



140 – 152 SPRINGACRE ROAD, THORNLANDS

PRELIMINARY ENGINEERING SERVICES REPORT

Prepared for ALBANY CREEK RESERVE Pty Ltd
May 2026



PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND DEVELOPMENT

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Document Control

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Project No: 2026060

Version Register

Version #	Date of Revision	Prepared by	Reviewed by	Reason for revision	Authorised by
1	May 2026	SW	AR	Development Application	AR

Issue Register

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Liam Donald	DTS	liam@dtsqld.com.au	19/05/26	1

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1. INTRODUCTION

Albany Creek Reserve Pty Ltd have commissioned Civil360 Engineering Pty Ltd to prepare this Preliminary Engineering Services Report (PESR) for a proposed residential development at 140 – 152 Springacre Road, Thornlands (the site).

This document reports on both the existing infrastructure and proposed civil works associated with this proposed development in support of a Development Application. This document should be read in conjunction with associated reports prepared by the project consultant team.

The report has been prepared to address and demonstrate compliance with:

- *Redland City Plan*
- *South East Queensland Design and Construction Code*
- *State Planning Policy 2017*
- *Engineering Best Management Practices*

2. EXISTING AND PROPOSED DEVELOPMENT

2.1. Existing Site

The subject development site is located at 140 – 152 Springacre Road, Thornlands and is described as Lot 17 on RP53653. The site comprising a total area of 5.7 Ha is currently zoned as Rural.

Site details are detailed below in Table 1:

TABLE 1: EXISTING PROPERTY INFORMATION

Address	Description	Area (m ²)
140 – 152 Springacre Road, Thornlands	Lot 17 on RP53653	57,162m ²

Figure 1 below shows an aerial view of the site. The site is partially cleared of vegetation, with some small areas of existing vegetation retained as shown. An existing dwelling is located centrally within the site.

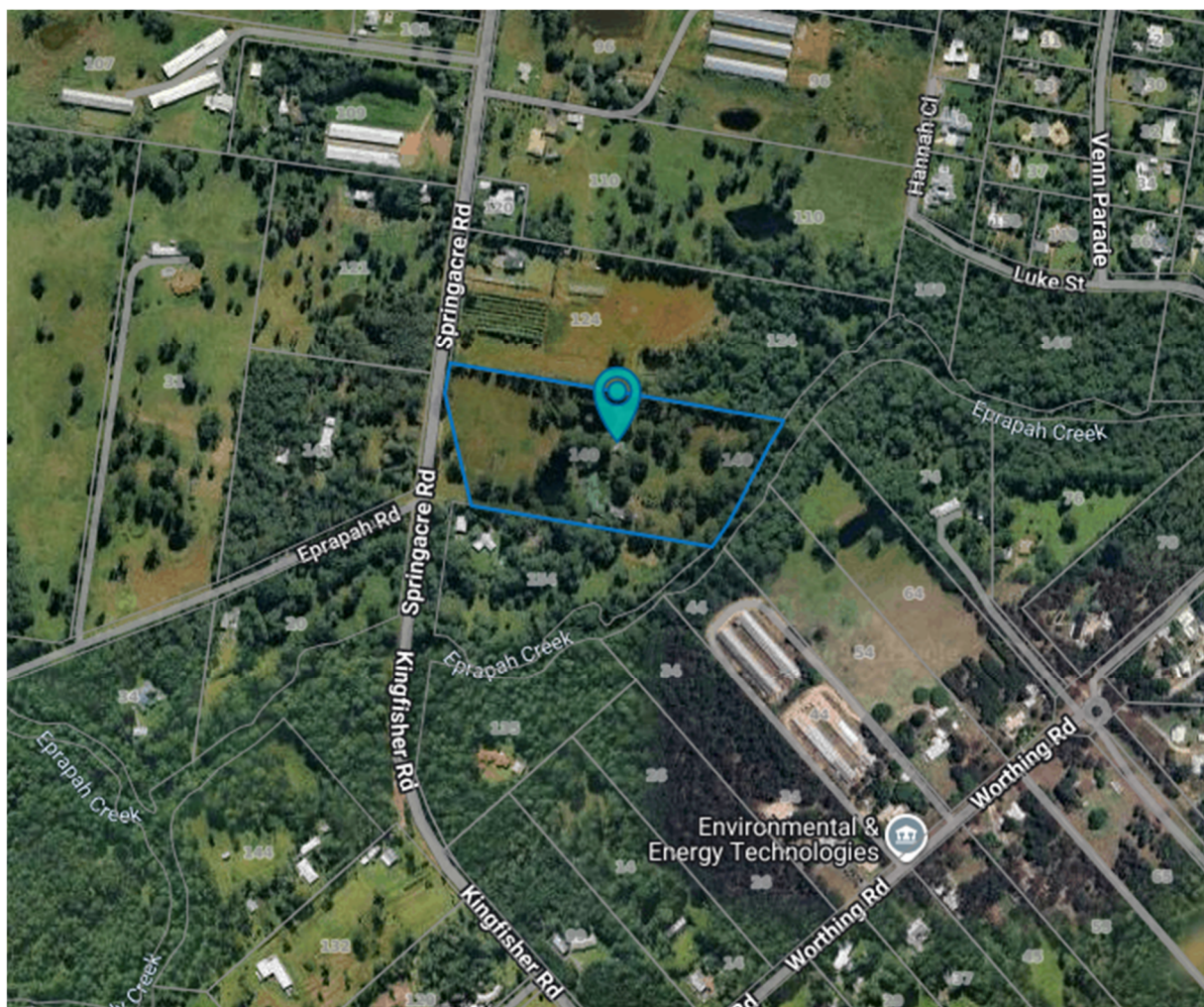


FIGURE 1: AERIAL IMAGE OF THE SUBJECT SITE (SOURCE: REDLAND PD ONLINE)

The site generally falls from the northern boundary, south towards an internal gully, then to the southern site boundary and onto Eprapah Creek.

The total site is gently graded with slopes to a maximum of 3% and levels ranging from R.L.20.50 m AHD on the northern boundary to R.L.13.0m AHD on the southern site boundary. The proposed development area is limited to the western half of the site due to the provision of open space corridor along the creek line.

Detailed survey of the site has not been completed to date.

BYDA search results of current site and surrounding infrastructure have been include in Appendix C.

Refer to Figure 2 below for existing site contour information.



FIGURE 2: BASE MAPPING (SOURCE: QUEENSLAND GLOBE)

2.2. Proposed Site

The site is within the declared Priority Development Area of Southern Thornlands and is therefore subject to assessment by Economic Development Queensland (EDQ).

The subject development is proposed to be an extension of Southern Thornlands Precinct One development (DEV2025/1656) located at 62-138 Springacre Road and will include a mix of various sized residential allotments (210m² – 616m²), open space, stormwater treatment and a road connection from the Precinct One development through to Springacre Road.

Refer figure 3 below identifying the location of the subject site.

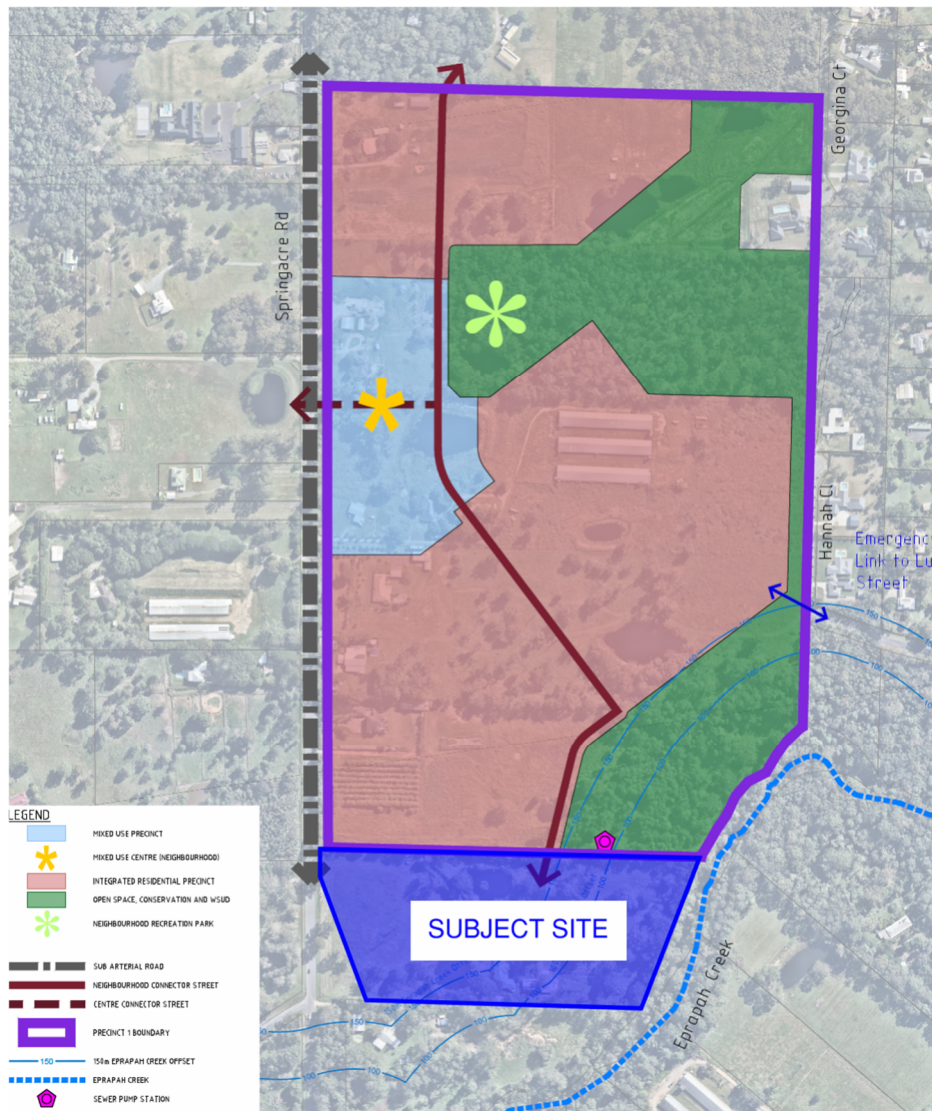


FIGURE 3: PRECINCT ONE LAND USE PLAN (SOURCE: EMPOWER)

3. EARTHWORKS

3.1. Earthworks

All earthworks filling across the site shall be carried out under Level One Geotechnical Supervision in accordance with the requirements of AS3798 *Guidelines on Earthworks for Commercial and Residential Developments*. Only clean fill will be used and any unsuitable materials will be removed from the site to a suitable location.

Where required, concrete sleeper retaining walls will be used to create flat building pads, including walls along proposed common side boundaries and at the rear of allotments. It is anticipated that walls greater than 1m in height will be utilised.

All retaining walls (including all associated footings and drainage material) will be located entirely within the boundaries of the subject site and will typically be located on the low side of lots.

All retaining structures will be designed in accordance with AS4678:2002 *Earth Retaining Structures* and certified by an RPEQ structural engineer specialising in design of retaining structures.

Detailed design of the proposed earthworks for the development have not been completed at this early stage however we confirm that works shall comply with relevant Redland City Council policies and guidelines.

Preparatory works associated with site works and earthworks will include the following:

- Removal of fencing, existing structures and other debris as necessary;
- Pegging and review of all property positions and services identification prior to any works commencing on site;
- Stripping and grubbing of areas for earthworks;
- Removal of topsoil materials and stockpile for re-spreading and stabilisation of completed earthwork areas; and
- If required, treatment and management of acid sulfate soils;
- Best practice Erosion and Sediment control measures across the site;
- Excavation, placement and compaction of earthworks material to designated areas;

Upon the completion of any earthworks, the subject areas will be stabilised (prior to practical completion) either by the re-spreading of stockpiled topsoil from the earthwork operations, by seeding/hydromulch stabilisation or landscaping, as appropriate, and in accordance with Council requirements.

3.2. Acid Sulfate Soils

The presence of acid sulfate soils is typically in Holocene sediments below R.L. 5m AHD and can be found up to RL 20m AHD. As the existing site levels range from R.L.13.0m AHD m to 20.5m AHD the presence and management of acid sulfate soils during construction activities may be required.

The Redland City Council Planning Scheme Figure 9.4.1.3.1 Potential Acid Sulfate Soils also nominates the potential for of acid sulfate soils on site. Refer to Figure 4 Redland City Council superseded Planning Scheme mapping below.

A Geotechnical and Acid Sulfate Soils Investigation report and associated management plan(s) will be required to be completed by a suitably qualified consultant to specify treatment of these soils (if encountered).

