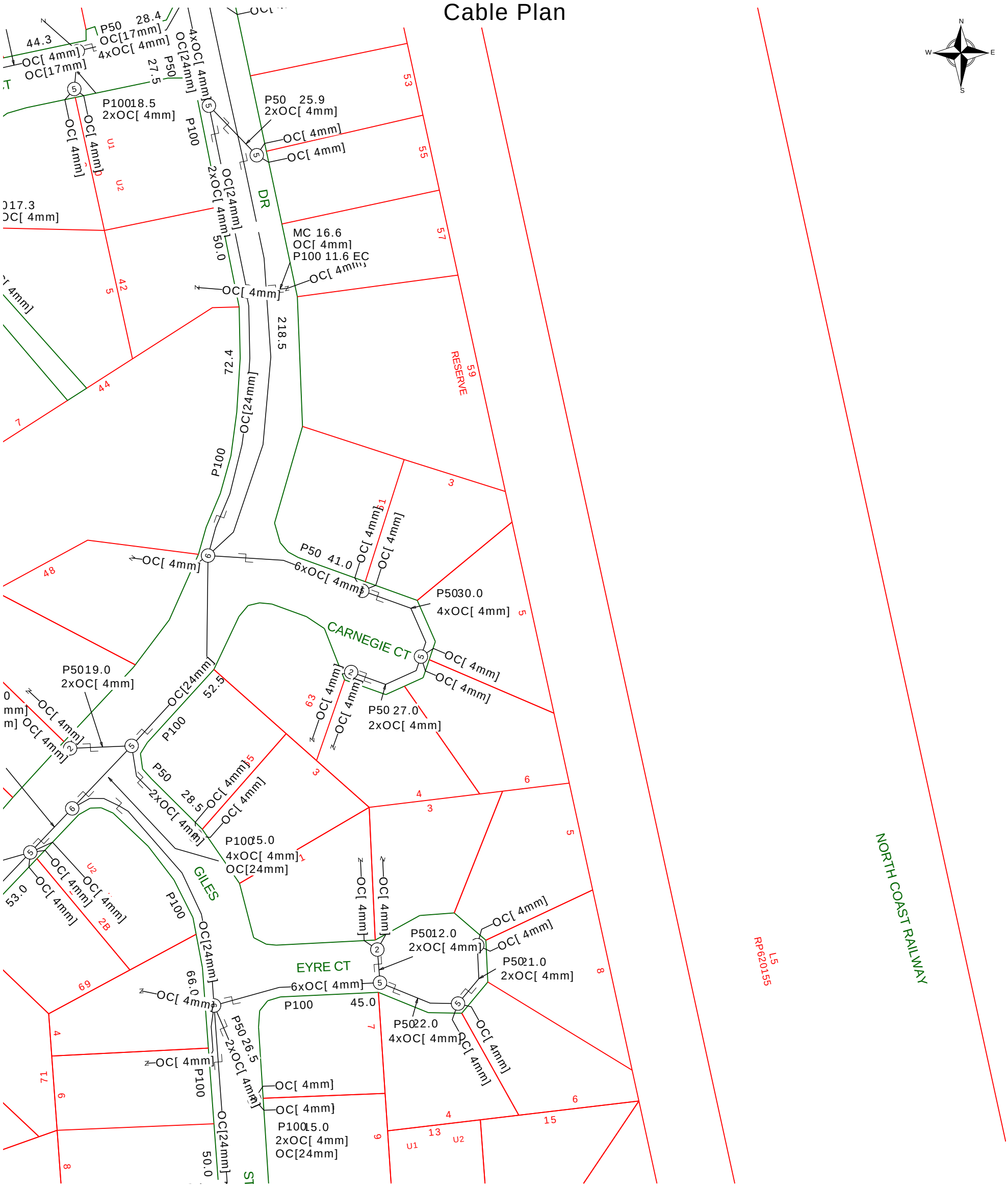
(See attached file: Telstra Map Legend v4_0c.pdf)

(See attached file: AccreditedPlantLocators 2026-08-28a.pdf)

(See attached file: 282345060.pdf)

Docusign Envelope ID: 8C1F5D23-7B75-8C86-8296-70EDC973AF87

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 11/11/2026 10:48:51

Sequence Number: 282345060

Please read Duty of Care prior to any excavating

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.

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General Information

Telstra highly recommends using Certified Locators.

For more info visit https://certloc.com.au/find-a-certified-locator/

or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE 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/



Report Damage to Telstra equipment.
Call 13 22 03 and say, "Report Damage".
Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages



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**

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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.

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Disclaimer and legal details

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

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

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

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

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

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

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

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

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

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

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

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

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

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

Data Extraction Fees

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

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

Privacy Note

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

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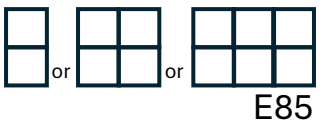
LEGEND

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)



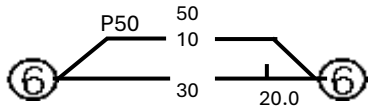
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

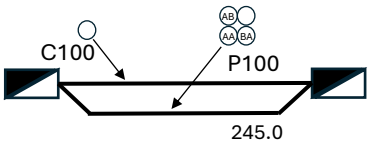
Some examples of conduit type and size:

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

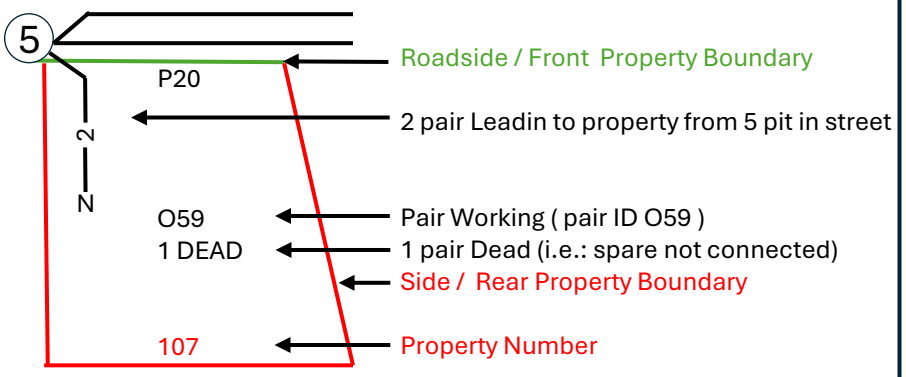
Some Examples of how to read Telstra Plans



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.

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End of document

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

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