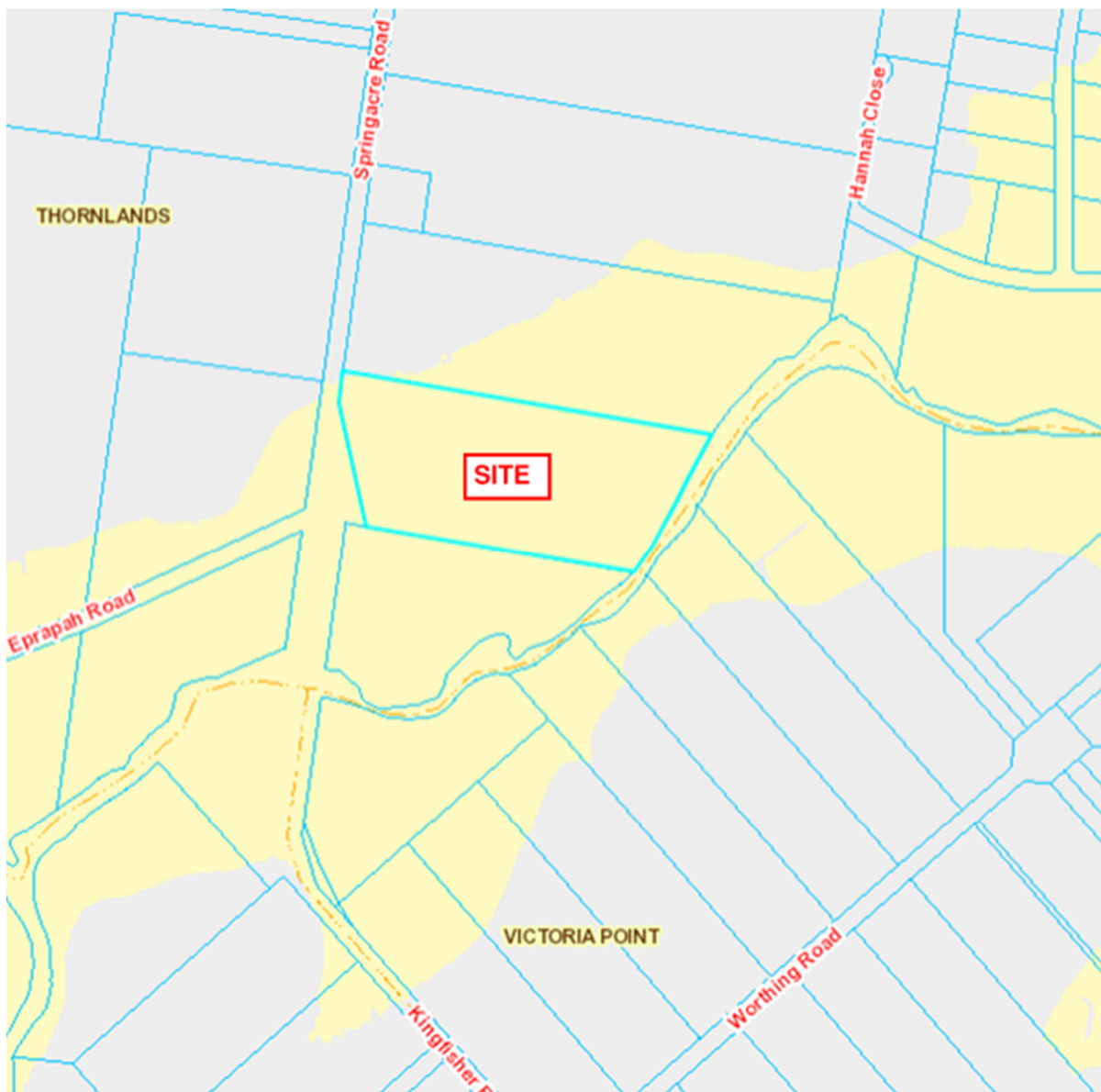


FIGURE 4: REDLAND CITY COUNCIL ACID SULFATE SOILS MAPPING (SOURCE RCC SUPERSEDED PLANNING SCHEME)

3.3. Erosion and Sediment Control

Erosion, sediment and dust control measures will be implemented in accordance with the *Best Practice Erosion and Sediment Control (IECA 2008) Guidelines*.

An Erosion and Sediment Control Management Plan shall be completed by a Certified Practising Engineer in Erosion and Sediment Control (CPESC) in association with the future Operational Works application for Bulk Earthworks across the site.

A stabilised shakedown device will be installed at the construction entry/exit location(s).

As the site is $>2,500\text{m}^2$, a sediment basin will be required. It is proposed that sediment basins and erosion measures shall be employed during the civil works, until the erosion risk is appropriately reduced to less than the SPP thresholds or the site is adequately stabilised.

Sediment fences and mulch bunds will be placed at the base of all stockpiles, site boundaries etc on site to prevent sediment runoff.

All contaminated water from the site will be treated via the sediment basins to achieve the water quality objectives within the State Planning Policy and RCC requirements prior to discharge from site.

Routine erosion and sediment control inspections will occur regularly to ensure adequate erosion control measures are in place and in working condition during construction and until the site is considered 'stabilised'. Inspections will also take place after each storm event to assess the adequacy of the controls in place.

4. ROADWORKS

It is proposed that the development will be accessed via proposed 22.0m wide Neighbourhood Connector Road to be established by the Southern Thornlands Precinct One immediately to the north of the subject site (DEV2025/1656). The proposed development will extend this road (as a 16.0m wide residential access street) though the site to connect to Springacre Road.

An internal residential street network with 7.5m pavement widths within 16.0m wide road reserves will be established to service all lots with the exception of three lots which shall be serviced by a Laneway with 5.5m pavement within an 8.0m wide road reserve.

Connection to the existing road network is proposed along the northern and western boundary of the subject site as shown on the Civil360 concept engineering plans in Appendix B. Detailed design of the proposed road network for the proposed development has not been completed at this early stage however we confirm that all design elements shall comply with relevant Redland City Council policies and guidelines.

The Redland City Council Planning Scheme Overlay Map OM-019 Transport Noise Corridor Overlay shows the site may be affected by Springacre Road. Accordingly, a Noise Impact assessment may be required to be undertaken to determine if any mitigation measures are required to be incorporated into the development. Refer to Figure 5 below.

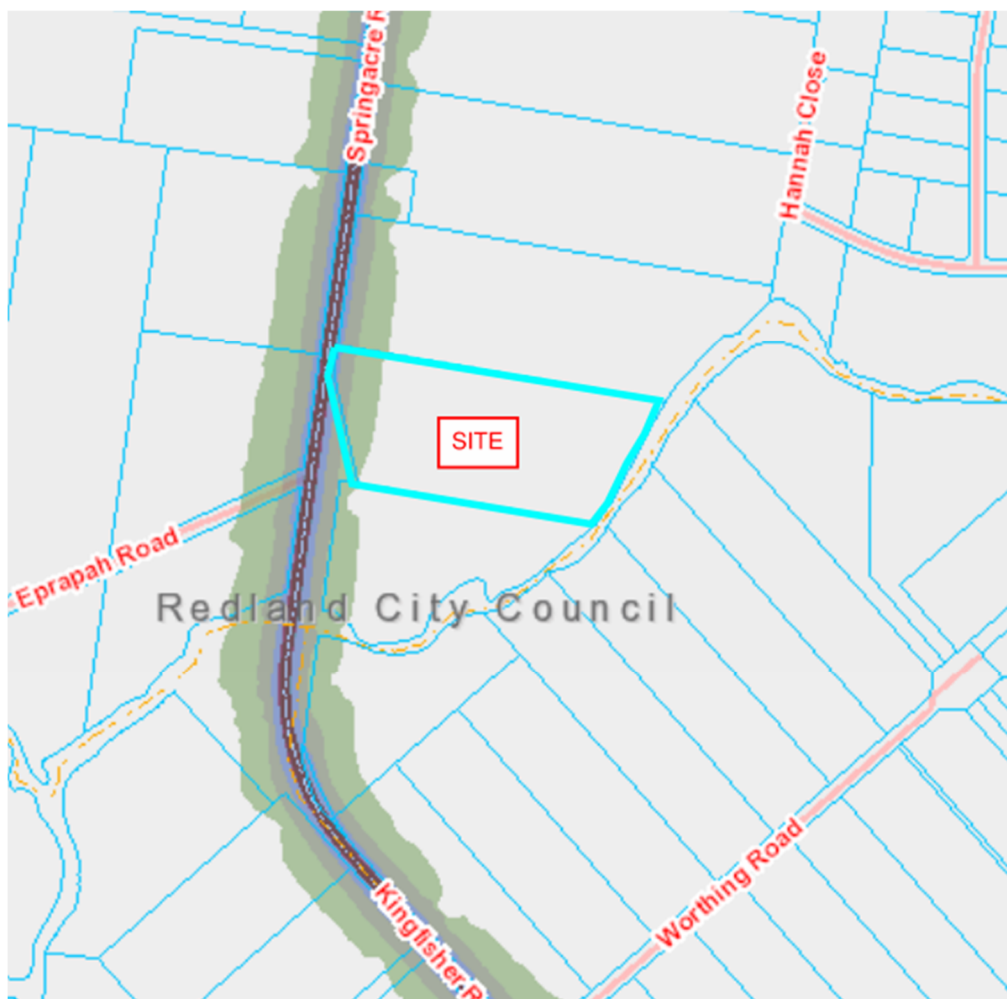


FIGURE 5: REDLAND CITY COUNCIL TRANSPORT NOISE CORRIDOR (SOURCE RCC PLANNING SCHEME OVERLAY MAPPING)

5. STORMWATER

5.1. Stormwater

Stormwater runoff from the undeveloped site currently flows via overland flow as there is no underground stormwater infrastructure constructed within the proposed development site.

The northern external catchment is cut off within 124-138 Springacre Road does not enter the subject site, Refer to Figure 6 below from within the Empower engineering report for Sothern Thornlands Precinct 1.

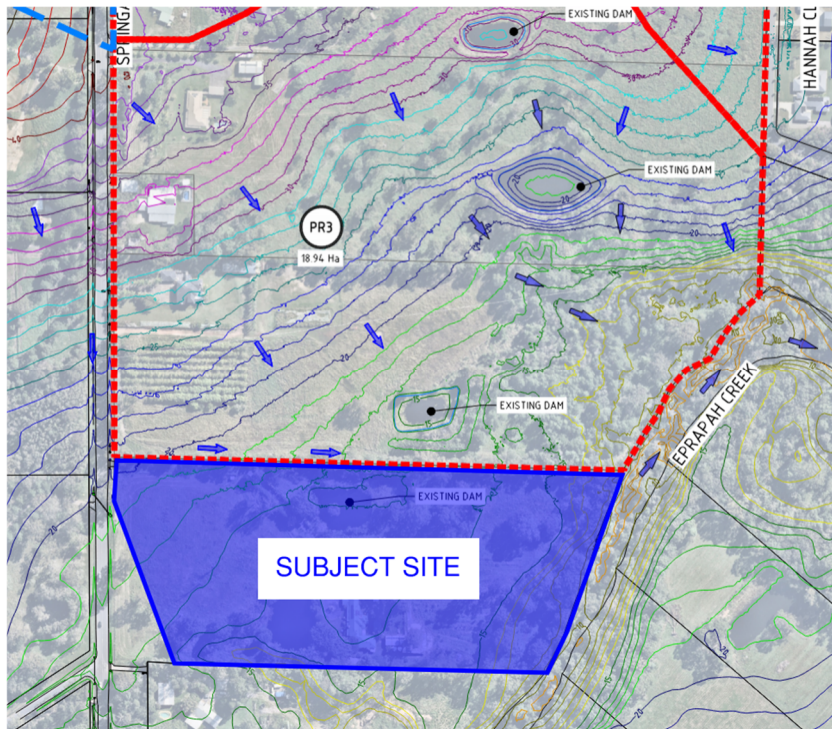


FIGURE 6: PRECINCT STORMWATER CATCHMENT (SOURCE: EMPOWER)

A drainage network comprising both underground pipe drainage and overland flow paths will be designed and constructed in accordance with Redland City Council Planning Scheme.

5.2. Stormwater Quality and Quantity

A detailed Stormwater Management Plan for the development shall be completed to determine the mitigation measures required to meet the objections of the Redland City Council Planning Scheme for both quality and quantity.

The intent of the local government stormwater quality objectives is to protect receiving water quality by limiting the quantity (loads) of stormwater pollutants discharged into receiving waters from development. The stormwater quality objectives are as follows:

TABLE 1: STORMWATER QUALITY OBJECTIVES

Pollutant	Reduction Target
Gross Pollutants (GP)	90% reduction in mean annual load
Total Suspended Solids (TSS)	80% reduction in mean annual load
Total Phosphorus (TP)	60% reduction in mean annual load
Total Nitrogen (TN)	45% reduction in mean annual load

Preliminary Stormwater Catchment plans for the development have been completed and are enclosed in this report at Appendix B.

5.3. Flooding

The site is affected by the Redland City Council Flood and Storm Tide Hazard Overlay Mapping. The extent of the flooding over the site is constrained to the Erapah Creek corridor which shall be retained by the development. The flooded area does not impact the proposed footprint proposed for residential development as shown at Figure 7 Flood Overlay Map below.

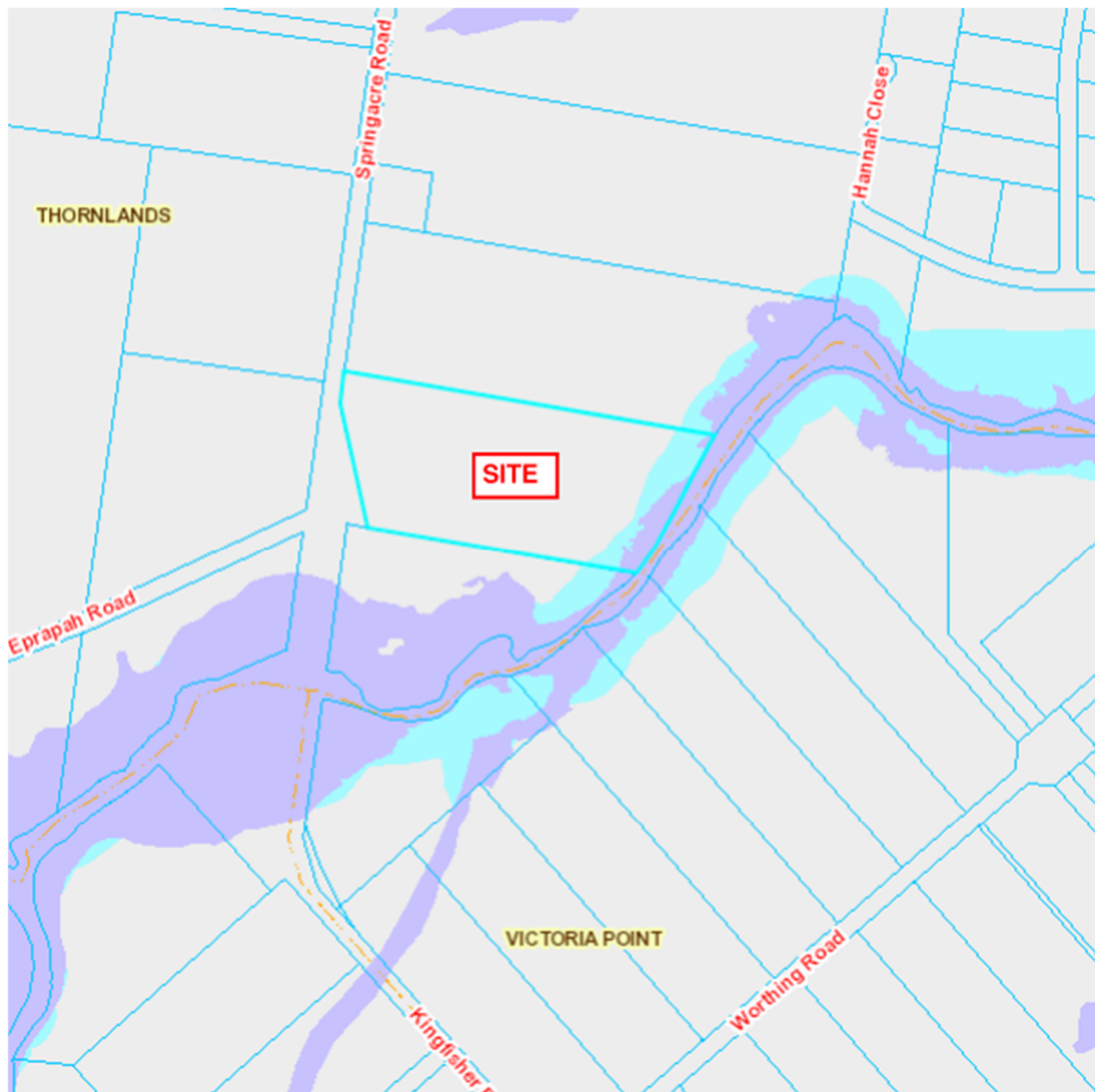


FIGURE 7: REDLAND CITY COUNCIL FLOOD & WATERWAY MAPPING (SOURCE: RCC PLANNING SCHEME OVERLAY MAPPING)

6. UTILITIES

6.1. Sewerage

There is currently no existing sewerage infrastructure within the vicinity of the development site.

The sewerage reticulation to service the development shall be provided by establishment of a new sewer pump station located immediately north of the site within the adjacent Southern Thornlands Precinct One development. Establishment of this pump station will allow the site to be serviced via a conventional gravity sewerage system. Refer to Figure 8 below for extract of plan from the *Empower Engineering* report for Southern Thornlands Precinct One.

The design and construction of the new sewerage system will be in accordance with current SEQ Design and Construction Code. The proposed main will be aligned within road reserves in accordance with Redland City Council requirements.

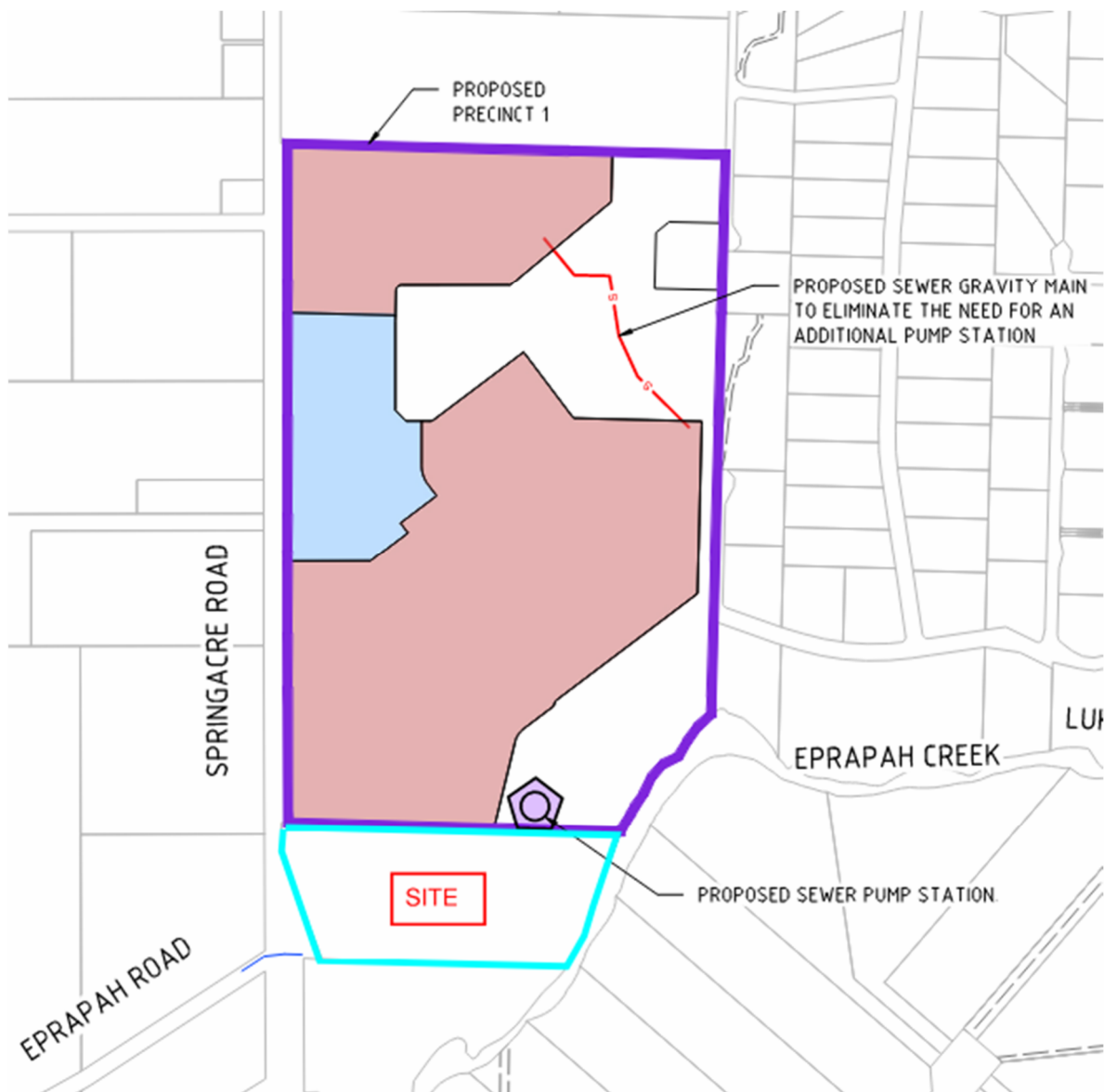


FIGURE 8: PROPOSED SEWER NETWORKS (SOURCE: EMPOWER ENGINEERING REPORT)

6.2. Water

There is an existing 150mm AC water main located within Springacre Road extending along the western verge.

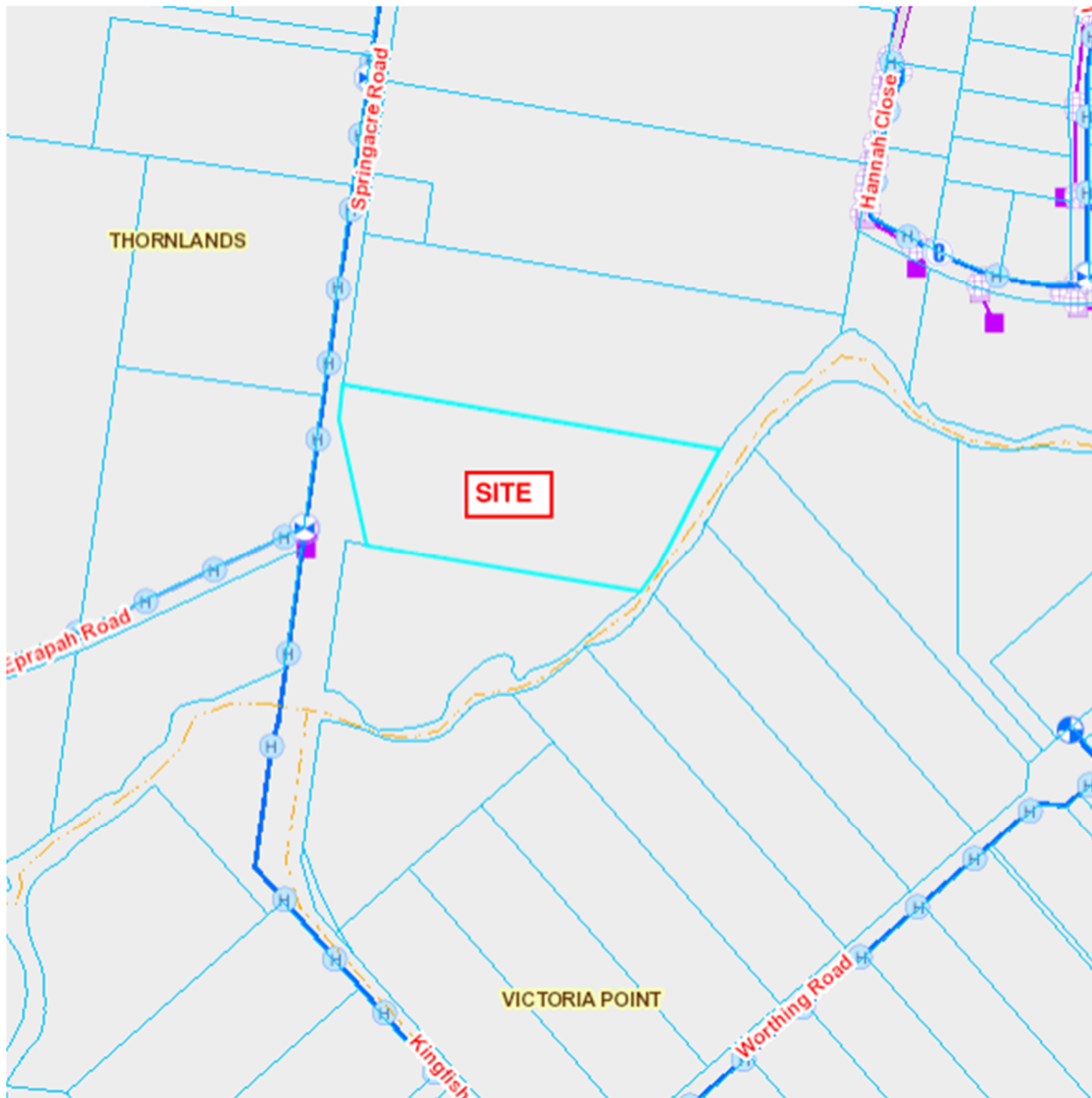


FIGURE 9: EXISTING WATER SUPPLY NETWORKS (SOURCE: RCC PLANNING SCHEME LGIP MAPPING)

A new water reticulation system shall be constructed to service the new allotments within the proposed development. This system will connect to the existing water main and proposed water mains within the Southern Thornlands Precinct One development immediately to the north of the subject site.

Connection locations and network sizing shall be determined in consultation with EDQ and Urban Utilities.

The design and construction of the water reticulation network will be in accordance with current SEQ Design and Construction Code. The proposed water mains will be aligned within road reserves in accordance with Redland City Council requirements.

6.3. Electricity, NBN, Communications

Existing overhead electrical and telecommunications infrastructure is located within the Springacre Road corridor on the western boundary which will service the proposed development.

Further details including connections to the development to the north will be provided by the electrical engineering consultant as part of the future detailed design process.

6.4. Gas

Gas is not proposed for this development.

7. CONCLUSION

Pending establishment of the Southern Thornland Precinct One development to the north there are no major engineering constraints at the subject site that would impede the proposed development.

Connection locations are or will be available at the frontage of the site for all essential services and non-essential services. Access is available to all services via road reserves.

All works required to construct the proposed development can be undertaken with traditional and accepted methods to be assessed as part of future stage OPW applications.

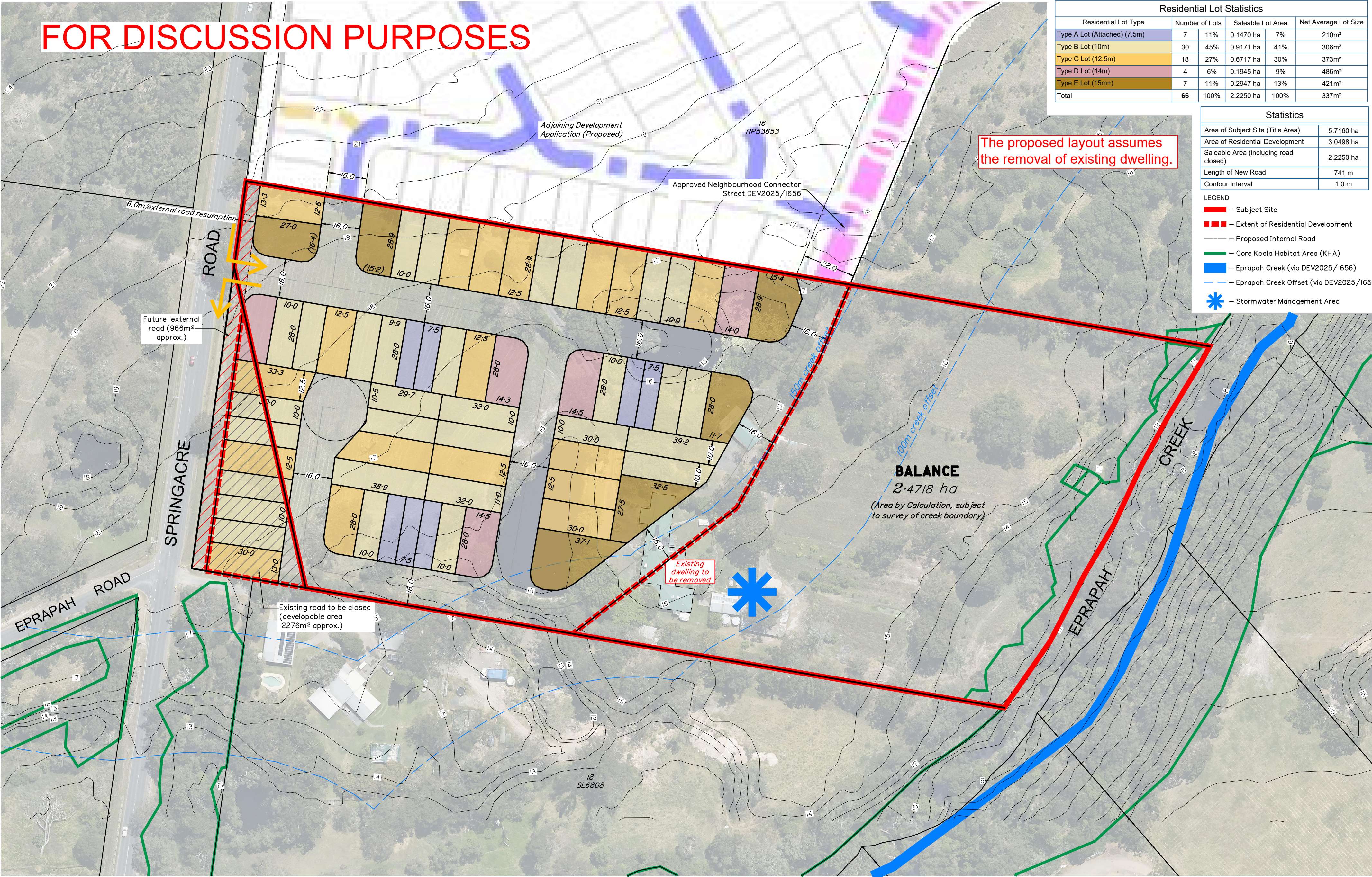
APPENDIX A PROPOSED DEVELOPMENT PLAN

FOR DISCUSSION PURPOSES

Residential Lot Statistics					
Residential Lot Type	Number of Lots		Saleable Lot Area		Net Average Lot Size
Type A Lot (Attached) (7.5m)	7	11%	0.1470 ha	7%	210m ²
Type B Lot (10m)	30	45%	0.9171 ha	41%	306m ²
Type C Lot (12.5m)	18	27%	0.6717 ha	30%	373m ²
Type D Lot (14m)	4	6%	0.1945 ha	9%	486m ²
Type E Lot (15m+)	7	11%	0.2947 ha	13%	421m ²
Total	66	100%	2.2250 ha	100%	337m ²

Statistics	
Area of Subject Site (Title Area)	5.7160 ha
Area of Residential Development	3.0498 ha
Saleable Area (including road closed)	2.2250 ha
Length of New Road	741 m
Contour Interval	1.0 m

- LEGEND
- Subject Site
 - Extent of Residential Development
 - Proposed Internal Road
 - Core Koala Habitat Area (KHA)
 - Epparah Creek (via DEV2025/1656)
 - Epparah Creek Offset (via DEV2025/1656)
 - Stormwater Management Area



Issue	Revision	Int	Date
A	Original issue	AV	8/12/25
B	Amended layout	NQ	2/02/26
C	Amended layout	NQ	7/04/26

Property Description
Lot 17 on RP53653

SUBDIVISION CONCEPT PLAN
140-152 Springacre Road, Thornlands

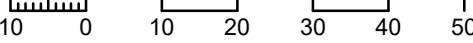
Local Authority
Client

Redland City Council
Adpen Pty Ltd

This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS. The contours shown on this plan have been derived from QSpatial LiDAR data.



SCALE 1:1000 @ A2



Project BNE250622
File B250622P1.dwg
Date 7/04/2026

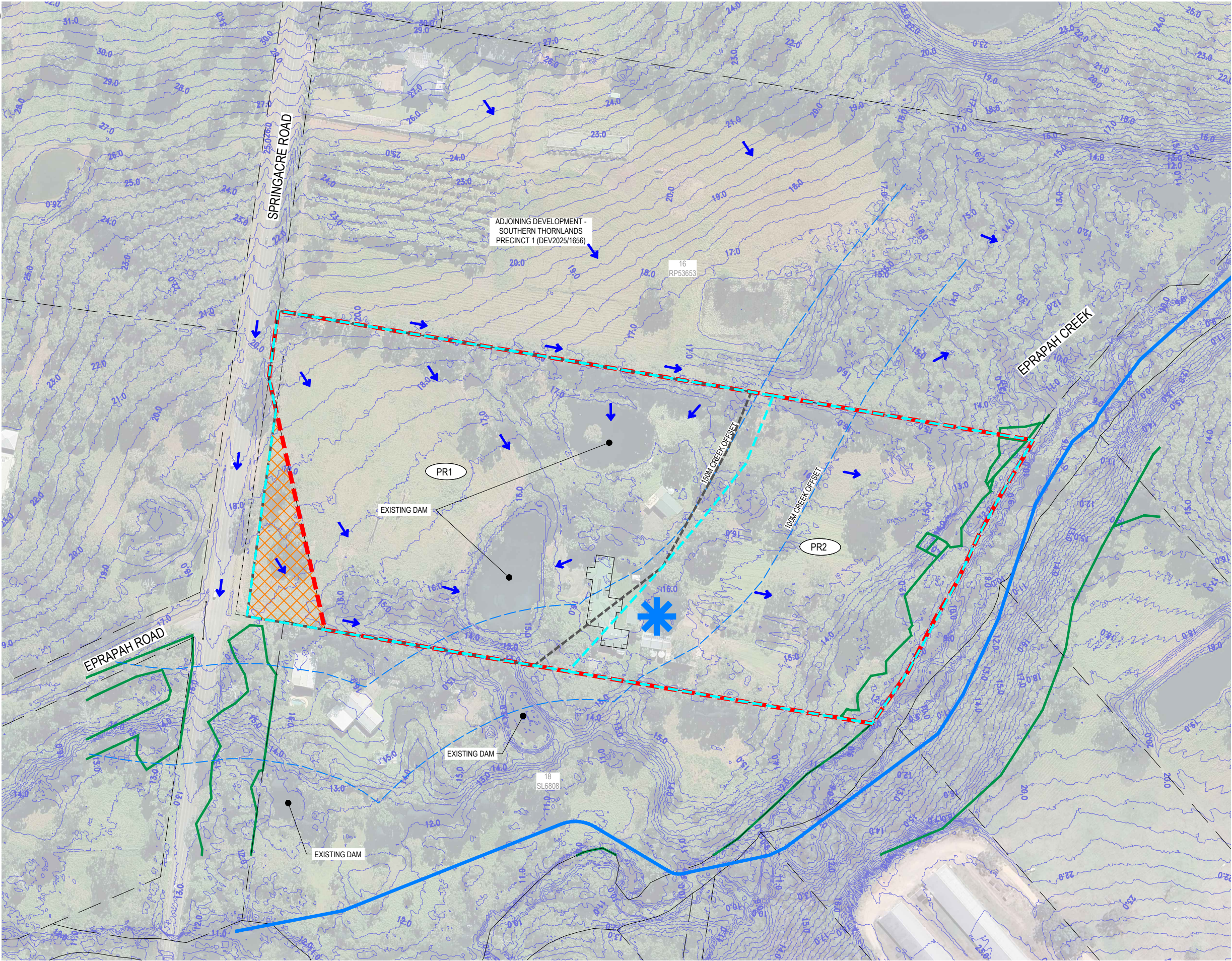
Drawing A2 1262
Revision C
Sheet 1 of 1

APPENDIX B

CONCEPT CIVIL ENGINEERING PLANS

LEGEND

- ADJACENT BOUNDARY
- 6.5 EXISTING SURFACE CONTOURS
- CORE KOALA HABITAT AREA
- EPRAPAH CREEK
- EPRAPAH CREEK OFFSET
- STORMWATER MANAGEMENT AREA
- PRE DEVELOPMENT STORMWATER CATCHMENT
- DIRECTION OF OVERLAND FLOW
- SITE BOUNDARY
- EXTENT OF RESIDENTIAL DEVELOPMENT
- PROPOSED ROAD OPENING AREA



CATCHMENT TABLE

PR1

CATCHMENT	AREA (ha)
PRE01	3.581
PRE02	2.331



REV	REVISION DESCRIPTION	DESIGN	DRAWN	DATE	SCALE
A	ISSUE FOR INFORMATION	AR	TH	18.05.26	1:1000 1:2000

10 0 10 20 30 40 50m A1 A3

COUNCIL
REDLAND CITY COUNCIL

ASSOCIATED CONSULTANTS

dts

CIVIL 360 ENGINEERING

PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND DEVELOPMENT

0406 424 223 / 0423 593 058
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CLIENT

ALBANY CREEK RESERVE PTY LTD

PROJECT

140-152 SPRINGACRE ROAD
140-152 SPRINGACRE RD, THORNLANDS
LOT 17 ON RP 53653, QLD 4164

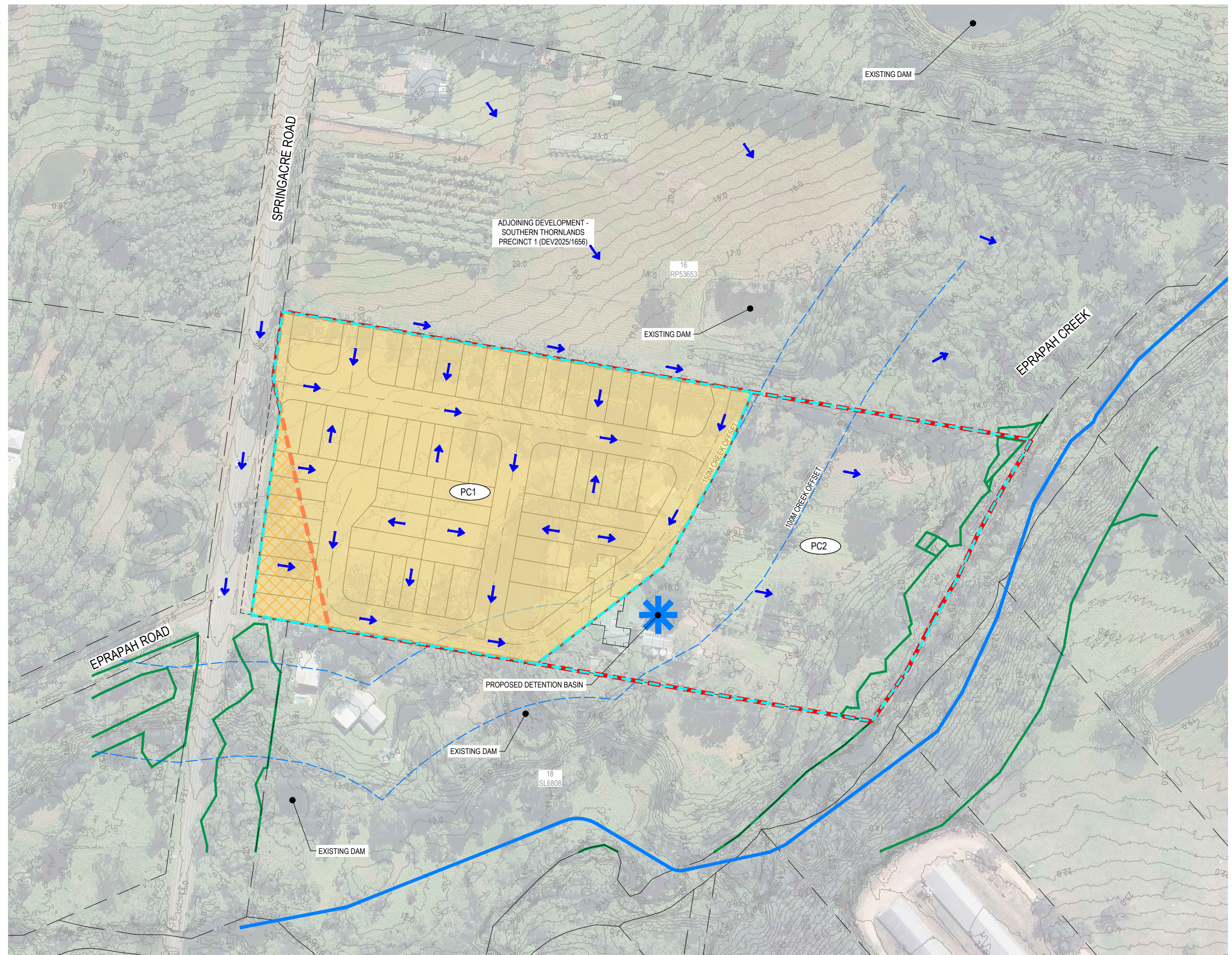
STATUS
ISSUE FOR INFORMATION

DRAWING TITLE
STORMWATER QUANTITY
PRE-DEVELOPMENT CATCHMENT PLAN

PROJECT No. 2026060	DRAWING No. SK01	REVISION A
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LEGEND

- ADJACENT BOUNDARY
- EXISTING SURFACE CONTOURS
- CORE KOALA HABITAT AREA
- EPRAPAH CREEK
- EPRAPAH CREEK OFFSET
- STORMWATER MANAGEMENT AREA
- POST DEVELOPMENT STORMWATER CATCHMENT
- DIRECTION OF OVERLAND FLOW
- SITE BOUNDARY
- EXTENT OF RESIDENTIAL DEVELOPMENT
- PROPOSED ROAD OPENING AREA



CATCHMENT TABLE PC1

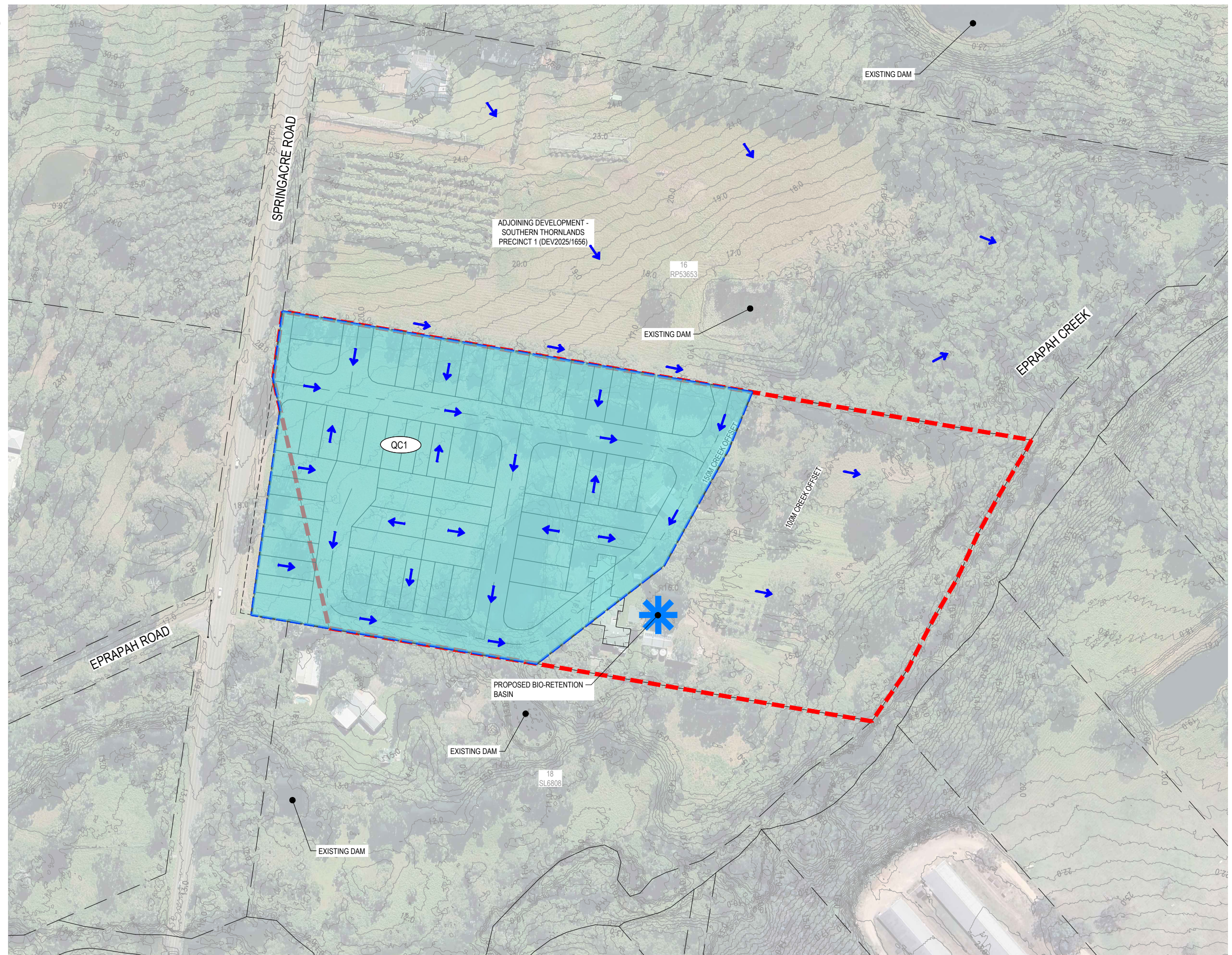
CATCHMENT	AREA (ha)
POST01	3.440
POST02	2.473



REV	REVISION DESCRIPTION	DESIGN	DRAWN	DATE	SCALE	ASSOCIATED CONSULTANTS	CLIENT	PROJECT	DRAWING TITLE				
A	ISSUE FOR INFORMATION	AR	TH	18.05.26	1:1000 1:2000	 A1 A3		 PROJECT MANAGEMENT CIVIL ENGINEERING LAND DEVELOPMENT	ALBANY CREEK RESERVE PTY LTD	140-152 SPRINGACRE ROAD 140-152 SPRINGACRE RD, THORNLANDS LOT 17 ON RP 53653, QLD 4164	STORMWATER QUANTITY POST-DEVELOPMENT CATCHMENT PLAN		
								ISSUE FOR INFORMATION	PROJECT No. 2026060	DRAWING No. SK02	REVISION A		
						REDLAND CITY COUNCIL							

LEGEND

- ADJACENT BOUNDARY
- EXISTING SURFACE CONTOURS
- INTERNAL STORMWATER CATCHMENT
- DIRECTION OF OVERLAND FLOW
- STORMWATER MANAGEMENT AREA
- SITE BOUNDARY
- EXTENT OF RESIDENTIAL DEVELOPMENT



CATCHMENT TABLE

QC1

CATCHMENT	AREA (ha)
QLTY01	3.440



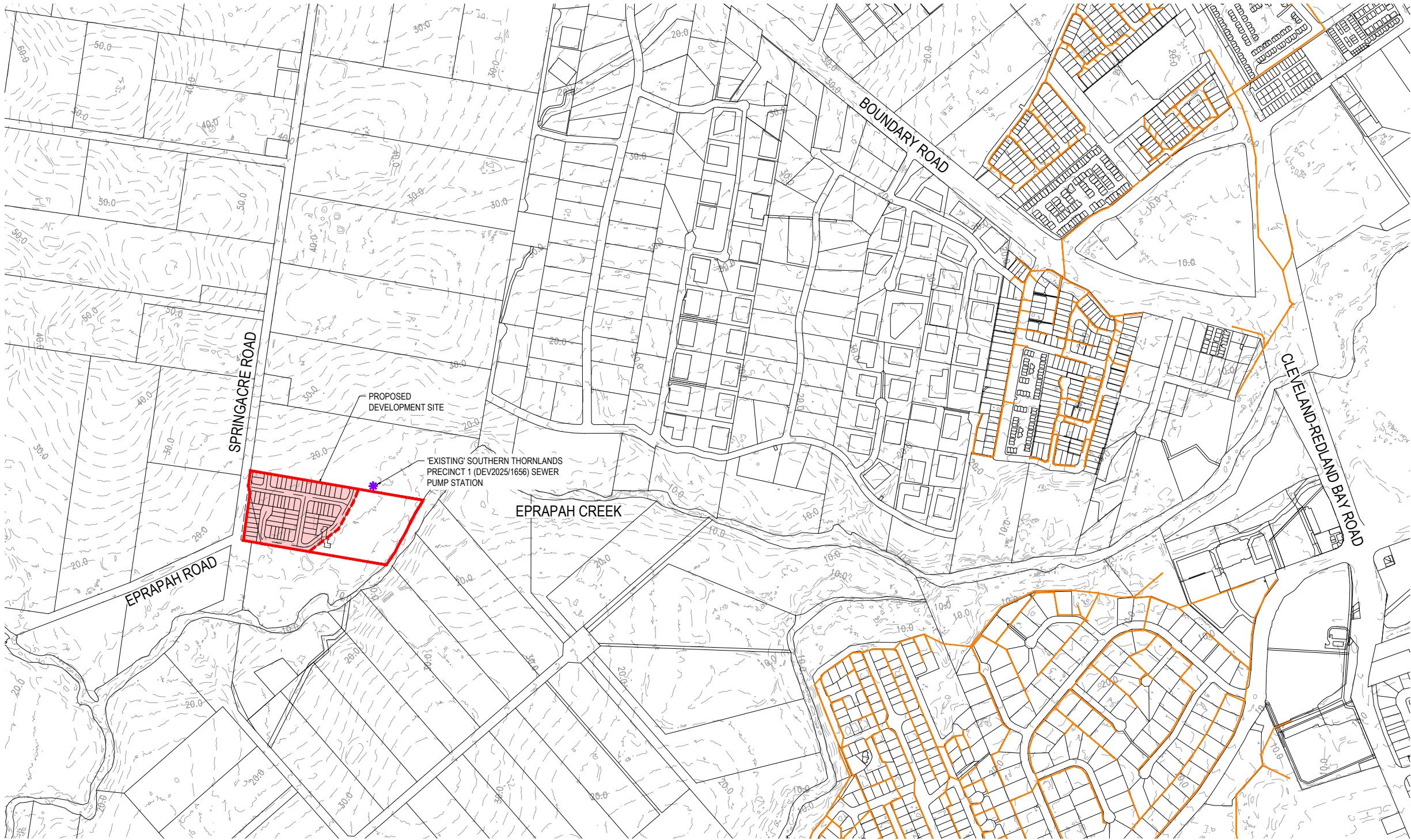
REV		REVISION DESCRIPTION	DESIGN	DRAWN	DATE	SCALE	ASSOCIATED CONSULTANTS		CLIENT		PROJECT		DRAWING TITLE		
A		ISSUE FOR INFORMATION	AR	TH	18.05.26	1:1000 1:2000	1000 0 10 20 30 40 50m A1 A3		 PROJECT MANAGEMENT CIVIL ENGINEERING LAND DEVELOPMENT	ALBANY CREEK RESERVE PTY LTD	140-152 SPRINGACRE ROAD 140-152 SPRINGACRE RD, THORNLANDS LOT 17 ON RP 53653, QLD 4164	STORMWATER QUALITY CATCHMENT PLAN			
						COUNCIL					STATUS	PROJECT No.	DRAWING No.	REVISION	
						REDLAND CITY COUNCIL					ISSUE FOR INFORMATION	2026060	SK03	A	

LEGEND

- ADJACENT BOUNDARY
- 6.5

EXISTING SURFACE CONTOURS
- EXISTING SEWER
- *

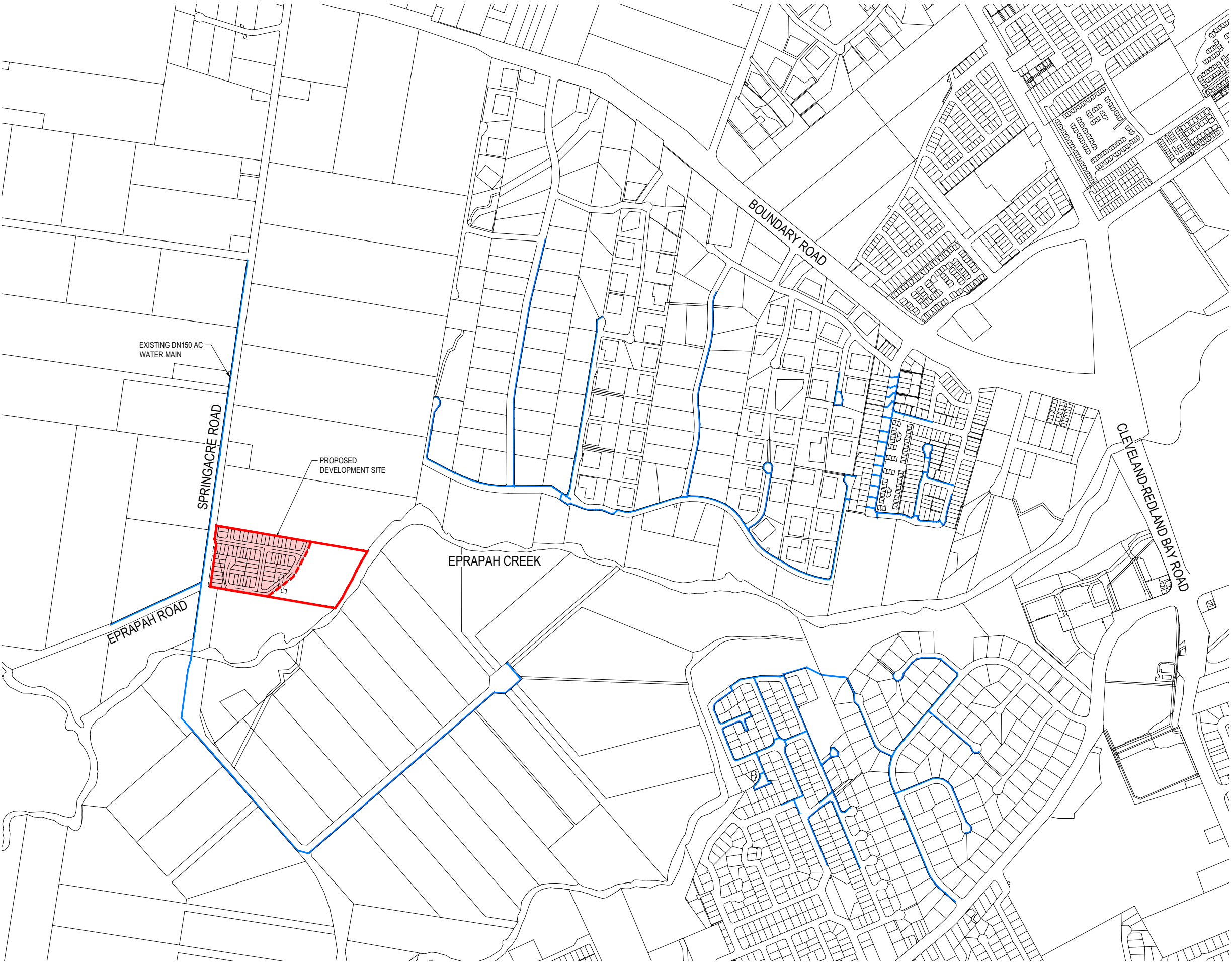
'EXISTING' SEWER PUMP STATION



REV		REVISION DESCRIPTION		DESIGN	DRAWN	DATE	SCALE	ASSOCIATED CONSULTANTS		CLIENT		PROJECT		DRAWING TITLE		
A		ISSUE FOR INFORMATION		AR	TH	18.05.26	1:5000 1:10,000	500 0 50 100 150 200 250m A1 A3	dt s	360 ENGINEERING PROJECT MANAGEMENT CIVIL ENGINEERING LAND DEVELOPMENT	ALBANY CREEK RESERVE PTY LTD	140-152 SPRINGACRE ROAD 140-152 SPRINGACRE RD, THORNLANDS LOT 17 ON RP 53653, QLD 4164	CONCEPT SEWER STRATEGY			
												STATUS	ISSUE FOR INFORMATION	PROJECT No. 2026060	DRAWING No. SK04	REVISION A

LEGEND

- ADJACENT BOUNDARY
- EXISTING WATER



REV		REVISION DESCRIPTION	DESIGN	DRAWN	DATE	SCALE	ASSOCIATED CONSULTANTS		CLIENT	PROJECT	DRAWING TITLE		
A		ISSUE FOR INFORMATION	AR	TH	18.05.26	1 : 5000 1 : 10,000	5000 10000 5000						

APPENDIX C BYDA SEARCHES

[Review responses online](#) ↗

Received 3 of 3 responses

All responses received

140 Springacre Rd, Thornlands QLD 4164

Job dates

18/03/2026 → 30/06/2026

These plans expire on

15 Apr 2026

Lodged by

scott willis

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 NBN Co Qld	Received	4
🏠 Optus and or Uecomm Qld	Received	18
🏠 Telstra QLD FA	Received	34

Contact Details

Contact	Contact number	Company	Enquirer ID
scott willis	0407 528 117	-	3225374
Email	Address		
scott@civil360.com.au	Unit 3 146 Bundall Road Bundall QLD 4217		

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
18/03/2026	18/03/2026	30/06/2026	Private	Design	Both Road, Nature Strip, Footpath	Planning & Design



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

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

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

User Reference	Address	Notes/description
140 Springacre Rd	140 Springacre Rd Thornlands QLD 4164	-

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
269957122	NBN Co Qld	1800 687 626	NOTIFIED
269957123	Optus and or Uecomm Qld	1800 505 777	NOTIFIED
269957124	Telstra QLD FA	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Plan

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



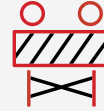
Prepare

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



Pothole

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



Protect

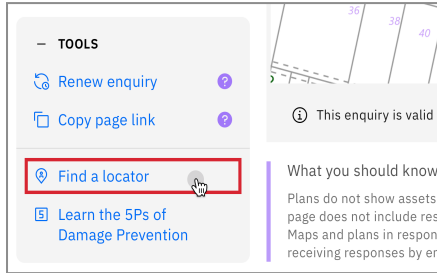
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

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

Engage a skilled Locator



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

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

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



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

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

GET QUOTE

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

Book a FREE BYDA Session



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

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

BOOK NOW

Referral

269957122

Member Phone

1800 687 626

Responses from this member

Response received Wed 18 Mar 2026 5.08pm

File name	Page
Response Body	5
269957122_20260318_070739060682_1.pdf	6
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	12
Disclaimer_269957122_20260318_070739060682.pdf	14

Hi scott willis,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.

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

Confidentiality and Privilege Notice

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

Please Do Not Reply To This Mail

To: scott willis
Phone: Not Supplied
Fax: Not Supplied
Email: scott@civil360.com.au

Dial before you dig Job #:	52661413	
Sequence #	269957122	
Issue Date:	18/03/2026	
Location:	140 Springacre Rd , Thornlands , QLD , 4164	

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

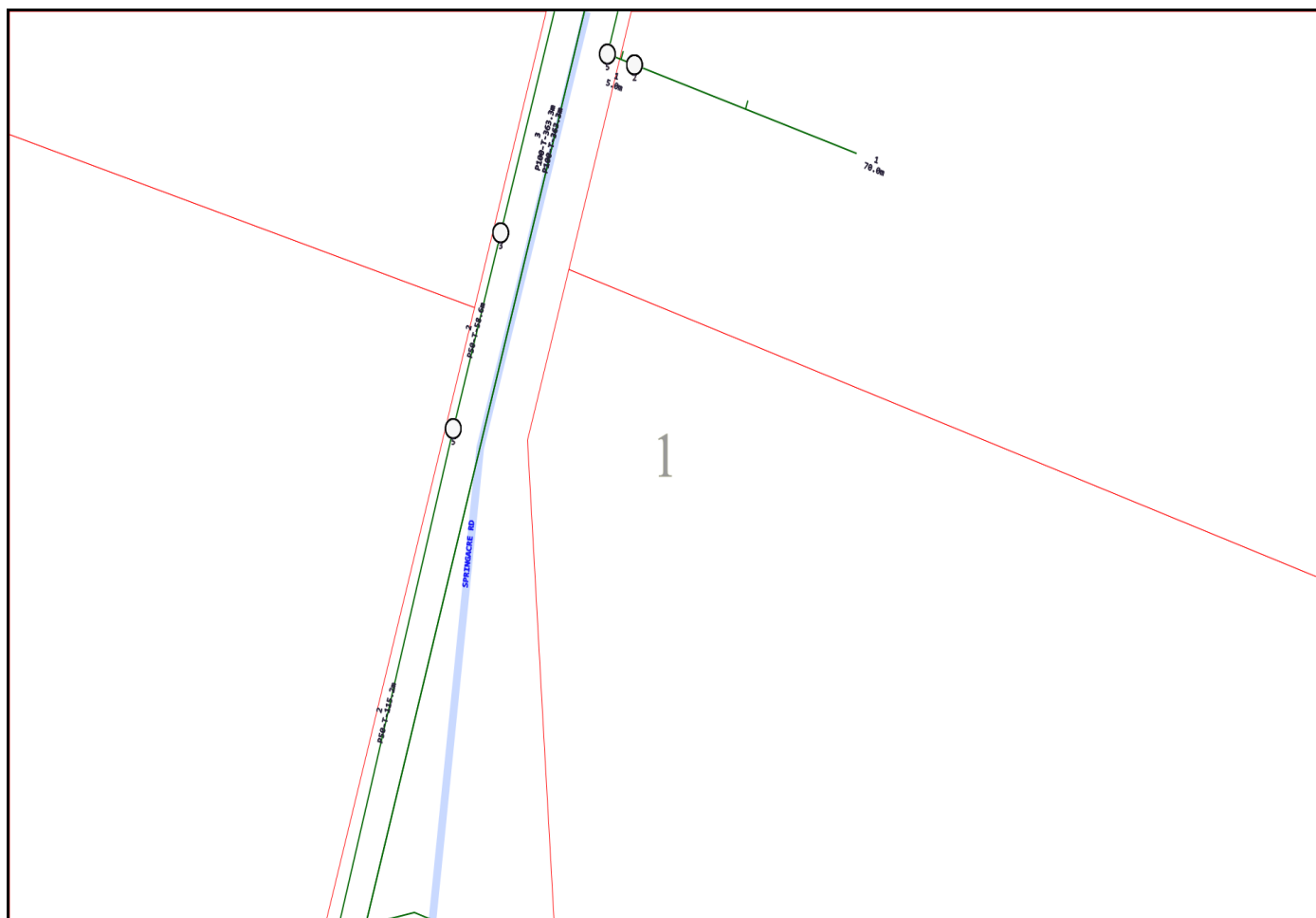
1	3
2	4

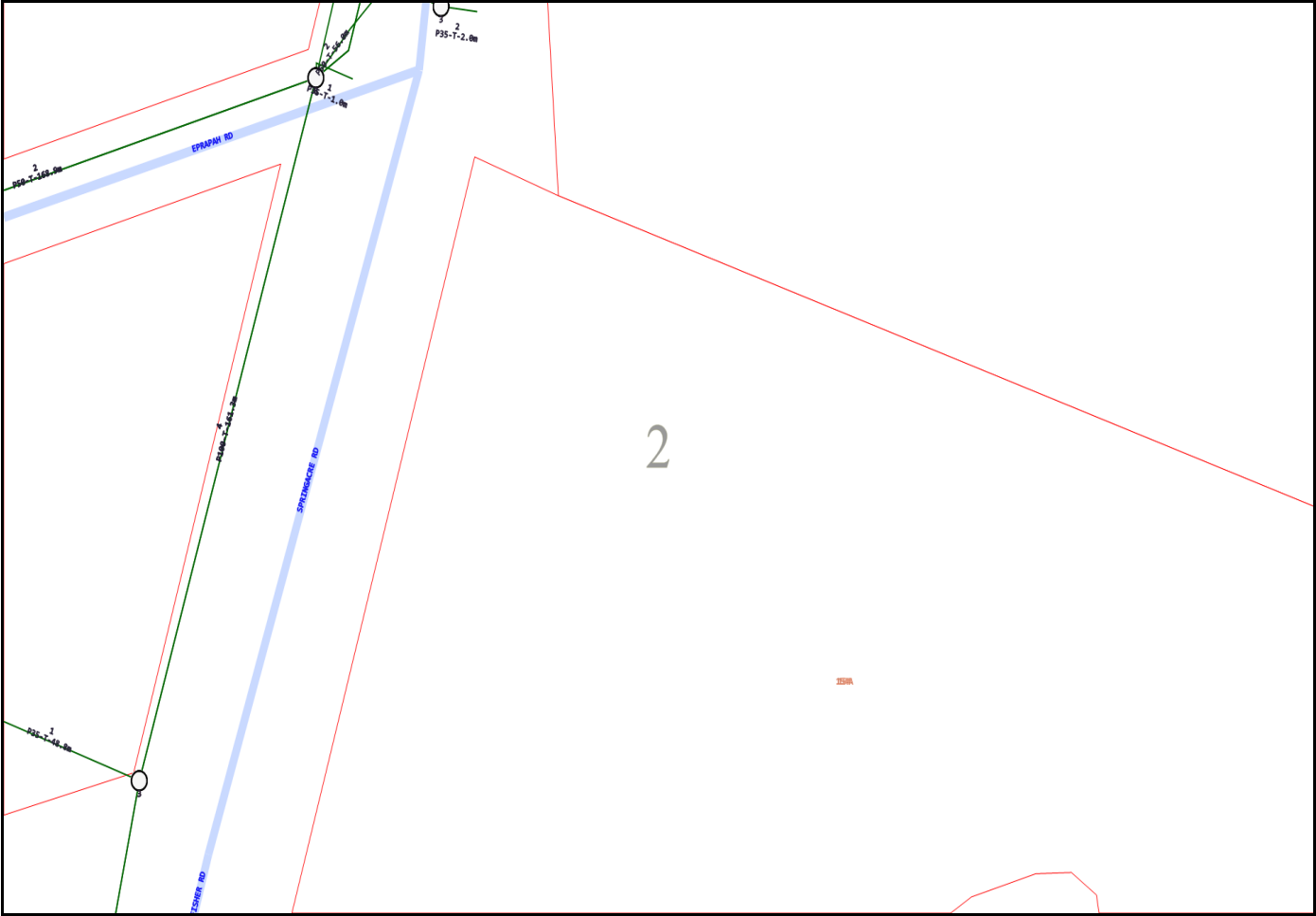


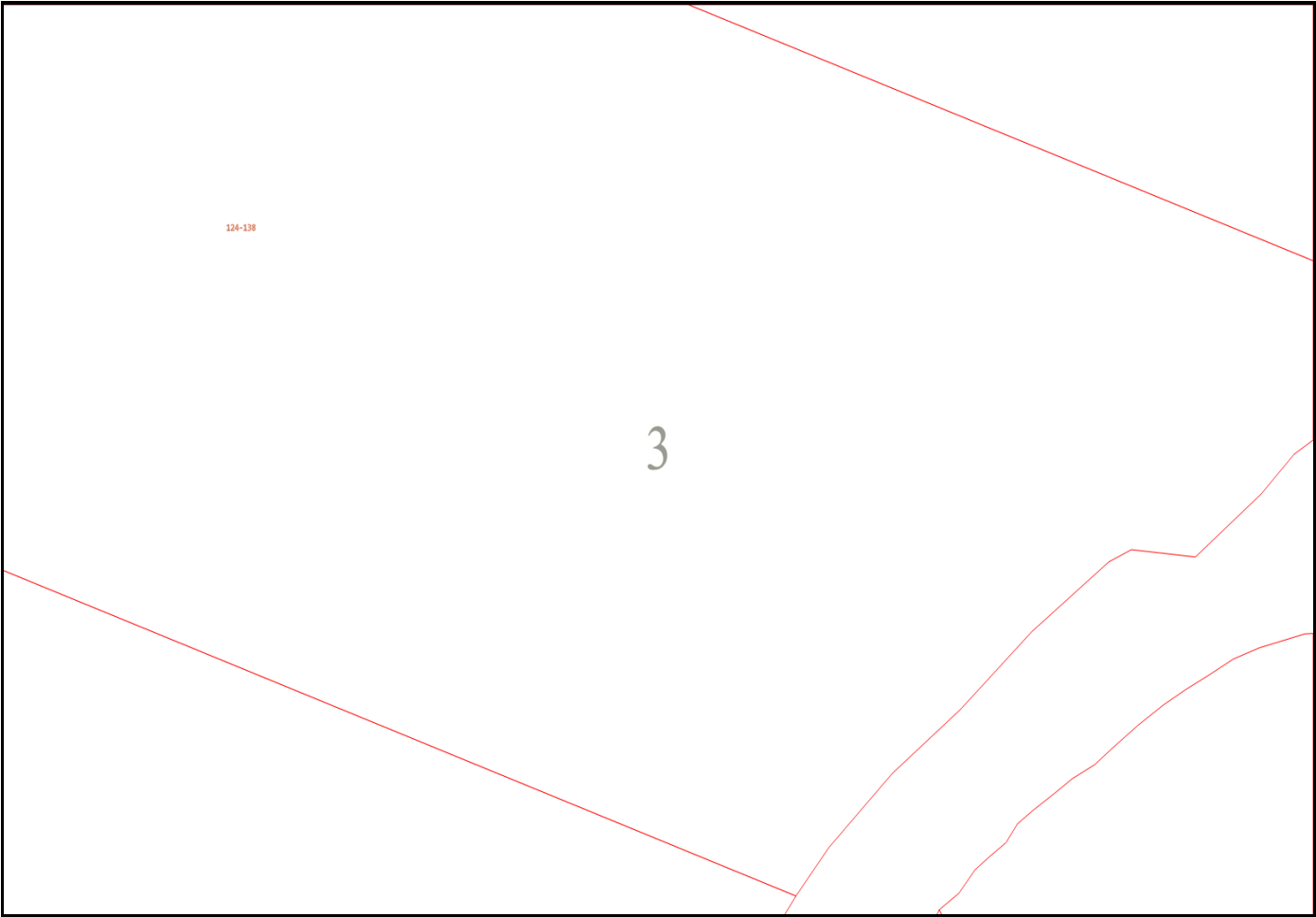
LEGEND

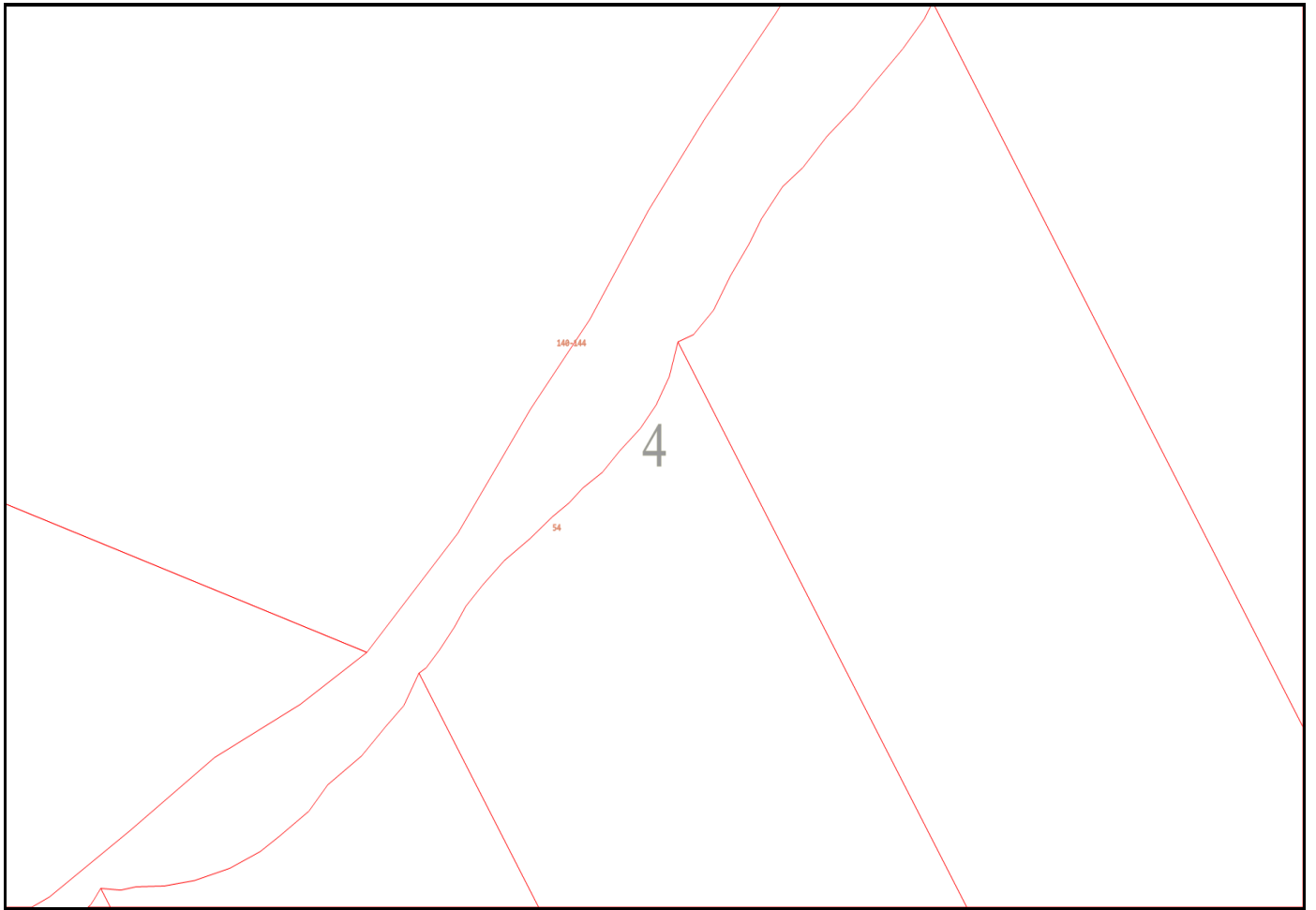


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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









Emergency Contacts

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



Working near **nbn**TM cables

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

Practice safe work habits

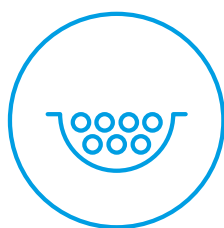
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact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



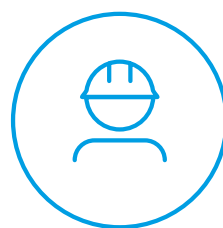
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



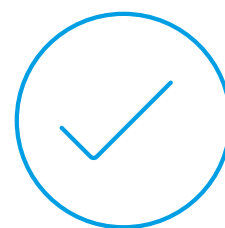
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



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

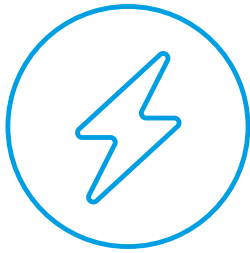


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

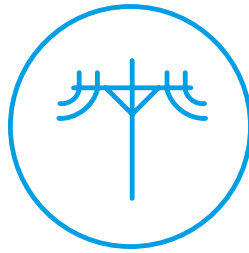


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

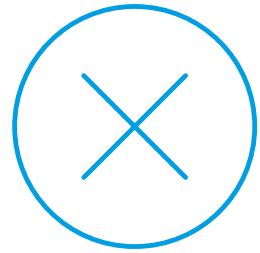
Working near **nbn**TM cables



Identify all electrical hazards, assess the risks and establish control measures.



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



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**TM network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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To: scott willis
Phone: Not Supplied
Fax: Not Supplied
Email: scott@civil360.com.au

Before You Dig Australia Job #:	52661413	 BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	269957122	
Issue Date:	18/03/2026	
Location:	140 Springacre Rd , Thornlands , QLD , 4164	

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

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

Location of nbn™ Underground Assets

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

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

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

Notes:

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

Referral Conditions

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

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

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

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

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

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

	Occupational Health and Safety Act 1991
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: 18/03/2026

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Referral
269957123

Member Phone
1800 505 777

Responses from this member

Response received Wed 18 Mar 2026 4.06pm

File name	Page
Response Body	19
269957123 - Optus Plan.pdf	20
269957123 - Optus Response Letter.pdf	23

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

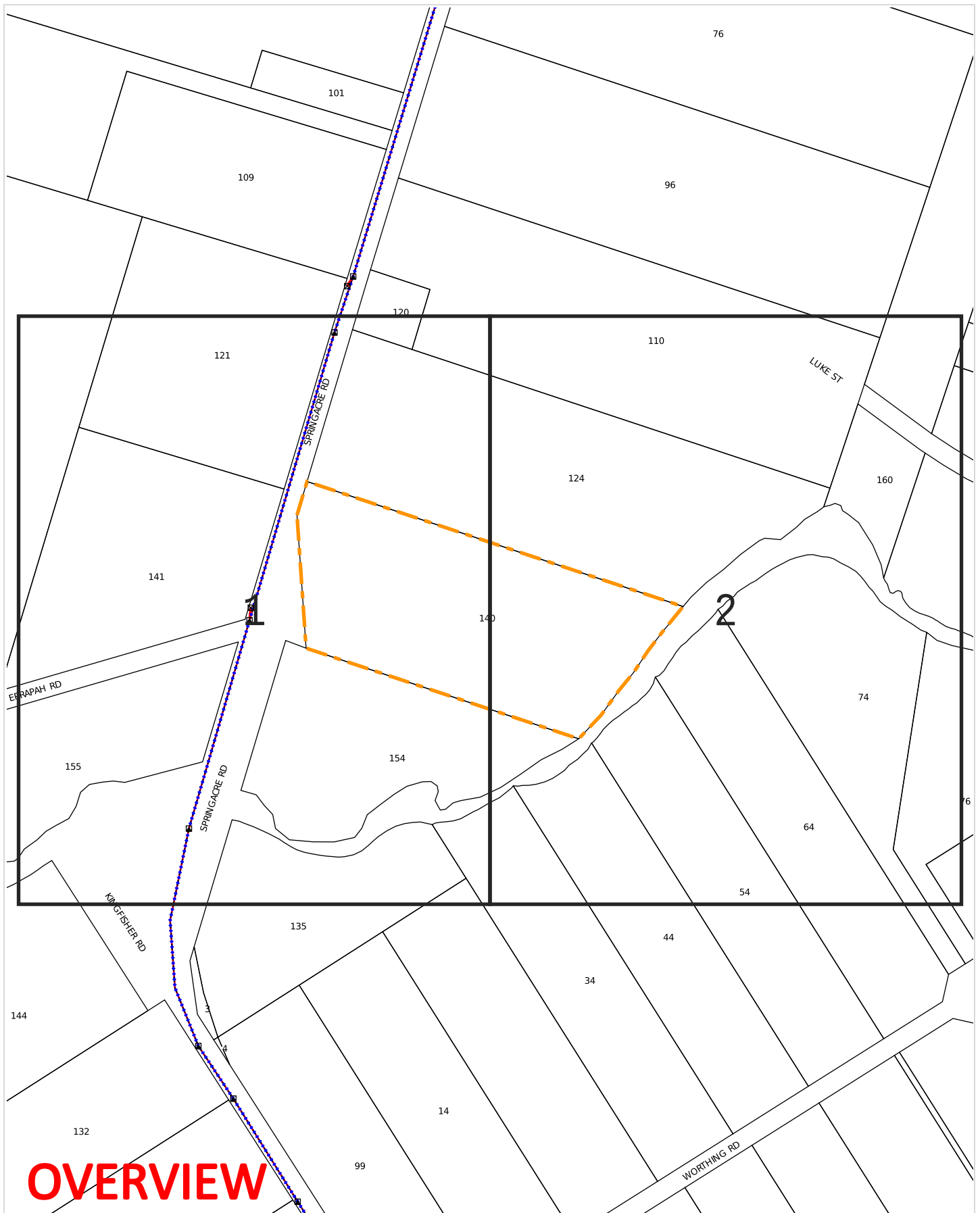
<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecommm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus’ discretion.



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

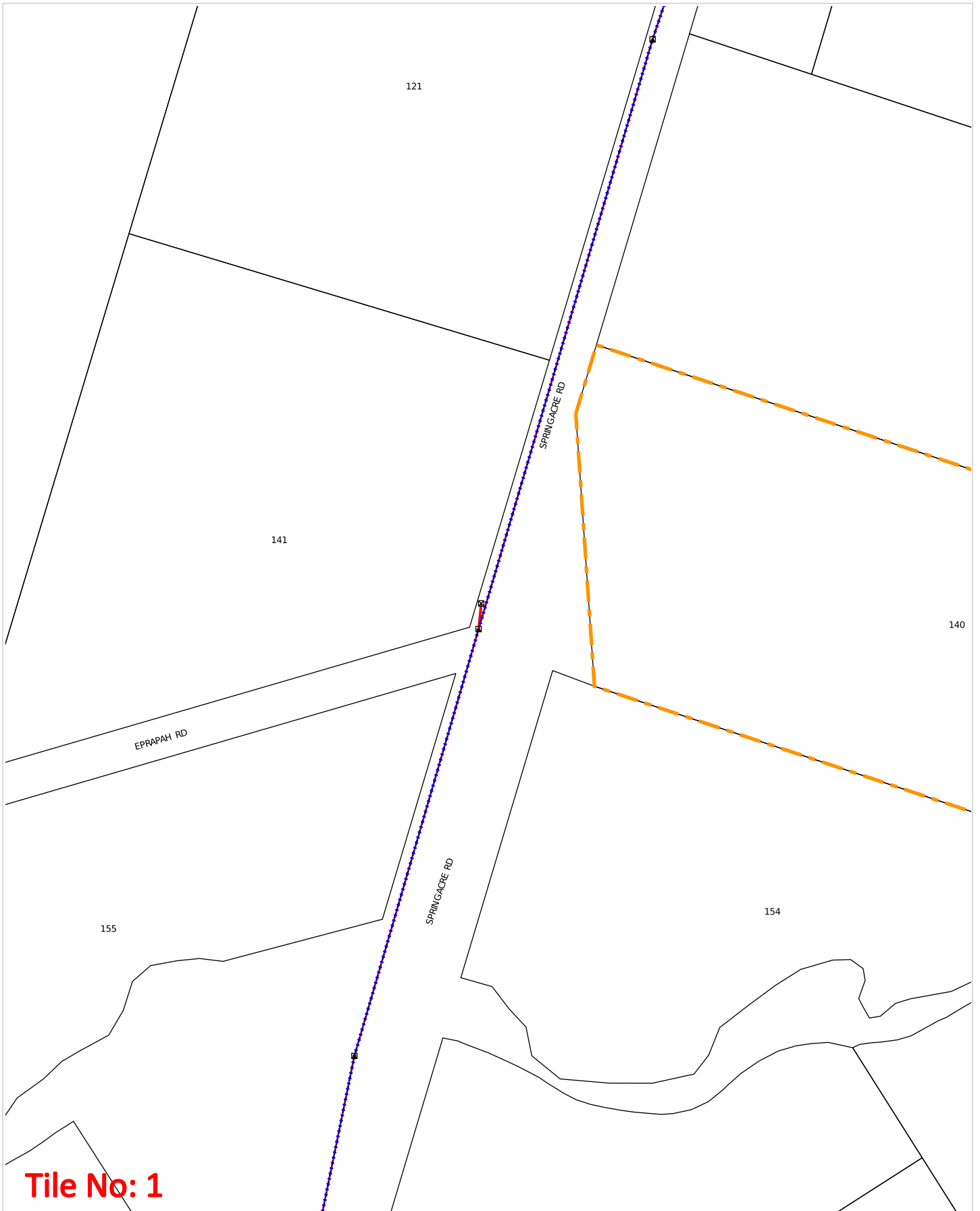
Sequence Number: 269957123

Date Generated: 18 Mar 2026



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





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Sequence Number: 269957123

Date Generated: 18 Mar 2026



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



Date: 18 Mar 2026
To: scott willis
Company: Not Supplied
Address: Unit 3, 146 Bundall Road
Bundall, QLD 4217

ENQUIRY DETAILS

Location: 140 Springacre Rd, Thornlands, QLD 4164
Sequence No.: 269957123
BYDA Reference: 52661413

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

	Optus underground cable		Optus manhole/pit
	Optus underground IOF cable		Other Utility manhole/pit
	Optus conduit		Optus marker post
	Optus cable in Other Utility conduit		Railway / Tram line
	Southern Cross conduit		Highway / Major Road
	Indigo conduit		Arterial Road
	Uecomm conduit		Council Road - minor
	Optus aerial fibre cable		

	Optus underground cable		Optus marker post number Depth of Optus cable Offset to Optus cable
	Optus cable buried jointly with third party utility		
	Optus cable in conduit with subducts		Optus cable depth (approx) Optus cable offset (approx)



Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
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Sean Henry	Asset Survey Solutions	1300 035 796	info@assetsurvey.com.au	VIC, QLD, NSW, SA	VIC, QLD, NSW, SA
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA/SA/VIC/NSW	All Regions
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Referral

269957124

Member Phone

1800 653 935

Responses from this member

Response received Wed 18 Mar 2026 3.31pm

File name	Page
Response Body	35
269957124.pdf	38
AccreditedPlantLocators 2026-03-17a.pdf	40
Telstra Duty of Care v33.0a.pdf	41
Telstra Map Legend v4_0c.pdf	43

Attention: scott willis

Site Location: 140 Springacre Rd, Thornlands, QLD 4164

Your Job Reference: 140 Springacre Rd

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



Important - this site is within or in the vicinity of a **RED IMPORTED FIRE ANT RESTRICTED AREA**. Movement controls apply. Penalties of up to \$220,000 for individuals and \$1.1 million for corporations may apply. Call **13 25 23** or visit www.daff.qld.gov.au/fireants for further information.

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

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

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

In particular please read and familiarise yourself with the Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>, as these documents set out the essential steps that must be undertaken prior to commencing construction activities.

 Best practice guides and the five P's of safe excavation	These are the essential steps to be undertaken prior to commencing construction activities	Essential Steps : Link 5 P's: Link
	Telstra highly recommends using Certified Locators	CERTLOC : Link

 1800 653 935 Telstra Plan Services	Whenever in doubt please contact this number for 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 think you have damaged Telstra Assets, please Report it ASAP.	Call: 13 22 03 Report Online: Link
	It is a criminal offence under the 'Criminal code act 1995' to tamper or interfere with Telecommunications infrastructure. Telstra will take action to recover compensation for the damage caused to property and assets, and for interference with the operation of Telstra's networks and customer service.	
	Telstra plans contain confidential information and are provided on the basis that they are used solely for identifying location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause loss or damage. You must comply with any other terms of access to the data that have been provided by you by Telstra (including conditions of use or access).	

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

Phone 1800 653 935 for further assistance.

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

WARNING:

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

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

Please note that:

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

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

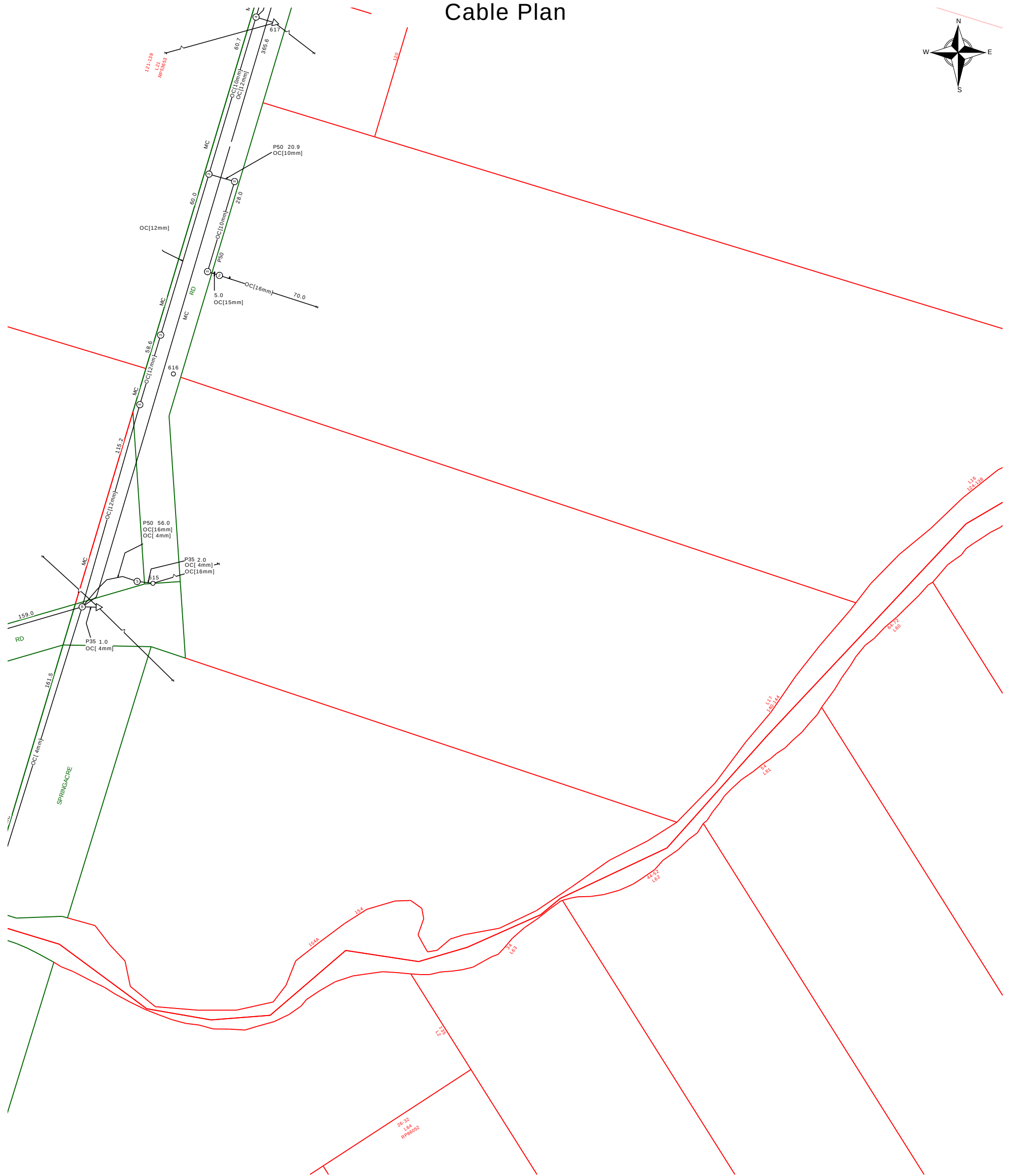
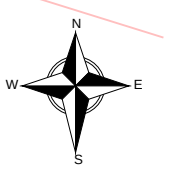
(See attached file: *Telstra Duty of Care v33.0a.pdf*)

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

(See attached file: AccreditedPlantLocators 2026-03-17a.pdf)

(See attached file: 269957124.pdf)

Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 18/03/2026 16:30:11

Sequence Number: 269957124

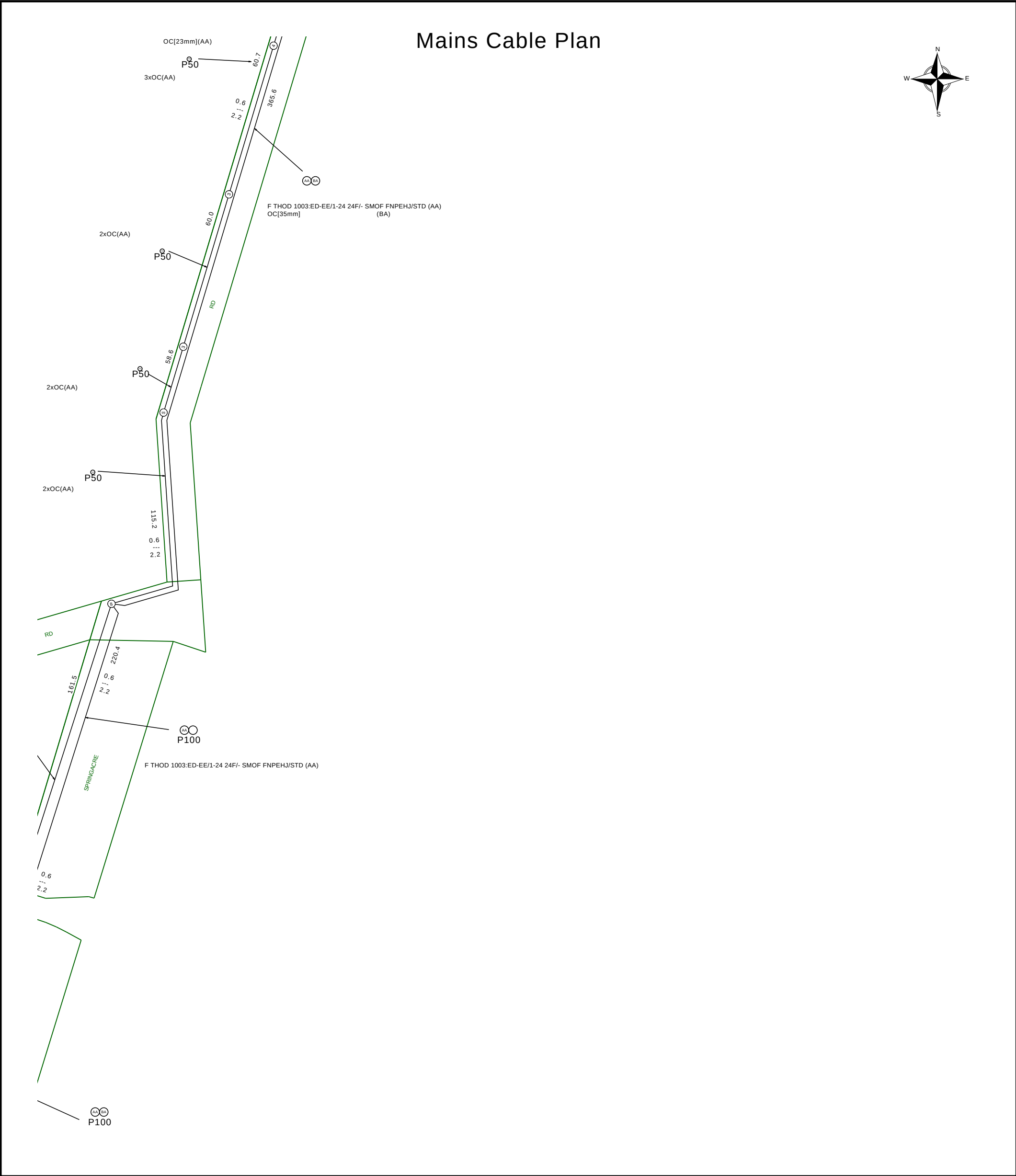
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

WARNING

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

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



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 269957124
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
	Generated On 18/03/2026 16:30:13	

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

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

Page 2 of 2

General Information



Telstra highly recommends using Certified Locators.

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



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

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



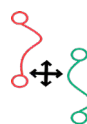
DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



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



Telstra New Connections / Disconnections
13 22 00



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



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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

Before You Dig Australia

Think before you dig

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

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

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

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

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



Disclaimer and legal details

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

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

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

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

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

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

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

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

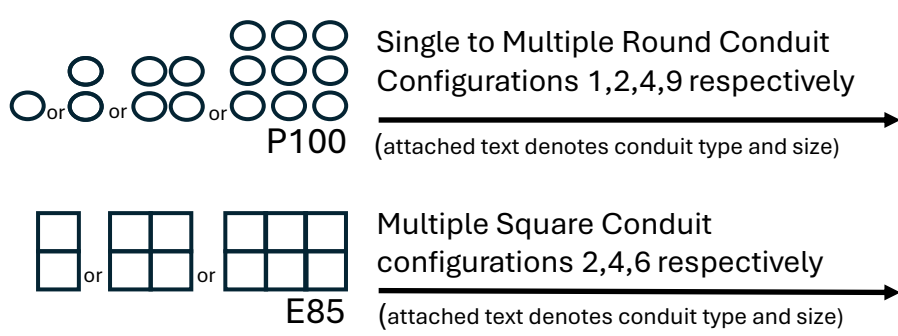
Privacy Note

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).

LEGEND



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



Some examples of conduit type and size:

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

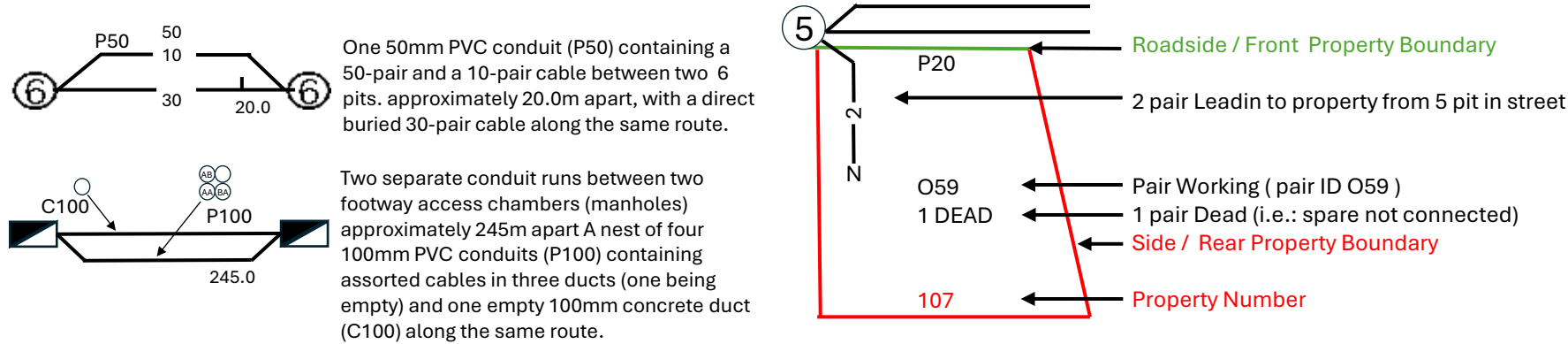
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



End of document

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

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